



the place
to live

AGENDA

Planning Committee Meeting to be held
at Darebin Civic Centre,
350 High Street Preston
on Tuesday, 12 March 2019
at 6.00pm.

Table of Contents

Item Number		Page Number
1.	MEMBERSHIP	1
2.	APOLOGIES.....	1
3.	DISCLOSURES OF CONFLICTS OF INTEREST	1
4.	CONFIRMATION OF THE MINUTES OF PLANNING COMMITTEE	1
5.	CONSIDERATION OF REPORTS	2
5.1	PLANNING COMMITTEE REPORT	
	58 Johnson Street Thornbury D/375/2018.....	2
6.	OTHER BUSINESS	36
6.1	GENERAL PLANNING INFORMATION: SCHEDULED VCAT APPLICATIONS	36
7.	URGENT BUSINESS.....	74
8.	CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL	74
9.	CLOSE OF MEETING.....	74

Agenda

1. MEMBERSHIP

Cr. Susan Rennie (Mayor) (Chairperson)

Cr. Steph Amir

Cr. Gaetano Greco

Cr. Tim Laurence

Cr. Kim Le Cerf

Cr. Trent McCarthy

Cr. Lina Messina

Cr. Susanne Newton (Deputy Mayor)

Cr. Julie Williams

2. APOLOGIES

3. DISCLOSURES OF CONFLICTS OF INTEREST

4. CONFIRMATION OF THE MINUTES OF PLANNING COMMITTEE

Recommendation

That the Minutes of the Planning Committee Meeting held on 17 December 2018 be confirmed as a correct record of business transacted.

5. CONSIDERATION OF REPORTS

**5.1 PLANNING COMMITTEE REPORT
58 Johnson Street Thornbury D/375/2018**

Author: Principal Statutory Planner

Reviewed By: General Manager City Sustainability and Strategy

Applicant	Owner	Consultant
Kidis Design	Kav Nominees Pty Ltd	Kidis Design TTM Consulting Pty Ltd NRG efficient homes Justin Hutchison Landscape Design

SUMMARY

- The proposal is for a medium density housing development comprising the construction of four (4) double storey dwellings, with three (3) of these dwellings having roof terraces.
- The dwellings are all two (2) bedroom dwellings, with bedrooms located on ground floors and living spaces to the first floors.
- Unit 1 is provided with private open space in the form of a balcony, a front garden and a ground floor service yard. Units 2-4 are provided with private open space in the form of balconies, roof terraces and ground floor service yards.
- The maximum height of the proposal is 9.4 metres measured to the ridge of the roof over the terrace access stairs.
- Each dwelling includes a single garage with vehicle access proposed by way of an existing right of way (ROW). The ROW is constructed and maintained and is on Council's road register.
- The site is zoned General Residential Zone – Schedule 2 and is affected by the Development Contributions Plan Overlay.
- The mandatory garden area requirement is 25%. The proposal achieves a garden area of 27%.
- There is no restrictive covenant on the title for the subject land.
- 12 objections and one (1) letter of support were received.
- The proposal is generally consistent with the objectives and standards of Clause 55 and the Strategic Housing Framework Plan at Clause 21.03 of the Darebin Planning Scheme (the Scheme).
- It is recommended that the application be supported.

CONSULTATION:

- Public notice was given via one (1) sign posted on site and letters sent to surrounding owners and occupiers.

This application was referred internally to Council's Infrastructure and Capital Delivery, Arboricultural Planning, Public Places, Property Management and Transport Engineering and Strategy Units and Council's ESD officer.

- This application was not required to be referred to external authorities.

Recommendation

That Planning Permit Application D/375/2018 be supported and a Notice of Decision to Grant a Permit be issued 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 P06, P07 and P08, Revision C, prepared by DGD and dated 7 November 2018) but modified to show:
 - a) A landscape plan in accordance with Condition No. 4 of this Permit.
 - b) Annotations detailing Tree Protection Zone(s), associated tree protection fencing and tree protection measures in accordance with the requirements of Condition No. 7 of this Permit.
 - c) The height of the southern boundary fence increased to a minimum of 1.8 metres, except within 6.44 metres of the front (western) boundary of the site.
 - d) External operable sun shading devices (excluding roller shutters) to all west facing habitable room windows/ glazed doors. Where sun shading devices are being utilised a dimensioned section diagram or photograph must be included to demonstrate the shading type and effectiveness.
 - e) Fixed external sun shading devices to all north facing habitable room windows/ glazed doors where not located directly under an eave or overhang. Where sun shading devices are being utilised a dimensioned section diagram must be included to demonstrate their effectiveness. Shading must not extend within 1 metre of a property boundary.
 - f) Window operation on all elevation plans. Window operation must not increase overlooking of secluded private open space and/ or habitable room windows.
 - g) Any modifications in accordance with the Sustainable Design Assessment (SDA) (Refer to Condition No. 8 of this Permit).
 - h) Modifications in accordance with the Waste Management Plan (WMP) (Refer to Condition No. 9 of this Permit).
 - i) A comprehensive schedule of construction materials, external finishes and colours (including colour samples).
 - j) A dimensioned elevation of the 900mm high front fence.
 - k) The north facing, bedroom 1 windows of Units 2, 3 and 4 to be notated as being fitted with double glazing.
 - l) The first floor south facing dining/sitting room windows of Units 3 and 4 provided with sill heights a minimum of 1.7 metres above finished floor level.

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) At least two (2) medium canopy tree in the front setback and additional canopy trees in each secluded private open space.
 - b) Vegetation screening along the southern boundary to be planted in semi-mature sizes and reach 5m+ height at time of maturity.
 - c) Any modifications as required at Condition 1 of this Permit.
 - d) Tree Protection measures in accordance with condition No. 7 of this Permit.
 - e) SDA Modifications related to the landscape, WSUD or urban ecology, in accordance with Condition No. 8 of this Permit.
 - f) 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. Tree Protection guidelines must be provided where appropriate, in accordance with Australian Standards.
 - g) A planting schedule of proposed vegetation detailing the botanical name, common name, size at maturity, pot size and quantities of all plants.
 - h) A diversity of plant species and forms. All proposed planting must be to the satisfaction of the Responsible Authority.
 - i) 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).
 - j) Annotated graphic construction details showing all landscape applications and structures including tree and shrub planting, retaining walls, raised planter bed and decking.

- l) 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.
 - m) Hard paved surfaces at all entry points to dwellings.
 - n) Constructed items such as letter boxes, garbage bins, lighting, clotheslines, tanks, storage and bike racks must be located with storage capacity shown where appropriate.
 - o) Type and details of edge treatment between all changes in surface (e.g. grass (lawn), gravel, paving and garden beds).
 - p) 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.
 - q) Clear graphics identifying trees (deciduous and evergreen), shrubs, grasses/sedges, groundcovers and climbers.
 - r) Scale, north point and appropriate legend. Landscape plans are to be clear, legible and with graphics drawn to scale, and provide only relevant information.
 - s) Landscape Specification Notes including general establishment and maintenance requirements.
5. 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.
6. 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.
7. Before buildings and works (including demolition) start, tree protection fencing must be erected in accordance with the following requirements to define a Tree Protection Zone (TPZ).

<i>Tree</i>	<i>TPZ (radius from the base of the trunk)</i>
Tree 1 – Council naturestrip tree (lophostemon confertus)	4.6 metres
<i>Tree 2 – located within the adjoining property to the north</i>	3.0 metres
Tree 3 – located within the adjoining property to the south	2.0 metres

Tree protection measures are to be in accordance with Australian Standard AS4970 – 2009: Protection of trees on development sites or as otherwise approved in writing by the Responsible Authority.

Tree protection fencing must be constructed of star pickets and chain mesh (or similar) and remain in place until construction is complete, to the satisfaction of the Responsible Authority.

The tree protection fencing must be maintained at all times and may only be moved the minimum amount necessary for approved buildings and works to occur within a TPZ. The movement of the fencing to allow such buildings and works shall only occur for the period that such buildings and works are undertaken, after which time the full extent of the fencing must be reinstated.

No vehicular or pedestrian access, trenching or soil excavation is to occur within a TPZ, save for that allowed to complete the approved development.

No storage or dumping of tools, equipment or waste is to occur within a TPZ.

Where applicable to a nature strip tree, a TPZ is confined to the width of the nature strip.

Where applicable to a tree on a neighbouring lot, a TPZ only applies where within the subject site.

Any pruning works must be carried out in accordance with the Australian Standard AS4373 - 2007: Pruning of Amenity Trees.

8. Before the development starts, a revised Sustainable Design Assessment (SDA) generally in accordance the document identified as Sustainable Design Assessment, prepared by NRG efficient homes and dated 18 September 2018, detailing sustainable design strategies to be incorporated into the development to the satisfaction of the Responsible Authority must be submitted to, and approved in writing by the Responsible Authority. The document is to be amended as follows:

- a) Details of sun shading to north and west facing glazing.
- b) A roof plan illustrating the proposed catchment area for rain water tanks.
- c) Details in accordance with the waste management plan (refer to Condition No. 9 of this Permit).
- d) Details of external clothes drying.
- e) Revised STORM Assessment and BESS Assessment.

The development must be constructed in accordance with the requirements/recommendations of the Sustainable Design Assessment to the satisfaction of the Responsible Authority.

9. Before the development starts, a waste management plan, to the satisfaction of the Responsible Authority, demonstrating the operation of the garbage and recyclables storage area must be submitted to the Responsible Authority.

The plan/documentation must demonstrate the means by which garbage and recyclables will be stored on the site and must clearly detail: what waste services will be provided (i.e. cardboard, paper, plastic and metals recycling or comingled waste, general waste, hard rubbish and organic waste), types of bins, types of collection vehicles, frequency of collection, times of collection, location of collection point for vehicles, location of on-site bin storage, location of bins for collection and any other relevant matter.

If council waste services are proposed to be utilised, a plan is to be submitted illustrating the following:

- a) The length and width of the footpath/ nature strip directly abutting the site boundary.
- b) The location of any available on-street car parking, loading zones and/ or bus stops.
- c) The location of all street furniture, light/ electricity poles, driveways, street trees, bus shelters or similar obstructions.

- d) The location of the bins, with a minimum gap of 300mm between bins and other obstructions.

The plan may require bin sharing or that collection be undertaken by a private contractor if it cannot be demonstrated to the satisfaction of the Responsible Authority that the kerb-side collection of individual bins will not cause car parking and/ or amenity issues.

Waste storage and collection must be undertaken in accordance with the approved waste management plan and must be conducted in such a manner as not to affect the amenity of the surrounding area and which does not cause any interference with the circulation and parking of vehicles on abutting streets.

10. At the completion of the constructed ground floor level(s), and before the commencement of the building frame or walls, the ground floor level(s) must be confirmed. 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 inspection. The upper floor level(s) must be confirmed before an Occupancy Permit is issued in the form of a report from a licensed land surveyor and submitted to the Responsible Authority.
11. 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.
12. 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.
13. Boundary walls facing adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.
14. The land must be drained to the satisfaction of the Responsible Authority.
15. 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.
16. 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.
17. Provision must be made on the land for letter boxes and receptacles for newspapers to the satisfaction of the Responsible Authority.
18. 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.

19. Before the development is occupied, vehicular crossing(s) must be constructed to align with approved driveways to the satisfaction of the Responsible Authority. All redundant crossing(s), crossing opening(s) or parts thereof must be removed and replaced with footpath, naturestrip 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.

INTRODUCTION AND BACKGROUND

A search of Council records has found no relevant planning history for the site.

The application was submitted to Council on 5 June 2018.

ISSUES AND DISCUSSION

Subject site and surrounding area

- The land is irregular in shape and measures 39.62 metres in length and 7.74 metres in depth with a site area of 410.97 square metres. The boundary of the site includes a splay to the north eastern corner, which allows the turning of vehicles in the adjacent ROW.
- The land is located on the eastern side of Johnson Street, to the south of Woolton Avenue and the north of Kemp Street, Thornbury.

- The site contains a single storey, brick and weatherboard, Post-War style dwelling with a garage and secluded private open space to the rear. The site benefits from access to a Council constructed and maintained ROW to the north and east. The ROW is on Council's road register.
- To the north of the site, on the opposite side of the ROW, are the secluded private open spaces and outbuildings of properties that front Woolton Avenue to the north. The property at 5B Woolton Avenue presents its side to Johnson Street and is occupied by a double storey modern rendered terrace dwelling with a double garage to the rear.
- The adjoining property to the south is occupied by a single storey, weatherboard, Post-War style dwelling with secluded private open space and outbuildings to the rear. The property includes vehicle access to Johnson Street with a driveway along its southern boundary.
- To the east, on the opposite side of the ROW, are commercial tenancies that front High Street.
- To the west, on the opposite side of Johnson Street, are single storey, weatherboard, Post-War style dwellings facing Johnson Street and a single storey Californian Bungalow style dwelling with a double storey modern extension, including period detailing, fronting Woolton Avenue.
- On street parking restrictions are 2P on both sides of Johnson Street. Parking to the north, on Woolton Avenue, is 2P (8am-5pm Mon-Fri and 8am-1pm Sat).
- The site has excellent access to public transport as follows:
 - Approximately 120 metres walk to tram stops on High Street (Bundoora RMIT-Waterfront City Docklands Route #86).
 - Approximately 350 metres walk to bus stops on Normanby Avenue (Essendon – Ivanhoe via Brunswick, Northcote and Thornbury Route #510 & Night Bus City-Brunswick-Ivanhoe-Bundoora-Mill Park-South Morang-Mernda Route #955).
 - Approximately 370 metres walk to Croxton Train Station (Mernda-City Line).
- The site is located adjacent to the Croxton Neighbourhood Activity Centre and the Thornbury Village Primary Activity Centre.

Proposal

- The proposal is for a medium density housing development comprising the construction of four (4) double storey dwellings, with three (3) of these dwellings having roof terraces.
- The dwellings are all two (2) bedroom dwellings, with bedrooms located on ground floors and living spaces to the first floors.
- Unit 1 is provided with private open space in the form of a balcony, a front garden and a ground floor service yard. Units 2-4 are provided with private open space in the form of balconies, roof terraces and ground floor service yards.
- The maximum height of the proposal is 9.4 metres measured to the ridge of the roof over the terrace access stairs.
- Each dwelling includes a single garage with vehicle access proposed by way of an existing ROW. The ROW is constructed and maintained and is on Council's road register.

Objections summarised

- Car parking and access

- Density/overdevelopment
- Neighbourhood character
- Noise associated with roof terraces
- Overlooking
- Access to sunlight
- Request to increase the height of the fence to the southern boundary
- Historical significance of the existing dwelling
- Building height
- Devaluation of property
- Small bedrooms

Officer comment on summarised objections

Car parking and access

The proposed development includes a car parking space, in the form of a garage, to each of the dwellings in accordance with the requirements of Clause 52.06 of the Scheme. Access via the existing ROW is supported given that it eliminates the need for an additional access point to Johnson Street. The applicant has provided swept path diagrams that illustrate vehicle entry and exit movements are acceptable.

Density/overdevelopment

In terms of population and density increase *Melbourne @ 5 million* sets a target for established areas to absorb approximately 53% of Melbourne's expected growth whilst the urban fringe is expected to accommodate the remaining 47%. State and Local Planning Policy envisage an increase in housing density in well serviced areas such as this. Indeed Clause 16.01 State Planning Framework of the Scheme encourages *higher density housing development on sites that are well located in relation to jobs, services and public transport*. The increase population and density at this site is considered an appropriate response given the proximity of the site to public transport, shops and other services. While any increase in population density will likely increase the level of activity around the site and area, it is not envisioned that such an increase would be detrimental or substantially more intensive than what is currently experienced.

Neighbourhood character

Neighbourhood character, design, form and materials are addressed within the assessment section of this report with particular focus on Clause 55 of the Scheme and the relevant Neighbourhood Character Precinct Guidelines.

Noise associated with roof terraces

The proposed residential use will have noise impacts consistent with those normal to a residential zone. Speech, laughter, music etc. are noises associated with people living their lives and are all part of life in an urban area.

Overlooking

Overlooking is addressed within the assessment section of this report with particular focus on Clause 55 of the Scheme.

Access to sunlight

Overshadowing and the impact of the proposal on sunlight access to existing habitable room windows is addressed within the assessment section of this report with particular focus on Clause 55 of the Scheme.

Request to increase the height of the fence to the southern boundary

The objector has requested that the fence be increased to a minimum height of 2.1 metres. Whilst Council cannot include a condition to this effect, a condition of any approval will require a fence with a minimum height of 1.8 metres to be provided on the southern boundary in order to comply with Standard B22 (overlooking) at Clause 55 of the Scheme. Given that the owners of the subject site will have to negotiate any boundary fence height with the owners of the property to the south (the objectors) prior to its construction, the condition will be flexible enough to allow for a fence height at 2.1 metres if agreement can be reached between parties.

Historical significance of the existing dwelling

The existing dwelling has not been identified as being of heritage significance and the site is not affected by a Heritage Overlay. No planning permit is required for the demolition of the existing dwelling.

Building height

Building height is addressed within the assessment section of this report with particular focus on Clause 55 of the Scheme, the relevant Neighbourhood Character Precinct Guidelines and the mandatory maximum building height (both in metres and stories) as set by the General Residential Zone.

Devaluation of property

Fluctuations in property prices are a not relevant consideration in assessing medium density development under the provisions of the *Planning & Environment Act 1987*, or the Scheme.

Small bedrooms

The dimensions on plan do not include the proposed built in robes, which are an additional 500mm in width and provided for all proposed bedrooms.

PLANNING ASSESSMENT

Housing (Clause 21.03)

The Strategic Housing Framework Plan builds on the directions for residential land use and development in Darebin as set out by the Darebin Housing Strategy (2013). The policy states that Incremental Change Areas generally display one (1) or more of the following characteristics:

- *A diversity of housing stock, diversity of lot sizes and a more varied neighbourhood character. Typically areas include some medium density and small apartment development, but the predominant dwelling stock is single to double storey dwellings.*
- *Have some stand-alone or small clusters of heritage sites, including along strategic corridors, however are generally unaffected by extensive heritage recognition.*

- *Are located:*
 - *Within an 800 metre walkable catchment of an activity centre*
 - *Generally within an 800 metre walkable catchment of train, tram or SmartBus services.*

The proposed development of four (4) double storey dwellings is considered to be a modest type of development envisaged in this context. The scale and form of proposal is characteristic of the local area and is not considered to be a substantial change for the site and surrounding area. This level of change is supported under Clause 21.03 of the Scheme. Furthermore, the site is located in an established area, adjacent to two (2) retail activity centres and proximate to services, shops and facilities.

General Residential Zone (Clause 32.08)

The proposal is considered to accord with the relevant purposes of the zone:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

Minimum garden area requirement

In accordance with Clause 32.08-4 (General Residential Zone) of the Darebin Planning Scheme there is a mandatory minimum garden area requirement for construction or extension of a dwelling or residential building on a lot.

Lot Size	Minimum percentage of a lot set aside as garden area	Garden area provided
400-500sqm	25%	27%

Maximum building height requirement

In the General Residential Zone building height must not exceed 11 metres and any building must contain no more than three (3) storeys at any point.

At a maximum height of 9.4 metres and two (2) stories (plus roof terraces), the proposal complies with the maximum building height set by the zone.

Neighbourhood Character Precinct Guideline Assessment - Precinct A2

Existing Buildings

The existing dwelling is to be demolished, which is considered acceptable given that no Heritage Overlay affects the site and no permit is required for demolition,

Complies

Vegetation

The development provides sufficient setbacks to the south and west (front) that will allow for meaningful landscaping to be established on the site.

The application is accompanied by a Landscape Concept Plan which shows planting to the boundary setbacks of the site, including within the front setback, and adjacent to the ROW. A condition of any approval will require a detailed Landscape Plan to be submitted.

Complies subject to condition

Siting

The development is set back a sufficient distance from the front boundary to accommodate a front garden.

The southern side setback of the development maintains and reinforces the rhythm of spacing between dwellings in the streetscape; this is aided by the adjoining ROW.

Garages are located behind Unit 1, reducing their visibility from the street.

The proposal utilises the existing ROW to the north, rather than introducing an additional driveway.

Paving within the front garden area of Unit 1 is restricted to a pedestrian path.

Complies

Height and building form

Whilst it is acknowledged that the area is generally characterised by single storey dwellings, there are a number of double storey dwellings within the area.

Unit 1 has been designed so that the first floor is not visually dominant from the street and is contained partially within the roof form.

The design of the development includes a contemporary interpretation of the prevailing pitched roof forms found in the area.

The access stairs to the roof terraces are set substantially back from the street and have been integrated into the design of the dwellings so as to reduce their visual impact.

Complies

Materials and design detail

The proposed building materials of brick, timber cladding and steel cladding are considered to be a modern reflection of the existing streetscape, which includes both weatherboard and brick dwellings. A condition of any approval will require a materials and colour schedule be submitted to secure the quality of finish.

The mix of materials and varied setbacks break up the bulk of the building form. The use of 'hit and miss' corbelling to the ground floor, west elevation of Unit 1 increases interest to the street.

Complies subject to condition

Front boundary treatment

A 900mm brick pier and steel batten fence will allow views of the front garden area and development behind. A condition of any approval will require a dimensioned elevation of the front fence to be provided.

Complies subject to condition**Two of More Dwellings on a Lot (Clause 55)**

The following sections provide discussion on fundamental areas of Clause 55 including variations of standards and matters informing conditions of the recommendation above.

Clause 55.02-1 B1 Neighbourhood Character

This element has been considered above in the Neighbourhood Character Guidelines Assessment.

Complies subject to conditionClause 55.02-4 B4 Infrastructure

The development is to be located in an established area where there is adequate infrastructure. The proposal will not exceed the capacity of local infrastructure, and drainage details are subject to condition.

Complies subject to conditionClause 55.03-1 Street Setback

The front setback of the adjoining dwelling to the south is 8.48 metres. The standard therefore requires a setback of 8.48 metres. A setback of 5.4 metres is proposed.

Whilst the proposal does not comply with the standard, it is considered to comply with the objective; to ensure that setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site, as follows:

- The property to the north, fronting Woolton Avenue, includes a double storey wall and double garage built to the boundary. The proposal acts as a transition from this lack of setback to the greater setback on the adjoining property to the south.
- Front setbacks are not consistent along Johnson Street Thornbury.
- The Neighbourhood Character Study for Precinct A2 states that front setbacks are small, ranging between 3 metres and 6 metres. The proposed front setback is within this stated range.
- Sufficient setback is provided to enable landscaping of the front garden area to Unit 1.
- The lesser setback allows efficient use of the site, in an area of incremental change, adjacent to an activity centre.

Complies with objectiveClause 55.03-2 B7 Building height

The height of the dwellings respect the existing and preferred neighbourhood character with a maximum height of 9.4 metres, which is less than the 11 metres allowed in the General residential Zone.

Complies

Clause 55.03-5 Energy Efficiency

The orientation and layout of the development lends itself to a reduction in fossil fuel energy use, allows for daylight access and does not unnecessarily reduce the energy efficiency of adjoining properties.

The development is considered to be generally sustainable in its design, subject to conditions as set out below:

- The proposal is accompanied by a Sustainable Design Assessment (SDA), which details sustainable design measures. The SDA is considered to be acceptable subject to conditions regarding further detail of shading and water use.
- Operable shading to west facing windows and fixed shading to north facing windows.
- Window operation to be shown on all plans to ensure acceptable ventilation.
- The submission of a waste management plan.

Complies subject to conditionClause 55.03-8 Landscaping

The development provides an appropriate level of landscaping, including a front garden that is able to support the establishment of meaningful planting. The application includes a Landscape Concept Plan; a detailed Landscape Plan will be required by way of condition of any approval.

Complies subject to conditionClause 55.03-10 B15 Parking location

Car parking facilities are reasonably close and convenient to dwellings, secure and able to be ventilated having access to both external pedestrian and vehicle doors.

A condition of any approval will require the north facing, bedroom 1 windows of Units 2, 3 and 4 to be doubled glazed so as to reduce the impact of noise from vehicles utilising the ROW.

Complies with objective subject to conditionClause 55.04-1 B17 Side and rear setbacks

The red dotted lines on the elevation below (figure 1) shows that the development complies with the standard to the southern boundary, which is the most sensitive boundary of the property, being shared with a residential property. Figures 1, 2 and 3 illustrate the extent of non-compliance for the proposed north side setback and east rear setback. The B17 setback line has been shown to the opposite side of the laneway in figures 1, 2 and 3 to illustrate the level of compliance from a property boundary. This non-compliance is considered acceptable given that these boundaries are shared with a 3 metre wide ROW, which separates the site from the residential properties to the north and the commercial and mixed use properties to the east.

Figure 1 – compliant south side and non-compliant north side setback (east elevation)

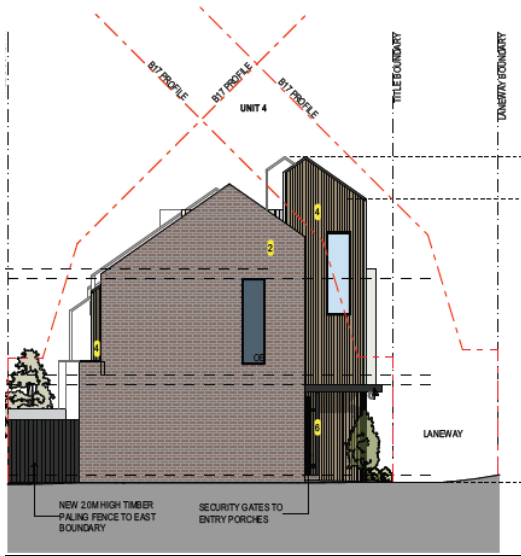


Figure 2 – non-compliant east (rear) setback (north elevation)

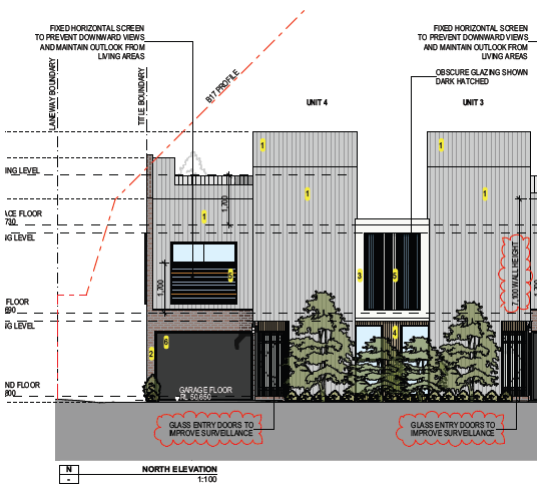
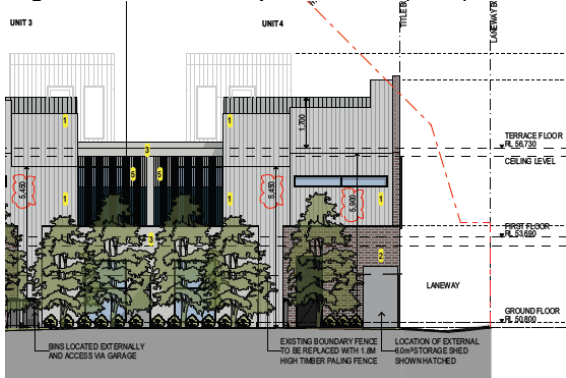


Figure 3 – non-compliant east (rear) setback (south elevation)



Complies with objective

Clause 55.04-2 B18 Walls on boundaries

Units 1, 3 and 4 include double storey walls on boundaries that are greater than the 3.6 metre maximum height set out under the standard, however given that these walls are on the northern and eastern boundaries, shared with the ROW, they are considered to be in accordance with the objective, to limit the impact on the amenity of existing dwellings, as the ROW limits the impact of these walls.

Complies with objective

Clause 55.04-6 B22 Overlooking

The ground floors of the dwellings have finished floor levels less than 0.8 metres above natural ground level at the boundary. A condition of any approval will require the existing 1.5 – 1.8 metre high boundary fence on the southern boundaries to be replaced with a fence of 1.8 metres in height or more in accordance with the standard.

The north, south and east facing first floor windows and balconies are designed to limit views into neighbouring secluded private open space and habitable room windows with the use of highlight windows, obscure glazing and external screening devices. The screening devices are supported by a section diagram. A condition of any approval will require the south facing sitting/dining room windows of Units 3 and 4 to have sill heights a minimum of 1.7 metres from finished floor level.

The roof terraces to Units 2, 3 and 4 include walls to 1.7 metres, supported by a section diagram, to reduce overlooking.

Complies subject to condition

Clause 55.04-8 B24 Noise impacts

Noise impacts to and from the site are to be consistent with those in a residential zone.

Complies

Clause 55.05-4 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 8 square metres with a minimum width of 1.6 metres and convenient access from a living room or through the provision of a roof top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.

	Total POS	Secluded POS	Minimum dimension of secluded POS
Unit 1	78.14sqm	Balcony of 10.53sqm	1.6 metres
Unit 2	31.09sqm	Terrace of 15.35sqm	2.5 metres
Unit 3	32.13sqm	Terrace of 13.96sqm	2.5 metres
Unit 4	33.98sqm	Terrace of 14sqm	2.5 metres

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

Complies

Clause 55.06-2 B32 Front fences

A 900mm brick pier and steel batten fence will allow views of the front garden area and development behind. A condition of any approval will require a dimensioned elevation of the front fence to be provided.

Complies subject to condition

Clause 52.06 Car Parking

Number of Parking Spaces Required

One (1) car parking space is provided for each of the bedrooms, being two (2) bedroom dwellings.

No visitor car parking space is required given that the proposal is for less than five (5) dwellings and the site is located within the Principal Public Transport Network area.

Design Standards for Car parking

The garaging and the accessways have appropriate dimension to enable efficient use and management. Swept path diagrams have been submitted as part of the application and illustrate appropriate entry and exit for vehicles can be achieved.

The car parking facilities are surfaced and graded to reduce run-off and allow stormwater to drain into the site, subject to condition.

Minimum garage dimensions of 6.0 metres length x 3.5 metres width comply with the minimum requirements of the standard.

Access dimensions to the car spaces comply with the standard.

A visibility splay is provided at the interface with the footpath to protect pedestrians.

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		
		N/A as development contains less than 10 dwellings	N/A	N/A
55.02-4	B4	Infrastructure		
		Please see assessment in the body of this report.	Y	Y
55.02-5	B5	Integration with the street		
		Unit 1 appropriately integrates with the Street.	Y	Y
55.03-1	B6	Street setback		
		Please see assessment in the body of this report.	N	Y

Clause	Std		Compliance	
55.03-2	B7	Building height		
		Please see assessment in the body of this report.	Y	Y
55.03-3	B8	Site coverage		
		60.10%	Y	Y
55.03-4	B9	Permeability and stormwater management		
		29.61%	Y	Y
55.03-5	B10	Energy efficiency		
		Please see assessment in the body of this report.	Y	Y
55.03-6	B11	Open space		
		N/A as 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		
		Please see assessment in the body of this report.	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		
		Please see assessment in the body of this report.	N	Y
55.04-1	B17	Side and rear setbacks		
		Please see assessment in the body of this report.	N	Y
55.04-2	B18	Walls on boundaries		
		Please see assessment in the body of this report.	N	Y
55.04-3	B19	Daylight to existing windows		
		Sufficient setbacks exist to allow adequate daylight	Y	Y
55.04-4	B20	North-facing windows		
		Development is set back in accordance with the standard.	Y	Y
55.04-5	B21	Overshadowing open space		
		Shadow cast by the development is within the parameters set out by the standard.	Y	Y
55.04-6	B22	Overlooking		
		Please see assessment in the body of this report.	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

Clause	Std		Compliance	
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		
		Please see assessment in the body of this report.	Y	Y
55.06-3	B33	Common property		
		Common property may not be required.	Y	Y
55.06-4	B34	Site services		
		Sufficient areas for site services are provided.	Y	Y

REFERRAL SUMMARY

Department/Authority	Response
Infrastructure and Capital Delivery	No objection, subject to condition included in recommendation.
Traffic Engineering and Strategy	No objection.
Arboricultural Planning	No objection, subject to conditions included in recommendation.
Public Places	Conditions requiring a revised landscape plan to be included in the recommendation.
ESD Officer	No objection, subject to conditions included in recommendation.
Property Management	The ROW is a Council constructed and maintained road which is on Council’s Register of Public Roads.

PLANNING SCHEME SUMMARY

Darebin Planning Scheme clauses under which a permit is required

- Clause 32.08-6 (General Residential Zone) – a permit is required to construct two (2) or more dwellings on site.

Applicable provisions of the Darebin Planning Scheme

Section of Scheme	Relevant Clauses
SPPF	11.02-1, 15.01-1, 15.02, 16.01
LPPF	21.03, 22.02, 22.12
Zone	32.01
Overlay	45.06
Particular provisions	52.06, 55
General provisions	65.01
Neighbourhood Character Precinct	A2

POLICY IMPLICATIONS

Environmental Sustainability

The application is accompanied by a Sustainable Design Assessment which details sustainable design measures, and is subject to condition.

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

RELATED DOCUMENTS

- Darebin Planning Scheme
- *Planning and Environment Act 1987*
- Darebin Housing Strategy 2013
- Darebin Retail Activity Centres Strategy March 2005

Attachments

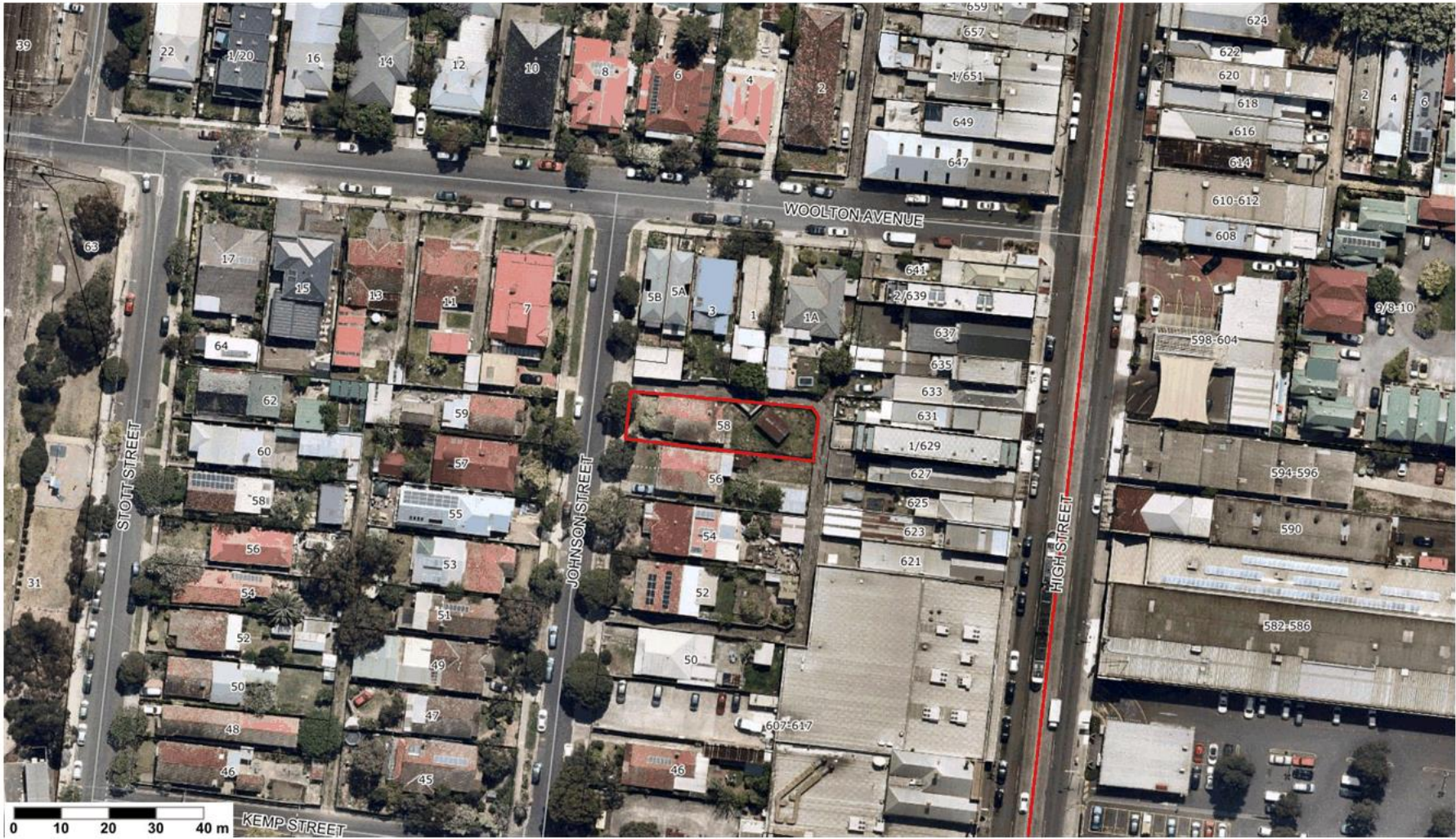
- Aerial Photograph (**Appendix A**) [↓](#)
- Advertised Plans (**Appendix B**) [↓](#)

DISCLOSURE OF INTEREST

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

58 Johnson Street Thornbury



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

RECEIVED ON
05/06/2018
CITY OF DAREBIN
STATUTORY PLANNING

DAREBIN CITY COUNCIL
ADVERTISED DOCUMENT
Application No: D1375/2018
Document No: 2 of 4
Page: 1 of 12

This document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

NEIGHBOURHOOD AND SITE DESCRIPTION NOTES

The existing character is generally formed by brick or weatherboard single storey dwellings, interspersed with the occasional double storey dwelling, with generally hip tiled roofs. Gardens generally consist of scattered trees and shrubs with a lawn area behind front fences.

- Site is occupied by a single storey w/board and tile dwelling.
- Any trees pre-existing on site have been removed in accordance with approval obtained from Darebin Council.
- Natural ground level falls approximately 0.1 metres from the north west corner to the south east corner at an average gradient of 0.2%.
- High Street, Bus Route #86 (160m north east)
- Croxton Railway Station (400m south west)
- Northcote Plaza Shopping Centre (1.0km south east)
- Mayer Park (1.1km north west)
- All Nations Park (800m south east)
- Thornbury Primary School (950m north west)
- Wales Street Primary School (1.1km north east)
- Santa Maria College (1.2km south east)
- Antonio Park Primary School (1.8km west)

P.O.S. Private open space

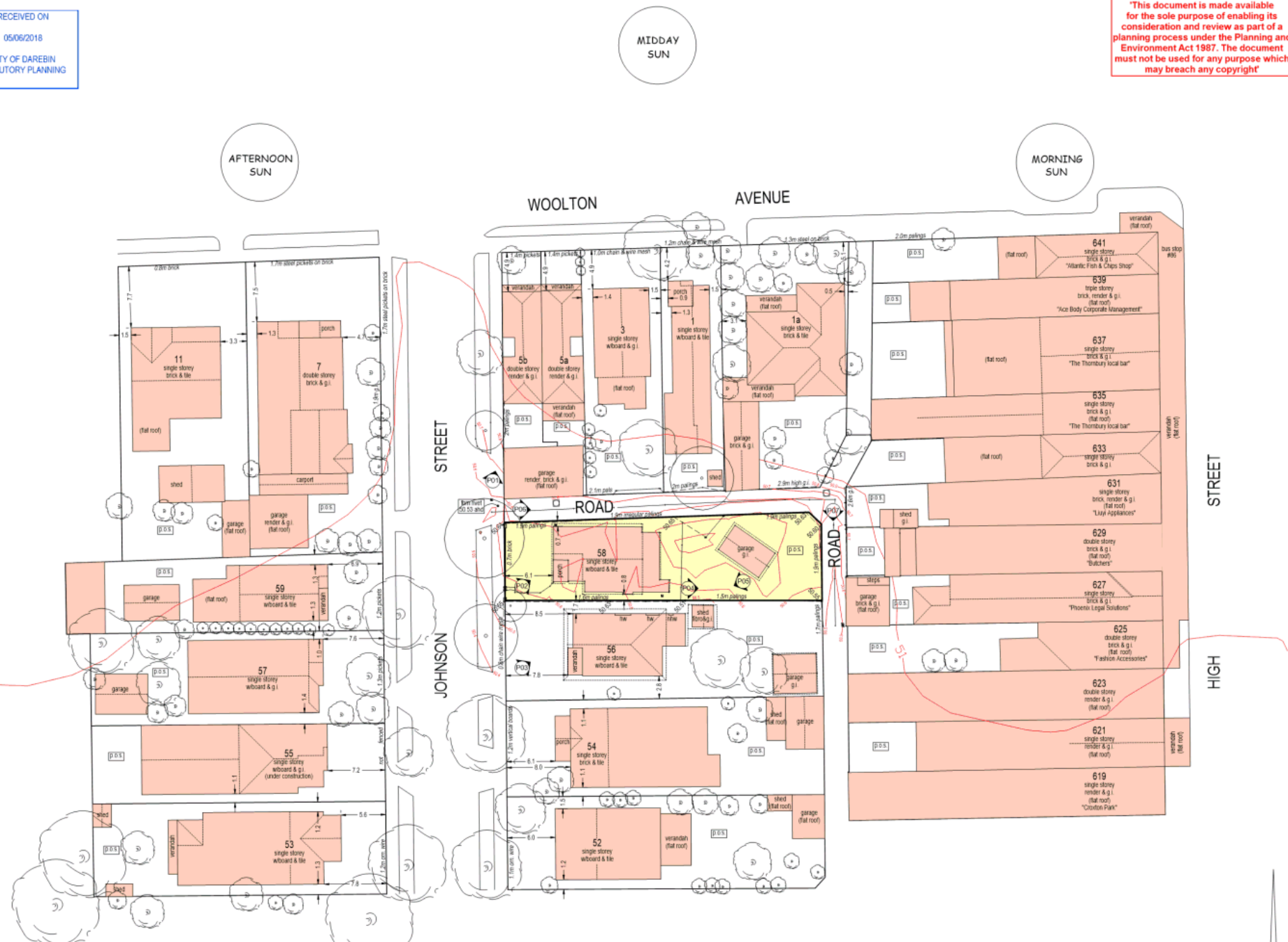
LEGEND KEY

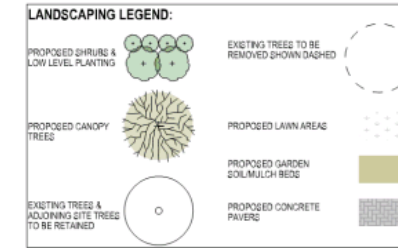
W	Habitable Room Window (Ground Floor)	W2	Habitable Room Window (Second Floor)
W1	Habitable Room Window (First Floor)	Window elevations: window sill levels shown thus: 84.9s window head levels shown thus: 85.9h	
Existing Surface Contours: Subject site at 0.1m intervals based on survey levels Surrounding land at 1.00m intervals derived from digital data.			
Refer to our plan reference 18058D01s for legend detailing service pit and pole descriptions.			
○	Denotes existing tree located in field survey	⊙	Denotes tree location derived from aerial photography

- Notes:
1. This plan has been prepared to assist with a town planning permit application for the subject property and is not to be used for any other purpose without the written consent of Terrain Consulting Group Pty Ltd.
 2. Refer to our plan reference 18058D01s for further feature and level details for the subject site and adjoining buildings.
 3. The boundaries for the subject property shown on this plan have been derived from a Title re-establishment survey. Refer to plan reference 18058D01s and our written report for detailed boundary conditions and Title encumbrances.
 4. Property boundaries shown on this plan, other than those of the subject site, are indicative only and are based on Vicmap Digital Property Cadastral Data.
 5. Terrain Consulting Group Pty Ltd accepts no responsibility for the location of property boundaries that are only graphically depicted on this plan.

SCALE:	1:300
ORIGINAL SHEET:	A1
DATE OF SURVEY:	7th February 2018
DRAWN:	A. Ibturzina
LEVEL DATUM:	Australian Height Datum Vide Jika Jka PM 518 RL: 53.65 12 Parkhill Road Kew 3101 Ph: 03 9853 3352 Fax: 03 9853 8907 P.O. Box 3018 Cotham VIC 3101 Email: admin@terrainconsulting.com.au

PLAN: NEIGHBOURHOOD AND SITE DESCRIPTION PLAN SHEET 1 OF 1
ADDRESS: 58 JOHNSON STREET, THORBURY DRAWING No.
MELWAYS REF: 30 F6 18058D02s
MUNICIPALITY: CITY OF DAREBIN
PROJECT: PROPOSED RE-DEVELOPMENT
VERSION No: 2
REVISION DATE: 18-06-05





AREA ANALYSIS

DEVELOPMENT ANALYSIS		
SITE COVERAGE	246.88 m ²	60.10%
SITE AREA	410.97 m ²	
PERMEABILITY	121.67 m ²	29.61%
GARDEN AREA	115.08 m ²	28.00%
U1		
SERVICE YARD	10.18 m ²	
PORCH	1.06 m ²	
GROUND FLOOR AREA	33.19 m ²	
GARAGE	24.17 m ²	
FRONT YARD	57.40 m ²	
FIRST FLOOR AREA	44.06 m ²	
BALCONY	10.52 m ²	
U2		
SERVICE YARD	10.00 m ²	
ROOF TERRACE	15.25 m ²	
PORCH	1.20 m ²	
GROUND FLOOR AREA	36.43 m ²	
GARAGE	24.81 m ²	
FIRST FLOOR AREA	52.27 m ²	
BALCONY	2.24 m ²	
U3		
SERVICE YARD	16.02 m ²	
ROOF TERRACE	13.26 m ²	
PORCH	1.20 m ²	
GROUND FLOOR AREA	35.02 m ²	
GARAGE	23.68 m ²	
FIRST FLOOR AREA	51.61 m ²	
BALCONY	2.15 m ²	
U4		
SERVICE YARD	17.82 m ²	
ROOF TERRACE	14.00 m ²	
PORCH	1.20 m ²	
GROUND FLOOR AREA	35.02 m ²	
GARAGE	24.24 m ²	
FIRST FLOOR AREA	51.87 m ²	
BALCONY	2.15 m ²	

DAREBIN CITY COUNCIL
 ADVERTISED DOCUMENT
 Application No: D/375/2018
 Document No: 2 of 4
 Page: 2 of 12

This document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.



RECEIVED ON
 12 October 2018
 CITY OF DAREBIN
 STATUTORY PLANNING

	Design Responses
Minimizing Amenity Water Demand	All proposed water fixtures will be min. 5 star WELS rating.
Water for Toilet Flushing	All proposed toilets will be a min. 4 star WELS rating and will be connected to a 2000L water tank.
Water Meter	Each dwelling will have a separate water meter.
Landscape Irrigation	All landscape irrigation will be from an external water tap connected to a 2000L water tank.
Other	Indigenous and drought tolerant plants are proposed for this development.

	Design Responses
Daylight	Large glazed windows & doors have been orientated to the North elevation to the Kitchen/Living areas to ensure adequate daylight to the main living areas. These areas do not have large shading devices over allowing natural light to enter. Dwelling 1 also has large feature glazing to the west with appropriate eave overhang for solar control.
Ventilation	All habitable rooms have external openings allowing natural ventilation to enter.
Thermal Comfort	Due to the modern contemporary aspect of these dwellings, larger glazed areas have been incorporated. To ensure thermal comfort is not compromised higher specification double glazing has been used along with upgraded wall and ceiling insulation. The ground concrete slab will also be insulated to maximise the dwellings thermal performance. A large North window to each dwelling has been designed to ensure good solar access to the main living area, however southern glazing has been kept to a minimum and east windows have been sized accordingly, where applicable. Dwelling 1 also has large feature glazing to the west with appropriate eave overhang for solar control. A min. R2.5 bulk insulation will be added to all external walls and R6.0 + R1.3 Blanket the ceilings/roof creating a sealed envelope and ensuring good annual thermal comfort. Please note a preliminary NatHERS assessment has been undertaken on both dwellings and both achieve a min. of 6 stars.
Product Choice	Light weight cladding will be installed to all first floor areas. Low Volatile Organic Compounds (VOC) paint will be used through the development.
Others	

KIDIS DESIGN
 ABN 62 729 726 551
 A 488 HEIDELBERG ROAD FAIRFIELD VIC 3049
 P +61 031 284 0811 E info@kidisdesign.com.au
 W www.kidisdesign.com

GENERAL NOTES/Disclaimer
 THE BUILDER SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION. NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDING DESIGNER PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED FOR CONSTRUCTION. DO NOT SCALE OFF DRAWINGS. ALL BOUNDARIES AND CONTIGUES ARE SUBJECT TO THE SURVEY.

AMENDMENTS:
 REV A - DRAWING MODIFIED IN RESPONSE TO COUNCIL RFI
 REV B - DRAWING FURTHER MODIFIED IN RESPONSE TO COUNCIL RFI INCLUDING DWEEP PATH ANALYSIS

CLIENT:
 CONCEPT RESTORATIONS P/L
 PROJECT TYPE:
 MULTI-RESIDENTIAL DEVELOPMENT
 SITE:
 58 JOHNSON STREET THORNBURY
 DRAWING TYPE:
 ARCHITECTURAL DRAWINGS
 DRAWING TITLE:
 GROUND FLOOR PLAN
 PROJECT NO.
 1804

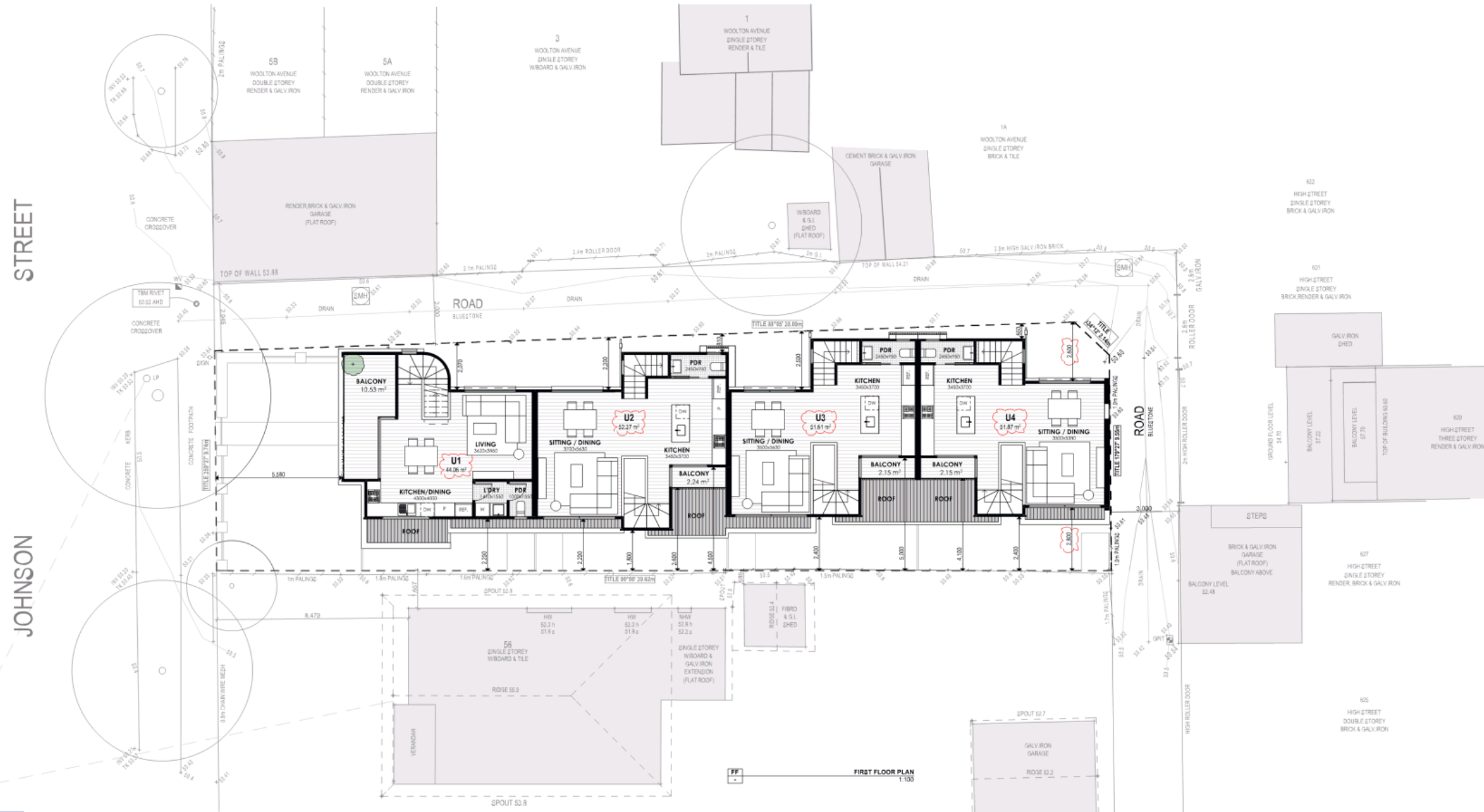
DRAWN BY:
 A.T.
 SCALE:
 1:100 @ A1
 REVISION NO.
 REV B

TPA03
 DATE: Friday, October 12, 2018

DAREBIN CITY COUNCIL
 ADVERTISED DOCUMENT
 Application No: D/375/2018
 Document No: 2 of 4
 Page: 3 of 12

This document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

AREA ANALYSIS		
DEVELOPMENT ANALYSIS		
SITE COVERAGE	246.88 m ²	60.10%
SITE AREA	410.97 m ²	
PERMEABILITY	121.67 m ²	29.61%
GARDEN AREA	115.08 m ²	28.03%
U1		
SERVICE YARD	10.18 m ²	
PORCH	1.06 m ²	
GROUND FLOOR AREA	33.19 m ²	
GARAGE	24.17 m ²	
FRONT YARD	57.40 m ²	
FIRST FLOOR AREA	44.06 m ²	
BALCONY	10.53 m ²	
U2		
SERVICE YARD	13.00 m ²	
ROOF TERRACE	15.25 m ²	
PORCH	1.20 m ²	
GROUND FLOOR AREA	26.43 m ²	
GARAGE	24.81 m ²	
FIRST FLOOR AREA	52.27 m ²	
BALCONY	2.24 m ²	
U3		
SERVICE YARD	16.02 m ²	
ROOF TERRACE	13.26 m ²	
PORCH	1.20 m ²	
GROUND FLOOR AREA	35.02 m ²	
GARAGE	23.68 m ²	
FIRST FLOOR AREA	51.61 m ²	
BALCONY	2.15 m ²	
U4		
SERVICE YARD	17.82 m ²	
ROOF TERRACE	14.00 m ²	
PORCH	1.20 m ²	
GROUND FLOOR AREA	35.02 m ²	
GARAGE	24.24 m ²	
FIRST FLOOR AREA	51.87 m ²	
BALCONY	2.15 m ²	



ABN 62 729 726 561
 A 488 HEIDELBERG ROAD FARRFIELD VIC 3083
 P +61 031 284 0811 E info@kidisdesign.com
 W www.kidisdesign.com

GENERAL NOTES/Disclaimer
 THE BUILDER SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION. NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDING DESIGNER PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SEALED FOR CONSTRUCTION. DO NOT SCALE OFF DRAWINGS. ALL BOUNDARIES AND CONTIGUOUS ARE SUBJECT TO THE SURVEY.

AMENDMENTS:
 REV A - DRAWING MODIFIED IN RESPONSE TO COUNCIL RFI
 REV B - DRAWING FURTHER MODIFIED IN RESPONSE TO COUNCIL RFI INCLUDING SWEPT PATH ANALYSIS

CLIENT:
 CONCEPT RESTORATIONS P/L
 PROJECT TYPE:
 MULTI-RESIDENTIAL DEVELOPMENT
 SITE:
 58 JOHNSON STREET THORNBURY
 DRAWING TYPE:
 ARCHITECTURAL DRAWINGS
 DRAWING TITLE:
 FIRST FLOOR PLAN

PROJECT NO.
1804

DRAWN BY:
 A.T.
 SCALE:
 1:100 @ A1
 REVISION NO.
 REV B



RECEIVED ON
 12 October 2018
 CITY OF DAREBIN
 STATUTORY PLANNING

Design Responses	Design Responses
Minimising Amenity Water Demand All proposed water fixtures will be min. 5 star WELS rating.	Site permeability Site coverage equals 247.16% and we have achieved a STORM score of 110% for water treatment.
Water for Toilet Flushing All proposed toilets will be a min. 4 star WELS rating and will be connected to a 2000L water tank.	Rainwater tanks 4x 2000L rain water tanks are proposed which will be connected to 160m ² of roof catchment.
Water Meter Each dwelling will have a separate water meter.	Porous paving Permeable paving will be used for all paths & driveways
Landscape Irrigation All landscape irrigation will be from an external water tap connected to a 2000L water tank.	Rain gardens or swales No rain garden or swales required for this project.
Other Indigenous and drought tolerant plants are proposed for this development.	Other

**DAREBIN CITY COUNCIL
ADVERTISED DOCUMENT**
Application No: D/375/2018
Document No: 2 of 4
Page: 4 of 12

**'This document is made available
for the sole purpose of enabling its
consideration and review as part of a
planning process under the Planning and
Environment Act 1987. The document
must not be used for any purpose which
may breach any copyright'**

AREA ANALYSIS		
DEVELOPMENT ANALYSIS		
SITE COVERAGE	246.88 m ²	60.10%
SITE AREA	410.97 m ²	
PERMEABILITY	121.67 m ²	29.61%
GARDEN AREA	115.08 m ²	28.03%
U1		
SERVICE YARD	10.18 m ²	
PORCH	1.06 m ²	
GROUND FLOOR AREA	33.19 m ²	
GARAGE	24.17 m ²	
FRONT YARD	57.40 m ²	
FIRST FLOOR AREA	44.06 m ²	
BALCONY	10.52 m ²	
U2		
SERVICE YARD	13.00 m ²	
ROOF TERRACE	15.25 m ²	
PORCH	1.20 m ²	
GROUND FLOOR AREA	36.43 m ²	
GARAGE	24.31 m ²	
FIRST FLOOR AREA	52.27 m ²	
BALCONY	2.24 m ²	
U3		
SERVICE YARD	16.02 m ²	
ROOF TERRACE	13.26 m ²	
PORCH	1.20 m ²	
GROUND FLOOR AREA	35.02 m ²	
GARAGE	23.68 m ²	
FIRST FLOOR AREA	51.61 m ²	
BALCONY	2.15 m ²	
U4		
SERVICE YARD	17.82 m ²	
ROOF TERRACE	14.00 m ²	
PORCH	1.20 m ²	
GROUND FLOOR AREA	35.02 m ²	
GARAGE	24.24 m ²	
FIRST FLOOR AREA	51.87 m ²	
BALCONY	2.15 m ²	



ABN 62 729 726 561
A 488 HEIDELBERG ROAD FAIRFIELD VIC 3078
P +61 02 98 58 11 8 info@kidisdesign.com
W www.kidisdesign.com

GENERAL NOTES/Disclaimer
THE BUILDER SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION. NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDING DESIGNER PRIOR TO THE CONTRIBUTION OF WORK. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS ISSUED FOR CONSTRUCTION. DO NOT SCALE OFF DRAWINGS.
ALL BOUNDARIES AND CONTIGUES ARE SUBJECT TO THE SURVEY

AMENDMENTS:

REV A - DRAWING MODIFIED IN RESPONSE TO COUNCIL RFI
REV B - DRAWING FURTHER MODIFIED IN RESPONSE TO COUNCIL RFI INCLUDING DWEEP PATH ANALYSIS

CLIENT:
CONCEPT RESTORATIONS P/L

PROJECT TYPE:
MULTI-RESIDENTIAL DEVELOPMENT

SITE:
58 JOHNSON STREET THORNBURY

DRAWING TYPE:
ARCHITECTURAL DRAWINGS

DRAWING TITLE:
ROOF TERRACE PLAN

PROJECT NO.
1804

DRAWN BY:
A.T.

SCALE:
1:100 @ A1

REVISION NO.
REV B

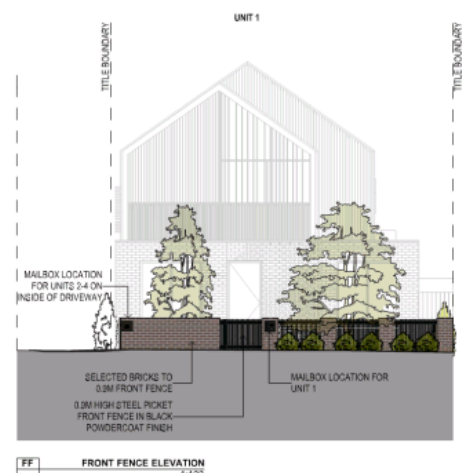
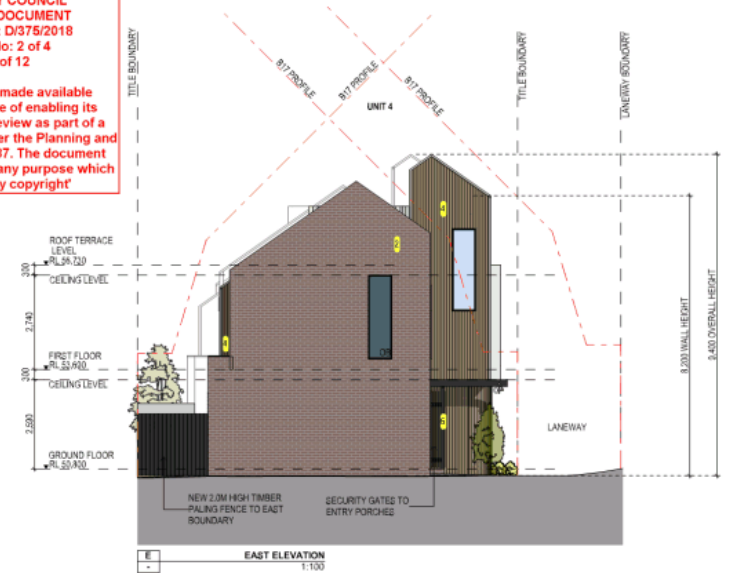
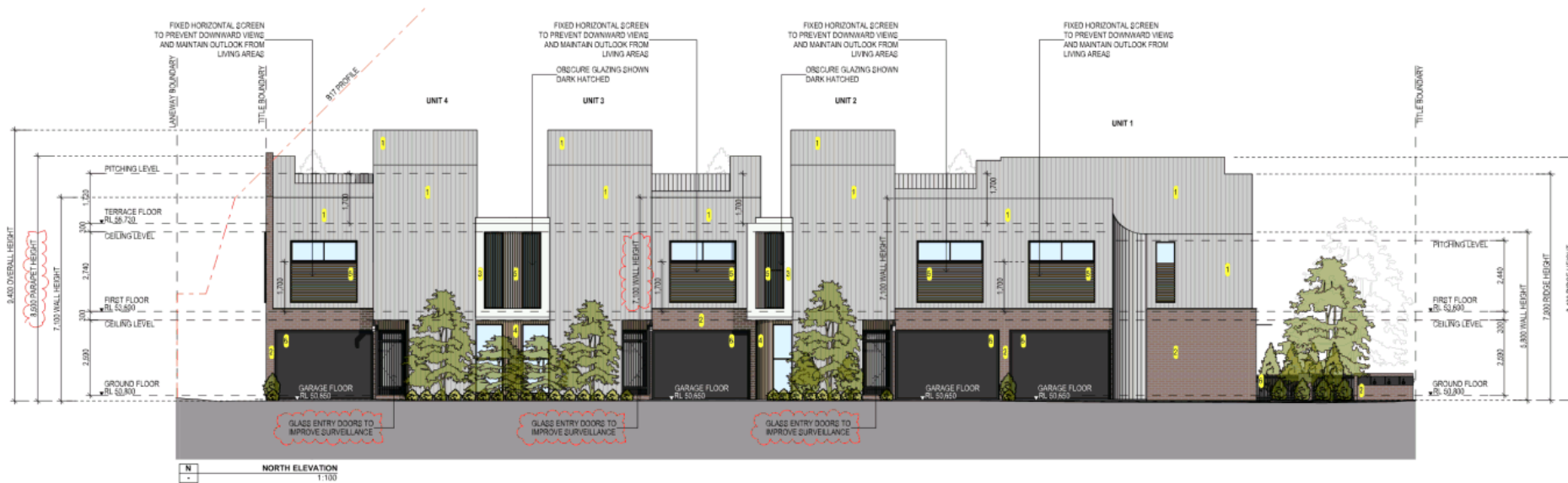


RECEIVED ON
12 October 2018
CITY OF DAREBIN
STATUTORY PLANNING

RF - ROOF TERRACE PLAN
1:100

DAREBIN CITY COUNCIL
 ADVERTISED DOCUMENT
 Application No: D1375/2018
 Document No: 2 of 4
 Page: 5 of 12

*This document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



- MATERIALS AND FINISHES LEGEND:**
- 1 ROOF AND WALL SHEET CLADDING - BLUESCOPE STEEL SHEETING FELDERS TRIMWALL OR SIMILAR PROFILE
 - 2 BRICK VENEER - AUSTRAL BRICKS - "LONDON"
 - 3 ACRYLIC RENDER - DULUX PAINT FINISHES - "VIVID WHITE"
 - 4 HARDWOOD TIMBER CLADDING - TONGUE AND GROOVE JOINT - "BLACK BUTT"
 - 5 HARDWOOD TIMBER BATTENS - "BLACK BUTT"
 - 6 GARAGE DOORS - COLORBOND STEEL - "MONUMENT"
 - 7 BALL TRADE, WINDOW FRAMES, FLASHING AND HIGHLIGHT PANELS - "HIGH KEY WHITE"

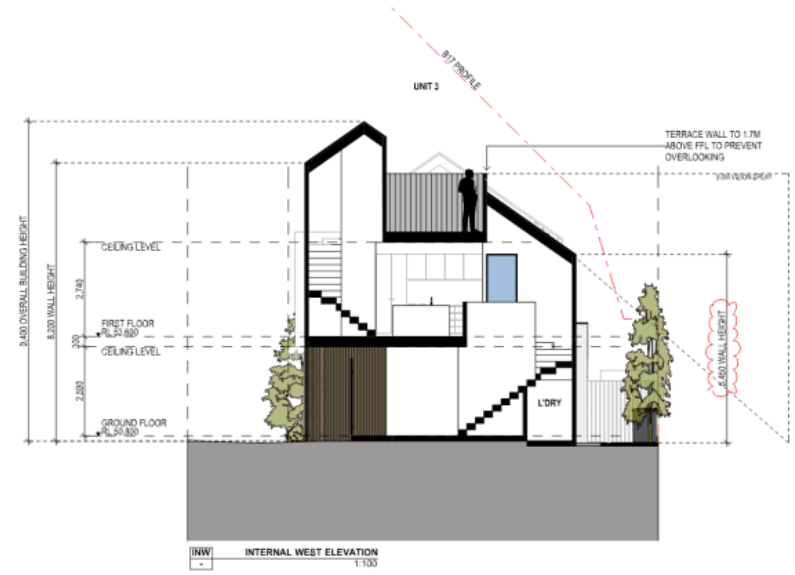
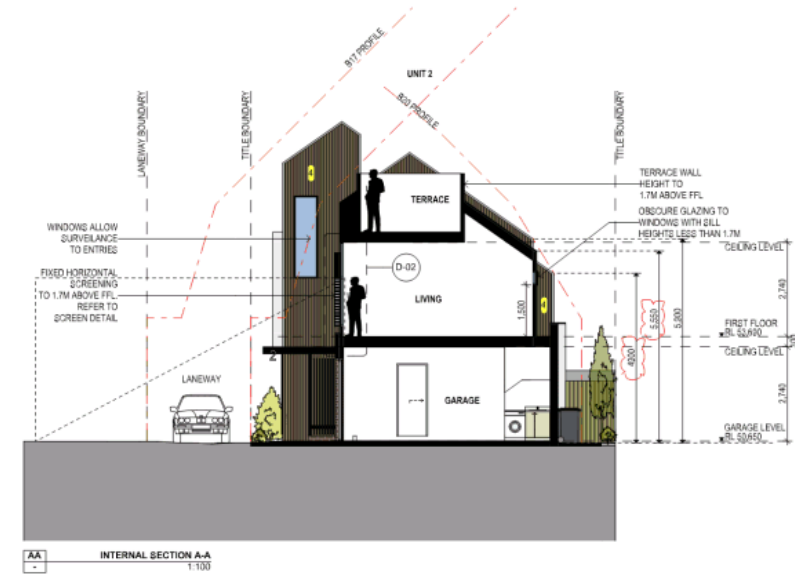
KIDIS DESIGN

ABN 62 729 726 561
 A 488 HEIDELBERG ROAD FAIRFIELD VIC 3043
 P +61 03 28 586 118 E admin@kidisdesign.com
 W www.kidisdesign.com

GENERAL NOTES/Disclaimer
 THE BUILDER SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION. NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDING DESIGNER PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SEALED FOR CONSTRUCTION. DO NOT SCALE OFF DRAWINGS. ALL DIMENSIONS AND CONTOURS ARE SUBJECT TO THE SURVEY.

AMENDMENTS:

REV A - DRAWING MODIFIED IN RESPONSE TO COUNCIL RFI
 REV B - DRAWING FURTHER MODIFIED IN RESPONSE TO COUNCIL RFI INCLUDING DWEEP PATH ANALYSIS



CLIENT:
 CONCEPT RESTORATIONS P/L

PROJECT TYPE:
 MULTI-RESIDENTIAL DEVELOPMENT

SITE:
 58 JOHNSON STREET THORNBURY

DRAWING TYPE:
 ARCHITECTURAL DRAWINGS

DRAWING TITLE:
 ELEVATIONS & SECTIONS

PROJECT NO.
 1804

DRAWN BY:
 A.T.

SCALE:
 1:100 @ A1

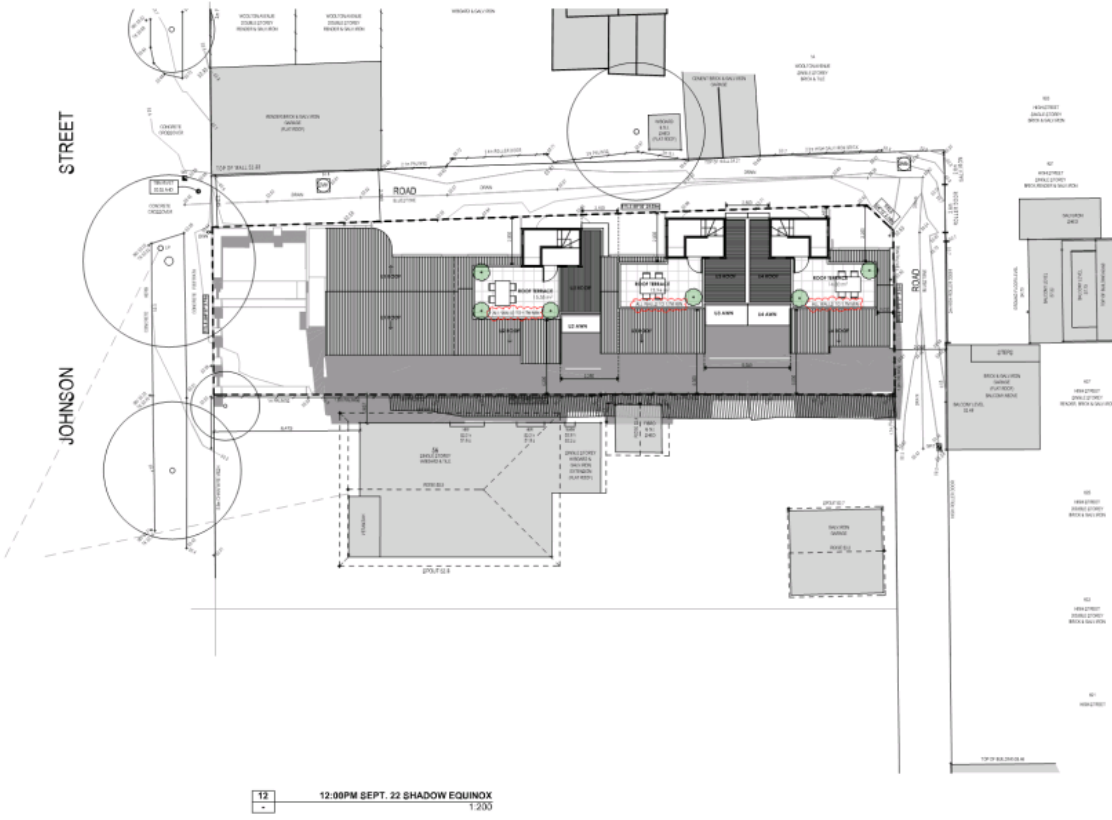
REVISION NO.
 REV B

DATE:
 Friday, October 12, 2018



DAREBIN CITY COUNCIL
 ADVERTISED DOCUMENT
 Application No: D/375/2018
 Document No: 2 of 4
 Page: 6 of 12

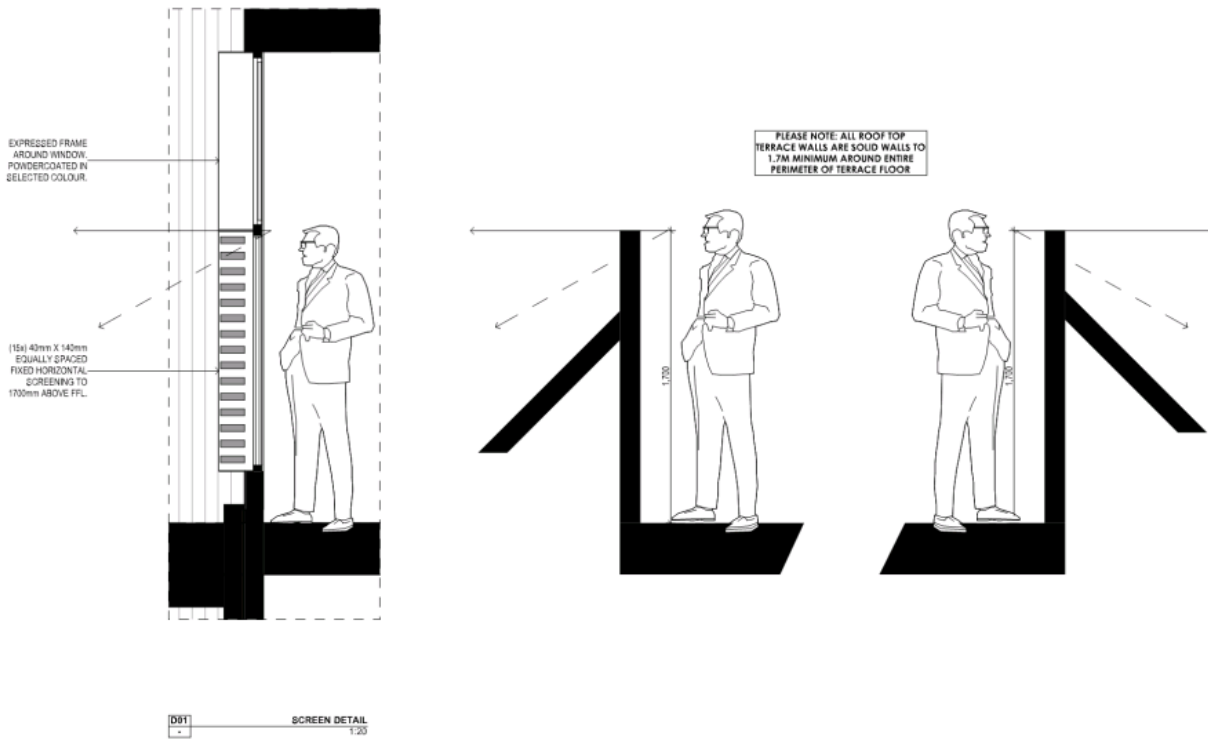
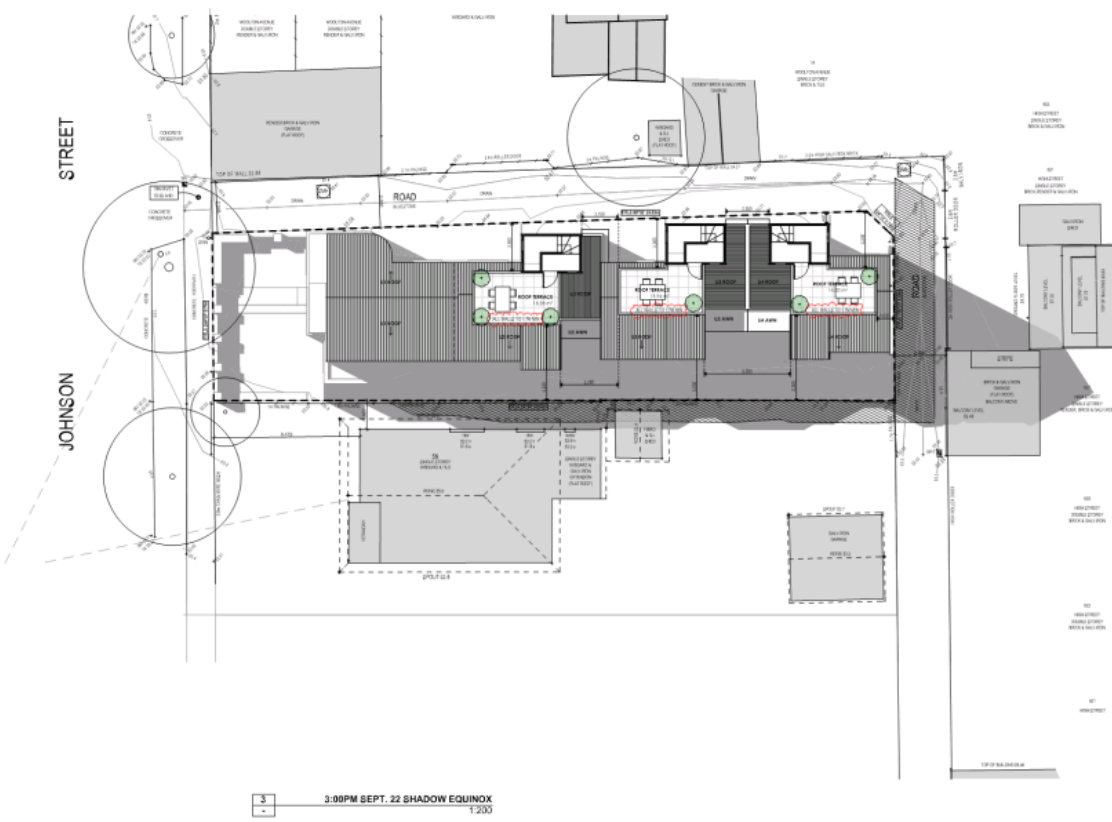
"This document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright"



SHADOW LEGEND:

■ EXTENT OF SHADOWS CAST BY PROPOSED DEVELOPMENT

▨ EXTENT OF SHADOWS CAST BY EXISTING STRUCTURES



ABN 62 729 726 551
 A 488 HEIDELBERG ROAD FAIRFIELD VIC 3078
 P +61 02 98 586 118 E info@kidisdesign.com
 W www.kidisdesign.com

GENERAL NOTES/Disclaimer
 THE BUILDER SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION. NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDING DESIGNER PRIOR TO THE COMMENCEMENT OF WORK. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION. DO NOT SCALE OFF DRAWINGS.
 ALL BOUNDARIES AND CONTIGNS ARE SUBJECT TO THE SURVEY

AMENDMENTS:

REV A - DRAWING MODIFIED IN RESPONSE TO COUNCIL RFI

REV B - DRAWING FURTHER MODIFIED IN RESPONSE TO COUNCIL RFI INCLUDING SWEEP PATH ANALYSIS

CLIENT:
 CONCEPT RESTORATIONS P/L

PROJECT TYPE:
 MULTI-RESIDENTIAL DEVELOPMENT

SITE:
 58 JOHNSON STREET THORNBURY

DRAWING TYPE:
 ARCHITECTURAL DRAWINGS

DRAWING TITLE:
 SHADOW DIAGRAMS

PROJECT NO.
 1804

DRAWN BY:
 A.T.

SCALE:
 1:200, 1:20 @ A1

REVISION NO.
 REV B



RECEIVED ON
 12 October 2018
 CITY OF DAREBIN
 STATUTORY PLANNING

Specifications

Subgrade preparation

Site preparation to be carried out in accordance with best horticultural practice and under suitable conditions. Disturbance to indigenous soil structure is to be minimised. The use of machinery that may damage soil structure or profile is not acceptable. Sub-grade to all lawn and planted areas is to be cultivated to a minimum depth of 150mm and shaped to achieve drainage falls prior to topsoiling. Subgrade to be tested prior to preparation and conditioning to determine pH, salinity and gypsum requirement. Any gypsum required is to be distributed at the manufacturers recommended rate and cultivated into the sub-grade to a minimum depth of 150mm. Proposed topping areas to be graded /drained to prevent water discharge into neighbouring properties.

Weed control

Remove and dispose of environmental weeds off site prior to subgrade preparation, topsoiling and planting works.

Soil Preparation

Topsoil is to be spread in maximum 150mm layers, lightly compacted by use of a 10 - 20kg roller, or by thoroughly walking until it accords with finished kerb levels or to within 75mm below edging levels to accommodate mulch. Imported topsoil for garden beds is to be medium texture general purpose garden soil and lightly compacted to minimum 100mm depth to garden beds. Soil is to comply with s.a. 2223-1978, and as follows:

- free from perennial weeds and their roots, bulbs and rhizomes
- free from building rubble and any other matter deleterious to plant growth
- pH to be 6.0 - 7.0
- texture to be light to medium friable loam
- free from all material

Imported topsoil for lawn rejuvenation / establishment shall have the above characteristics, but shall be a free draining sandy loam, lightly compacted to minimum 100mm depth.

Mulch

The specified mulch for garden beds is to be an aged organic material with 10 - 20 percent of its volume being wood chips particles in a size range of 25 - 50 mm maximum. Mulch is to be spread at a consolidated depth of 75mm.

Planting Procedure

If soil to planting hole is dry - fill with water and allow to drain completely. Tree roots are to be teased outdoors if matted or circling occur prior to backfilling. Place tree in centre of hole on firm soil to prevent sinking, ensuring top of the rootball is flush with the surrounding soil surface and the trunk is vertical. Backfill material is to be a loose, friable soil, with no bricks, rocks or foreign material - if sufficient material is not available from the original hole to backfill, a similar soil type must be sourced and used. Soil material must be finely backfilled in layers to prevent large air pockets from occurring, then thoroughly watered in. Trees to be staked with two 200mm x 20mm hardwood stakes driven firmly into the ground - stakes must not be placed through the rootball area. Trees are to be secured to each stake with a strong, soft and flexible material, tight enough to support the tree in windy conditions - yet loose enough to simulate development of a good supportive root system. Tree tie material must not injure tree bark or restrict trunk growth for a minimum period of three years. Slow release fertiliser (36 month formulation) such as 'Compostrol' is to be applied to the top of the rootball area away from the trunk (stem to manufacturers specifications and watered in immediately. All trees to be mulched to a diameter of 250mm wide and to a depth of 100mm but must not be in contact with the tree trunk. Mulch is to be an aged organic material with 10 - 20 percent of its volume being wood chip particles in a size range of 25 - 50mm maximum. Mulch is to be spread at a consolidated depth of 75mm. The planting hole surface is to be shaped to reverse waterlogging/ excessive water retention but retain the mulch material neatly. The site must be left in a clean and safe condition.

Plant Establishment Period

The landscape is to be maintained by applying best horticultural practice to promote healthy plant performance for a 13 week establishment period following the approval of Practical Completion by the responsible authority including (but not limited to) the following tasks - Pruning as necessary to maintain plants in a healthy and structurally sound manner, pest and diseases - vegetation to be pest and disease free, mulching, staking and tying - 75mm mulch depth to be maintained around tree bases throughout maintenance period, watering - as often as necessary to ensure healthy and vigorous growth in accordance with current local watering regulations, weeding - maintained in a weed free state over the entire mulch area by spraying or mechanical means, fertilising - 36 x monthly slow release fertiliser in accordance with manufacturers recommended application rates, replacement of deceased, stolen or vandalised plants beyond repair or regrowth with the same species as specified in the plant schedule within the assigned maintenance period.

Irrigation

An in-ground automatic drip irrigation system to be installed to all garden areas and planter boxes (if applicable) in accordance with current local watering regulations.

Timber Edging

Timber edging to be 75mm x 25mm treated pine secured to 300mm long treated pine stakes at 1000mm min 3000mm spacings with galvanised screws and installed to all junctions between garden beds, lawn and topping / pebble areas.

Drainage

Landscape and / or building contractor(s) are responsible for civil and hydraulic computations for landscape building works including, but not limited to surface and sub surface drainage for all landscape areas prior to commencement of works.

General

While care has been taken to select tree species with non-invasive root systems it is recommended that root control barriers be installed for any trees located within two metres of any building lines.

Climbing plants (if applicable) are to be trained to supportive mesh, wire or lattice fixed over entire fence section from base to top.

Plants - Quality of Trees and Shrubs

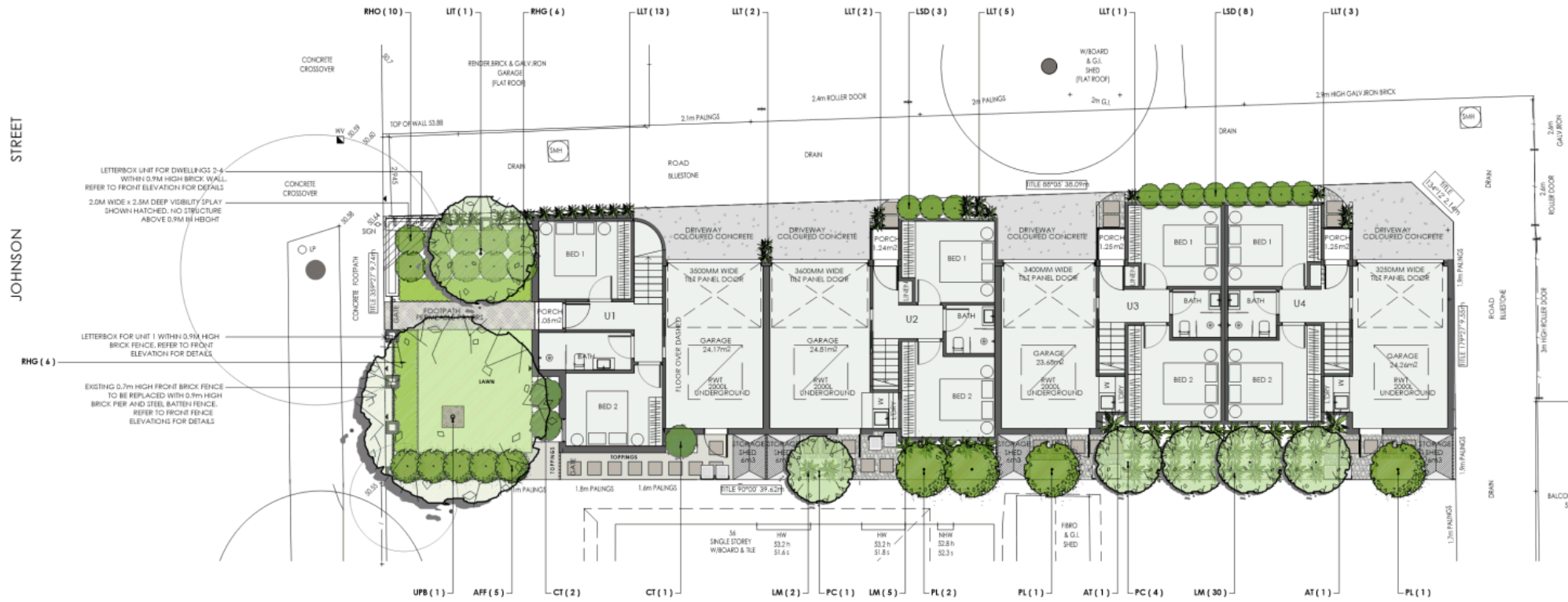
Trees and shrubs shall be healthy nursery stock free from insects, diseases and weeds. The specified plant heights, and pot sizes are minimums. If plant material is unavailable in these sizes, larger stock must be used. Plant substitution is not acceptable unless confirmed by the responsible authority in writing. The contractor is to supply and install semi-mature trees which meet the following criteria. Have a minimum planted height to sizes as indicated in the plant schedule, have a minimum trunk caliper of 50mm at ground level, be undamaged and free of diseases and insect pests, not be root bound or have circling or girdling roots but have roots grown to the edge of the container, should bear a single straight trunk, strong branching pattern, and full canopy, show healthy, vigorous growth.

Protection of Existing Trees

All existing vegetation shown on the endorsed plan (subject site and neighbouring properties) to be retained and protected. Protection of existing trees and shrubs (including demolition) commences on the land and that vegetation must not be removed, destroyed or topped without the written consent of the responsible authority. Before the commencement of works (including demolition) start, tree protection barriers must be erected around trees (subject site and neighbouring properties) to form a defined tree protection zone during demolition and construction in accordance with tree protection measures as per AS 4370-2009 (Tree Protection in development sites) and to the satisfaction of the responsible authority.

Any pruning that is required must be carried out by a trained and competent arborist with thorough knowledge of tree physiology and pruning methods to carry out pruning to the Australian standard - AS 4373-2002 (Pruning of ornamental trees). All tree protection practices must be adhered to in accordance with the arboricultural report and to the satisfaction of the responsible authority.

Legend

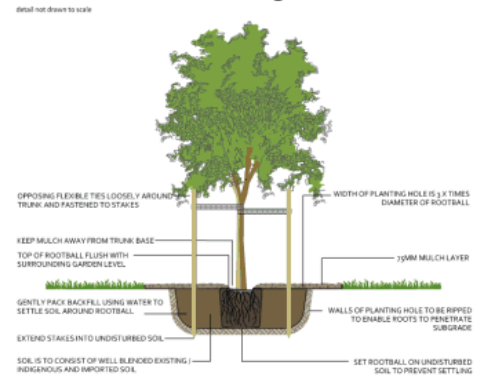


DAREBIN CITY COUNCIL
ADVERTISED DOCUMENT
Application No: D/375/2018
Document No: 2 of 4
Page: 7 of 12

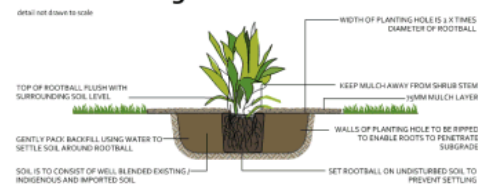
'This document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright'

RECEIVED ON
25 September 2018
CITY OF DAREBIN
STATUTORY PLANNING

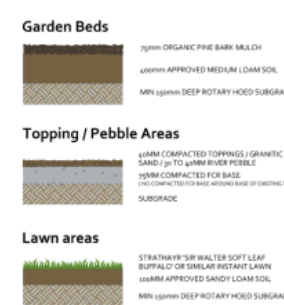
Advanced Tree Planting



Shrub Planting



Surface Finishes Detail



Proposed Planting Schedule

Code	Botanical Name	Common Name	Supply Size	Mature HxW(m)	Qty
TREES					
LIT	Lagerstroemia indica x L. fauriei 'Tuscarora'	Creepe Myrtle	400mm min 1.6m high	6 x 4	1
PC	Pyrus calleryana 'Capital'	Capital Pear	400mm min 1.6m high	11 x 2.5	5
UPB	Ulmus parviflorus 'Burnley Select'	Chinese Elm	400mm min 1.6m high	12 x 7	1
TOTAL					
LARGE SHRUBS					
AFF	Acmena smithii 'Forest Flame'	Lily Pilly	20cm pot	2 x 1.2	5
PL	Prunus laetissima	Portuguese Laurel	400mm min 1.6m high	5 x 3	4
MEDIUM SHRUBS					
CT	Chaetys temota	Mexican Orange Blossom	20cm pot	1.2 x 1.2	3
LSD	Leucadendron salignum 'Devil's Bush'	Devil's Bush Leucadendron	20cm pot	1.2 x 1	11
RHO	Rhapalepis indica 'Oriental Pearl'	Indian Hawthorn	20cm pot	.90 x 1	10
GROUND COVERS & LOW SHRUBS					
RHG	Rhagodia spinescens 'Silver Border'	Silver Border Salt Bush	14cm pot	.50 x .80	12
TUSSOCKS / GRASSES / EVERGREEN PERENNIALS					
AT	Anthriscus crinitus 'Metapouri Bay'	Ranga Ranga Lily	14cm pot	1.2 x 1	2
LM	Liriope muscari	Liriope	14cm pot	.75 x .75	37
LLT	Lamandra 'Uma Tuff'	Lamandra	14cm pot	.50 x .50	26





**DAREBIN CITY COUNCIL
ADVERTISED DOCUMENT**
Application No: D/375/2018
Document No: 2 of 4
Page: 8 of 12

'This document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright'

RECEIVED ON
12 October 2018
CITY OF DAREBIN
STATUTORY PLANNING

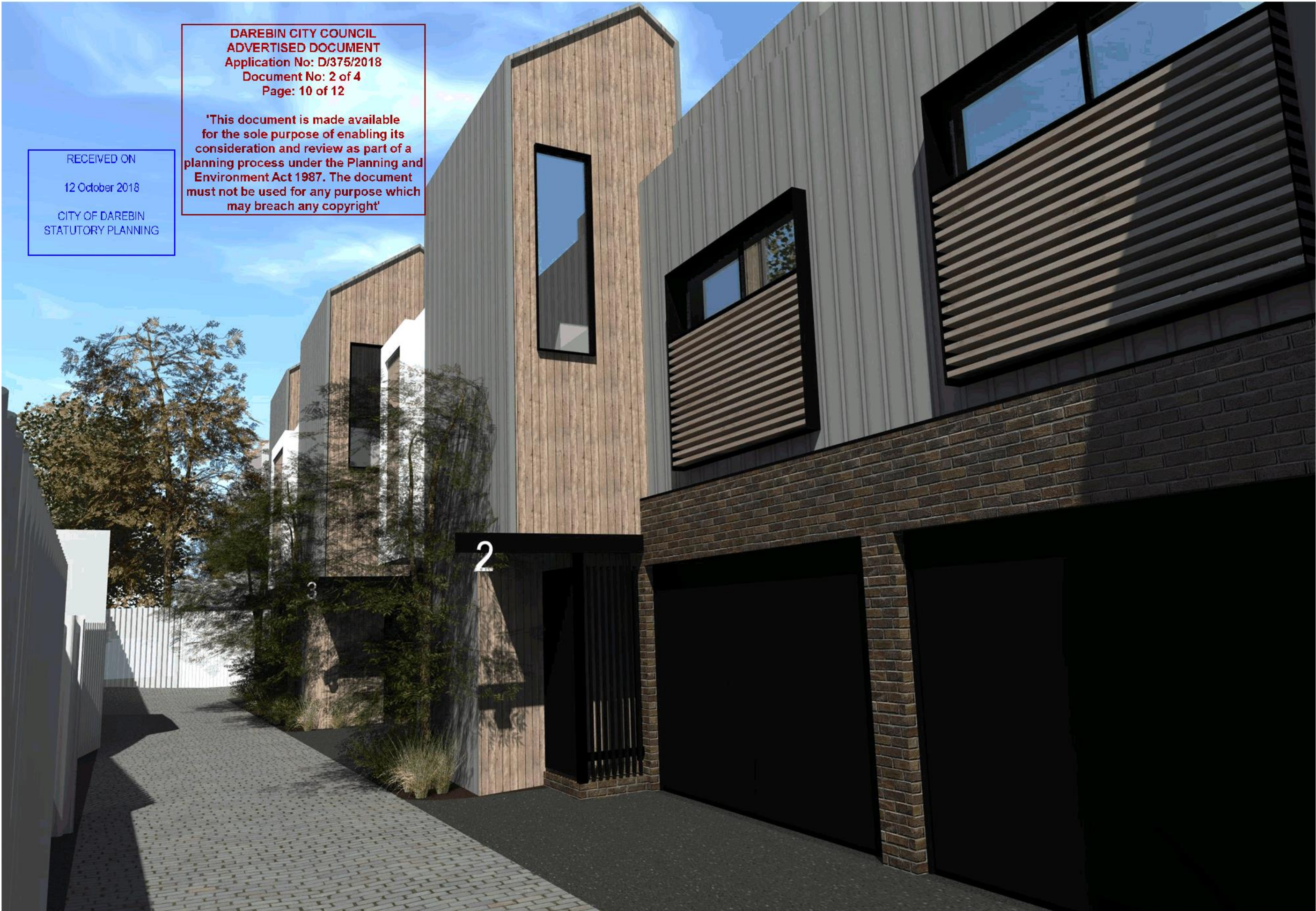


**DAREBIN CITY COUNCIL
ADVERTISED DOCUMENT
Application No: D/375/2018
Document No: 2 of 4
Page: 9 of 12**

**'This document is made available
for the sole purpose of enabling its
consideration and review as part of a
planning process under the Planning and
Environment Act 1987. The document
must not be used for any purpose which
may breach any copyright'**

RECEIVED ON
12 October 2018
CITY OF DAREBIN
STATUTORY PLANNING

448 Heidelberg Road Fairfield 3078 Vic Australia - studio@kidisdesign.com - www.kidisdesign.com



**DAREBIN CITY COUNCIL
ADVERTISED DOCUMENT**
Application No: D/375/2018
Document No: 2 of 4
Page: 10 of 12

'This document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright'

RECEIVED ON
12 October 2018
CITY OF DAREBIN
STATUTORY PLANNING

RECEIVED ON
12 October 2018
CITY OF DAREBIN
STATUTORY PLANNING

**DAREBIN CITY COUNCIL
ADVERTISED DOCUMENT**
Application No: D/375/2018
Document No: 2 of 4
Page: 11 of 12

'This document is made available
for the sole purpose of enabling its
consideration and review as part of a
planning process under the Planning and
Environment Act 1987. The document
must not be used for any purpose which
may breach any copyright'

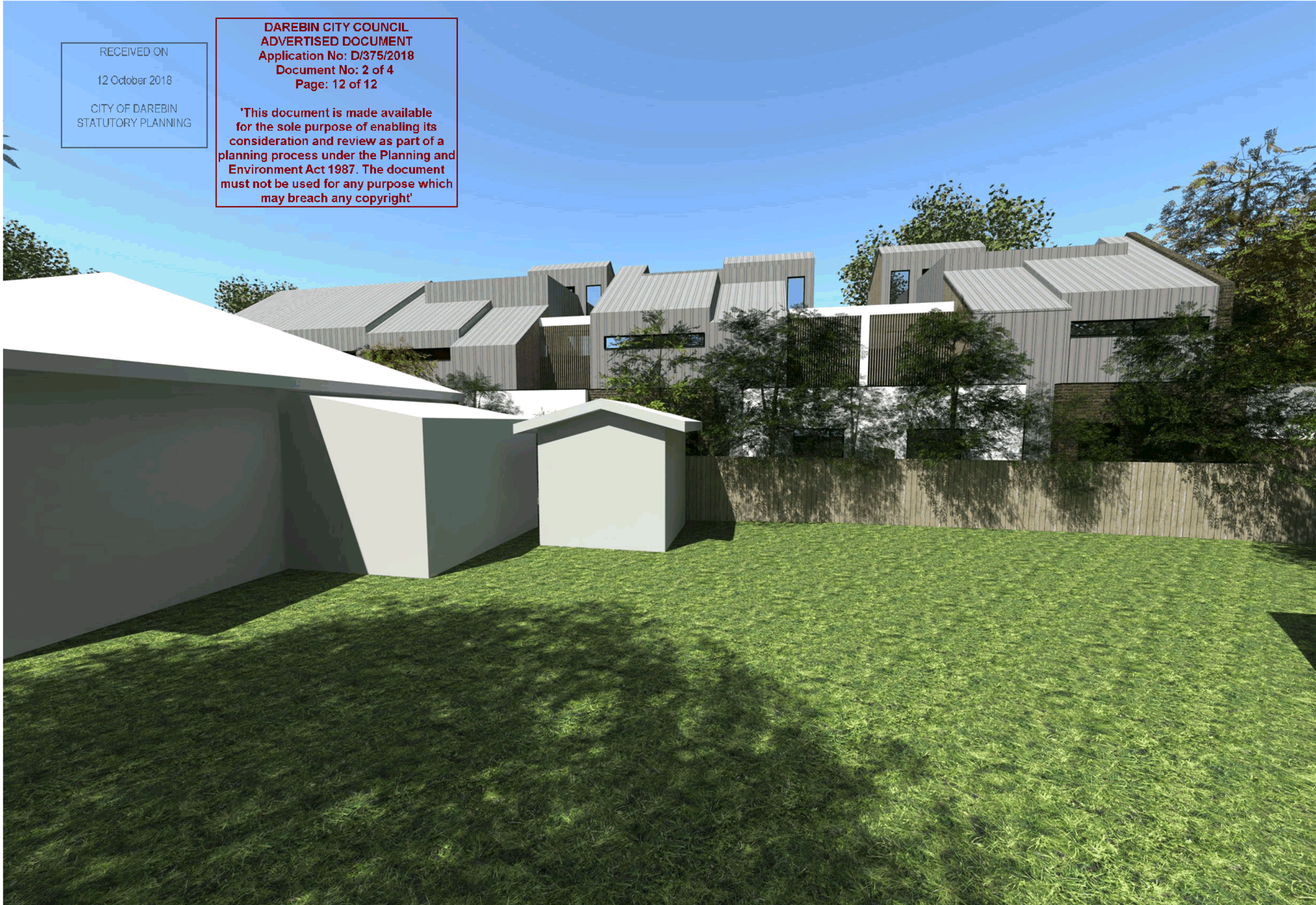


448 Heidelberg Road Fairfield 3078 Vic Australia - studio@kidisdesign.com - www.kidisdesign.com

RECEIVED ON
12 October 2018
CITY OF DAREBIN
STATUTORY PLANNING

**DAREBIN CITY COUNCIL
ADVERTISED DOCUMENT**
Application No: D/375/2018
Document No: 2 of 4
Page: 12 of 12

**'This document is made available
for the sole purpose of enabling its
consideration and review as part of a
planning process under the Planning and
Environment Act 1987. The document
must not be used for any purpose which
may breach any copyright'**



448 Heidelberg Road Fairfield 3078 Vic Australia - studio@kidisdesign.com - www.kidisdesign.com

6. OTHER BUSINESS

6.1 GENERAL PLANNING INFORMATION: SCHEDULED VCAT 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).

Recommendation

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

Related Documents

- Nil

Attachments

- General Planning Information - VCAT Appeals (**Appendix A**) [↓](#)

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

Delegate Decisions before VCAT

SEPTEMBER 2018					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
3/09/2018	D/612/2017	29 Beatty Street, Reservoir Cazaly	Medium density development comprising the construction of three (3) double storey dwellings on the lot (including a portion of the discontinued road to the rear)	Notice of Decision – Objector Appeal	Council’s decision varied – Permit granted
Result	While the Applicant for Review was primarily concerned with the loss of access through part of a shared driveway, the Tribunal was not able to give the matter any significant weight. From a planning perspective, the Tribunal considered the matter straightforward and directed that a permit issue.				
5/09/2018 Compulsory Conference	D/29/2018	34 Tambo Crescent, Reservoir La Trobe	Proposed four (4) unit development	Refusal – Applicant Appeal	Council’s decision set aside (by consent) – Permit granted
Result	The Permit Applicant was willing to make changes to address both Council’s concerns. As such the parties were in a consent position that a permit could issue.				
10/09/2018	D/453/2017	779-785 Heidelberg Road, Alphington Rucker	Use and development of the land for the purpose of a nine (9) storey (plus four (4) basement levels) mixed use development comprised of a Food and Drink premises at Ground Floor and 39 dwellings above; use and development within a Public Acquisition Overlay	Refusal – Applicant Appeal	Council’s decision set aside – Permit granted
Result	Notwithstanding the extent of change proposed by this development (which by the time of the hearing had been reduced to an 8 storey building), the Tribunal considered the proposal acceptable. First, notwithstanding the incremental change designation, the site qualified (under local policy) as a strategic opportunity site which elevated its potential for more intensive development. The Tribunal then went on to consider the planning context applicable to the site. It noted that there was an absence of specific policy applicable to the site. The Tribunal considered that in the absence of strategic work, it fell to VCAT to decide on “the height, form and design response that is acceptable. It then considered that at a proposed height of 8 storeys, height was acceptable. The Tribunal considered other aspects of the proposal and formed the view that it would generate no off site amenity impacts, no traffic or safety concerns, and that the proposal provided “excellent [internal] amenity”.				

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

SEPTEMBER 2018					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
11/09/2018 (Not required)	D/558/2017	145 Albert Street, Preston Cazaly	Construction of a medium density development consisting of two (2) double storey dwellings and two (2) three storey dwellings	Refusal – Applicant Appeal	Council's decision set aside (by consent)
Result	The Permit Applicant was willing to make changes to address Council's concerns. As such the parties were in a consent position that a permit could issue.				
11/09/2018	SEC/1/2018 / D/814/2014	2-6 McCutcheon Street, Northcote Rucker	Construction of a four storey building containing not more than 29 dwellings with basement car parking and reduction in visitor parking	S149 Appeal	No longer required - Resolved at Compulsory Conference
Result					
11/09/2018	D/249/2017	161 Westgarth Street, Northcote Rucker	Construction of two (2) double storey dwellings to the rear of the existing dwelling	Refusal – Applicant Appeal	Council's decision affirmed – No permit granted
Result	The Tribunal considered that there were fundamental and fatal problems with the Permit Applicant seeking to rely on a piece of land shown as a 'road' and carriageway easement on title documents. While the higher courts are the usual forum for resolving disputes such as these, the Tribunal considered that until the status of this land was clarified, there could be major implications for the design of the proposal. As to other aspects of the proposal, the Tribunal considered the proposal was otherwise acceptable.				

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

SEPTEMBER 2018					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
13/09/2018 Compulsory Conference	D/848/2017	76 Murray Road, Preston Cazaly	Construction of three (3) triple storey dwelling	Refusal – Applicant Appeal	Council's decision set aside (by consent) – Permit granted
Result	The Permit Applicant was willing to make changes to address Council's concerns. As such the parties were in a consent position that a permit could issue.				
13/09/2018	D/410/2017	65 North Road, Reservoir La Trobe	Construction of two (2) double storey dwellings as shown on the plans	Refusal – Applicant Appeal	Adjourned to 16 October 2018
Result					
14/09/2018	D/510/2017	9 Army Avenue, Reservoir Cazaly	Construction of a medium density development consisting of a double storey dwelling to the rear of the existing dwelling	Refusal – Applicant Appeal	Council's decision set aside (by consent) – Permit granted
Result	Prior to the hearing of this matter, the Permit Applicant circulated amended plans which reduced the scale of the proposal (and in particular the rear dwelling). As such, Council was of the view that a permit could now issue.				

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

SEPTEMBER 2018					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
18/09/2018	D/619/2016	7-7A Harold Street, Preston Cazaly	Construction of a three (3) storey apartment development comprising 13 dwellings, plus basement car parking	Refusal – Applicant Appeal	Council's decision set aside (by consent) – Permit granted
Result	The Permit Applicant was willing to make changes to address Council's concerns. As such the parties were in a consent position that a permit could issue.				
21/09/2018	D/689/2017	22 Austral Avenue, Preston Cazaly	A medium density housing development comprising the construction of three (3) double storey dwellings	Refusal – Applicant Appeal	Council's decision affirmed – no permit granted
Result	The Tribunal affirmed Council's refusal as it considered the introduction of a third dwelling resulted in an overdevelopment of what was a relatively small site. The introduction of the third dwelling was considered by the Tribunal to introduce unacceptable visual bulk, in addition to constraining the secluded private open space for the remaining dwellings.				
21/09/2018 (Compulsory Conference)	D/878/2017	132 Flinders Street, Thornbury	Construction of two triple storey dwellings to the rear of the existing dwelling on the lot	Refusal – Applicant Appeal	Council's decision set aside (by consent) – Permit granted
Result	The Permit Applicant was willing to make changes to address Council's concerns. As such the parties were in a consent position that a permit could issue. However, prior to any permit being issued, due to changes to the design of the proposal, the Tribunal requires that notice be given to affected persons. If no party seeks to join, than a permit will issue. UPDATE: No parties sought to join following notice, so a permit was directed to be granted.				
27/09/2018	D/876/2017	9 Speight Street, Thornbury Rucker	Construction of two (2) double storey dwellings	Refusal – Applicant Appeal	Council's decision set aside – Permit granted
Result	The critical concern for Council arose as a result of the contemporary, side by side configuration of the proposal. The Tribunal considered that the proposal was an acceptable response to its context and contributed to a preferred neighbourhood character.				

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

OCTOBER 2018					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
2/10/2018	D/947/2017	141-143 Broadway, Reservoir La Trobe	Proposed medium density development consisting of six (6) double storey dwellings	Refusal – Applicant Appeal	No longer required – settled at Compulsory Conference
Result					
3/10/2018	D/862/2017	38 Grange Road, Alphington Rucker	Proposed construction of a three storey apartment building comprising residential dwellings above a common basement level, reduction in parking requirements and alteration of access to a road in a Road Zone Category 1	Refusal – Applicant Appeal	No longer required – settled at Compulsory Conference
Result					
4/10/2018	D/1083/2016	629, 631 and 631A Plenty Road, Preston Cazaly	Use and development of the land for a six (6) storey building comprising 27 dwellings and two (2) shops over basement car parking, a reduction of car parking requirements and waiver of loading/unloading requirements	Refusal – Applicant Appeal	Council's decision set aside – Permit granted
Result					
By the time the case went to hearing, the issues in dispute between the parties had been narrowed significantly. Primarily, the case concerned interpretation of Standard D24 – the functional layout objective of the Clause 58 standards. Subject to a number of conditions requiring internal changes so as to achieve better compliance with Clause 58 and access to daylight, the Tribunal was satisfied the proposal was otherwise acceptable.					

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

OCTOBER 2018					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
10/10/2018	D/127/2017	141-143 Spring Street, Reservoir Cazaly	Display of advertising signage	Refusal – Applicant Appeal	Council's Refusal Confirmed
Result	The Permit Applicant withdrew their appeal to the Tribunal prior to it being heard.				
15/10/2018	D/716/2017	314-318 Bell Street, Preston Cazaly	Proposed mixed use development comprising the construction of a six (6) storey building (plus basement) with shops on the ground floor and apartments above on land affected by the DDO and adjacent to a road in a road zone category 1	Refusal – Applicant Appeal	No longer required – resolved at Compulsory Conference
Result					
15/10/2018	D/515/2017	240 Rossmoyne Street, Thornbury Rucker	Medium density development comprising the construction of three (3) double storey dwellings	Refusal – Applicant Appeal	Council's decision set aside (by consent) – Permit granted
Result	No longer required – resolved by way of Consent Order				
16/09/2018	D/410/2017	65 North Road, Reservoir La Trobe	Construction of two (2) double storey dwellings as shown on the plans	Refusal – Applicant Appeal	Council's decision set aside – Permit granted
Result	Prior to the hearing of this matter, the Permit Applicant circulated amended plans which resulted in Council now being supportive of the proposal. Notwithstanding this support, resident objectors remained opposed so a hearing was required. At the hearing, the Tribunal gave oral reasons directing the grant of a permit.				

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

OCTOBER 2018					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
17/10/2018	D/145/2018	480 Gilbert Road, Preston Cazaly	A three (3) storey development comprising ten (10) dwellings and a reduction in the (visitor) car parking requirement, in accordance with the application material	Failure Appeal (Council subsequently determined it would have supported) – Applicant Appeal	No longer required – resolved at Compulsory Conference
Result					
18/10/2018 (Compulsory Conference)	D/186/2018	340-342 High Street, Northcote Rucker	Mixed use development comprising partial demolition of existing buildings, construction of a seven storey development and basements, comprising 24 apartments and four (4) commercial spaces on land covered by a Heritage Overlay and reduction of the standard car parking requirement	Failure Appeal - Subsequently resolved to Oppose (in line with Officer recommendation)	Council's deemed refusal set aside – Permit granted
Result					
The Permit Applicant was willing to make changes to their proposal to address resident and Council concerns. As such, the parties were in a consent position a permit could issue.					
18/10/2018	D/29/2018	34 Tambo Crescent, Reservoir La Trobe	Proposed four unit development	Refusal – Applicant Appeal	No longer required – resolved at Compulsory Conference
Result					

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

OCTOBER 2018					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
19/10/2018	D/503/2017	9 Normanby Avenue, Thornbury Rucker	Construction of a medium density development consisting of four (4) three storey dwellings	Refusal – Applicant Appeal	No longer required – settled at Compulsory Conference
Result					
19/10/2018	D/594/2017	17 Anderson Road, Thornbury Cazaly	Use of the land as an industry (printing and coating works with heated curing ovens)	Notice of Decision – Objector Appeal	Council’s decision set aside – No permit granted
Result	In the hearing of this matter, the Tribunal had concerns about the acoustic assessment relied upon by the Permit Applicant. The Permit Applicant was not able to assist the Tribunal with its queries about the acoustic assessment. The Permit Applicant declined an invitation to apply for an adjournment to bolster its case with expert evidence. As a result of the absence of this information, the Tribunal could not be satisfied the proposal would achieve an appropriate amenity outcome, and as such, set Council’s decision aside.				
29/10/2018	D/402/2017	4-8 Browning Street, Kingsbury La Trobe	Construction of four (4) three (3) storey (plus basement) residential buildings (student accommodation) and a reduction in the car parking requirement	Refusal – Applicant Appeal	Council’s decision affirmed – No permit granted
Result	The Tribunal was not troubled by issues of building height, garden area, internal amenity, off site amenity impacts or even car parking and traffic impacts. Rather, the Tribunal considered the what was proposed was simply too much for an area designated as minimal change in the planning scheme.				

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

NOVEMBER 2018					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
2/11/2018	D/848/2017	76 Murray Road, Preston Cazaly	Construction of three (3) triple storey dwellings	Refusal – Applicant appeal	No longer required – resolved at Compulsory Conference
Result					
2/11/2018	PIR/48/2018	21 Newton Street, Reservoir Cazaly	Request for certificate of compliance for shared housing for a dwelling containing 10 habitable rooms including a common kitchen/meals area and common laundry	Refusal – Applicant appeal	Adjourned to 8 February 2019 UPDATE: Council's refusal affirmed.
Result	The Applicant withdrew their appeal prior to it being heard, as such Council's refusal is affirmed.				

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

NOVEMBER 2018					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
7/11/2018	D/464/2017	457 Heidelberg Road, Fairfield Rucker	Use and development of the land for the purpose of a restaurant and office at Ground Floor and a dwelling at first floor; a reduction in the car parking requirement; buildings and works including demolition works (retrospective) in a Heritage Overlay	Refusal – Applicant appeal	Council’s decision set aside – Permit granted
Result	While the permit was primarily about the ground floor restaurant and office, a dispute needed to be resolved by the Tribunal as to whether the Permit Applicant had established existing use rights for the dwelling at first floor (which was not expressly applied for in the permit application documents). The Tribunal held in this instance existing use rights did need to be established, and with the benefit of a previous owner’s sworn evidence, the Tribunal was satisfied they existed.				
21/11/2018	D/521/2017	371 Station Street, Fairfield Rucker	Medium density development comprising the construction of four (4) dwellings and alteration of access to a road in a RDZ1	Refusal – Applicant appeal	Decision Pending
Result					
22/11/2018 (Compulsory Conference) & 3/12/2018	D/681/2017	378 St Georges Road, Thornbury Cazaly	Proposed medium density development comprising the construction of eleven (11) dwellings, alterations to a road in a road zone category 1 and a waiver of the visitor parking requirements	Refusal – Applicant appeal	Amended plans to be prepared – Council’s decision set aside (by consent) – Permit granted
Result	The Permit Applicant is to prepare amended plans responding to identified concerns ahead of a further Compulsory Conference on 3 December 2018. On 3 December 2018, the parties signed off on acceptable amended plans that addressed Council concerns.				

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

NOVEMBER 2018					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
22/11/2018	D/433/2017	20 Walsh Avenue, Thornbury Rucker	Construction of a medium density development consisting of two (2) dwellings	Refusal – Applicant appeal	Council's decision affirmed – No permit granted
Result	The Tribunal provided oral reasons only. Subsequently, written reasons were provided at the request of the Permit Applicant. The written reasons disclose it was energy efficiency concerns that resulted in the proposal being refused – in particular, main living areas having very poor and minimal access to daylight.				
28/11/2018	D/107/2013	23-25 Clapham Street, Thornbury Rucker	Development of a three (3) storey (plus basement) building comprising 27 dwellings and a reduction to the car parking requirement	Refusal to grant Extension of Time – Applicant Appeal	Council's decision set aside – Extension granted
Result	The Tribunal provided oral reasons only.				
29/11/2018 (Compulsory Conference) and 13/12/2018	D/855/2017	3 Park Avenue, Preston Cazaly	Construction of four (4) double storey dwellings	Refusal – Applicant appeal	Council's decision set aside (by consent) – Permit granted
Result	The Permit Applicant is to prepare amended plans responding to identified concerns ahead of a further Compulsory Conference on 13 December 2018. UPDATE: Following further revisions to the plans and the giving of further notice, the parties were in a consent position that a permit could issue.				

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

DECEMBER 2018					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
4/12/2018	D/692/2015/A	80 Alston Court, Thornbury Rucker	Amendment to previously approved medium density development comprising the construction of three (3) double storey dwellings. Amendments comprise - A total redesign of the development to provide a new medium density development comprising the construction of three (3), double storey dwellings as shown on the plans accompanying the application.	Conditions Appeal	Council's decision varied – Permit granted
Result	The primary dispute in this case centred on whether changes to the existing approved development could be supported (as a matter of law) when such changes went contrary to the mandatory garden area required (which was introduced into the scheme post the grant of the permit initially). The Tribunal supported Council's interpretation of the garden area requirement and upheld its conditions relating to same, yet varied and deleted other non contentious conditions.				
5/12/2018	D/186/2018	340-342 High Street, Northcote Rucker	Mixed use development comprising partial demolition of existing buildings, construction of a seven storey development and basements, comprising 24 apartments and four (4) commercial spaces on land covered by a Heritage Overlay and reduction of the standard car parking requirement	Failure Appeal (Subsequently formed position to oppose in line with Officer Recommendation)	No longer required – resolved at Compulsory Conference
Result					
13/12/2018	D/942/2017	48 Miranda Road, Reservoir La Trobe	Medium density development comprising the construction of four (4) double storey dwellings	Notice of Decision – Objector Appeal	Council's Decision Varied (By consent) – Permit granted
Result	The parties were able to resolve their dispute by way of consent order, therefore a contested hearing was no longer required.				

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

DECEMBER 2018					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
5/12/2018	D/31/2017	39 Mason Street, Reservoir Cazaly	A medium density housing development comprised of the construction of two (2) double-storey dwellings	Conditions Appeal	Council's decision varied (by consent)
Result	The parties were willing to enter into consent orders resolving the dispute without the need for a contested hearing.				
5/12/2018 (Compulsory Conference) and 19/12/2018	D/578/2017	329-331 Plenty Road, Preston Cazaly	Proposed construction of twelve (12) dwellings	Refusal – Applicant Appeal	Amended Plans to be Circulated for a further compulsory conference on 19 December 2018 Council's decision set aside (by consent) – Permit granted
Result	The Permit Applicant was willing to make changes which addressed Council concerns, as such the parties were in a position a permit could issue.				
11/12/2018	N/A (In City of Yarra)	582 Heidelberg Road, Alphington Rucker	Development of the land for the constructions of a multi-storey building, use of the land for dwellings and an indoor recreation facility (gymnasium) and reduction in the statutory car parking requirement	Refusal – Applicant Appeal	Vacated after Practice Day Hearing requested by resident parties
Result					
17/12/2018	D/23/2018	75 Alston Court, Thornbury Cazaly	Construction of two (2) double storey dwellings	Notice of Decision – Objector Appeal	Council's decision affirmed – Permit granted
Result	The Tribunal only oral reasons affirming Council's decision.				

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

DECEMBER 2018					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
17/12/2018	D/879/2017	67-69 High Street, Preston Cazaly	An 8-storey development (+roof terrace) comprising 77 dwellings, two (2) commercial tenancies (640m ²), 86 bicycle spaces, a reduction in car parking (90 spaces provided) and the loading bay requirements	Refusal – Applicant appeal	Decision Pending
Result					
18/12/2018	2099	9 Christmas Street, Northcote Rucker	Buildings and works erected thereon in accordance with the endorsed plan and to be used for flats	Conditions appeal	No longer required – Conditions varied by way of consent order
Result	The Permit Applicant and Council were able to agree on an alternative wording for the condition under dispute. As such, the parties were able to resolve the matter without the need for a hearing by way of consent order.				

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

JANUARY 2019					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
10/1/2019	D/70/2018	43-45 Gilbert Road, Preston Cazaly	Construction of three (3) dwellings (2 double storey, 1 triple storey) on the lot	Refusal – Applicant Appeal	Adjourned to 21 February 2019
Result					
14/01/2019 (Compulsory Conference)	D/279/2018	39 Rathmines Street, Fairfield Rucker	Construction of eight (8) triple storey dwellings (plus basement car park)	Refusal – Applicant Appeal	Proceeding to hearing in March
Result					
The matter did not settle.					
16/01/2019 (Compulsory Conference)	D/444/2017	250 Arthur Street, Fairfield Rucker	A medium density housing development comprised of the construction of three (3) double storey dwellings and basement level car parking	Failure Appeal	Decision Pending
Result					

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

JANUARY 2019					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
16/01/2019	D/604/2017	288 Broadway, Reservoir La Trobe	Proposed erection of a colour LED screen on top of existing office roof for purposes of advertising	Refusal – Applicant Appeal	Decision Pending
Result					
17/01/2019 (Compulsory Conference)	D/955/2017	296 Plenty Road, Preston Cazaly	Construction of buildings and works in association with a 6-storey mixed-use development comprising 57 dwellings and 3 shop tenancies, use of land for dwellings, reduction in the statutory car park requirement; alternation of access to a road in a Road Zone Category 1	Failure Appeal	Decision Pending
Result					
17/01/2019 (Compulsory Conference)	D/681/2017	378 St Georges Road, Thornbury Cazaly	Proposed medium density development comprising the construction of eleven (11) dwellings, alterations to a road in a road zone category 1 and a waiver of the visitor parking requirements	Refusal – Applicant Appeal	Council's decision set aside (by consent) – Permit granted
Result	The Permit Applicant was willing to make changes that addressed Council concerns. Notice of amended plans was then given; while two residents responded, they did not attend the resumed Compulsory Conference as ordered by VCAT. As such, they were struck out for failing to attend.				

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

JANUARY 2019					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
18/01/2019	D/532/2018	Lot 8 (No. 5) Nova Circuit, Bundoora La Trobe	Proposed medium density residential development including construction of two more dwellings, development in a heritage overlay, development under an approved development plan and a reduction in car parking	Failure Appeal	Council's Deemed Refusal Set Aside (by consent) – Permit Granted
Result	The parties were able to resolve the matter by consent without the need for a contested hearing.				
23/01/2019	D/637/2013/B	142 Darebin Road, Northcote Rucker	Amendment to endorsed plans allowing the conversion of the Unit 1 & 2 studies into bedrooms; and Amendment to the permit to allow a reduction in the requirements of Clause 52.06 (Car parking) of the Darebin Planning Scheme.	Refusal – Applicant appeal	Decision Pending
Result					
23/01/2019	D/880/2017	93 Arundel Avenue, Reservoir La Trobe	Proposed medium density development for the construction of 5 double storey dwellings and a reduction of the standard car parking requirement (1 visitor space)	Refusal – Applicant appeal	Decision Pending
Result					

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

JANUARY 2019					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
25/01/2019	D/804/2017	4 Long Street, Reservoir La Trobe	Remove the Covenants contained in Transfer no. 1204036 and 1270746 from Certificate of Title Volume 08620 Folio 975	Refusal – Applicant appeal	Decision Pending
Result					
29/01/2019	D/254/2018	288 St Georges Road, Thornbury Rucker	Proposed buildings and works comprising a first floor addition for the purpose of a storage/office area, as shown on the plans accompanying the application.	Refusal – Applicant appeal	Council's Decision Set Aside – Permit Granted
Result The Tribunal provided oral reasons only.					
29/01/2019	N/A	582 Heidelberg Road, Alphington (Yarra Municipality)	Development of the land for the constructions of a multi-storey building, use of the land for dwellings and an indoor recreation facility (gymnasium) and reduction in the statutory car parking requirement	Refusal – Applicant appeal	Adjourned
Result					

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

JANUARY 2019					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
30/01/2019	D/578/2017	329-331 Plenty Road, Preston Cazaly	Proposed construction of twelve (12) dwellings	Refusal – Applicant appeal	No longer required
Result	Matter had settled by consent following Compulsory Conference				
31/01/2019	D/855/2017	3 Park Avenue, Preston Cazaly	Construction of four (4) double storey dwellings	Refusal – Applicant appeal	No longer required
Result	Matter had settled by consent following Compulsory Conference				

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

FEBRUARY 2019					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
13/02/2019 (Compulsory Conference)	D/94/2018	49 Darebin Boulevard. Reservoir La Trobe	Proposed construction of a second dwelling to the rear of the existing dwelling	Refusal – Applicant appeal	
Result					
14/02/2019	D/46/2015/A	235-239 Murray Road, Preston Cazaly	Use and develop the land for the purpose of a childcare centre; alterations of access to a road in a Road Zone Category 1; buildings and works in a Heritage Overlay and a reduction in the car parking requirements of Clause 52.06	Notice of Decision – Objector Appeal	
Result					
14/02/2019	D/731/2017	27 Jenkin Street, Reservoir Cazaly	A medium density housing development comprised of the construction of three (3) double-storey dwellings	Refusal – Applicant Appeal	
Result					

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

FEBRUARY 2019					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
18/02/2019	D/120/2018	20 Butters Street, Reservoir Cazaly	Construction of two (2) double storey dwellings	Refusal – Applicant Appeal	
Result					
20/02/2019	D/5/2018	14 Walton Avenue, Reservoir Cazaly	Proposed three double storey terraces with associated car parking	Refusal – Applicant Appeal	
Result					
21/02/2019	D/70/2018	43-45 Gilbert Road, Preston Cazaly	Construction of three (3) dwellings (2 double storey, 1 triple storey) on the lot	Refusal – Applicant Appeal	
Result					

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

FEBRUARY 2019					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
22/02/2019	D/737/2017	295 Mansfield Street, Thornbury Cazaly	A medium density housing development comprised of a three (3) double-storey dwellings	Refusal – Applicant Appeal	
Result					
22/02/2019	D/519/2017	8 Strettle Street, Thornbury Cazaly	Proposed construction of six dwellings and waiver of visitor car space	Refusal – Applicant Appeal	
Result					
26/02/2019	D/85/2018	1 McFarlane Street, Northcote Rucker	Construction of one (1) dwelling on a lot less than 300 square metres and on land affected by a Design and Development Overlay and Special Building Overlay	Refusal – Applicant Appeal	
Result					

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

FEBRUARY 2019					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
26/02/2019	D/150/2018	187 Gooch Street, Thornbury Rucker	Proposed medium density housing development comprising the construction of a side-by-side development comprising two (2) double storey dwellings	Refusal – Applicant Appeal	
Result					
26/02/2019	D/444/2017	250 Arthur Street, Fairfield Rucker	A medium density housing development comprised of the construction of three (3) double storey dwellings and basement level car parking	Failure Appeal – Consent Orders Sent	Decision Pending
Result					
28/02/2019 (Compulsory Conference)	D/975/2017	422-426 Bell Street, Preston Cazaly	Construction of a six (6) storey (plus two (2) levels of basement and a roof terrace) mixed use building and a reduction in the car parking requirement associated with the use as 35 dwellings and 2 retail premises and alteration of access to a Road Zone - Category 1 on land affected by a Special Building Overlay and a Design and Development Overlay - Schedule 16	Refusal – Applicant Appeal	
Result					

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

MARCH 2019					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
1/03/2019	D/188/2018	73 Union Street, Northcote Rucker	Construction of a single dwelling on a lot under 300sqm and within a Heritage Overlay	Notice of Decision – Objector Appeal	
Result					
6/03/2019 (Compulsory Conference)	D/1007/2012	6-34 High Street, 31 Plenty Road, Preston Cazaly	An 18-storey building comprising 157 dwellings, six (6) retail/commercial tenancies (899sqm), 72 bicycle parking spaces and a reduction to the car parking (203 spaces) and loading requirements	Failure Appeal – Subsequently resolved to oppose	
Result					
6/03/2019	D/722/2017	20 Carson Street, Reservoir La Trobe	Use and development of the land for the purpose of a single dwelling	Refusal – Applicant Appeal	
Result					

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

MARCH 2019					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
6/03/2019	D/69/2018	3 Lane Crescent, Reservoir La Trobe	Construction of four (4) double storey dwellings	Refusal – Applicant Appeal	
Result					
6/03/2019	D/279/2018	39 Rathmines Street, Fairfield Rucker	Construction of eight (8) triple storey dwellings (plus basement car park)	Refusal – Applicant Appeal	
Result					
7/03/2019	D/955/2017	296 Plenty Road, Preston Cazaly	Construction of buildings and works in association with a 6-storey mixed-use development comprising 57 dwellings and 3 shop tenancies, use of land for dwellings, reduction in the statutory car park requirement; alternation of access to a road in a Road Zone Category 1	Failure Appeal – Subsequently resolved to oppose	
Result					

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

MARCH 2019					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
7/03/2019	D/736/2017	65 Jensen Road, Preston Cazaly	A medium density housing development comprised of the construction of five (5) dwellings and a reduction in the visitor car parking requirement	Failure Appeal	
Result					
13/03/2019	D/555/2017/A	15 Osbourne Grove, Preston Cazaly	Redesign of Unit 1 from reverse living to conventional living	Refusal – Applicant appeal	
Result					
19/03/2019	N/A	582 Heidelberg Road, Alphington	Development of the land for the constructions of a multi-storey building, use of the land for dwellings and an indoor recreation facility (gymnasium) and reduction in the statutory car parking requirement		
Result					

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

MARCH 2019					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
27/03/2019 (Compulsory Conference)	D/502/2018	264-266 Raglan Street, Preston Cazaly	Proposed development of the land for a multi-storey mixed use building comprising 55 residential apartments and four (4) home-office units, and a reduction in car parking requirements	Failure Appeal	
Result					
27/03/2019	D/94/2018	49 Darebin Boulevard, Reservoir La Trobe	Proposed construction of a second dwelling to the rear of the existing dwelling	Refusal – Applicant Appeal	
Result					
Result					

Planning Committee Decisions before VCAT

SEPTEMBER 2018					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
6/09/2018 Compulsory Conference	D/179/2017	43 Station Street, Fairfield Rucker	Partial demolition and alterations to the existing 'Carmalea' building; buildings and works comprising the construction of a four (4) storey residential development incorporating a total of 37 dwellings (social housing) on the site in conjunction with the existing heritage building; a reduction in the car parking requirements, and alteration of access to a road in a Road Zone, Category 1 on land located in the Residential Growth Zone and affected by a Heritage Overlay and Design and Development Overlay	Conditions Appeal	Matter did not settle
Result					
6/09/2018 Compulsory Conference	D/94/2017	386-392 Bell Street, Preston Cazaly	Demolition of an existing dwelling; Construction of a six (6) storey building (plus basement level and roof top level) comprising 39 dwellings and retail premises; A reduction in the car parking requirements; A waiver of loading and unloading requirements; on land affected by a Heritage Overlay (HO201)	Refusal (Contrary to Officer Recommendation) – Applicant Appeal	Vacated by parties at the Practice Day Hearing – No longer required
Result					
21/09/2018	D/335/2017	1 Mendip Road, Reservoir Cazaly	Use and development of the land for the purpose of six dwellings and one shop/office unit in a Commercial 1 Zone, within a part two, part three storey building and a reduction in the standard car parking requirement	Refusal (Contrary to Officer Recommendation) – Applicant Appeal	Council's Decision Set Aside – Permit Granted

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

SEPTEMBER 2018					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
Result	The Tribunal considered that the scale and form of the proposal was expected to be different to its surrounds as the proposal was located in the Commercial 1 Zone, not the surrounding General Residential Zone. As such, the Tribunal Was satisfied the proposal, with its design and setbacks was an appropriate fit for the area. The Tribunal did however require changes (by condition) to improve internal layout of the commercial premises, to increase landscaping opportunities and to improve materials and finishes.				

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

OCTOBER 2018					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
15/10/2018 and 1/11/2018	D/924/2017	1-3 Arthur Street, 68 St Georges Road, 396-402 Bell Street & 7 Arthur Street Cazaly	Buildings and works to facilitate alterations to the existing Restricted Place of Assembly (Darebin RSL); installation and use of an additional 15 electronic gaming machines; alterations to the current liquor license; alterations to access in a Road Zone Category 1; alteration to the existing internally illuminated business identification signage and a reduction of 31 car spaces	Refusal (in line with Officer Recommendation) – Applicant Appeal	Decision Pending
Result					
15/10/2018	D/94/2017	386-392 Bell Street, Preston Cazaly	Demolition of an existing dwelling; Construction of a six (6) storey building (plus basement level and roof top level) comprising 39 dwellings and retail premises; A reduction in the car parking requirements; A waiver of loading and unloading requirements; on land affected by a Heritage Overlay (HO201)	Refusal (contrary to Officer Recommendation) – Applicant Appeal	Council's refusal set aside – Permit granted
Result	The Tribunal provided oral reasons for its decision to grant a permit.				
17/10/2018	D/179/2018	43 Station Street, Fairfield Rucker	Partial demolition and alterations to the existing 'Carmalea' building; buildings and works comprising the construction of a four (4) storey residential development incorporating a total of 37 dwellings (social housing) on the site in conjunction with the existing heritage building; a reduction in the car parking requirements, and alteration of access to a road in a Road Zone, Category 1 on land located in the Residential	Conditions Appeal	Council's decision varied – Permit granted

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

OCTOBER 2018					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
			Growth Zone and affected by a Heritage Overlay and Design and Development Overlay		
Result	The Permit Applicant and the Council were able to agree on a suitable wording for the conditions under review so as to ensure their enforceability. As such, the parties were in a position to resolve the matter on the papers without the need for a contested hearing.				

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

NOVEMBER 2018					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
21/11/2018 (Compulsory Conference)	D/194/2018	43-47 Simpson Street, Northcote Rucker	Four (4) storey development (plus basement) comprising 19 dwellings, two (2) shops and a reduction to the car parking requirement	Refusal (contrary to Officer Recommendation) – Applicant appeal	Matter did not settle
Result					
28/11/2018	D/289/2017	249 Spring Street, Reservoir La Trobe	Development of the land with a four (4) storey apartment building comprising 14 dwellings and a reduction in the car parking requirement	Refusal (in line with Officer Recommendation) – Applicant appeal	Council's decision set aside – Permit granted
Result					
The Tribunal considered the proposal did not represent overdevelopment of the site and would not significantly impact equitable development opportunities for land to the south. The Tribunal was also satisfied with the proposal's response to the sensitive residential land to the west. Although the proposal represented an intensive built form and a housing change noticeable in the area, the Tribunal considered it consistent with the type of change envisaged in the planning scheme and reflects the aspirations sought for the Reservoir Activity Centre.					
30/11/2018 (Compulsory Conference)	D/870/2017	38 Arthurton Road, Northcote Rucker	Use and development of the land for a six (6) to seven (7) storey mixed use building comprising of a retail/food and drink premises, five (5) offices, 28 residential apartments and a childcare centre, with three (3) basement levels and a reduction of the standard car parking requirement.	Refusal (in line with Officer Recommendation) – Applicant appeal	Matter did not settle
Result					

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

NOVEMBER 2018					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
28/11/2018	D/107/2013	23-25 Clapham Street, Thornbury Rucker	Development of a three (3) storey (plus basement) building comprising 27 dwellings and a reduction to the car parking requirement	Refusal to grant Extension of Time – Applicant Appeal	Council's decision set aside – Extension granted
Result	The Tribunal provided oral reasons only.				
Result					
Result					

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

DECEMBER 2018					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
No matters determined by the Committee are presently scheduled to be heard in December 2018					

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

JANUARY 2019					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
No matters determined by the Committee are presently scheduled to be heard in January 2019					

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

FEBRUARY 2019					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
4/02/2019	D/194/2018	43-47 Simpson Street, Northcote Rucker	Four (4) storey development (plus basement) comprising 19 dwellings, two (2) shops and a reduction to the car parking requirement	Refusal (Contrary to Officer Recommendation) – Applicant Appeal	Decision Pending
Result					

PLANNING COMMITTEE MEETING

11 FEBRUARY 2019

MARCH 2019					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
No matters determined by the Committee are presently scheduled to be heard in March 2019					

Matters completed and to be heard to 31/3/2019

7. URGENT BUSINESS

8. CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL

9. CLOSE OF MEETING