



the place
to live

AGENDA

Planning Committee Meeting to be held
at Darebin Civic Centre,
350 High Street Preston
on Monday, 15 July 2019
at 6.00pm.



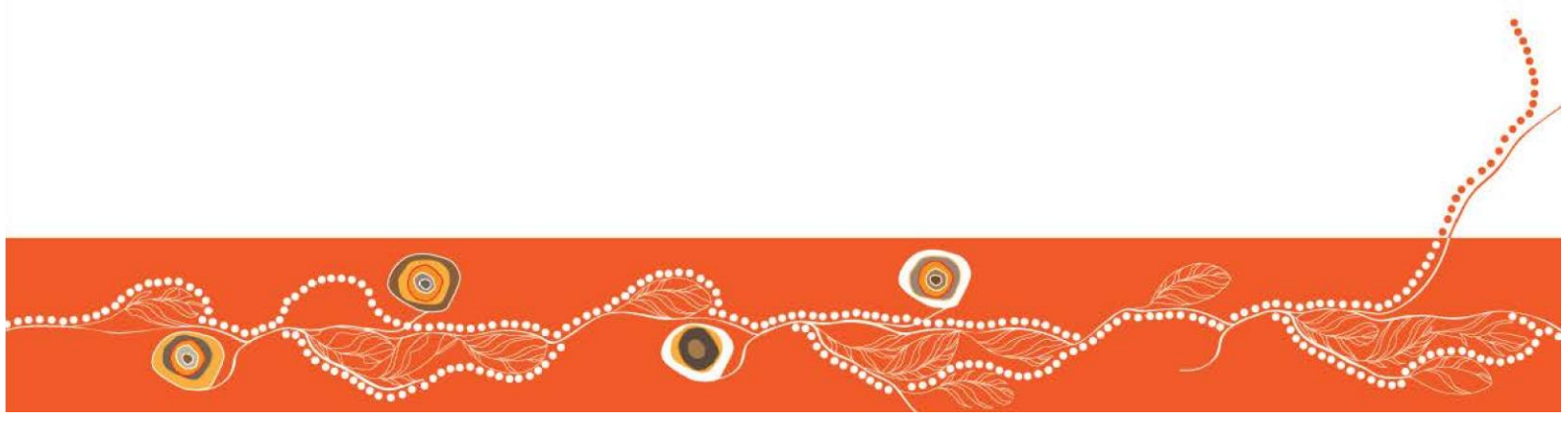
ACKNOWLEDGEMENT OF TRADITIONAL OWNERS AND ABORIGINAL AND TORRES STRAIT ISLANDER COMMUNITIES IN DAREBIN

Darebin City Council acknowledges the Wurundjeri Woi-Wurrung people as the Traditional Owners and custodians of the land and waters we now call Darebin and pays respect to their Elders, past, present and emerging.

Council also pays respect to all other Aboriginal and Torres Strait Islander communities in Darebin.

Council recognises and pays tribute to the diverse culture, resilience and heritage of Aboriginal and Torres Strait Islander people.

We acknowledge the leadership of Aboriginal and Torres Strait communities and the right to self-determination in the spirit of mutual understanding and respect.



English

This is the Agenda for the Planning Committee meeting. For assistance with any of the agenda items, please telephone 8470 8888.

Arabic

هذا هو جدول اعمال اجتماع لجنة التخطيط. للحصول على المساعدة في أي من بنود جدول الاعمال، يرجى الاتصال بالهاتف 8470 8888.

Chinese

这是规划委员会会议议程。如需协助了解任何议项，请致电8470 8888。

Greek

Αυτή είναι η Ημερήσια Διάταξη για τη συνεδρίαση της Επιτροπής Προγραμματισμού. Για βοήθεια με οποιαδήποτε θέματα της ημερήσιας διάταξης, παρακαλείστε να καλέσετε το 8470 8888.

Hindi

यह योजना समिति की बैठक के लिए एजेंडा है। एजेंडा के किसी भी आइटम में सहायता के लिए, कृपया 8470 8888 पर टेलीफोन करें।

Italian

Questo è l'ordine del giorno della riunione del comitato di pianificazione. Per assistenza con qualsiasi punto all'ordine del giorno, si prega di chiamare il numero 8470 8888.

Macedonian

Ова е Дневниот ред за состанокот на Одборот за градежно планирање (Planning Committee). За помош во врска со која и да било точка од дневниот ред, ве молиме телефонирајте на 8470 8888.

Nepali

यो योजना समितिको बैठकको एजेन्डा हो। एजेन्डाका कुनै पनि वस्तुसम्बन्धी सहायताका लागि कृपया 8470 8888 मा कल गर्नुहोस्।

Punjabi

ਇਹ 'ਯੋਜਨਾਬੰਦੀ ਕਮੇਟੀ' (Planning Committee) ਦੀ ਮੀਟਿੰਗ ਵਾਸਤੇ ਏਜੰਡਾ ਹੈ। ਏਜੰਡੇ ਦੀਆਂ ਕਿਸੇ ਵੀ ਆਈਟਮਾਂ ਸੰਬੰਧੀ ਸਹਾਇਤਾ ਵਾਸਤੇ, ਕਿਰਪਾ ਕਰਕੇ 8470 8888 ਨੂੰ ਟੈਲੀਫੋਨ ਕਰੋ।

Somali

Kani waa Ajandaha Kulanka Guddiga Qorshaynta. Caawimada mid kasta oo ka mid ah qodobada laga wada hadlay, fadlan la xirii 8470 8888.

Spanish

Este es el Orden del día de la reunión del Comité de planificación. Para recibir ayuda acerca de algún tema del orden del día, llame al teléfono 8470 8888.

Urdu

یہ پلاننگ کمیٹی کی میٹنگ کا ایجنڈا ہے۔ ایجنڈے کے کسی بھی حصے کے بارے میں مدد کے لیے براہ مہربانی 8470 8888 پر فون کریں۔

Vietnamese

Đây là Chương trình Nghị sự phiên họp Ủy ban Quy hoạch. Muốn có người trợ giúp mình về bất kỳ mục nào trong chương trình nghị sự, xin quý vị gọi điện thoại số 8470 8888.

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 APPLICATION FOR PLANNING PERMIT 650-652 Plenty Road & 121 Rene Street, Preston | 2 |
| 5.2 APPLICATION FOR A PLANNING PERMIT - D/843/2017 295-297 Gilbert Road Preston..... | 39 |
| 6. OTHER BUSINESS | 58 |
| 6.1 GENERAL PLANNING INFORMATION: SCHEDULED VCAT APPLICATIONS | 58 |
| 7. URGENT BUSINESS..... | 59 |
| 8. CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL | 59 |
| 9. CLOSE OF MEETING..... | 59 |

Agenda

1. MEMBERSHIP

Cr. Susan Rennie (Mayor) (Chairperson)

Cr. Steph Amir

Cr. Tim Laurence

Cr. Kim Le Cerf

Cr. Trent McCarthy

Cr. Lina Messina

Cr. Susanne Newton (Deputy Mayor)

Cr. Julie Williams

2. APOLOGIES

Cr. Gaetano Greco is noted as an apology.

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 20 June 2019 be confirmed as a correct record of business transacted.

5. CONSIDERATION OF REPORTS

5.1 APPLICATION FOR PLANNING PERMIT 650-652 Plenty Road & 121 Rene Street, Preston

Author: Principal Planner

Reviewed By: General Manager City Sustainability and Strategy

| Applicant | Owner | Consultant |
|--|------------------------------|---|
| Plenty Road Holdings c/- Fulcrum Urban Planning | Plenty Road Holdings Pty Ltd | Urbourne Architecture Green Rate Renzo Tonin & Associates ENQ Consultancy Leigh Design O'Brien Traffic |

SUMMARY

- It is recommended that the application be supported.
- The recommended conditions forming part of the Notice of Decision address ESD, WSUD, materials and finishes, bicycle and car parking, and accessibility.
- The proposal is generally consistent with the relevant policies within the Darebin Planning Scheme, such as the design objectives of Schedule 17 of the Design and Development Overlay, car parking requirements of Clause 52.06 and the objectives and standards of Clause 55 of the Darebin Planning Scheme.
- The proposal is to construct a four (4) storey mixed use building containing one (1) convenience restaurant (106 sqm), one (1) shop (40 sqm), 21 dwellings (3x one (1) bedroom dwellings, 17x two (2) bedroom dwellings and 1x three (3) bedroom dwelling) and a total of 27 car parking spaces and open space is provided in the form of balconies to each dwelling and a communal rooftop terrace. The building has an overall height of 15.6 metres, including the communal rooftop terrace.
- The site is zoned Mixed Use Zone and is affected by the Design and Development, Environmental Audit, and Development Contributions Plan Overlays.
- There is a restrictive covenant on title, the proposed development will not breach the terms of the covenant.
- 29 objections were received against this application.

CONSULTATION:

- Public notice was given via two (2) signs posted on site and letters sent to surrounding owners and occupiers.
- The application has been referred internally to:
 - Arboricultural Planning Unit

- Infrastructure and Capital Delivery Unit
- Environmental Operations Unit
- Legal Counsel
- Property Management Unit
- Public Places Unit
- Transport Engineering and Strategy Unit
- City Design and Strategic Planning Unit
- ESD Officer
- The application has been referred externally to:
 - VicRoads

Recommendation

That Planning Permit Application on D/875/2018 be supported and a Notice of Decision to Grant a Permit be issued for a four (4) storey building and a roof terrace containing one (1) convenience restaurant, one (1) shop (excluding convenience shop) and 21 dwellings; and alter access to a road in a Road Zone, Category 1;

in accordance with the endorsed plans; and

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: TP03, Ground Floor Plan; TP04, First Floor Plan; TP05, Second Floor; TP06, Third Floor; TP07, Roof Terrace; TP09, Sections; TP10, Elevations; TP11, Elevations; TP12, B.A.D.S. Analysis; TP13, Shadow Projection; all Revision B, dated 12.02.19; and prepared by Urbourne Architecture; Acoustic Report, dated 10 October 2018 and prepared by Renzo Tonin & Associated; and Waste Management Plan, dated 17 October 2018, and prepared by Leigh Design) but modified to show:
 - a) Illumination of the Plenty Road pedestrian entry to the building. The illumination must be baffled and screened to ensure no light is spilled beyond the properties boundaries.
 - b) The rain gardens replaced with landscaping.
 - c) The bin store provided with wash down facilities and ventilation.
 - d) The bathrooms of the 'accessible' dwellings to be in accordance with Design option A or B of Standard B41 of the Darebin Planning Scheme.
 - e) The doors to the entrance and main bedroom to the 'accessible' dwellings with a minimum width of 850mm.
 - f) The passage abutting the Dwelling 2.06 kitchen to have a minimum width of 1.2 metres.
 - g) Window operation on all elevation plans. Window operability must be maximised whilst not increasing overlooking of secluded private open space and/ or habitable room windows. A west elevation plan, without the screening must be provided to clearly demonstrate the operability of the west facing windows.

-
- h) The wall to the north of the balconies of Dwellings 1.02, 2.11 and 3.05 replaced with a balustrade to improve solar access.
- i) The glazing within the wall to the north of the balconies of Dwellings 2.01 and 3.01 replaced with an opening and widened to be double the width of the window to improve solar access and ventilation.
- j) An additional four (4) bicycle parking spaces for the use of employees. The bicycle parking spaces must be in accordance Clause 52.34-6 of the Darebin Planning Scheme. Car parking space No. 1 may be removed to accommodate the bicycle parking spaces.
- k) Either:
- Two (2) additional bicycle parking spaces provided near the Plenty Road entrance to the building. The bicycle parking spaces must be in accordance Clause 52.34-6 of the Darebin Planning Scheme; or
 - An annotation stating a contribution to cycling infrastructure will be made in accordance with Condition No. 11(b) of this Permit.
- l) A minimum of 20% of the bike parking devices provided at ground level in accordance with Australian Standard 2890.3:2015.
- m) The provision of bollards, or other barrier, to protect the bicycle spaces proximate the convenience restaurant from vehicles utilising the accessway.
- n) The building (excluding the rooftop terrace and associated stairs and lift) with a maximum height of 14 metres, as measured above natural ground level.
- o) The type of car stackers nominated on the plans. At least 25 per cent of the car stackers must be able to accommodate a vehicle height of at least 1.8 metres.
- p) The provision of pedestrian visibility splays measuring 2.0 metres (width across the frontage) by 2.5 metres (depth into the site), to the western side of the crossover to *Rene Street*. Where within the subject site, the splays must be at least 50% clear of any visual obstructions (structures, vegetation and the like). This may require changes to the Bin Store and Waste Management Plan.
- q) The canopy over the public footpath along Plenty Road set back 0.75 metres from the kerb.
- r) The canopy over the public footpath along Plenty Road and Rene Street with a clearance height of between 3.0 metres and 4.0 metres, as measured above the level of the public footpath.
- s) The location of all plant and equipment (including air conditioners and the like). These are to be co-located where possible, screened to be minimally visible from the public realm and adjacent properties, located as far as practicable from site boundaries and integrated into the design of the building. Air-conditioning units must not be located on the balconies of the dwellings.
- t) The louvre screens angled to allow outward horizontal views and minimise downward views. The depth of the louvres may be increased to accommodate this.
- u) The four storey southern boundary wall treated in materials, finishes or colours to provide visual interest from Plenty Road generally in accordance with the plans identified as TP10, Elevations; and TP11, Elevations; both Revision D, dated 17.05.2019 and prepared by Urbourne Architecture.
- v) A revised schedule of construction materials, external finishes and colours to provide a simplified palette in accordance with the plans identified as TP10, Elevations; and TP11, Elevations; both Revision D, dated 17.05.2019 and prepared by Urbourne Architecture.

- w) Details of the curtain wall on the northern façade in accordance with the plans identified as: TP10, Elevations; and TP14, Cantilever Curtain Wall Details; both Revision C, dated 13.05.2019 and prepared by Urbourne Architecture.
- x) Details of the glazed operable louvres on the western façade.
- y) The recommendations of the acoustic assessment (identified as Acoustic Report, dated 10 October 2018 and prepared by Renzo Tonin & Associated) implemented into the development and listed in table form.
- z) Annotations detailing Tree Protection Zone(s), associated tree protection fencing and tree protection measures in accordance with the requirements of Condition No. 4 of this Permit.
- aa) A landscape plan in accordance with Condition No. 5 of this Permit.
- bb) Modifications in accordance with the Landscape Management Plan (refer to Condition No. 8 of this Permit).
- cc) All environmentally sustainable design features referred to within the Sustainability Management Plan (SMP) listed in table form (Refer to Condition No. 9 of this Permit).
- dd) A single communal antenna for the development (in accordance with Condition No. 12 of this Permit). The location of the antenna must be shown on the roof plan and elevations. The height of the antenna must be nominated.
- ee) A car parking allocation plan in accordance with Condition No. 13 of this Permit.
- ff) Modifications in accordance with the Stormwater Management System Report (refer to Condition No. 14 of this Permit).

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:
 - a) The development does not start within three (3) years from the date of this Permit; or
 - b) 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 (including demolition) start, tree protection fencing must be erected in accordance with the following requirements to define a Tree Protection Zone (TPZ).

| <i>Tree (as defined in Arboricultural Report, dated 21 January 2019 and prepared by Tree Response).</i> | <i>TPZ (radius from the base of the trunk)</i> |
|---|--|
| Tree 4 – <i>Contoneaster pannosus</i> (Silverleaf Contoneaster) | 3.24 metres |
| Tree 5 – <i>Acmena smithii</i> (Lilly Pilly) | 5.04 metres |
| Tree 6 – <i>Contoneaster pannosus</i> (Silverleaf Contoneaster) | 4.8 metres |
| Tree 9 – <i>Acer platanoides</i> (Norway Maple) | 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.

If the laneway is to be resurfaced/modified all works within the TPZs must remain at or above existing grade.

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 tree protection fence is confined to the width of the nature strip.

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

- (5) 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) Any modifications as required at Condition 1 of this Permit.
 - b) Tree Protection measures in accordance with condition 4 of this permit.
 - c) SDA Modifications related to the landscape, WSUD or urban ecology, in accordance with conditions 9 and 14 of this permit.
 - d) A garden bed within the Rene Street nature strip adjacent to the land. The garden bed must extend from the Plenty Road intersection to the existing power pole located within Rene Street nature strip adjacent to the land.
 - e) 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.
 - f) A planting schedule of proposed vegetation detailing the botanical name, common name, size at maturity, pot size and quantities of all plants.
 - g) A diversity of plant species and forms. All proposed planting must be to the satisfaction of the Responsible Authority.
 - h) Where the opportunity exists, an appropriate number and size of canopy trees are to be shown. 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).

- i) Annotated graphic construction details showing all landscape applications and structures including tree and shrub planting, retaining walls, raised planter bed and decking.
 - j) 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 permeability in accordance with zoning requirements. 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.
 - k) Constructed items such as letter boxes, garbage bins, lighting, clotheslines, storage, bike racks and tanks with storage capacity shown where appropriate.
 - l) Type and details of edge treatment between all changes in surface.
 - m) 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.
 - n) Clear graphics identifying trees (deciduous and evergreen), shrubs, grasses/sedges, groundcovers and climbers.
 - o) Scale, north point and appropriate legend. Landscape plans are to be clear, legible and with graphics drawn to scale, and provide only relevant information.
 - p) Landscape Specification Notes including general establishment and maintenance requirements.
- (6) The landscaping as shown on the endorsed Landscape Plan must be completed to the satisfaction of the Responsible Authority before the development is occupied and/or the use starts or at such later date as is approved by the Responsible Authority in writing.
- No later than seven (7) days after the completion of the landscaping, the permit holder must advise Council, in writing, that the landscaping has been completed.
- (7) The landscaping as shown on the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the endorsed Landscape Plan to the satisfaction of the Responsible Authority.
- (8) Before the development starts, a Landscape Management Plan detailing the proposed landscaping on the land, and the garden beds and planter box within the nature strip adjacent to the land must be submitted to the satisfaction of the Responsible Authority and be approved by the Responsible Authority. The Landscape Management Plan must be prepared by a suitably qualified person and must incorporate:
- (a) site analysis details such as:
 - i. climatic factors (wind, rainfall, solar radiation and air temperature)
 - ii. local environment
 - (b) a maintenance planning schedule including:
 - i. required maintenance tasks (establishment, routine, cyclic, reactive/emergency, renovation)
 - ii. access requirements/ agreements
 - iii. irrigation and plant nutrition

- (c) A minimum maintenance period of:
- i. Landscaping on site: ongoing
 - ii. Planter box within Plenty Road nature strip: ongoing
 - iii. Garden bed within Rene Street nature strip: 6 months from the completion of the garden bed.
- (9) Before the development starts, a revised Sustainability Management Plan (SMP) generally in accordance the document identified as Sustainable Management Plan, dated 6 February and prepared by Green Rate 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) The removal of the rain gardens whilst maintaining a minimum STORM rating of 100% by way of alternative treatment types;

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

Prior to the occupation of the development, a report from the author of the SMP, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the SMP have been implemented in accordance with the approved Plan.

- (10) Before development commences, either:
- a) A certificate of environmental audit must be issued for the land in accordance with Part IXD of the *Environment Protection Act 1970*, or
 - b) An environmental auditor appointed under the *Environment Protection Act 1970* must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use.
- (11) Before the development is occupied:
- (a) Bicycle racks must be provided on the land to the satisfaction of the Responsible Authority; and
 - (b) A contribution must be made (equivalent to two [2] bicycle space) to cycling infrastructure within the vicinity of the subject site (where possible) or within the municipality, to the satisfaction of the Responsible Authority (if applicable);

In accordance with the endorsed plans.

- (12) Only one (1) communal television antenna may be erected on the building. Individual antennae for individual dwellings/tenancies must not be erected.
- (13) The development must provide a minimum of:
- (a) One (1) car parking space to each one (1) & two (2) bedroom dwelling;
 - (b) Two (2) car parking spaces to each three (3) or more bedroom dwelling;
 - (c) Three (3) car parking spaces for the convenience restaurant; and
 - (d) One (1) car parking space for the shop.
- (14) Before the development starts, a detailed Stormwater Management System Report must be submitted to the satisfaction of the Responsible Authority and be approved in writing by the Responsible Authority. The report must include:
- (a) Details of how the stormwater management system is designed to meet the current best practice performance objectives for stormwater quality as contained

in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999), including;

- i. An assessment using an industry recognised stormwater tool;
 - ii. The type of water sensitive urban design (WSUD) stormwater treatment measures to be used and details of these treatment measures including cross sections, materials, plants and drainage directions;
 - iii. The location of stormwater treatment measures in relation to buildings, sealed surfaces, neighbouring properties and landscaped areas;
 - iv. A plan illustrating where all impervious surfaces will be treated and drained;
 - v. A construction and maintenance schedule;
- (b) Details of how the stormwater management system contributes to cooling, improving local habitat and providing attractive and enjoyable spaces;
- (c) Consideration of how the WSUD stormwater treatment measures will integrate with on-site detention requirements;

The development must be constructed and maintained in accordance with the requirements/ recommendations of the approved Stormwater Management System Report to the satisfaction of the Responsible Authority.

- (15) Before the development is occupied, streetscape improvement works in the Plenty Road and Rene Street road reserves adjacent to the subject site must be carried out by the developer at the developer's cost. The streetscape improvements must be carried out under supervision and be to the satisfaction of the Responsible Authority. The streetscape improvements include the following:
- (a) Demolition of the existing footpath pavement and replacement with new concrete paving with joints. The new concrete paving is to match the colour of the existing paving of the adjoining footpaths as closely as practicable.
 - (b) Any service pit in the Plenty Road and/or Rene Street road reserves must be finished at the same level of the new concrete pavement level.
 - (c) A garden bed within the Rene Street nature strip adjacent to the land in accordance with the endorsed plans.
 - (d) Install a council suite of furniture including a planter box and bench seat within the Plenty Road nature strip adjacent to the land.
- (16) Before the development starts, a fee of \$1461 must be paid to the Responsible Authority for the planting of three (3) street trees within the Rene Street nature strip adjacent to the land.
- (17) Before the development starts, a detailed Site Management Plan must be submitted to the satisfaction of the Responsible Authority and be approved in writing by the Responsible Authority. The plan must describe how the site will be managed prior to and during the construction period and set out requirements for:
- (a) Erosion and sediment.
 - (b) Stormwater.
 - (c) Litter, concrete and other construction wastes.
 - (d) Chemical contamination.

The site and development must be managed accordance with the requirements/ recommendations of the approved Site Management Plan to the satisfaction of the Responsible Authority.

-
- (18) 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.
- (19) The development must be constructed in accordance with the requirements/recommendations of the approved Acoustic Assessment to the satisfaction of the Responsible Authority.
- (20) Floor levels shown on the endorsed plans must be confirmed. The confirmation of the ground floor level must take place no later than at the time of the inspection of the subfloor of the development required under the *Building Act 1993* and the Building Regulations 2006. This confirmation must be in the form of a report from a licensed land surveyor and must be submitted to the Responsible Authority no later than 7 days from the date of the sub-floor inspection. The upper floor levels must be confirmed before a Certificate of Occupancy is issued, by a report from a licensed land surveyor submitted to the Responsible Authority.
- (21) 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.
- (22) Before the building is occupied, an automatic external lighting system capable of illuminating the pedestrian entry to the building and vehicular access to the car parking area 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.
- (23) Boundary walls facing adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.
- (24) The land must be drained to the satisfaction of the Responsible Authority.
- (25) 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.
- (26) 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.
- (27) Provision must be made on the land for letter boxes and receptacles for newspapers to the satisfaction of the Responsible Authority.
- (28) 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.
- (29) 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.

- (30) As part of the consultant team *Urbourne Architecture* or an experienced architect must be engaged to oversee the design intent and construction quality to ensure that the design and quality and the appearance of the approved building is maintained to the satisfaction of the Responsible Authority.
- (31) The site must not be used for the purpose of a convenience shop.

VICROADS CONDITION

- (32) All disused or redundant vehicle crossings along Plenty Road must be removed and the area reinstated to kerb and channel to the satisfaction of and at no cost to the Roads Corporation prior to the commencement of the use hereby approved.

VICROADS NOTATIONS

- N1. The proposed development requires reinstatement of disused crossovers to kerb and channel. Separate approval under the Road Management Act for this activity may be required from VicRoads (the Roads Corporation). Please contact VicRoads prior to commencing any works.

NOTATIONS

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

- N2. 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.
- N3. 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.
- N4. 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.

- N5. 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.
- N6. To complete a satisfactory Sustainability Management Plan (SMP) the Responsible Authority recommends the use of the Built Environment Sustainability Scorecard (BESS) to assess the developments environmental performance against appropriate standards.

INTRODUCTION AND BACKGROUND

Council issued Planning Permit D/37/1994 on 29 November 1994 for buildings and works and use of the land for a motor vehicle sales or hire comprising variation of Clause 124 of the Preston Planning Scheme in accordance with the endorsed plans.

ISSUES AND DISCUSSION

Subject site

- The site is located on the south-eastern corner of Plenty Road and Rene Street, Preston.
- The site has a Plenty Road frontage of 24.62 metres, a Rene Street frontage of 39.62 metres and an area of approximately 920 square metres.
- The site is formed by two (2) separate allotments. The property known as 650-652 Plenty Road contains a single storey building and is used for the purpose of motor vehicle sales. The property known as 121 Rene Street contains a double storey building and appears to have been used for the purpose of a dwelling.
- Vehicular access to the combined site is currently via one (1) double width crossover to Plenty Road, one (1) double width crossover to Rene Street and one (1) single width crossover to Rene Street.
- The site abuts a right-of-way to the east that connects Rene Street in the north to Madeline Street in the south.

Surrounding area

- To the north of the site, opposite Rene Street, is a single storey commercial building that fronts Plenty Road.
- To the south of the site is a single storey dwelling that fronts Plenty Road. Application for Planning Permit D/66/2018 for the construction of seven (7) dwellings (two and three-storey in height) and a shop was refused by Council on 9 October 2018. The decision has been appealed at the Victorian Civil and Administrative Appeals Tribunal (VCAT). The outcome of the appeal has not yet been determined.
- To the east of the site, opposite the right-of-way, is a single storey dwelling that fronts Rene Street. The property includes a driveway along the eastern property boundary, abutting the right-of-way.
- To the west of the site, opposite Plenty Road, are single storey and double storey commercial buildings that front Plenty Road.
- The surrounding area is a mixture of single and double storey commercial and residential properties.
- Car parking restrictions in the area include:
 - Plenty Road (east side):
 - Clearway and No Standing directly abutting the site and to the north of the site.
 - Clearway: 6:30am – 9:30am to the south of the site.
 - 1 hour restricted 9:30am-6:30pm, Monday-Friday and 8am-12:30pm, Saturday to the south of the site.
 - Plenty Road (west side):

- Clearway and No Standing directly abutting the site and to the north of Hawker Avenue.
- Clearway: 4pm – 6:30pm to the south of Hawker Avenue.
- 1 hour restricted 9:30am-6:30pm, Monday-Friday and 8am-12:30pm, Saturday to the south of the site.
- Rene Street: No restrictions
- The site is located within the Principal Public Transport Network Area with public transport proximate the site in the form of a tram stop located 240 metres to the south or 400 metres to the north, along Plenty Road. The site is also proximate bus stops along Plenty Road, Tyler Street and Wood Street.
- The site is located within a Neighbourhood Activity Centre – Retail & Commercial under Clause 21.04 of the Darebin Planning Scheme.

Covenant

The covenant registered on the Certificate of Title restricts the site from being used for the purpose of a convenience shop, amongst other things. The proposal includes a tenancy for the purpose of a shop. 'Convenience shop' is nested under 'shop' under Clause 73.04, therefore the approval of the proposed development, if it was to include a shop could potentially breach the terms of the covenant. Therefore a convenience shop must be excluded from what is allowed by the approval.

Proposal

- Four (4) storey building containing one (1) convenience restaurant, one (1) shop, 21 dwellings (3x one (1) bedroom dwellings, 17x two (2) bedroom dwellings and 1x three (3) bedroom dwelling) and a communal rooftop terrace
- 27 car parking spaces provided on a ground level with vehicular access from Rene Street.
- 21 bicycle parking spaces provides on the ground floor level.
- The building has an overall height of 15.6 metres.
- Private open space to the dwellings is provided in the form of balconies.

Objections summarised

- Neighbourhood character
- Does not respect the neighbourhood, local planning policy, objectives & ResCode
- Overdeveloped
- Compromised internal amenity
- Property values
- Dwelling diversity clauses not met
- Does not comply with 45 degree setback on southern side
- Building encroaches over sewer easement
- Overshadowing
- Overlooking
- Light to existing windows
- Mechanical noise

- No acoustic insulation to bedrooms
- Accessibility
- Not area on balconies for air conditioning units
- Balcony width is too narrow
- Inadequate rubbish and waste management
- Visual bulk
- Does not add net value to the community
- Negative social effect on the community
- Will not guarantee social or affordable housing
- Inadequate car parking
- Intersection of Plenty Road and Rene Street is dangerous
- Congestion in Rene Street
- Noise during construction
- Too many apartments in the area

Officer comment on summarised objections

- Neighbourhood character

Clause 22.02 (Neighbourhood Character) does not apply to the subject site as the property is located within the Mixed Use Zone and is within the Design and Development Overlay –Schedule 17.

The proposal is consistent with the preferred character of the area as set by Schedule 17 of the Design and Development Overlay. This is discussed in more detail under 'Planning Assessment'

- Does not respect the neighbourhood, local planning policy, objectives & ResCode

The proposal is generally consistent with the relevant Clauses of the Darebin Planning Scheme. This is discussed in more detail under 'Planning Assessment'

- Overdeveloped

It is not considered that development of the land for 21 dwellings, a convenience restaurant and shop is an overdevelopment of the site or that it will set precedence for further development. The consideration of the development is based on its compliance with a set of criteria set out in the Darebin Planning Scheme. The Planning Policy Framework has provided a clear policy imperative of urban consolidation which is heavily dependent on medium density housing and apartment developments.

- Compromised internal amenity

The internal amenity of the proposed dwellings is considered reasonable and complies with the relevant requirements of the Darebin Planning Scheme, subject to some conditions of approval. This is discussed in more detail under 'Planning Assessment'

- Property values

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 Darebin Planning Scheme.

- Dwelling diversity clauses not met
The proposal provides a diversity of dwelling types within the development and the greater area.
- Does not comply with 45 degree setback on southern side
Schedule 17 of the Design and Development Overlay does not require a 45 degree setback from the southern boundary. Setbacks are assessed in more detail under 'Planning Assessment'.
- Building encroaches over sewer easement
Construction over an easement is not a relevant planning matter. It is the responsibility of the applicant/developer to ensure they have the appropriate consents to construct over an easement. It is noted Council's Infrastructure and Capital Delivery Unit have not objected to the application on the grounds of constructing over the easement.
- Overshadowing
Overshadowing is considered to be reasonable. This is discussed in more detail under 'Planning Assessment'
- Overlooking
The proposal is suitably designed and screening to minimise overlooking of the adjoining property. This is discussed in more detail under 'Planning Assessment'
- Light to existing windows
The light to existing windows is considered to be reasonable. This is discussed in more detail under 'Planning Assessment'
- Mechanical noise
An acoustic assessment has been submitted with recommendations to ensure acoustic emissions are suitable. A condition of approval will require the development to be constructed in accordance with the recommendations.
- No acoustic insulation to bedrooms
An acoustic assessment has been submitted with recommendations to ensure acoustic emissions are suitable. A condition of approval will require the development to be constructed in accordance with the recommendations.
- Accessibility
Accessibility is considered to be suitable. This is discussed in more detail under 'Planning Assessment'
- Not area on balconies for air conditioning units
The proposal does not include any air conditioning units within the balconies. A condition of approval will require air conditioning units to be located on the rooftop and not the balconies.
- Balcony width is too narrow
The balcony widths comply with the relevant Standard. This is discussed in more detail under 'Planning Assessment'
- Inadequate rubbish and waste management.
A suitable Waste Management Plan has been submitted. A condition of approval will require the waste management to be in accordance with the plan.

- Visual bulk

Whilst the development will result in additional visual bulk when viewed from the surrounding properties, the extent of visual bulk is generally consistent with that envisaged by Schedule 17 of the Design and Development Overlay and is considered to be reasonable.
- Does not add net value to the community

This ground is unsubstantiated. There have been no demonstrated dis-benefits associated with the development. The proposal provides dwellings resulting in community benefit. This ground is contrary to the objectives of planning in Victoria.
- Negative social effect on the community

This ground is unsubstantiated. There have been no demonstrated dis-benefits associated with the development. The proposal provides dwellings resulting in community benefit. This ground is clearly contrary to the objectives of planning in Victoria.

In *Backman & Company Pty Ltd v Boroondara City Council* the following was noted:

33. *As I have highlighted, parties seeking to rely on Sections 60(1B) and 84(2)(jb) of the Planning and Environment Act face a significant task in order to substantiate a significant social effect in relation to a housing proposal on residentially zoned land. That significant task extends much further than just garnering a significant level of opposition to a proposed development. Firstly, parties alleging a significant social effect have to ascertain what the actual significant social effect is, in the framework of a zoning regime where one does not need a permit to use residentially zoned land for residential purposes. The mere identification of significant community opposition to a proposal is not a significant social effect of itself. Secondly, the significant social effect will need to be sufficiently documented with evidentiary material to demonstrate the likelihood, probability and severity of the social effect. The identification of a social effect is not sufficient, as it also needs to be demonstrated that the social effect will be significant. Thirdly, as identified in the Rutherford decision, it will need to be demonstrated that any significant social effect outweighs any social benefits that might result from a balanced assessment of a development proposal.*
- Will not guarantee social or affordable housing

The Darebin Planning Scheme does not require social or affordable housing to be provided within the proposed development.
- Inadequate car parking

The proposal includes sufficient car parking in accordance with the requirements of Clause 52.06. This is discussed in more detail under 'Planning Assessment'.
- Intersection of Plenty Road and Rene Street is dangerous & Congestion in Rene Street

Council's Transport Engineering and Strategy Unit have advised that the expected additional of traffic movements is able to be accommodated within the street setback and have not raised any safety concerns.
- Noise during construction

Noise from trucks etc. during the construction phase of development is a temporary and unavoidable consequence of development and not a reason to refuse development.
- Too many apartments in the area

The consideration of a medium density development is based on its compliance with a set of criteria outlined in the Darebin Planning Scheme and not based on a subjective concern of 'too many units'. In fact, the Victorian State Government has a clear policy

on urban consolidation which is heavily dependent on medium density housing development.

PLANNING ASSESSMENT

Clause 21.03 Housing

Under Darebin’s Strategic Housing Framework the site is designated as being within Significant (650-652 Plenty Road) and Incremental (121 Rene Street) Housing Change Areas.

Under Clause 21.03 Incremental Housing Change areas are *residential and commercial areas that have the capacity to accommodate a moderate level of residential development over time. It is expected that the general character of Incremental Change Areas will evolve over time as new yet modest types of development are accommodated.*

Under Clause 21.03 Substantial Housing Change areas are *residential, commercial and designated activity centres that have the capacity to accommodate substantial residential development over time. Substantial Change Areas will support increased residential densities and increased housing diversity. It is expected that the character of these areas will change substantially in the future.*

It is noted the majority of the site is designated as a substantial housing change area, which is consistent with the other policies that apply to the site, such as the Design and Development Overlay which is seeking a significant increase in dwelling density along Plenty Road, whilst providing reasonable onsite and offsite amenity, amongst other things.

The proposal is generally consistent with the housing policy as it substantially increases the housing density, provides housing diversity in the area and alters the character of the area, whilst being consistent with the requirements of the Design and Development Overlay.

Clause 22.06 Multi- Residential and Mixed Use Development

This policy applies to the consideration of multi-apartment developments.

| Element | Comment | Compliance |
|-----------------------------|--|---------------------------------|
| Sustainability | The sustainable attributes of the proposal are: <ul style="list-style-type: none"> • Cross-ventilation for most dwellings. • Good solar access to the balconies and habitable room windows, with appropriate daylight and ventilation. • Rainwater tank for re-use within toilets. • One (1) bicycle parking space to each dwelling. • Solar panels on the rooftop | Complies |
| Design and Materials | Building heights and setbacks are assessed under the Design and Development Overlay. The majority of the dwellings are oriented to the Plenty Road, Rene Street or the rear of the site and provide a high level of unobstructed outlook and daylight access. Light-courts provide daylight to selected bedrooms. The development is designed and sited so that adjacent property to the south can be developed in a similar manner, | Complies subject to conditions. |

| Element | Comment | Compliance |
|-----------------------------------|--|--------------------------------|
| | <p>enabling consistent street edge condition. Light-courts to the south side of the building provides daylight to selected bedrooms. This light-court does not unduly prejudice future development proposals on the adjacent site to the south.</p> <p>The proposed external materials, colours and finishes are high quality, durable and low maintenance.</p> <p>As recommended by the Urban Designer a condition of approval will require the external materials, colours and finishes to be simplified.</p> <p>Objective 1 (Urban Design Excellence) of Clause 21.02-3 of the Planning Scheme is to <i>ensure development in Darebin exhibits good urban design and provides distinctive, attractive and engaging places in which to reside, visit or work. Strategies to achieve this outcome include: Encourage streetscape upgrades and street tree planting, particularly in areas where Substantial Housing Change is envisaged and; Collect development contributions from private development for streetscape upgrades.</i></p> <p>Planning permit conditions require the applicant to undertake streetscape improvement works in the Plenty Road and Rene Street road reserves adjacent to the subject site. Such works must be carried out by the developer at cost to the developer. The streetscape improvements are to be generally in accordance with the <i>Green Streets Strategy 2013</i>.</p> | |
| Building Height | <p>The Schedule includes a mandatory maximum height of 4 storeys and 14 metres for the site.</p> <p>The building height (excluding rooftop plant and equipment associated with the communal rooftop open space) is four (4) storeys and 14.34 metres.</p> <p>A condition of approval will require the height to be reduced to a maximum of 14 metres.</p> <p>The rooftop plant and equipment associated with the communal rooftop open space has a height of 15.6 metres, however this is suitable as they are not readily visible from the surrounding public realm and adjoining properties to the rear.</p> | Complies subject to conditions |
| Apartment diversity | <p>This development provides 3x one (1) bedroom dwellings, 17x two (2) bedroom dwellings and 1x three (3) bedroom dwelling.</p> <p>The dwellings have a variety of layouts,</p> | Complies |
| Parking and vehicle access | <p>Refer to the Clause 52.06 assessment below.</p> | Complies |
| Street address | <p>The residential entrance and the commercial tenancies address Plenty Road and provide an appropriate level of design.</p> <p>The proposed convenience restaurant includes a frontage to Rene Street.</p> <p>As recommended by the Urban Designer conditions of approval will alterations to the canopy of the Plenty Road and Rene Street footpaths.</p> | Complies subject to conditions |

| Element | Comment | Compliance |
|--|--|-----------------|
| <p>Amenity Impacts Including Overshadowing and Overlooking</p> | <p>The development will not result in any unreasonable impacts to the public realm and the adjacent residential properties.</p> <p>Shadows cast by the proposal largely fall across the adjacent commercial properties, Plenty Road and the ROW.</p> <p>Windows and balconies are suitably screened, where necessary, to minimise overlooking of nearby residential properties.</p> <p>The proposal will be visible from nearby residentially zoned properties to the west; however, visibility is not the test that should be applied in this instance, as the development must be seen in the context of the policy encouraging a 4-storey scale on the site and adjoining sites. Residents should expect to have an altered view over time. Nevertheless, in addressing visual bulk, the proposal is generally setback from the rear boundary in accordance with the objectives of DDO17. Refer to the Design and Development Overlay assessment for more detail.</p> | <p>Complies</p> |
| <p>On-Site Amenity and Facilities, including Private Open Space</p> | <p>The proposal achieves a good response to Clause 55</p> <ul style="list-style-type: none"> • A variety of well-proportioned layouts, including two 3-storey dwellings. • Well-proportioned living rooms and bedrooms. • Large balconies. • Good storage space. • Cross ventilation throughout. • Floor to ceiling heights of 2.7 metres. • One (1) bicycle parking space to each dwelling. • South facing apartments are provide with suitable light well. • Communal open space is provided on the rooftop. | <p>Complies</p> |
| <p>Waste Management</p> | <p>The application is accompanied by a waste management plan detailing the number and size of bins required to service the development and the times, frequency and means of waste collection. Waste is to be collected privately.</p> | <p>Complies</p> |
| <p>Equitable Access</p> | <p>The ground floor convenience restaurant, shop and lobby are designed to allow access for people with limited mobility.</p> <p>All levels, including the rooftop terrace, are provided with lift access.</p> <p>14 dwellings include a living room, bedroom, kitchen, bathroom, and a toilet and wash basin at one level, with all of these dwellings being ‘accessible dwellings’ under Clause 55.07.</p> | <p>Complies</p> |

Clause 22.12 Environmentally Sustainable Development

A revised Sustainability Management Plan is required to be submitted as a condition of any approval to satisfy the requirements of Clause 22.12.

Clause 43.02 Design and Development Overlay – Schedule 17 (Plenty Road Corridor)

| Provision | Assessment | Complies |
|--|---|--------------------------------|
| Minimum frontage width to Plenty Road | The site has a Plenty Road frontage of 24.62 metres which exceeds the 20 metres required by the Schedule. | Complies |
| Building Height | <p>The Schedule includes a mandatory maximum height of 4 storeys and 14 metres for the site.</p> <p>The building height (excluding rooftop plant and equipment associated with the communal rooftop open space) is four (4) storeys and 14.34 metres.</p> <p>A condition of approval will require the height to be reduced to a maximum of 14 metres.</p> <p>The rooftop plant and equipment associated with the communal rooftop open space has a height of 15.6 metres, however this is allowed by the Schedule as they are not readily visible from the surrounding public realm and adjoining properties to the rear.</p> | Complies subject to conditions |
| Building Setbacks | <p><u>Street Setback</u></p> <p>The Schedule requires zero street setback for the first 4 storeys and boundary to boundary construction.</p> <p>The proposal is predominantly constructed to the street boundaries of Plenty Road and Rene Street.</p> <p>The proposal provides an active frontage to Plenty Road with the majority of the ground floor façade being either windows associated with commercial tenancies or entrances to the building.</p> <p><u>Rear Setbacks</u></p> <p>The building is setback from the boundary of the eastern residential property (including the laneway) as follows:</p> <p>Ground floor: 3.2 metres</p> <p>First floor: 3.0 metres (to a balcony) & 5.5 metres to the building</p> <p>Second floor: 5.5 metres (to balconies) & 8.13 metres to the building</p> <p>Third floor: 10.3 metres (to balconies) & 13.3 metres to the building</p> <p>The second and third floors are generally setback in accordance with the required 45°, as measured 3.0 meters above ground level at the</p> | Complies |

| | | |
|---|--|-----------------|
| | <p>eastern property boundary (opposite the laneway)</p> <p>It is noted Dwelling 2.06 and the screening associated with the balconies of Dwellings 2.06, 2.07 and 3.04 encroach the 45^o setback requirement however this is considered to be suitable due to the following:</p> <ul style="list-style-type: none"> • The encroachment is minimal • The majority of the building is setback either in accordance with or in excess of the requirements of the Schedule; • The length of the screen within the encroachment is minimal; • The balconies are not opposite sensitive areas on the eastern residential property. <p>Therefore the development sufficiently minimises the visual bulk impacts on the adjoining properties to the east.</p> <p><u>Site layout</u></p> <p>The proposal includes street and rear facing dwellings where possible with 17 of the 21 dwellings being street and rear facing. The 4 remaining dwellings, which are south facing, are sufficiently set back from the side boundary to ensure suitable onsite amenity without unduly impacting the development potential of the adjoining properties.</p> <p>Light courts are provided along the southern boundary which are utilised as secluded private open space.</p> <p>The proposed development has been designed so that adjacent lots can be developed in a similar manner.</p> <p><u>Equitable Development</u></p> <p>The proposal is designed and sited so that the south adjoining property (whether consolidated or not) can be developed in a similar manner whilst being generally compliant with the relevant planning policies.</p> <p>The proposed development will not unreasonably impact the proposed development on the south adjoining property, as part of Application for Planning Permit D/66/2018, if a Planning Permit was to be issued at the direction of VCAT.</p> | |
| <p>Site Coverage, Permeability and Walls on Boundaries</p> | <p>The building has a site coverage of 100% which is consistent with the requirements of the DDO.</p> | <p>Complies</p> |

| | | |
|--|--|---------------------------------|
| | <p>The development has zero site permeability which is consistent with the requirements of the DDO.</p> <p>The length of the south boundary walls is 100% of the length of the side boundary, which is allowed by the DDO.</p> | |
| Building Design | <p>The majority of the building mass is directed towards Plenty Road and Rene Street.</p> <p>The dwellings include a variety of layouts that could be consolidated over time.</p> <p>The dwellings include suitable layouts and access for people with limited mobility.</p> <p>The street façade is separated into vertical sections.</p> <p>Visual interest of the building is derived from articulation through varied setbacks and external materials, the use of voids, location of balconies and separation of the building into vertical and horizontal sections.</p> <p>A condition of approval will require:</p> <ul style="list-style-type: none"> • A simplified schedule of materials, colours and finishes. • Treatment to the four storey south boundary wall to provide visual interest from Plenty Road. | Complies subject to conditions. |
| Building Design requirements Relating to Residential Components | <p>An acoustic assessment has been submitted with the application with includes recommendations to minimise noise impacts. The recommendations will be required to be incorporated into the building via a condition of approval.</p> <p>A condition of approval will require the privacy screens to the side and rear facing balconies to be designed to allow outwards views whilst minimise overlooking.</p> <p>The proposal includes a communal rooftop terrace with seating and landscaping. The communal area includes weather protection.</p> | Complies subject to conditions |
| Strategic Sites | The site is not designated as a Strategic Site. | N/A |
| Access and Parking | <p>The pedestrian entrance is via Plenty Road and is clearly visible, secure and has an identifiable sense of address.</p> <p>A condition of approval will require the building entrance to be illuminated to improve legibility from the street and safety.</p> <p>The common pedestrian areas are conveniently accessible.</p> | Complies subject to conditions |

| | | |
|--|---|--|
| | <p>Occupant bicycle park is provided within the ground level and is secure and conveniently accessible.</p> <p>The proposal does not include a crossover to Plenty Road. The width of the crossover to Rene Street is suitable.</p> | |
|--|---|--|

Clause 45.03 Environmental Audit Overlay

In accordance with Clause 45.03-1 a condition of the permit will include:

Before the development commences, either:

- *A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970, or*
- *An environmental auditor appointed under the Environment Protection Act 1970 must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the sensitive use.*

Clause 52.06 Car Parking

The site is located within the Principal Public Transport Network Area, therefore the car parking rate is from Colum B of Table 1 of Clause 52.06. The proposal includes the following car parking

| Use | Rate | Measure | Proposal | Required Car parking spaces |
|------------------------|------|--|----------|-----------------------------|
| Convenience restaurant | 3.5 | To each 100 sqm of leasable floor area | 106 sqm | 3 |
| Dwelling | 1 | To each one or two bedroom dwelling | 20 | 20 |
| | 2 | To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) | 1 | 2 |
| | 0 | For visitors to every 5 dwellings for developments of 5 or more dwellings | n/a | |
| Shop | 3.5 | To each 100 sqm of leasable floor area | 40 sqm | 1 |
| TOTAL REQUIRED | | | | 26 |

The proposal includes a total of 27 car parking spaces in the form of either at grade car parking or within car stackers, therefore in excess of the standard car parking requirements has been proposed.

Below is an assessment against the relevant design standards of Clause 52.06-9.

Design Standards

The car parking spaces and the accessways have appropriate dimension to enable efficient use and management.

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

Car space dimensions comply with the requirements of the standard.

Access dimensions to the car spaces comply with the standard.

The car stacker nominated in the Traffic Impact Assessment (Klaus Trendvario 4300) can accommodate a vehicle clearance height of 1.8 metres. A condition of approval will require this to be detailed on the plans.

A condition of approval will require the details of the car stackers to be shown on the plans and at least 25 per cent (5 spaces) of the car stackers can accommodate a vehicle height of at least 1.8 metres in accordance with Design standard 4 of Clause 52.06 of the Darebin Planning Scheme.

Visibility splays are required at the accessway interface with the footpath to protect pedestrians which will alter the bin store area. This can be requested via conditions.

It is not considered suitable to provide landscaping within the car parking area as it is not open to the sky. The proposal does include landscaping on the Rene Street façade of the development, which softens the car parking area when viewed from the street.

Clause 52.29 Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road.

The proposed alterations to the access to Plenty Road, to remove the existing crossover is suitable as it removes access points to a main road. The application has been considered against the decision guidelines and has been referred to VicRoads who have not objected to the application, subject to conditions.

Clause 52.34 Bicycle Facilities

The proposal includes the following bicycle facility requirements:

| Use | Employee/Resident | Visitor/shopper | Floor area / number of dwellings | Required bicycle spaces |
|------------------------|--|---|----------------------------------|-------------------------|
| Convenience restaurant | 1 to each 25 sq m of floor area available to the public | 2 | 106 sqm | 4 employee 2 shopper |
| Dwelling | In developments of four or more storeys, 1 to each 5 dwellings | In developments of four or more storeys, 1 to each 10 dwellings | 21 | 5 resident 2 visitor |
| Shop | | N/A as proposed shop does not exceed 1000 sqm | | |
| TOTAL REQUIRED | | | | 13 spaces |

The proposal includes 21 bicycle parking spaces within the car parking area for the use by residents of the dwellings. Two (2) visitor bicycle parking spaces are provided along the Plenty Road frontage of the shop.

Whilst the proposal includes in excess of the standard bicycle parking space requirements there are insufficient bicycle parking spaces for the employees and visitors of the convenience restaurant. A condition of approval will require:

- Two (2) additional visitor bicycle parking spaces (or equivalent contribution); and
- Four (4) employee bicycle parking spaces located within the car parking area. As the proposal includes a surplus of one (1) car parking space, the condition will allow the removal of the space to accommodate the bicycle parking.

Clause 53.18 Assessment

Conditions of approval will require details of the stormwater management in accordance with Clause 53.18.

Clause 55 Assessment

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

The proposal is consistent with the preferred character of the area with regard to the requirements of the Design and Development Overlay.

Complies

Clause 55.02-3 B3 Dwelling Diversity

The proposal includes a mix of single, double and triple bedroom dwellings, in a variety of formats will provides dwelling diversity within the development but also the broader area.

Complies

Clause 55.04-1 B17 Side and Rear Setbacks

Ground floor

| Boundary | Wall height | Required Setback | Proposed setback |
|----------|-------------|------------------|------------------|
| Southern | N/A | | |
| Eastern | 5.3 metres | 1.51 metres | 3.0 metres |

First Floor

| Boundary | Wall height | Required Setback | Proposed setback |
|----------|-------------|------------------|------------------|
| Southern | N/A | | |
| Eastern | 8.1 metres | 3.2 metres | 2.5 metres |

Second Floor

| Boundary | Wall height | Required Setback | Proposed setback |
|--------------------|-------------|------------------|------------------|
| Southern (balcony) | 9.0 metres | 4.1 metres | 1.2 metres |
| Southern | 10.6 metres | 5.7 metres | 4.1 metres |
| Eastern (Balcony) | 9.7 metres | 4.8 metres | 2.5 metres |
| Eastern | 11.3 metres | 6.4 metres | 5.13 metres |

Third Floor

| Boundary | Wall height | Required Setback | Proposed setback |
|--------------------|-------------|------------------|------------------|
| Southern (balcony) | 12.3 metres | 7.4 metres | 4.3 metres |
| Southern | 13.7 metres | 8.8 metres | 6.7 metres |
| Eastern (Balcony) | 12.4 metres | 7.5 metres | 7.3 metres |
| Eastern | 14 metres | 9.1 metres | 10.3 metres |

Whilst the development is not setback from the property boundaries in accordance with the standard, the setbacks are considered suitable due to the following:

- The south adjoining property is affected by the same Mixed Use Zone and Design and Development Overlay therefore the property is likely to be redeveloped in a similar manner to the proposed development, therefore the amenity impacts are unlikely to be long lasting and are therefore considered to be reasonable.
- The rear (eastern) setbacks are generally in accordance with the requirements of Schedule 17 of the Design and Development Overlay (refer to DDO assessment for further details), therefore the amenity impacts associated with visual bulk on the eastern residential property are sufficiently minimised.
- The right of way will provide separation between the development and the nearby dwelling to the east.
- The development is not opposite a sensitive area, such a private open space, of the nearby dwelling to the east.

Complies with Objective

Clause 55.04-2 B18 Walls on Boundaries

Schedule 17 to the Design and Development Overlay allows a wall to be 100% of the length of the side boundary.

Schedule 17 to the Design and Development Overlay does not include any requirements for walls on rear boundaries, therefore the standard requirements apply.

| Boundary and length | Maximum length allowable | Proposed length |
|------------------------|--------------------------|-----------------|
| Southern: 36.50 metres | 36.50 metres | 36.50 metres |
| Eastern: 24.38 meters | 13.595 | 13.1 metres |

Schedule 17 to the Design and Development Overlay does not include any height requirements for walls on boundaries, therefore the requirements of the Standard are applicable.

The heights of the proposed boundary walls are 13.8 metres (southern) and 6.3 metres (eastern), which exceed the heights required by the Standard. The proposed heights of the walls on the north boundary are considered suitable due to the following:

- Based on the four (4) storey boundary to boundary street wall envisioned by Schedule 17 to the Design and Development Overlay the proposed boundary walls will form part of the preferred character of the area;
- Whilst the boundary walls will result in amenity impacts to the existing dwelling on the south adjoining property, current policy in the Darebin Planning Scheme the redevelopment of this property in a similar manner to the proposed development, therefore the amenity impacts are unlikely to be long lasting.

Complies with Objective

Clause 55.04-3 B19 Daylight to Existing Windows

Adjoining property to the south

| | Wall height | Required setback | Proposed setback |
|------------------------|-------------|------------------|------------------|
| Ground and First Floor | 7.0 metres | 3.5 | 2.7 metres |
| Second Floor (balcony) | 8.5 metres | 4.25 metres | 3.8 metres |
| Third Floor | 13.7 metres | 6.85 meters | 9.2 metres |

Property to the east

| | Wall height | Required setback | Proposed setback |
|------------------------|-------------|------------------|------------------|
| Ground Floor | 4.9 metres | 1.78 metre | 7.0 metres |
| First Floor (balcony) | 6.4 metres | 2.68 metres | 6.8 metres |
| Second Floor (balcony) | 10.3 meters | 6.4 metres | 9.3 metres |
| Third Floor (balcony) | 14.3 metres | 10.4 meters | 14 metres |

Whilst the development is not setback from the windows in the dwellings on the adjoining property to the south in accordance with this Standard the design response achieves an appropriate balance between ensuring reasonable amenity of the existing dwellings whilst achieving a development outcome envisaged by the Design and Development Overlay.

The neighbouring property to the south is likely to be redevelopment in a similar manner to the subject site given it is also located within the Mixed Use Zone and affected by the same Design and Development Overlay, therefore the amenity impacts are unlikely to be long lasting.

Complies with Objective

Clause 55.04-4 B20 North Facing Windows

There is an existing north-facing habitable room window within 3.0m of the common boundary. The standard requires the following minimum setbacks.

| | Wall height | Required setback | Proposed setback |
|--------------|-------------|------------------|------------------|
| Ground Floor | 4.9 metres | 1.0 metre | 0.2 metres |
| First Floor | 6.4 metres | 2.68 metres | 0.2 metres |
| Second Floor | 10.3 metres | 6.0 metres | 1.2 metres |
| Third Floor | 14.3 metres | 8.9 metres | 7.4 metres |

Whilst the development is not setback from the south boundary in accordance with this Standard the design response achieves an appropriate balance between ensuring reasonable amenity of the existing dwelling to the south whilst achieving a development outcome envisaged by the Design and Development Overlay.

The neighbouring property to the immediate south is likely to be redevelopment in a similar manner to the subject site given it is also located within the Mixed Use Zone and affected by the same Design and Development Overlay, therefore the amenity impacts are unlikely to be long lasting.

Complies with Objective

Clause 55.04-5 B21 Overshadowing

The proposal does not increase overshadowing of the secluded private open space of the dwelling to the east.

Whilst the development overshadows the south adjoining property in excess of that allowed by the Standard the design response achieves an appropriate balance between ensuring reasonable amenity of the existing dwelling to the south whilst achieving a development outcome envisaged by the Design and Development Overlay.

The neighbouring property to the immediate south is likely to be redevelopment in a similar manner to the subject site given it is also located within the Mixed Use Zone and affected by the same Design and Development Overlay, therefore the amenity impacts are unlikely to be long lasting.

Complies with Objective

Clause 55.04-5 B22 Overlooking

The development is designed to limit views into neighbouring secluded private open space and habitable room windows.

All upper storey windows and balconies are appropriately designed and/or screened to ensure no overlooking.

A condition of approval will require the louvre screens to be designed to allow outward views to improve the internal amenity of the development.

Complies subject to conditions

Clause 55.05-5 B29 Solar Access to Open Space

The majority of balconies do not have walls to their north and are therefore afforded uninterrupted solar access.

The balconies of Dwellings 1.02, 2.08, 2.09, 2.10, 2.11, 3.05 (1 bedroom) and 3.02 (2 bedroom) have walls to their north and do not comply with the requirements of the Standard.

Whilst the solar access to the balconies of Dwellings 1.02, 2.08, 2.09, 2.10, 2.11, 3.05 (1 bedroom) and 3.02 (2 bedrooms) do not comply with the requirements of the Standard, the proposed building is considered suitable for due to the following:

- The extent of overall compliance within the development is reasonable, with more than 66% of the dwellings being compliant;
- The dwellings have access to a communal rooftop terrace which has excellent solar access.
- Conditions of approval will require alterations to the walls to the north of the balconies of Dwellings 1.02, 2.01, 2.11, 3.01 and 3.05 (2 bedrooms) to improve solar access.

Complies with the objective subject to conditions

Clause 55.07-7 B41: Accessibility

The proposal includes 14 dwellings (66% of the development) that include:

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
- A main bedroom with access to an adaptable bathroom.

A condition of approval will require the bathrooms of the accessible dwellings to be in accordance with Design option A or B of this Standard.

A condition of approval will require the entrance to the accessible dwellings and their main bedrooms to have a minimum width of 850mm.

A condition of approval will require the passage abutting the Dwelling 2.06 kitchen to have a minimum width of 1.2 metres.

Complies subject to conditions

Clause 55.07-7 B43 Private Open Space Above Ground Floor

| | Dwelling type | Area (with minimum dimension) | Minimum dimension |
|------|----------------------|--------------------------------------|--------------------------|
| 1.01 | 2 bedrooms | 9.4 square metres | 2.0 metres |
| 1.02 | 2 bedrooms | 10.5 square metres | 2.25 metres |
| 1.03 | 2 bedrooms | 15.4 square metres | 2.5 metres |
| 1.04 | 3 bedrooms | 12.25 square metres | 2.50 metres |
| 2.01 | 2 bedrooms | 10.8 square metres | 2.0 metres |

| | Dwelling type | Area (with minimum dimension) | Minimum dimension |
|------|---------------|-------------------------------|-------------------|
| 2.02 | 2 bedrooms | 8.6 square metres | 2.8 metres |
| 2.03 | 2 bedrooms | 9.5 square metres | 2.8 meters |
| 2.04 | 2 bedrooms | 9.5 square metres | 2.8 metres |
| 2.05 | 2 bedrooms | 9.6 square metres | 2.8 metres |
| 2.06 | 1 bedrooms | 10.4 square metres | 2.4 metres |
| 2.07 | 1 bedrooms | 13.7 square metres | 2.4 metres |
| 2.08 | 2 bedrooms | 8.7 square metres | 2.8 metres |
| 2.09 | 2 bedrooms | 8.7 square metres | 2.8 metres |
| 2.10 | 2 bedrooms | 9.6 square metres | 2.4 metres |
| 2.11 | 2 bedrooms | 8.6 square metres | 2.0 metres |
| 3.01 | 2 bedrooms | 10.6 square metres | 2.0 metres |
| 3.02 | 2 bedrooms | 13.2 square metres | 2.0 metres |
| 3.03 | 2 bedrooms | 14.0 square metres | 2.0 metres |
| 3.04 | 2 bedrooms | 9.6 square metres | 2.9 metres |
| 3.05 | 1 bedrooms | 8 square meters | 2.26 metres |
| 3.06 | 2 bedrooms | 8.7 square meters | 2.0 metres |

The balconies all have convenient access to a living area.

Complies

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 | | |
| | | Please see assessment in the body of this report. | Y | Y |
| 55.02-4 | B4 | Infrastructure | | |
| | | Adequate infrastructure exists to support new development | Y | Y |
| 55.02-5 | B5 | Integration with the street | | |
| | | The proposal provides adequate vehicle and pedestrian links with separate pedestrian entries. The development fronts Plenty Road, with the ground floor commercial tenancy wrapping around the corner to also front Rene Street. | Y | Y |
| 55.03-1 | B6 | Street setback | | |

| Clause | Std | | Compliance | |
|-----------------|------------|--|------------|-----|
| | | This is considered under the Design and Development Overlay assessment. | Y | Y |
| 55.03-2 | B7 | Building height | | |
| | | This is considered under the Design and Development Overlay assessment. | Y | Y |
| 55.03-3 | B8 | Site coverage | | |
| | | This is considered under the Design and Development Overlay assessment. | Y | Y |
| 55.03-4 | B9 | Permeability | | |
| | | This is considered under the Design and Development Overlay assessment. | Y | Y |
| 55.03-5 | B10 | Energy efficiency | | |
| | | Not applicable for an apartment development. | N/A | N/A |
| 55.03-6 | B11 | Open space | | |
| | | Not applicable for an apartment development. | 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 | | |
| | | The Design and Development Overlay includes a 100% site coverage allowance, it is therefore expected for minimal landscaping to be provided. It is noted the proposal includes landscaping and a landscape plan has been provided. Council's Public Places Unit have reviewed the proposal and considered it generally satisfactory. | Y | Y |
| 55.03-9 | B14 | Access | | |
| | | Access is sufficient and respects the character of the area. | Y | Y |
| 55.03-10 | B15 | Parking location | | |
| | | Parking facilities are proximate to the dwellings they serve, the access is observable. | Y | 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 | | |
| | | Please see assessment in the body of this report. | N | Y |
| 55.04-4 | B20 | North-facing windows | | |
| | | Please see assessment in the body of this report. | N | Y |
| 55.04-5 | B21 | Overshadowing open space | | |
| | | Please see assessment in the body of this report. | N | Y |
| 55.04-6 | B22 | Overlooking | | |
| | | Please see assessment in the body of this report. | Y | Y |
| 55.04-7 | B23 | Internal views | | |

| Clause | Std | | Compliance | |
|----------------|------------|--|------------|-----|
| | | There are no internal views | Y | Y |
| 55.04-8 | B24 | Noise impacts | | |
| | | Not applicable for an apartment development. | N/A | N/A |
| 55.05-1 | B25 | Accessibility | | |
| | | Not applicable for an apartment development. | N/A | N/A |
| 55.05-2 | B26 | Dwelling entry | | |
| | | Not applicable for an apartment development. | N/A | N/A |
| 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 | | |
| | | The balcony requirements in Clause 55.05-4 do not apply to an apartment development. All dwellings included balconies for the secluded private open space. Refer to Standard B43 for the assessment of the balconies. | N/A | N/A |
| 55.05-5 | B29 | Solar access to open space | | |
| | | Please see assessment in the body of this report. | N | Y |
| 55.05-6 | B30 | Storage | | |
| | | Not applicable for an apartment development. | N/A | N/A |
| 55.06-1 | B31 | Design detail | | |
| | | The design detail of the proposed building responds to the preferred character for the area. Car parking spaces and vehicular access does not dominant the street façade. | Y | Y |
| 55.06-2 | B32 | Front fences | | |
| | | No front fencing is proposed | N/A | N/A |
| 55.06-3 | B33 | Common property | | |
| | | The public, communal and private areas within the development are clearly delineated. The common property is functional and capable of efficient management | Y | Y |
| 55.06-4 | B34 | Site services | | |
| | | Sufficient area is provided to allow for the installation and the maintenance of site services. | Y | Y |
| 55.07-1 | B35 | Energy efficiency | | |
| | | The building is oriented to make appropriate use of solar energy with solar panels being located on the roof of the building. Living area and private open spaces are predominantly located on the north side of the development, where possible. Solar access to north facing windows is optimised in the development. The site is located within Climate Zone 21 (Melbourne) which requires a maximum cooling load of 30 MJ/M ² per annum. The submitted Sustainability | Y | Y |

| Clause | Std | | Compliance | |
|----------------|------------|---|------------|---|
| | | Management Plan shows the dwellings will have an annual cool loading of less than that allowed by the Standard. | | |
| 55.07-2 | B36 | Communal open space | | |
| | | Whilst the proposal does not include 40 dwellings a 151 square metre communal roof terrace has been provided. The roof terrace is suitably located to: <ul style="list-style-type: none"> • Avoid overlooking of adjoining properties and new dwellings within the building; • Minimise noise impacts to new and existing dwellings. | Y | Y |
| 55.07-3 | B37 | Solar access to communal open space | | |
| | | The communal open space is located on the rooftop, therefore adequate solar access is provided. | Y | Y |
| 55.07-4 | B38 | Deep soil areas and canopy trees | | |
| | | Due to the commercial nature of the site and the 100% site coverage expected by Schedule 17 of the Design and Development Overlay, it is not considered suitable or necessary to provide canopy trees. | N | Y |
| 55.07-5 | B39 | Integrated water and stormwater management | | |
| | | The proposal includes a 12KL rainwater tank within the basement which will be connected to all toilet throughout the development. Subject to compliance with the submitted Sustainable Design Assessment, and details of the Stormwater Management the water management will be suitable. | Y | Y |
| 55.07-6 | B40 | Noise impacts | | |
| | | The development has been designed to so that mechanical plant are not located near bedrooms of existing dwellings. The lift of the proposed building is located adjacent non-sensitive rooms of the dwellings that abut the lift, which sufficiently minimised noise impacts. An Acoustic Report has been submitted with the application which includes recommended acoustic treatment. A condition of approval will require the recommendations of the report to be incorporated into the development. The site is not proximate a noise influence area. Plenty Road is not a noise influence area as the Annual Average Daily Traffic Volume is less than 40000. | Y | Y |
| 55.07-7 | B41 | Accessibility | | |
| | | Please see assessment in the body of this report. | Y | Y |
| 55.07-8 | B42 | Building entry and circulation | | |
| | | The entrance to the building is clearly visible from | Y | Y |

| Clause | Std | | Compliance | |
|-----------------|------------|---|------------|---|
| | | Plenty Road and includes a sheltered area that provides a sense of address and transitional space. Glazed doors and windows are provided to the building entrance and lift area of each level. The stairs are located near the building entrance and are considered to be sufficiently visible, safe and attractive. | | |
| 55.07-9 | B43 | Private open space above ground floor | | |
| | | Please see assessment in the body of this report. | Y | Y |
| 55.07-10 | B44 | Storage | | |
| | | Each dwelling is provided with 3.0 cubic metres of storage within the ground level. Each dwelling is provided with sufficient storage within the dwelling in accordance with the requirements of Table B9 of the Standard. The storage is considered to be convenient and accessible. | Y | Y |
| 55.07-11 | B45 | Waste and recycling | | |
| | | The proposal includes adequate waste and recycling bin storage within the ground level that is conveniently accessible for the occupants of the dwellings, including those with limited mobility. The dwellings include adequate internal storage space for separation of waste, recyclables and food waste. A condition of approval will require a wash down facility and ventilation to the bin store. A condition of approval will require the development to be operated in accordance with the submitted Waste Management Plan. | Y | Y |
| 55.07-12 | B46 | Functional layout | | |
| | | All dwellings are provided with bedrooms and living areas which either achieve or exceed the required dimensions of Table B10 and B11 of this Standard. | Y | Y |
| 55.07-13 | B47 | Room depth | | |
| | | The floor to ceiling heights for the dwellings are at least 2.7 metres, therefore single aspect habitable rooms should not exceed a room depth of 6.75 metres. The majority of single aspect habitable rooms do not exceed a room depth of 6.75 metres, with the exception of Dwellings 1.02, 1.03, 2.11, and 3.05. These dwellings comply with the requirements of this standard due to the following: <ul style="list-style-type: none"> The room combines the living area, dining area and kitchen. The kitchen is located furthest from the window. The rooms have a floor to ceiling height of 2.7 metres | Y | Y |
| 55.07-14 | B48 | Windows | | |

| Clause | Std | | Compliance | |
|-----------------|------------|---|------------|---|
| | | All habitable rooms have a window in an external wall of the building. The bedrooms with windows that are from a secondary area of the bedroom are clear to the sky and have an area with a minimum width of 1.2 metres and maximum depth of less than 1.5 times the width. | Y | Y |
| 55.07-15 | B49 | Natural ventilation | | |
| | | 10 dwelling, which account for 47% of the dwellings include cross ventilation that has: <ul style="list-style-type: none"> • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. • Ventilation openings with approximately the same area. | Y | Y |

REFERRAL SUMMARY

| Department/Authority | Response |
|--|---|
| Arboricultural Planning Unit | No objection, subject to condition included in recommendation |
| Infrastructure and Capital Delivery Unit | No objection, subject to condition included in recommendation |
| Environmental Operations Unit | No objection. |
| Legal Counsel | No objection, subject to the approval specifically excluding 'convenience shop' |
| Property Management Unit | No objection. |
| Public Places Unit | No objection, subject to condition included in recommendation |
| Transport Engineering and Strategy Unit | No objection, subject to condition included in recommendation |
| ESD Officer | No objection, subject to condition included in recommendation |
| VicRoads | No objection, subject to condition included in recommendation |
| City Design | No objection, subject to condition included in recommendation |
| City Design and Strategic Planning Unit | The Urban Designer raised concerns in relation to: <ol style="list-style-type: none"> 1. Legibility of the building entrance due to insets from Plenty Road 2. Complexity of materials 3. Inadequate awning over the foot path 4. Lack of ground floor frontage to Rene Street 5. Screening does not allow distance views 6. Unknown impacts on development potential of south adjoining property |

| | |
|--|---|
| | <p>7. The widening of the rear right-of-way should be for the entire width of the site.</p> <p>Officer's Comment:</p> <p>1. The inset is considered to be suitable due to the depth and design, which allows a single a point of entrance to the building, shop and convenience restaurant, noting the slope of the land restricts the ability to provide multiple entry points without severally impacting the usability of the spaces. A condition of approval will require illumination of the pedestrian building entrance which will improve legibility and safety. A condition of approval will require the external materials, finishes and colours of the development to be simplified.</p> <p>2. A condition of approval will require the awning to Plenty Road to be increased in size and height.</p> <p>3. The awning to Rene Street is considered to be suitably based on the secondary nature of Rene Street.</p> <p>4. The Rene Street ground floor frontage is considered suitable due to the following:</p> <ul style="list-style-type: none"> ○ The convenience restaurant wraps around the corner with glazing provided to Rene Street; ○ The Rene Street façade is designed in such a way that the upper level dwellings visually extend down toward the ground level. ○ The upper level dwellings include windows and balconies that front Rene Street ○ The ground floor car parking area does not dominant the Rene Street façade. <p>5. A condition of approval will require the screening to allow outward views.</p> <p>6. Schedule 17 to the Design and Development Overlay affects the south adjoining property and activity encourages lot consolidation to maximise development potential. It is considered if the south adjoining property forms part of a consolidated lot, a similar development potential to that of the proposed should be achieved. The applicants have submitted a schematic plan for a development on a non-consolidated lot, which demonstrates the site could be developed in accordance with the expectations of the relevant planning policies.</p> <p>7. The Darebin Planning Scheme does not include any policy such a Design and Development Overlay or Public Acquisition Overlay which would require the right-of-way to be widened.</p> |
|--|---|

PLANNING SCHEME SUMMARY

Darebin Planning Scheme clauses under which a permit is required

- Clause 32.04 (Mixed Use Zone) – construction of two or more dwellings on a lot.

- Clause 43.02 (Design and Development Overlay Schedule 17) – Construct a building or construct or carry out works.
- Clause 52.29 (Land Adjacent to a Road Zone, Category 1) – Alter access to a road in a Road Zone, Category 1.

A planning permit is not required for the proposed use of the land for the purpose of dwelling, convenience restaurant or shop as the proposal satisfies the conditions (where relevant) of Clause 32.04-2 for ‘Section 1 – Permit not required’ uses.

Applicable provisions of the Darebin Planning Scheme

| Section of Scheme | Relevant Clauses |
|----------------------------------|--|
| VPP | 11.02-1, 15.01-1, 15.01-5, 15.02, 16.01, 17.02, 18.02-2R |
| LPP | 21.03, 21.04, 21.05, 22.06, 22.12 |
| Zone | 32.04 |
| Overlay | 43.02; 45.03, 45.06 |
| Particular provisions | 52.06, 52.29, 52.34, 53.18, 55 |
| General provisions | 65.01 |
| Neighbourhood Character Precinct | N/A |

POLICY IMPLICATIONS

Environmental Sustainability

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

Social Inclusion and Diversity

Nil

Other

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

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

FUTURE ACTIONS

Nil

RELATED DOCUMENTS

- Darebin Planning Scheme
- Planning and Environment Act 1987 (as amended)

Attachments

- AERIAL - 21 May 2019 - 650-652 Plenty Road & 121 Rene Street, Preston - D/875/2018 (**Appendix A**)
- ADVERTISED PLANS - 26 February 2019 - 650-652 Plenty Road and 121 Rene Street, Preston - D/875/2018 (**Appendix B**)
- CURTAIN WALL DETAIL - 13 May 2019 - 650-652 Plenty Road and 121 Rene Street, Preston - D/875/2018 (**Appendix C**)
- ALTERNATIVE MATERIALS - 17 May 2019 - 650-652 Plenty Road & 121 Rene Street, Preston - D/875/2018 (**Appendix D**)

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.

**5.2 APPLICATION FOR A PLANNING PERMIT - D/843/2017
295-297 Gilbert Road Preston**

Author: Principal Planner

Reviewed By: General Manager City Sustainability and Strategy

| Applicant | Owner | Consultant |
|---|---|------------|
| Architectural Home Designs 6 Duncan Street FAIRFIELD VIC 3078 | Tahir and Medina Suljovic 295-297 Gilbert Road PRESTON VIC 3072 | N/A |

SUMMARY

- The application is recommended for approval subject to conditions.
- The conditions address vehicle access, ESD, stormwater management, materials, landscaping, windows and shading.
- The proposal is recommended for approval because it attains a satisfactory level of compliance with the objectives and standards of Clauses 32.08, 52.06 and 55 of the Darebin Planning Scheme. The proposal also has strong strategic support in the Planning Scheme with the Municipal Strategic Statement identifying the Gilbert Road corridor as a substantial housing change area. The site is supported for increased residential density under the General Residential Zone which allows development of up to 3-storeys in height.
- The proposal involves the retention of the existing milk bar and development of six (6) dwellings above and to the rear of the milk bar. Dwellings 1, 2, 3 and 4 provide a 3-storey height, with dwellings 5 and 6, located to the rear providing a height of 2-storeys.
- All dwellings provide a similar layout comprising either 1 or 2 bedrooms with first floor living spaces and a north or east facing balcony. In addition to ground level courtyards to Dwellings 2 – 6.
- One (1) car parking space is provided to each dwelling. This presents a full complement of resident car parking. No car parking is provided to the existing milk bar to be retained. This represents a reduction of one (1) car parking space.
- Visitor car parking is not required as the site is located on the Principal Public Transport Network.
- A General Residential Zone (Schedule 2) applies.
- The mandatory garden area requirement is 30%. The proposal achieves a garden area of 30.42% (193.63 square metres).
- There is no restrictive covenant on the title for the subject land.
- Six (6) objections were received against the application.

CONSULTATION:

- Public notice was given via a sign posted on site and letters sent to surrounding owners and occupiers.

- This application was referred internally to the Capital Works Unit, Transport Management and Planning Unit, Property Unit and the ESD officer.
- This application was not required to be referred to external authorities.

| |
|-----------------------|
| Recommendation |
|-----------------------|

That Planning Permit Application on D/843/2017 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 (plans identified as: P1, P2, P3, P4 and P5, dated 16 May 2019, WD 1 to 6, dated 17 May 2019 and prepared by Architectural Home Designs and S1 to S16, dated 21 May 2019 and prepared by D&A Consulting Group) but modified to show:
 - a) Modifications in accordance with the Sustainable Design Assessment (refer to Condition No. 4 of this Permit).
 - b) A landscape plan in accordance with Condition No. 5 of this Permit.
 - c) Modifications in accordance with the Stormwater Management System Report (refer to Condition No. 6 of this Permit).
 - d) A comprehensive schedule of construction materials, external finishes and colours (including colour samples). Timber weatherboards are discouraged.
 - e) The location of all plant and equipment (including air-conditioners and the like). These are to be co-located where possible, screened to be minimally visible from the public realm and adjacent properties, located as far as practicable from site boundaries and integrated into the design of the building.
 - f) 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.
 - g) 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 to extend within 1 metre of a property boundary.
 - h) Window operation on all elevation plans. Window operation must not increase overlooking of secluded private open space and habitable room windows. Casement, sliding, sash and or louver windows must be provided to maximise ventilation.
 - i) Details of the garage door to Dwelling 1 fronting Gilbert Road.
 - j) Location of indicative signage to the milk bar.
 - k) Solar panels to the roof of each dwelling.
 - l) The setback of balconies from the north property boundary.
 - m) The right of way labelled as constructed (refer to Condition No. 7 of this Permit).
 - n) A section diagram of the 1.7 metre balustrades and screens provided to Dwellings 2, 3, 4, 5 and 6. The screens must be no more than 25% open and constructed utilising durable materials.

- o) The provision of pedestrian visibility splays measuring 2.0 metres (width across the frontage) by 2.5 metres (depth into the site), to the either side of the existing crossover to Gilbert Road. Where within the subject site, the splays must be at least 50% clear of any visual obstructions (structures, vegetation and the like). The splays may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.
- p) Modifications in accordance with the plan identified as P1 prepared by Architectural Home Designs dated 28 June 2019. The modifications include increased ground level setbacks from the southern property boundary and minor internal changes to the ground floor level of dwellings 2 - 6 to achieve satisfactory vehicle access.

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:
 - a) The development does not start within three (3) years from the date of this Permit; or
 - b) 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 the development starts, a Sustainable Design Assessment (SDA) 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 SDA must outline proposed sustainable design initiatives within the development such as (but not limited to) energy efficiency, water conservation, stormwater quality, waste management and material selection. It is recommended that a Built Environment Sustainability Scorecard (BESS) report is undertaken as part of the SDA.

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

- (5) Before buildings and works start, a detailed Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When the Landscape Plan is approved, it will be endorsed and will then form part of this Permit. The Landscape Plan must be prepared by a suitably qualified person and must incorporate:
 - a) Details of all existing trees to be retained and all existing trees to be removed, including overhanging trees on adjoining properties and street trees within the nature strip. The genus, species, height and spread of all trees must be specified.
 - b) A planting schedule of proposed vegetation detailing the botanical name, common name, size at maturity, pot size and quantities of all plants.
 - c) A diversity of plant species and forms. All proposed planting must be to the satisfaction of the Responsible Authority.

- d) Where the opportunity exists, an appropriate number and size of canopy trees are to be shown within the secluded private open space areas of each dwelling and within the front setback of the property, commensurate with the size of planting area available. All canopy trees are to have a minimum height of 1.6 metres in 40 litre containers at the time of installation. Canopy trees must have the following minimum widths at maturity: small canopy (4 metres), medium canopy (6 metres), large canopy (10 metres).
 - e) Annotated graphic construction details showing all landscape applications and structures including tree and shrub planting, retaining walls, raised planter bed and decking.
 - f) Type and details of all surfaces including lawns, mulched garden beds and permeable and/or hard paving (such as pavers, brick, gravel, asphalt and concrete) demonstrating a minimum site permeability of 20%. Percentage cover of permeable surfaces must be stated on the plan. Where paving is specified, material types and construction methods (including cross sections where appropriate) must be provided.
 - g) Hard paved surfaces at all entry points to dwellings.
 - h) All constructed items including letter boxes, garbage bin receptacles, lighting, clotheslines, tanks, outdoor storage etc.
 - i) Type and details of edge treatment between all changes in surface (e.g. grass (lawn), gravel, paving and garden beds).
 - j) An outline of the approved building/s including any basement, the location of entry doors, windows, gates and fences must be shown on the landscape plan. The location of both existing and proposed overhead and underground services. Conflicts of such services with the existing and proposed planting must be avoided.
 - k) Clear graphics identifying trees (deciduous and evergreen), shrubs, grasses/sedges, groundcovers and climbers.
 - l) Scale, north point and appropriate legend. Landscape plans are to be clear, legible and with graphics drawn to scale, and provide only relevant information.
- (6) Before the development starts, a detailed Stormwater Management System Report must be submitted to the satisfaction of the Responsible Authority and be approved in writing by the Responsible Authority. The report must include:
- a) Details of how the stormwater management system is designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999), including:
 - i) An assessment using an industry recognised stormwater tool;
 - ii) The type of water sensitive urban design (WSUD) stormwater treatment measures to be used and details of these treatment measures including cross sections, materials, plants and drainage directions;
 - iii) The location of stormwater treatment measures in relation to buildings, sealed surfaces, neighbouring properties and landscaped areas;
 - iv) A plan illustrating where all impervious surfaces will be treated and drained; and
 - v) A construction and maintenance schedule.
 - b) Details of how the stormwater management system contributes to cooling, improving local habitat and providing attractive and enjoyable spaces; and

- c) Consideration of how the WSUD stormwater treatment measures will integrate with on-site detention requirements.

The development must be constructed and maintained in accordance with the requirements and recommendations of the approved Stormwater Management System Report to the satisfaction of the Responsible Authority.

- (7) Prior to the occupation of the development:

- a) Plans detailing the construction and surfacing including drainage of the right of way abutting the southern boundary of the property, commencing from Gilbert Road to the western end of the property. Plans must be submitted to and approved by Responsible Authority.
- b) The right of way abutting the southern boundary of the property, commencing from Gilbert Road to the western end of the property must be constructed, surfaced and drained in accordance with the approved plans.

All works must be carried out by the developer at their cost and be under supervision of the responsible authority. The works must be carried out to the satisfaction of the Responsible Authority.

- (8) Before the development is occupied, streetscape improvement works in the Gilbert Road road reserve adjacent to the subject site must be carried out by the developer at their cost, under supervision, and be to the satisfaction of the Responsible Authority. The streetscape improvements must include the following:

- a) Demolition of the existing footpath pavement and replacement with new concrete paving with joints. The new concrete is to match the colour of the existing concrete abutting closely as practicable.
- b) Install a council suite of furniture including a recycling and waste bin (side by side) bench seat and bike hoop.

- (9) 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.

- (10) 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.

- (11) The existing milk bar must be retained in accordance with endorsed plans.

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

- (13) 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.

- (14) 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.

- (15) The land must be drained to the satisfaction of the Responsible Authority.
- (16) Boundary walls facing adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.
- (17) 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.
- (18) 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.
- (19) Provision must be made on the land for letter boxes and receptacles for newspapers to the satisfaction of the Responsible Authority.
- (20) Before occupation of the development, areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans 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) Drainedto 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.

NOTATIONS

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

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

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

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

INTRODUCTION AND BACKGROUND

This matter was originally scheduled for consideration at the Planning Committee meeting on 20 June 2019. At that meeting officers advised that further information was being sought in regards to vehicle ingress and egress to the site and the Planning Committee of Council resolved to defer the planning application for consideration to the Planning Committee meeting of 15 July 2019.

The applicant has since submitted amended plans on 28 June 2019 which demonstrate that vehicle ingress and egress to the site is satisfactory. The amended plans show increased building setbacks from the southern property boundary and consequent minor internal changes to the ground floor of the development. The minor changes are compliant with relevant planning controls and will not impact neighbours.

ISSUES AND DISCUSSION

Subject site and surrounding area

- The land is regular in shape and measures 13.49 metres in width and 45.72 metres in length with a site area of 636 square metres.
- A General Residential Zone (Schedule 2) applies.
- The site is identified for substantial housing change within the Municipal Strategic Statement, including development of up to 3-storeys in height.
- A Road Zone (Category 2) applies to Gilbert Road.
- An unmade right of way (ROW) adjoins the south boundary of the site.
- The land is located on the west side of Gilbert Road, north of the intersection with Bruce Street.
- The land is developed with a single storey milk bar and associated dwelling attached to the rear of the milk bar. The milk bar accounts for the initial quarter of the building (approximately) and is constructed to the front boundary. The remaining section of the building is dedicated to the dwelling. A garage and area of secluded private open space is located to the rear of the site and adjacent the north boundary. The larger part of the south boundary is finished with an opaque corrugated laser light fence to an approximate height of 3 metres.
- A garden comprising trees and shrubs is located to the rear.
- The site provides a fall of approximately two (2) metres from the south-east corner to the north-west corner of the site.
- To the north of the site is a single storey dwelling setback 9.15 metres from the Gilbert Road frontage and 850mm from the common boundary. Three (3) windows are located adjacent the common boundary.

- To the south on the opposite side of the ROW is a former warehouse and factory constructed to the front boundary and with a large site coverage. No formal car parking area is provided on site. This site was the subject of planning application D/820/2015 to develop a three (3) and four (4) storey mixed use development comprising a retail premises and 23 dwellings. The application was refused by Council. This decision was subsequently affirmed by the Tribunal.
- To the south of the site on the north-west corner of the Gilbert Road and Bruce Street is a medical centre. The adjacent section of the medical centre occupies a shopfront constructed to the street frontage. The other section of the medical centre has the appearance of a dwelling and is setback from Gilbert Road and Bruce Street. A car park is provided to the rear of the site.
- To the south of the site on the south-west corner of the Gilbert Road and Bruce Street is a double storey building which is used as a pharmacy and dwelling.
- To the east of the site on the opposite side of Gilbert Road are various single and double storey residential developments.
- To the west of the site is a single storey dwelling fronting Belmont Street. A garage and shed is located within the rear of the property near the rear boundary of the site.
- On-street parking on Gilbert Road is subject to a *Clearway (4pm-630pm Mon-Fri)* restriction on the western side (site frontage) and subject to a *Clearway (7am-9am Mon-Fri)* restriction on the eastern side.
- A small group of shops and services are located approximately 250 metres to the south at the intersection of Gilbert Road and Bell Street. Another small group of shops are located 500m to the north at the intersection Gilbert Road and Murray Road. A larger group of shops are located 1km to the south around the intersection of Gilbert Road and Miller Street.
- Tram services operate on Gilbert Road.
- Preston Principal Activity Centre and Preston Railway Station are located over 1km to the north east of the site.

Proposal

- Retention of the existing milk bar and the development of six (6) dwellings above and to the rear of the milk bar.
- The milk bar provides a zero setback to Gilbert Road and a floor area of 49.29 square metres. A glazed shop front is provided.
- Dwelling 1 sits above the milk bar and is setback 2.5 metres from the frontage. A living room with a 24 square balcony facing Gilbert Road is provided at 1st floor level. Two (2) bedrooms are provided at 2nd floor level. An open car space is provided at ground level to the north of the milk bar with access via the existing crossover to Gilbert Road.
- Dwellings 2, 3 and 4 provide a 3-storey height comprising study space and retreat at ground level, 1st floor living spaces with north facing 13 square metre balconies and two (2) bedrooms at 2nd floor level.
- Dwelling 5 provides a 2-storey height comprising a study and bedroom at ground level and a further bedroom and living space with north facing 9.4 square metre balcony at 1st floor level.
- Dwelling 6 provides a 2-storey height comprising a study and bedroom at ground level and a living space with north facing 9.79 square metre balcony at 1st floor level.
- Dwellings 2 – 6 provide north facing courtyards of 32.5 square metres.

- One (1) enclosed car parking space is provided to dwellings 2-6 with access to the adjacent unmade ROW. Dwelling 1 has access to an open car space direct to Gilbert Road.
- The dwellings are finished in brick at the ground level and vertical cladding at 1st and 2nd floor level.

Objections summarised

Six (6) objections received.

- Car parking
- Traffic
- Design / Neighbourhood Character
- Height
- Overshadowing
- Privacy
- Noise
- Overdevelopment / Too many units in the street
- Use of retreat spaces
- Asbestos

Officer comment on summarised objections

- Car parking

A full complement of resident car parking is provided to the six (6) dwellings in accordance with Clause 52.06 (Car parking) of the Darebin Planning Scheme.

No car parking is provided to the existing milk bar to be retained. This represents a reduction of one (1) car parking space.

Visitor car parking is not required as the site is located on the Principal Public Transport Network.

A detailed assessment of car parking is provided under the Clause 52.06 (Car parking) assessment below.

- Traffic

Additional traffic is not a critical issue as the adjacent road network has capacity to accommodate the additional vehicle movements associated with the proposal.

- Design / Neighbourhood Character

Refer to the assessment of neighbourhood character under the Planning Assessment section of this report.

- Front setback

As a result of retaining the existing milk bar, the front setback to Gilbert Road is zero. Council cannot force an applicant to remove a building, therefore, the front setback is to remain at zero.

- Height

The 3-storey height of the proposal is compliant with the Darebin Planning Scheme which recommends a height of up to 3-storeys for the site and adjacent sites fronting Gilbert Road.

- Overshadowing

Shadows cast by the development will be within the parameters set out at Clause 55 of the Darebin Planning Scheme. It is noted that most of the shadows will be cast over the adjacent ROW located to the south of the site.

- Privacy

All upper storey windows and balconies are appropriately designed and screened to reduce overlooking of adjacent residential properties in accordance with Clause 55 of the Darebin Planning Scheme.

- Noise

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.

- Overdevelopment / Too many units in the street

The consideration of a medium density housing development is based on its compliance with a set of criteria outlined in the Darebin Planning Scheme and not based on a subjective concern of 'too many units'. The Victorian State Government has a clear policy on urban consolidation which is heavily dependent on medium density housing development.

- Use of retreat spaces

Dwellings 2, 3, 4 and 5 provide a retreat at ground level with direct access to a ground level courtyard. The retreat is an open space and a transitional space linking the corridor to the courtyard not unlike a living room. Given the lack of privacy afforded to this space it is unlikely that this space would be utilised as an additional bedroom. In addition, changes made to plans resulting from improving vehicle ingress and egress has made these spaces smaller.

- Asbestos

Asbestos is regulated by the State Government. Applicants must follow stringent guidelines to ensure the safe removal of asbestos. This process sits outside the planning permit process.

PLANNING ASSESSMENT

Clause 32.08 General Residential Zone and Local policies

A General Residential (Schedule 2) applies to the site. The relevant purpose of the zone is to implement State and Local Planning Policy, encourage development that respects neighbourhood character and to implement neighbourhood character policy and adopted neighbourhood character guidelines, to provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.

Development of up to 3-storeys (12 metres) is permitted within this zone.

A substantial housing change designation pursuant to Clause 21.03 of the Planning Scheme applies to the site. Substantial change areas are defined in the planning scheme as follows:

Residential, commercial and designated activity centres that have the capacity to accommodate substantial residential development over time. Substantial Change Areas will support increased residential densities and increased housing diversity. It is expected that the character of these areas will change substantially in the future.

The site is included in a substantial change area because it has a frontage to a strategic corridor (Gilbert Road) and is proximate to a tram route. Under the policy at Clause 21.03, there is a hierarchy of substantial change areas. The scale and intensity of residential growth will differ across these areas depending on their strategic capacity to accommodate municipal growth and future housing needs. Generally, residential growth adheres to the following hierarchy:

- Preston Central and Northland East Preston Activity Centres
- Reservoir and Northcote Activity Centres
- Neighbourhood Centres
- Strategic Corridors including Plenty Road and St Georges Road
- Other substantial change areas as identified in the Strategic Housing Framework Plan.

The residential area to the west of the site is included in an Incremental Change Area under the policy at Clause 21.03. It is policy that the design of development at the interface between Substantial Change and Incremental Areas, provide a sensitive transition.

The Neighbourhood Character policy at Clause 22.02 is also relevant, even though the site is included in a Substantial Change Area. This policy applies to land in the Neighbourhood Residential Zone and the General Residential Zone and policy requires the proposal to be assessed against the preferred character statement and design guidelines in the Darebin Neighbourhood Character Study & Precinct Guidelines 2007.

The State and local planning policy frameworks seeks to:

- *Encourage residential consolidation of established urban areas;*
- *Facilitate residential and commercial development in existing activity centres and where good access to public transport exists;*
- *Encourage the design of energy efficient buildings;*
- *Ensure that development respects existing or preferred neighbourhood character;*
- *Ensure that development improves housing choice, makes better use of existing infrastructure and improves energy efficiency of housing;*
- *Achieve high quality urban design and architecture that reflects the particular characteristics, aspirations and cultural identity of the community;*
- *Encourage the provision of housing to accommodate future housing needs and preferences of the local community;*
- *Encourage the design of development at interfaces between Substantial Change and Incremental Areas that provides a sensitive transition, with particular consideration given to avoiding unreasonable amenity impacts on adjoining sensitive residential interfaces.*

- *Encourage the design of developments that do not unreasonably impact on the potential for neighbouring sites to be developed in accordance with the planning scheme.*

The site's physical context presents both opportunities and constraints. The site is located on a main road (included in a Road Zone Category 2) with a tram route 112 operating from West Preston to St Kilda. It has regular dimensions and an area of 636 square metres. An unmade ROW extends adjacent the southern boundary of the site. The site has a history of non-residential use (to Gilbert Road) and forms part of a small group of commercial uses comprising a single storey warehouse and a medical centre to the south. These sites form part of the Gilbert Road substantial change corridor and have the potential to be developed in accordance with the Planning Scheme's policies and provisions.

The site has sensitive interfaces to residential properties to the west that form part of an incremental housing change area, and a direct abuttal with a dwelling fronting Gilbert Road to the north which forms part of the substantial housing change area.

It is considered that the proposal achieves an appropriate response to the site's strategic and physical opportunities and constraints.

The massing of the proposal steps down from 3-storeys at the frontage to the mid-section of the site to an eventual 2-storey height (Dwellings 5 & 6) at the rear of the site.

Dwelling 1 (fronting Gilbert Road) provides an additional 2-storeys above the milk bar. This element of the proposal will be noticeably different from the current appearance of the site, but it will not be unprecedented in terms of scale and height on Gilbert Road where developments of 2 and 3 storeys are present. Dwelling 1 presents a flat roof form with the external walls clad in vertical cladding. Critically, the two (2) additional storeys are setback 2.5 metres behind the existing parapet providing articulation and a satisfactory transition in scale to the Gilbert Road streetscape.

Dwellings 2, 3 and 4 also provide a 3-storey height and provide generous setbacks from the sensitive interface to the northern neighbour of between 4.0 to 6.0 metres. Balconies project into this setback and provide a minimum setback of 3.0 metres to the north boundary.

Dwellings 2 to 6 provide a northern aspect from 1st floor living spaces and large balconies (open to the sky). While a side facing aspect is generally discouraged, the provision of large uncovered balconies provides an appropriate level of outlook and daylight to these dwellings. The angled form of the balconies encourages views to the north-east toward Gilbert Road. The setback of the proposal from the northern boundary ensures that any future development on the adjacent site is not unduly compromised. Ground level courtyards are also provided to dwellings 2 to 6 adjacent to the north boundary with good opportunities to landscape this section of the site to soften the appearance of the proposal from the northern neighbour.

Dwelling 5 and 6 step down to 2-storeys. Dwelling 6 is constructed on the rear boundary at ground level and is setback 1.8 metres at 1st floor level. A large garage and garden shed are located within the rear of No. 2 Belmont Street which further buffers the visibility of the proposal as viewed from this adjacent property. The upper level of dwelling 6 is setback approximately 11 metres from the rear backyard of No. 2 Belmont Street and does not reduce the level sunlight into this space.

The proposal provides setbacks of between 2.1 to 2.6 to the southern boundary, at the upper levels. This is appropriate given the location of the adjacent ROW and former warehouse building to the south of the site.

The siting and massing of the proposal are considered a logical approach to the opportunity provided by the retention of the existing milk bar, the main road frontage of the site, the adjacent residential land to the north and west, the ROW, and the large footprint warehouse building to the south.

Objective 1 (Urban Design Excellence) of Clause 21.02-3 of the Planning Scheme is to ensure *development in Darebin exhibits good urban design and provides distinctive, attractive and engaging places in which to reside, visit or work*. Strategies to achieve this outcome include: *Encourage streetscape upgrades and street tree planting, particularly in areas where Substantial Housing Change is envisaged and; Collect development contributions from private development for streetscape upgrades*.

A planning permit condition has been imposed requesting the applicant to undertake streetscape improvement works in the Gilbert Road road reserve adjacent to the site. Such works must be carried out by the developer and at their cost.

Neighbourhood Character Precinct Guideline Assessment - Precinct E3

Existing Buildings

The existing building is a single storey milk bar and dwelling. The milk bar component is to be retained and incorporated into the development.

Complies

Vegetation

Vegetation is proposed in the form of landscaping adjacent the north boundary which will soften the appearance of the development from the adjacent residential neighbour to the immediate north. A landscape plan is requested as a condition of approval.

Complies

Siting

The existing milk bar to be retained provides a zero setback to Gilbert Road. Dwelling 1, located above the milk bar, provides a 2.5 metre setback from the frontage. This is considered an appropriate outcome from a design and massing perspective.

The dwellings to the rear comprise three (3) 3-storey dwellings and two (2) 2-storey dwellings. The generous setbacks provide adequate visual separation from neighbouring residential properties to the north and west of the site.

Complies

Height and Building Form

The proposal introduces two (2) additional storeys above the existing single storey milk bar. The additional levels are setback 2.5 metres from the frontage and present a flat roof form finished in vertical cladding. The dwellings 2, 3 and 4 are also 3-storeys with dwellings 5 and 6 providing a 2-storey height.

In terms of a transition the proposal is adjacent a ROW to the south. Opposite the ROW is a former warehouse constructed to the street frontage and adjacent the opposite side of the ROW.

To the north of the site is a single storey dwelling setback 9.15 metres from the Gilbert Road frontage and 850mm from the common boundary. The development will be most noticeable when viewed in the context of this adjacent dwelling. Nonetheless, the site should be viewed as part of a small cluster of commercial buildings and uses rather than belonging to the residential properties to the immediate north. In terms of transition the upper storeys provide generous setbacks from the north boundary to mitigate any adverse amenity and visual bulk impacts. Adequate space for landscaping along the north boundary is also allowed for to soften the appearance of the proposal from neighbouring properties.

Dwellings 5 and 6 are 2-storeys in height and sited within the context of outbuildings within the rear of adjacent residential properties located to the west, a former warehouse to the south and rear garden to the north. The height and setbacks provided to these dwellings are 1.8m to 6.0m from the west and north boundary respectively and are appropriate to this context.

Complies

Materials and Design Detail

The materials consist of brick to the ground level and vertical cladding to the upper levels. The use of brick provides a common thread with the adjacent residential context and is appropriate. Additional vertical cladding in-lieu of render has been sought through the application process.

Complies

Front Boundary Treatment

No front fence is proposed as the milk bar to be retained is constructed to the site frontage.

Not applicable

Clause 55 Assessment

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

- Clause 55.04-6 B22 Overlooking

All upper storey windows and balconies are appropriately designed and screened to reduce opportunities to overlook adjacent residential properties.

Complies

- Clause 55.05-4 B28 Private Open Space

The development provides adequate private open space (POS) for the recreation and service needs of residents. This is achieved through the provision of at least 9.4 square metre balconies with a width of at least 2.0 metres and convenient access from a living room and 32.5 square metre ground level courtyards to dwellings 2 – 6.

| | Total POS | Secluded POS | Minimum dimension of secluded POS |
|------------|----------------------------|--|---|
| Dwelling 1 | 24m ² (balcony) | 24m ² (balcony) | 2.5 metres (balcony) |
| Dwelling 2 | 46m ² | 13.53m ² (balcony) & 32.5m ² courtyard | 2.0 metres (balcony) 4.0 metres (courtyard) |
| Dwelling 3 | 46m ² | 13.56m ² (balcony) & 32.5m ² courtyard | 2.0 metres (balcony) 4.0 metres (courtyard) |
| Dwelling 4 | 46m ² | 13.72m ² (balcony) & 32.5m ² courtyard | 2.0 metres (balcony) 4.0 metres (courtyard) |
| Dwelling 5 | 42m ² | 9.4m ² (balcony) & 32.5m ² courtyard | 1.32 metres (balcony) 4.0 metres (courtyard) |
| Dwelling 6 | 42m ² | 9.79m ² (balcony) & 32.5m ² courtyard | 2.0 metres (balcony) 4.0 metres (courtyard) |

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

Complies

Clause 52.06 Car Parking

Number of Parking Spaces Required

One (1) resident car parking space is provided to each two (2) bedroom dwelling. This represents a full complement of resident car parking.

No visitor car parking is required because the site is located on the Principal Public Transport Network.

No car parking is provided to the existing milk bar to be retained. This represents a reduction of one (1) car parking space.

On consideration of the decision guidelines contained within Clause 52.06-6 of the Planning Scheme, the proposed car parking reduction is satisfactory in this instance, noting the following:

- The site is in proximity to public transport modes, bicycle routes and a small cluster of retail uses.
- A reduction of one (1) parking space for this milk bar is appropriate given the car parking demands of staff and customers are expected to be low for a space of just 49 square metres.
- Small milk bars are generally the focus of customers located in the immediate catchment, who could reasonably rely upon available on-street parking vacancies within the surrounding street network, public transport, bike riding and walking.

Design Standards for Car parking

Subject to conditions the garaging and the access-ways have appropriate dimension to enable efficient use and management.

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

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

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. The development contains less than 10 dwellings. | N/A | N/A |
| 55.02-4 | B4 | Infrastructure | | |
| | | Adequate infrastructure exists to support the development | Y | Y |
| 55.02-5 | B5 | Integration with the street | | |
| | | The development provides an appropriate frontage to and presentation to Gilbert Road. | Y | Y |
| 55.03-1 | B6 | Street setback | | |
| | | A zero front setback is provided as a result of retaining the existing milk bar. | Y | Y |
| 55.03-2 | B7 | Building height | | |
| | | 10.7 metres (permitted height: 12 metres). | Y | Y |
| 55.03-3 | B8 | Site coverage | | |
| | | 62.2%. This is a minor variation to the standard (60%) and is not inconsistent with the pattern of development in the immediate area, including the large warehouse located to the south. | N | Y |
| 55.03-4 | B9 | Permeability | | |
| | | 29.7%. | Y | Y |
| 55.03-5 | B10 | Energy efficiency | | |
| | | Dwellings are considered generally energy efficient and will not unreasonably impact adjoining properties. Solar panels to the roof of the dwellings are requested as a condition approval. | Y | Y |
| 55.03-6 | B11 | Open space | | |
| | | N/A. The site does not abut public open space. | N/A | N/A |
| 55.03-7 | B12 | Safety | | |
| | | The proposed development is secure. Unsafe spaces have been avoided. | Y | Y |
| 55.03-8 | B13 | Landscaping | | |

| Clause | Std | | Compliance | |
|-----------------|------------|---|------------|---|
| | | Adequate areas are provided for appropriate landscaping and a landscape plan has been required as a condition of approval. | Y | Y |
| 55.03-9 | B14 | Access | | |
| | | Access is appropriate and respects the character of the area. | Y | Y |
| 55.03-10 | B15 | Parking location | | |
| | | Parking facilities are proximate to the dwellings they serve. The access is observable and habitable room windows are sufficiently setback from accessways. | Y | Y |
| 55.04-1 | B17 | Side and rear setbacks | | |
| | | Dwellings are setback in accordance with the requirements of this standard. | Y | Y |
| 55.04-2 | B18 | Walls on boundaries | | |
| | | The height and length of boundary walls comply. | Y | Y |
| 55.04-3 | B19 | Daylight to existing windows | | |
| | | Sufficient setbacks exist to allow adequate daylight into adjacent windows. | Y | Y |
| 55.04-4 | B20 | North-facing windows | | |
| | | There are no north facing windows within 3.0 metres of the common boundary of the site. | Y | Y |
| 55.04-5 | B21 | Overshadowing open space | | |
| | | Shadows cast by the development are 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 |
| 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 | | |
| | | Adequate solar access is provided to the north | Y | Y |

| Clause | Std | | Compliance | |
|----------------|------------|---|------------|-----|
| | | facing balconies. | | |
| 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 | | |
| | | A front fence is not proposed. | N/A | N/A |
| 55.06-3 | B33 | Common property | | |
| | | Common property areas are appropriate and manageable. | Y | Y |
| 55.06-4 | B34 | Site services | | |
| | | Sufficient areas for site services are provided. | Y | Y |

REFERRAL SUMMARY

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

PLANNING SCHEME SUMMARY

Darebin Planning Scheme clauses under which a permit is required

- Clause 32.08 (General Residential Zone) – Construction of multiple dwellings.
- Clause 52.06 (Car parking) – A reduction of one (1) convenience shop (milk bar to be retained) car parking space.

Applicable provisions of the Darebin Planning Scheme

| Section of Scheme | Relevant Clauses |
|----------------------------------|---|
| SPPF | 11.01-1S, 11.02-1S, 15.01, 15.01-5, 15.02, 16.01, 19.03-1 |
| LPPF | 21.03, 21.05-1, 21.05-2, 21.05-3, 22.02, 22.12. |
| Zone | 32.08 |
| Overlay | 45.06 |
| Particular provisions | 52.06, 52.34, 53.18, 55 |
| General provisions | 65.01 |
| Neighbourhood Character Precinct | E3 |

POLICY IMPLICATIONS**Environmental Sustainability**

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

Social Inclusion and Diversity

Nil

Other

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

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

FUTURE ACTIONS

Nil

RELATED DOCUMENTS

- Darebin Planning Scheme

Attachments

- Aerial Photo (**Appendix A**)
- 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.

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 (**Appendix A**)

7. URGENT BUSINESS

8. CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL


9. CLOSE OF MEETING

**CITY OF
DAREBIN**

274 Gower Street, Preston
PO Box 91, Preston, Vic 3072
T 8470 8888 **F** 8470 8877
E mailbox@darebin.vic.gov.au
darebin.vic.gov.au

 **National Relay Service**
relayservice.gov.au

If you are deaf, or have
a hearing or speech
impairment, contact
us through the
National Relay Service.

 **Speak your language**
T 8470 8470

| | | |
|----------|------------|------------|
| العربية | Italiano | Soomalii |
| 繁體中文 | Македонски | Español |
| Ελληνικά | नेपाली | اردو |
| हिंदी | ਪੰਜਾਬੀ | Tiếng Việt |