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AGENDA

Planning Committee Meeting to be held
at Darebin Civic Centre,
350 High Street Preston
on Monday, 21 October 2019
at 6.00pm.



ACKNOWLEDGEMENT OF DAREBIN'S ABORIGINAL AND TORRES STRAIT ISLANDER COMMUNITY

**(Council adopted this Acknowledgment on 20 May 2019 in order to
confirm the commitment of Council to the process of
Reconciliation)**

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.

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Agenda

1. MEMBERSHIP

Cr. Susan Rennie (Mayor) (Chairperson)

Cr. Susanne Newton (Deputy Mayor)

Cr. Steph Amir

Cr. Gaetano Greco

Cr. Tim Laurence

Cr. Kim Le Cerf

Cr. Trent McCarthy

Cr. Lina Messina

Cr. Julie Williams

2. APOLOGIES

3. DISCLOSURES OF CONFLICTS OF INTEREST

4. CONFIRMATION OF THE MINUTES OF PLANNING COMMITTEE

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

That the Minutes of the Planning Committee Meeting held on 16 September 2019 be confirmed as a correct record of business transacted.

5. CONSIDERATION OF REPORTS

5.1 APPLICATION FOR PLANNING PERMIT D/732/2018 6 - 8 Tanner Grove Northcote

Author: Principal Planner

Reviewed By: General Manager City Sustainability and Strategy

| Applicant | Owner | Consultant |
|---|--------------------|--|
| Greig Carter C/- Burton & Carter Pty Ltd | John Roger Southam | <ul style="list-style-type: none"> • Ask Planning Services • Burton & Carter Pty Ltd • Woods Environmental Services • Green Rate Sustainable Building Consultant |

SUMMARY

- This report recommends that the application not be supported because it does not attain a satisfactory level of compliance with the objectives, standards and decision guidelines of Clause 22.02 Council’s Neighbourhood Character Policy and elements of Clause 55 of the Darebin Planning Scheme.
- It is proposed to construct four (4) double storey attached dwellings over two (2) lots at 6 – 8 Tanner Grove, Northcote.
- Each dwelling would have four (4) bedrooms and access to two (2) on site car-spaces, one (1) within a garage.
- Each dwelling would be provided with a minimum of 40 square metres of secluded private open space to the rear of the dwellings, plus the front garden.
- The overall height of the proposal is 7.5 metres from natural ground level (NGL)
- The site is zoned General Residential Zone – Schedule 2.
- The mandatory garden area requirement for the combined lot size of 1264 square metres is 35%. The proposal achieves a garden area of 37% or 469 square metres of the total site area.
- There is no restrictive covenant on each title.
- Five (5) objections were received against this application.

CONSULTATION:

- Public notice was given via one (1) sign posted on site and letters sent to surrounding owners and occupiers.
- This application was referred internally to the following units in Council: Public Places; Transport Engineering and Strategy; Arboricultural Planning; Infrastructure and Capital Delivery, City Architect and Council’s Environmental Sustainability Officer. Referral comments are included later in this report.

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

Recommendation

That the opinion is formed to not support Planning Application D/732/2018 based on the following grounds:

1. The proposal does not comply with the following objectives of Council's Neighbourhood Character Study - Precinct E1 with respect to:
 - a) Vegetation:
 - The proposed development fails to provide sufficient space for the planting of meaningful vegetation to soften the development from the streetscape and along the eastern and western property boundaries.
 - The proposed design response does not strengthen the garden setting to the streetscape and sets an undesirable precedent that promotes large paved driveways, garages and limited front garden areas.
 - b) Siting:
 - The proposed design response results in excessive built form across both lots that reduces the opportunity to landscape the site and provide a meaningful front garden.
 - The proposal design response results in large expanses of paving, garages and car spaces that dominate the front setback. The central location of each double garage becomes the focal point of the design which is unacceptable.
 - c) Height and building form/frontage width:
 - The proposed building form across the width of each block is excessive and will dominate the streetscape. The attached townhouse configuration results in 23 metres of unbroken built form which is discordant with the streetscape.
 - The proposed lengthways subdivision is inconsistent with the streetscape and results in multiple vehicle crossings that dominate the view of the development.
 - The proposed lengthways subdivision results in narrow frontage widths that do not respect the rhythm of dwelling spacing found in the streetscape.
 - The proposed dwellings and upper levels have not been adequately recessed or concealed either through building materials, reduced floor to ceiling heights, architectural features or within the built form and will contribute to an unacceptable level of visual bulk to the streetscape.
 - d) Materials & Design Detail:
 - The built form does not contribute positively to the streetscape with unsympathetic use of render, multiple roof elements and a complicated materials palette.
2. The proposal does not meet the objectives of Clause 55 of the Darebin Planning Scheme, more particularly
 - a) Standard B1: Neighbourhood Character – The design response is inappropriate and fails to adequately respond to the specific attributes of Neighbourhood Character Precinct E1 of Clause 22.02 Neighbourhood Character Policy.

- b) Standard B2: Residential Policy – The proposed design response is inappropriate and therefore non-compliance with residential policy.
 - c) Standard B13: Landscaping – The proposal fails to provide sufficient space to the front, side and rear of the dwellings to incorporate appropriate landscaping and there is excessive hard paving to the street frontages.
 - d) Standard B19: Daylight to existing windows – The proposal does not comply numerically with the standard for those north facing windows at 4 Tanner Grove, Northcote.
 - e) Standard B20: North facing windows objective – The proposal does not comply numerically with the standard for those north facing windows at 4 Tanner Grove, Northcote.
 - f) Standard B31: Design Detail - The design of the development does not respect the existing or preferred neighbourhood character façade articulation, multiple roof elements and garages that are visually discordant with the streetscape.
-

INTRODUCTION AND BACKGROUND

On the 9 August 2019, Council received an Application for Review from the Victorian Civil and Administrative Tribunal (VCAT) under Section 79 of the Planning and Environment Act 1987 for failure of the Responsible Authority to grant a permit within the prescribed time.

A hearing date has been set for 17 January 2020, should the Application for Review not be satisfactorily resolved before this time.

On the 20 September 2019 a practice day hearing was held at VCAT with all parties. At this time the opinion from Council was to support the application, which was tabled at VCAT. Following the practice day hearing, the application has gone through an additional internal review and the opinion has been formed to not support the planning application.

ISSUES AND DISCUSSION

Subject site and surrounding area

- The land is made up of two (2) lots that are regular in shape, with a combined frontage of 25.62 metres, a depth of 47.08 metres for a total site area of 1264 square metres.
- The land is located on the eastern side of Tanner Grove, approximately 80 metres north of Mitchell Street and 200 metres south of Separation Street. Topographically, the land is generally flat and a 1.83-metre-wide drainage and sewerage easement runs parallel along the rear, eastern property boundary.
- The site is located within an incremental housing change area within the Municipal Strategic Statement.
- Tanner Grove and streets within the vicinity of the site are fairly intact, with surrounding lots mostly developed with single or double storey dwellings, however medium density development is starting to emerge with No. 2 and No. 29 Tanner Grove developed with dual occupancy developments.
- Each of the subject lots contain a detached single storey dwelling with a galvanised roof. No. 6 Tanner Grove has a small, weatherboard dwelling sited 7.6 metres from the frontage. This dwelling has not been extended and has a sizeable rear yard with multiple small and large canopy trees.

- No. 8 Tanner Grove is a single storey brick dwelling, setback 9.5 metres from the front property boundary with a large verandah and shed structures within the rear yard. A large green house exists within the rear yard area along the rear property boundary.
- The subject land adjoins six (6) properties.
- To the north of the site is 10 Tanner Grove which has been developed with a single storey weatherboard dwelling with a gabled, pitched tiled roof. This dwelling is setback 2.4 metres from the common boundary and 10.3 metres from the front boundary. A concrete driveway abuts the common boundary within the front setback. This site is well vegetated.
- To the south of the site is 4 Tanner Grove which has been developed with a single storey brick dwelling with a pitched, hipped tiled roof. This dwelling is setback 1.1 metres from the common boundary and 9.6 metres from the front boundary. Further south at 2 Tanner Grove the lot has been developed with two (2) single storey dwellings.
- To the east of the site is the rear of 129, 131, 133 and 135 Victoria Road. Each property contains a single storey detached dwelling and associated garages/carports and outbuildings. The rear yards of these dwellings abut the common boundary.
- To the west of the site is the Tanner Grove road reserve.
- There are no parking restrictions on Tanner Grove.
- The site has access to bus services along Victoria Road to the east, Separation Street to the north and Bastings Street to the south. Tram Route 86 along High Street is located approximately 1km to the west.
- The site is located proximate to shops along High Street and Westgarth Primary School located 540 metres to the south-west.

Proposal

- It is proposed to construct four (4) attached double storey dwellings.
- The ground levels of each dwelling will contain an entryway adjacent the garage, a bedroom with ensuite and a kitchen, meals and family area to the rear of the ground floor, leading to a permeable deck to the rear. All ground floors will each have access to a laundry, middle courtyard and large entryway with windows to the street.
- On the first floor, each dwelling will have three (3) bedrooms, one (1) a master bedroom with ensuite and walk in robe and family bathroom.
- Each dwelling will have access to two (2) on site car-spaces, in the form of a single garage and tandem car-space from Tanner Grove with a shared driveway between townhouse 1 and 2 and townhouse 3 and 4.
- Each dwelling will be provided with a minimum of 40 square metres of ground level secluded private open space to the rear of the dwellings, plus front garden space and a small internal courtyard.
- The overall height of the proposal is 7.5 metres from natural ground level (NGL).
- Material composition includes the use of render, timber battens and panel lift timber garage doors.

Objections summarised

- Existing shared drain appears old and may not be capable of supporting the proposed development.

- Impacts associated with drainage on adjoining owners/occupiers (also burdened by drainage easement).
- Unclear how proposed development to be drained.
- Concern regarding health impacts (i.e. dust impacts) associated with demolition of existing dwellings on occupants of adjoining dwellings.
- Overlooking
- Side and rear setbacks of the proposed development are not appropriate.
- Noise impacts from new dwellings in residential zones.
- The proposed development is inconsistent with the current neighbourhood character.
- Removal of high-quality trees a poor outcome.
- Excessive site coverage
- Increased parking within the streetscape
- Hours of construction
- Overshadowing

Officer comment on summarised objections

- Existing shared drain appears old and may not be capable of supporting the proposed development

Council's drainage engineer has reviewed the application and provided conditional consent. It is considered that the recommendations regarding servicing by Council's drainage department are appropriate.

In any case the site is appropriately located to connect to existing infrastructure. A recent study undertaken by Infrastructure Victoria titled 'Infrastructure Provision in Different Development Settings' (dated April 2019) considers the capacity and relative cost of infrastructure to support further residential development in Melbourne. Within Melbourne, the capacity of existing infrastructure to support residential development growth varies at different locations. The study confirms that existing areas of Melbourne generally have sufficient capacity to accommodate further incremental levels of development growth.

- Impacts associated with drainage on adjoining owners/occupiers (also burdened by drainage easement).

Any improvements required to existing utilities for reason of the development will be at the responsibility of the developer. Infrastructure outside the site is the responsibility of the relevant service provider.

That existing infrastructure is well used is not a reason to veto this application. The developer is required to provide the necessary improvements to electricity and water supply to accommodate the proposed development. The general provision of improvements to infrastructure, whether that be public transport, electricity or water supply is the responsibility of the relevant service provider.

- Unclear how the proposed development will be drained.

Council's drainage engineer has stated that the stormwater from the property must be connected to the existing 450mm underground drain at the front in Tanner Grove to Council requirements.

- Concern regarding health impacts (i.e. dust impacts) associated with demolition of the existing dwellings on occupants of adjoining dwellings.

All construction activity must comply with Occupational Health and Safety Standards. This is the responsibility of the builder.

There are separate requirements under the Building Regulation for the demolition and construction of works and in particular, requirements for notification to adjoining owners/occupiers. It is considered that the separate processes in place are appropriate.
- Overlooking

Windows within 9 metres of existing adjacent habitable room windows and secluded private open space areas are screened in accordance with Clause 55 of the Darebin Planning Scheme.
- Side and rear setbacks of the proposed development are not appropriate.

The proposed side and rear setbacks comply with Clause 55.04-1, Standard B17 of the Darebin Planning Scheme.

With regard to Clause 55.04-3, Standard B19 Daylight to existing windows the proposal is numerically compliant for those windows located to the north of the site (10 Tanner Grove).

For those existing habitable room windows located to the south of the site (4 Tanner Grove) the proposal is non-compliant. This non-compliance will impact on the internal amenity of the adjoining dwelling and is not satisfactory.
- Noise impacts from new dwellings in residential zones.

The proposed use is residential and 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.
- The proposed development is inconsistent with the current neighbourhood character.

The proposed massing and siting of the development, along with a lack of opportunity to vegetate the site and busy material palette are contrary to the objectives of the Neighbourhood Character Precinct E1.

Please refer to the body of this report for a detailed discussion regarding neighbourhood character.
- Removal of high-quality trees a poor outcome.

The removal of vegetation from the land does not require a planning permit as there are no tree protection controls. The owner will need to ensure they do not require a Tree Protection Permit from Council's Local Laws department. Furthermore, Council's arborist has reviewed the Tree Report submitted with the application and deemed the vegetation on the site to be of poor retention quality. Appropriate landscaping to offset its removal is recommended via permit conditions.
- Excessive Site Coverage

Clause 55.03-3 Standard B8, Site Coverage of the Darebin Planning Scheme requires that no more than 60% of the site should be covered by buildings. The site coverage of all buildings on both sites equals 53% of the total site area which complies numerically with the standard.
- Increased parking within the streetscape

The proposed development provides a total of eight (8) car spaces on site in accordance with the requirements of Clause 52.06 Car-Parking of the Darebin Planning Scheme for four (4) dwellings each with four (4) bedrooms.

While it is acknowledged that the development will generate some additional vehicle movements on the local road network, it is not considered that such additional movements would necessarily be concentrated or conflict substantially with existing traffic.

- Hours of construction

The EPA controls construction noise and hours of construction.

Noise and trucks, etc. during the construction phase of development is a temporary and unavoidable consequence of development and not a reason to refuse any development.

- Overshadowing

The submitted shadow diagrams comply with the requirements of Clause 55 of the Darebin Planning Scheme. At least 75 per cent, or 40 square metres with a minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space located on adjacent land will receive a minimum of five hours of sunlight between 9am and 3pm on the 22 September.

The proposed development complies with the requirement as evidenced by the shadow plans provided.

PLANNING ASSESSMENT

Neighbourhood Character Precinct Guideline Assessment - Precinct E1

a) Existing Buildings

The existing dwellings are not covered by a Heritage Overlay. The existing dwellings may be removed without a planning permit.

Complies

b) Vegetation

The trees on site are not significant and can be removed without planning permission.

Front and rear yards will not be able to accommodate meaningful vegetation commensurate with adjoining gardens or as envisaged under the guidelines. The proposed design response does not strengthen the garden setting to the streetscape, rather it may set a precedent that large paved driveways, garages and limited front gardens is acceptable.

The excessive built form on site results in limited opportunity for landscaping. The proposed front setback is dominated by paving, garages and car spaces and the solid mass of building lengthways down the site affords few opportunities for planting of new vegetation (along the eastern and western boundaries) to 'soften' the development or contribute to the established garden character of the area.

Does not comply

Siting

The proposal results in a loss of front garden space to appropriately vegetate the front setback. As a result there is little available space within the front setback to plant canopy trees which can soften the proposed development.

While the proposed development is set back from both side boundaries, which goes some way in respecting the rhythm of spacing of dwellings in the street, the proposed dwellings are attached townhouses, which is not characteristic of the streetscape.

Does not complyc) Height and building form

The proposed dwellings are double storey with a maximum height of 7.5 metres, which is acceptable.

The proposed building form across the width of the block is excessive and will dominate the streetscape. The attached townhouse configuration results in 23 metres of unbroken built form across both lots (from a possible 25 metres), which is inconsistent with the streetscape. Dwellings in the streetscape typically have a frontage width of between 8 and 11 metres. A better design outcome would have been to have a central driveway with two (2) dwellings to the front and two (2) behind, resulting in a frontage width more typical of the streetscape.

The proposed dwellings and upper levels have not been adequately recessed or concealed either through building materials, reduced floor to ceiling heights, architectural features or within the built form and will contribute to an unacceptable level of visual bulk to the streetscape.

Other elements of the building mass which will contribute to the appearance of visual bulk, include expansive render walls and upper levels that protrude into the rear yard realm.

The proposed lengthways subdivision is discordant with the streetscape and results in multiple vehicle crossings that dominate the view of the development, which may set an undesirable precedent.

The proposed lengthways subdivision results in narrow frontage widths that do not respect the rhythm of dwelling spacing found in the streetscape.

Does not complyMaterials and design detail

The proposed design response does not reflect the existing or preferred neighbourhood character of the area and is incompatible with the guidelines as little consideration has been given to incorporate common features of the streetscape in a sympathetic way (including façade composition, pitched, hipped roof forms and detached housing).

The built form does not contribute positively to the streetscape with unsympathetic use of render at the upper levels, garages that dominate the view of the dwellings and window sizes that are not reflective of the wider area.

Does not comply

d) Front boundary treatment

No front fence is proposed. This is acceptable as it maintains views between the subject dwelling and streetscape.

Complies**Clause 21.03 – Housing**

The Strategic Housing Framework Plan illustrates the directions for residential land use and development in Darebin as set by the Darebin Housing Strategy (2013).

This framework provides greater certainty as to where growth and change can be expected and the preferred scope of housing change in terms of the intensity and type of residential development to be encouraged in different areas. The framework plan identifies three Housing Change Areas which apply to all land in the municipality, known as Minimal, Incremental and Substantial.

Incremental

The Darebin Housing Strategy 2013-2033 provides a housing change framework plan that indicates *"the appropriate level of change in terms of the intensity and type of residential development that could be accommodated in areas that permit residential use."*

The subject site is identified as an area of incremental change in the Strategic Housing Framework Plan and is defined as:

"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 modest types of development are accommodated." (Clause 21.03)

Housing (Clause 21.03)

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

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

- *within an 800 metre walkable catchment of an activity centre*
- *generally within an 800 metre walkable catchment of train, tram or SmartBus services.*

Certain Incremental Housing Change areas should only be considered suitable for limited scale and density of residential development. These are areas which:

- Are generally outside of an 800 metre walkable catchment to an activity centre, train station, tram route or SmartBus route;
- Have experienced a modest degree of infill residential development which precludes their classification as minimum change areas.

While the proposed intensification of the land by the development of two (2) additional dwellings is considered to be an acceptable type of development envisaged in this context, the overall design and layout of the proposal is uncharacteristic of the local area and will set an undesirable precedent in the streetscape.

Minimum Garden Area Requirement

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

| Lot Size | Minimum percentage of a lot set aside as garden area | Garden area provided |
|----------------------------|--|--|
| 400 - 500sqm | 25% | Not applicable |
| 501 - 650sqm | 30% | Not applicable |
| <u>Above 650sqm</u> | <u>35%</u> | The proposal achieves 37% garden area or 469 square metres for a lot size of 1264 square metres. |

Complies

Maximum Building Height Requirement for a Dwelling or Residential Building

Clause 32.08-10 sets a maximum height of 11 metres / 3 storeys. The proposal comprises two (2) storeys and a maximum height of 7.5 metres.

Complies

Clause 55 Assessment

The following sections provide discussion on areas of Clause 55 that do not comply.

Clause 55.02-1 - Neighbourhood Character:

This element has been considered above in the Neighbourhood Character Guidelines Assessment and was found to only partly comply with the objectives found in Precinct E1. For the reasons stated above the proposed design response is inappropriate and does not comply with the objectives of the Neighbourhood Character policy.

Does not comply

Standard B2: Residential Policy

The proposal is accompanied by an acceptable written statement and design response in terms of information provided. However, the design is inappropriate in terms of the response to the opportunities and constraints of the site and compliance with overall residential policy in terms of neighbourhood character, site responsiveness and elements of Clause 55. The proposed design is therefore considered to be inappropriate.

Does not comply

Clause 55.02-4 B4 Infrastructure

The development is to be located in an established area where there is adequate infrastructure. The proposal will not exceed the capacity of local infrastructure.

Council’s Environmental Operations Unit has commented that drainage is available to the site subject to conditions.

Complies

Clause 55.03-8 B13 Landscaping

The surrounding landscape character is generally semi mature and informal with large open spaces and spacious setbacks.

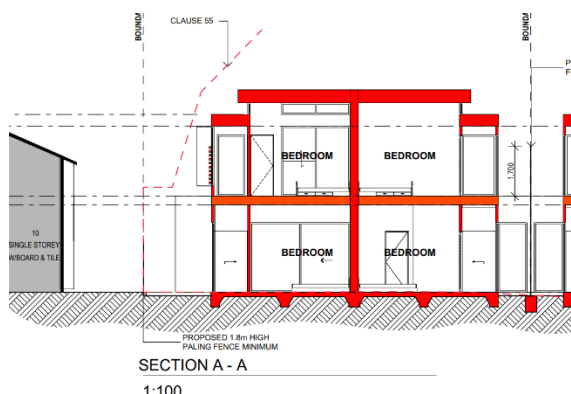
The open spaces and setbacks are insufficient to support landscaping and canopy planting envisaged for the wider area.

There is inadequate space to the front and rear of the development to incorporate appropriate landscaping and there is excessive hard paving to the street frontages.

Does not comply

Clause 55.04-1 B17: Side and Rear Setbacks

The section diagram below prepared with the application demonstrates that compliance with Standard B17 is achieved (see Clause 55 dotted line).



A further detailed explanation is provided below with regards to the numerical requirements of the standard:

Ground floor

| Boundary | Wall height | Required Setback | Proposed setback | Compliance |
|------------------------|--|------------------|--------------------------|------------|
| North – Dwelling 4 | 3.5 metres | 1 metre | 1.12 metres | Yes |
| East – Dwelling 1 to 4 | 4.4 metres (to the top of the clerestory window) | 1.24 metres | 5.9 metres to 6.3 metres | Yes |
| South – Dwelling 1 | 3.8 metres | 1.06 metre | 1.11 metres | Yes |

First Floor

| Boundary | Wall height | Required Setback | Proposed setback | Compliance |
|------------------------|---|----------------------------|----------------------------|------------|
| North – Dwelling 4 | 7.1 metres (to the top of the roof) | 2.19 metre | 2.35 metres | Yes |
| East – Dwelling 1 to 4 | 7.1 metres to 7.5 metres | 2.19 metres to 2.59 metres | 12.5 metres to 14.5 metres | Yes |
| South – Dwelling 1 | 6.7 metres 7.5 metres (to the top of the roof) | 1.93 metres 2.59 metre | 2.3 metres 3.3 metres | Yes |

The proposed ground and first floor setbacks comply with the numerical requirements of the standard and will not detrimentally impact on the amenity of the adjoining lots. Upper levels are not adjacent to adjoining areas of secluded private opens space with the bulk of the upper level built form, opposite adjoining built form. The two (2) storey height complies comfortably with Standard B17.

Complies

Clause 55.04-3 B19 Daylight to Existing Windows

Northern orientation

At the ground level, an area of at least 3 square metres with a minimum dimension of 1 metre clear to the sky is provided opposite all existing habitable room windows located at 10 Tanner Grove.

At the first floor, the wall heights of 6.3 metres requires a setback of 3.15 metres. A setback of 4 metres has been provided between the edge of the eave of the adjoining dwelling and the wall of the subject development which complies numerically with the standard.

Southern orientation

The southern ground floor wall is proposed to be 3.8 metres high. This requires a setback between the wall and windows at 4 Tanner Grove of 1.9 metres. A setback of 1.9 metres exists which complies numerically with the standard.

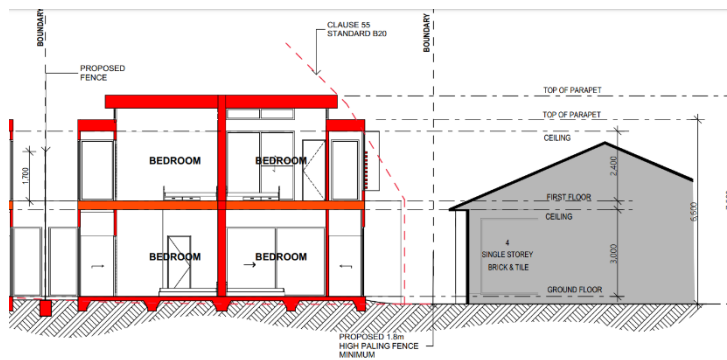
At the first floor, the wall height of 6.7 metres requires a setback of 3.35 metres. A setback of approximately 2.9 metres has been achieved between the edge of the eave of the dwelling to the south and the wall of the proposed development. A shortfall of 0.45 metres exists. At present this does not comply numerically with the standard and will have a detrimental impact on the amenity of the adjoining lot.

While a condition of approval could allow this element of the proposal to be amended, it is currently not satisfactory as there are other issues with the proposal and therefore does not comply.

Does not comply

Clause 55.04-4 B20 North Facing Windows

The section diagram below prepared by the applicant demonstrates that compliance with Standard B20 has not been achieved (albeit is only marginally non-compliant).



The existing north facing windows of 4 Tanner Grove consist of a variety of habitable highlight windows, frosted highlight windows and habitable windows which adjoin a bathroom, bedroom, laundry and family room. These windows are not setback in excess of 3 metres from the common boundary. Therefore the proposed development should be setback from the common boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres.

At the ground floor the wall height is 3.8 metres. This requires a setback of 1.12 metres. A setback of 1.12 metres has been provided.

The 6.7 metre high wall should be setback 2.86 metres from the southern boundary. A setback of 2.36 metres exists. The area of non-compliance is 0.5 metres at the top of the parapet roof and is not satisfactory. This area of non-compliance will detrimentally impact on the amenity of the adjoining lot is another factor that highlights poor design in this setting.

Does not comply

Clause 55.04-5 B21 Overshadowing

Overshadowing of adjoining open space meets the standard and objective.

Overshadowing of neighbouring properties to the south and east by the proposed development is minimal, with at least 40 square metres of neighbouring dwelling' secluded private open space with a minimum dimension of 3 metres, or 75% (whichever is the lesser) receiving a minimum of five (5) hours sunlight between 9am and 3pm on the 22 September. The development does not cast any shadows on the secluded private open space of the dwelling to the north.

Complies

e) Clause 55.04-6 B22 Overlooking

The proposed dwellings at the ground floor (including the rear decks) have finished floor levels less than 0.8 metres above natural ground level at the boundary. Proposed 1.8 metre high boundary fences on the northern, southern and eastern property boundaries will sufficiently limit overlooking into these interfaces.

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

All upper storey windows are appropriately designed and/or screened to ensure no overlooking as follows:

- Horizontal screening is proposed at the first floor along the northern and southern walls of dwelling 1 and 4, which will limit the potential for views into the SPOS of properties to the north and south of the site.
- Given the setbacks of the first level from the eastern (rear) boundary (i.e. more than 9 metres) there is no requirement to screen these windows.
- The inclusion of horizontal battens to 1.7 metres above finished floor level (FFLs) to the stairwell windows and bedroom windows prevents overlooking of adjoining open space.
- There is no requirement to screen windows facing Tanner Grove (as they have an outlook over the public realm).

Complies

f) Clause 55.05-4 B28 Private Open Space

The development provides adequate private open space (pos) for the reasonable recreation and service needs of residents.

This is achieved through the provision of a minimum of 40 square metres of private open space of which 25 square metres is deemed to be secluded, located at the side or rear of the dwelling with a minimum dimension of 3 metres and conveniently accessed from a living room.

| | Total POS | Secluded POS | Minimum dimension of secluded POS | Compliance |
|------------|----------------------|---------------------|--|-------------------|
| Dwelling 1 | 126.39 square metres | 43 square metres | 5.9 metres | Yes |
| Dwelling 2 | 70 square metres | 40.39 square metres | 6.0 metres | Yes |
| Dwelling 3 | 70 square metres | 40.02 square metres | 6.2 metres | Yes |

| | Total POS | Secluded POS | Minimum dimension of secluded POS | Compliance |
|------------|-------------------|------------------|-----------------------------------|------------|
| Dwelling 4 | 120 square metres | 46 square metres | 6.3 metres | Yes |

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

Complies

Clause 55.06-1 B31 Design Detail

The design detail of the development does not respect the existing or preferred neighbourhood character through façade articulation, multiple roof elements and garages that are visually discordant with the existing and preferred neighbourhood character of the area.

Does not comply

Clause 52.06 Car Parking

g) Number of Parking Spaces Required

Two (2) car parking spaces are provided for each of the three or more bedroom dwellings with one space under cover.

h) Design Standards for Car parking

The car parking spaces, garages and the access-ways have appropriate dimensions to enable efficient use and management of the site.

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 metres length x 3.5 metres width comply with the minimum requirements of the standard, provided that the bicycle racks within the garages are not located within the clearance area as shown in Diagram 1 under Clause 52.06.

Access dimensions to the car spaces comply with the standard.

Visibility splays are required at the access-way interface with the footpath to protect pedestrians. This has been requested as a condition of approval.

The internal pedestrian doors must be modified so that they do not swing into the garage parking space.

Complies

Clause 53.18 – Stormwater Management in Urban Design

The purpose of this clause is to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefit.

This clause applies to an application under a provision of a zone to subdivide land, construct a building, or construct or carry out works.

Clause 53.18-4 – Stormwater management objective for subdivision does not apply.

Clause 53.18-5 – Buildings and Works (Standard W2)

It is policy to:

- *To encourage stormwater management that maximises the retention and reuse of stormwater.*
- *To encourage development that reduces the impact of stormwater on the drainage system and filters sediment and waste from stormwater prior to discharge from the site.*
- *To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.*
- *To ensure that industrial and commercial chemical pollutants and other toxicants do not enter the stormwater system.*

Standard W2 requires any stormwater management system 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).*
- *Minimise the impact of chemical pollutants and other toxicants including by, but not limited to, bunding and covering or roofing of storage, loading and work areas.*
- *Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.*

The above will be achieved through a satisfactory STORM report which is requested as part of an SDA condition.

Complies subject to condition

Clause 53.18-5 – Site Management (Standard W3)

It is policy to:

- *To protect drainage infrastructure and receiving waters from sedimentation and contamination.*
- *To protect the site and surrounding area from environmental degradation prior to and during construction of subdivision works.*

The above is to be implemented through appropriate site management practices prior to and during the construction period, to be included in a Site Management Plan that sets out how the following are to be addressed:

- Erosion and sediment.
- Stormwater.
- Litter, concrete and other construction wastes.
- Chemical contamination.

Melbourne Water's "Keeping our Stormwater Clean: A Builder's Guide" prepared in conjunction with EPA Victoria, published October 2006 may be used as a guide for the

preparation of the Site Management Plan. The Site Management Plan must be conducted prior to buildings and works being undertaken.

Complies subject to condition

CLAUSE 55 COMPLIANCE SUMMARY

| Clause | Std | | Compliance | |
|----------------|------------|---|------------|-----|
| | | | Std | Obj |
| 55.02-1 | B1 | Neighbourhood character | | |
| | | Please see assessment in the body of this report. | N | N |
| 55.02-2 | B2 | Residential policy | | |
| | | The proposal does not comply with Council's Neighbourhood Character Policy contained at Clause 22.02 in the Darebin Planning Scheme. Please see assessment in the body of this report. | N | N |
| 55.02-3 | B3 | Dwelling diversity | | |
| | | N/A as development contains less than 10 dwellings | N/A | N/A |
| 55.02-4 | B4 | Infrastructure | | |
| | | Adequate infrastructure exists to support new development. A condition of approval will require that drainage is to the satisfaction of the Responsible Authority. | Y | Y |
| 55.02-5 | B5 | Integration with the street | | |
| | | The proposed development has pedestrian and vehicle links to the street. | Y | Y |
| 55.03-1 | B6 | Street setback | | |
| | | The required setback is 9 metres. The proposed development is set back between 10.3 and 10.8 metres from the street frontage. | Y | Y |
| 55.03-2 | B7 | Building height | | |
| | | 7.5 metres | Y | Y |
| 55.03-3 | B8 | Site coverage | | |
| | | 53% | Y | Y |
| 55.03-4 | B9 | Permeability | | |
| | | 46% | Y | Y |
| 55.03-5 | B10 | Energy efficiency | | |
| | | Dwellings are considered to be generally energy efficient and will not unreasonably impact adjoining properties. As SDA report must be submitted to the satisfaction of the Responsible Authority subject to condition. | Y | Y |
| 55.03-6 | B11 | Open space | | |
| | | N/A as the site does not abut public open space. | N/A | N/A |
| 55.03-7 | B12 | Safety | | |
| | | The proposed development is secure and the creation of unsafe spaces has been avoided. | Y | Y |

| Clause | Std | | Compliance | |
|-----------------|------------|---|------------|-----|
| 55.03-8 | B13 | Landscaping | | |
| | | Adequate areas have not been provided for appropriate landscaping. Please see assessment in the body of this report. | N | N |
| 55.03-9 | B14 | Access | | |
| | | Access is sufficient and respects the character of the area. The proposed crossovers to the street taking up 31.21% of the frontage is acceptable given that no more than 33% of the frontage should be taken up by the vehicle access-way. | Y | Y |
| 55.03-10 | B15 | Parking location | | |
| | | Parking facilities are proximate to the dwellings they serve, the access is observable. The habitable room windows are sufficiently set back from the access-ways. | Y | Y |
| 55.04-1 | B17 | Side and rear setbacks | | |
| | | Dwellings are set back in numerical compliance with the requirements of this standard. | Y | Y |
| 55.04-2 | B18 | Walls on boundaries | | |
| | | N/A as there are no proposed walls on the property boundaries. | N/A | N/A |
| 55.04-3 | B19 | Daylight to existing windows | | |
| | | Please see assessment in the body of this report. | N | N |
| 55.04-4 | B20 | North-facing windows | | |
| | | Please see assessment in the body of this report | N | N |
| 55.04-5 | B21 | Overshadowing open space | | |
| | | Shadow cast by the development is within the parameters set out by the standard. There will be no shadow cast beyond the current fence shadow | 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 may be internal views between Townhouse 2 and 3. A condition of approval could request internal elevations to confirm these windows are adequately screened. | 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 | | |

| Clause | Std | | Compliance | |
|----------------|------------|---|------------|-----|
| | | Adequate setbacks are proposed to allow appropriate daylight access to all new windows in the development. | 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 | | |
| | | There are no walls to the north of the SPOS. | N/A | N/A |
| <i>/A/</i> | | | | |
| 55.05-6 | B30 | Storage | | |
| | | Sufficient storage areas with a minimum of 6 cubic metres has been provided and deemed acceptable. | Y | Y |
| 55.06-1 | B31 | Design detail | | |
| | | The proposed overall design of the dwellings is not satisfactory. Please see assessment in the body of this report. | N | N |
| 55.06-2 | B32 | Front fences | | |
| | | No front fence is proposed which is acceptable. | Y | Y |
| 55.06-3 | B33 | Common property | | |
| | | Common property areas are appropriate and manageable. | Y | Y |
| 55.06-4 | B34 | Site services | | |
| | | Sufficient areas for site services are provided. | Y | Y |

REFERRAL SUMMARY

| Department/Authority | Response |
|-----------------------------------|--|
| Capital Works | No objection, subject to condition |
| Transport Management and Planning | No objection, subject to condition |
| Darebin Parks | No objection, subject to condition |
| Public Places | No objection, subject to condition |
| ESD | A revised SDA is required which includes shading mechanisms to the west and east facing windows. |
| City Architect | <p>Objection:</p> <ul style="list-style-type: none"> -The proposal arranges 4 townhouses side by side which is not an appropriate building typology for the site considering its size and street frontage. - This has resulted in the dominance of garages along the street frontage and lack of street activation. - The contemporary design of the front elevation is welcomed but a mirrored built form is not appropriate and a less sophisticated way of resolving the street frontage. - A better building typology would be to arrange two townhouses in the front and two at the back with car parking in the middle accessed through a single driveway. |

PLANNING SCHEME SUMMARY

Darebin Planning Scheme clauses under which a permit is required

- Clause 32.04 (General Residential Zone) – Construction of two (2) or more dwellings.

Applicable provisions of the Darebin Planning Scheme

| Section of Scheme | Relevant Clauses |
|----------------------------------|---|
| SPPF | 11.01-1R, 11.01-1S, 15.01-1R, 15.01-2S, 15.01-5S, 16.01 |
| LPPF | 21.03, 22.02, 22.12 |
| Zone | 32.08 |
| Overlay | 45.06 (expired) |
| Particular provisions | 52.06, 53.18, 55 |
| General provisions | 65.01 |
| Neighbourhood Character Precinct | E1 |

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

Attachments

- Aerial Plan - 6-8 Tanner Grove, Northcote (**Appendix A**) [↓](#)
- Plans - 6-8 Tanner Grove Northcote (**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.

6-8 Tanner Grove Northcote



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 Document No: 2 of 5
 Page: 1 of 14

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CLIENT: BALLANTYNE STREET HOLDINGS PTY LTD
 PROJECT: 6 & 8 TANNER GROVE,
 NORTHCOTE

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 15 April 2019
 CITY OF DAREBIN
 STATUTORY PLANNING

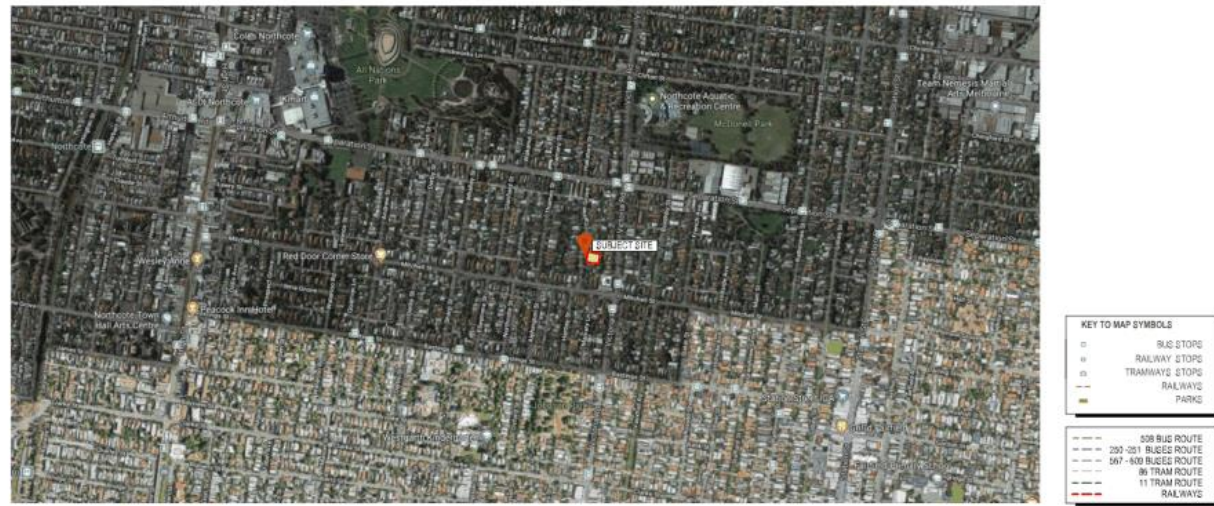


Burton & Carter Pty Ltd
 A.C.N 005 903 275

514 City Rd
 South Melbourne, Victoria, 3205
 Australia
 t: +61 396995471
 f: +61 396963064
 e: burtonandcarter@bigpond.com

China Si Chuan
 Chengdu Qing Yanqu
 Jiangnan 3# 1# Hao 2 Lou, 610015
 t: 0011 28 8626 1359
 f: 0011 28 8626 1359

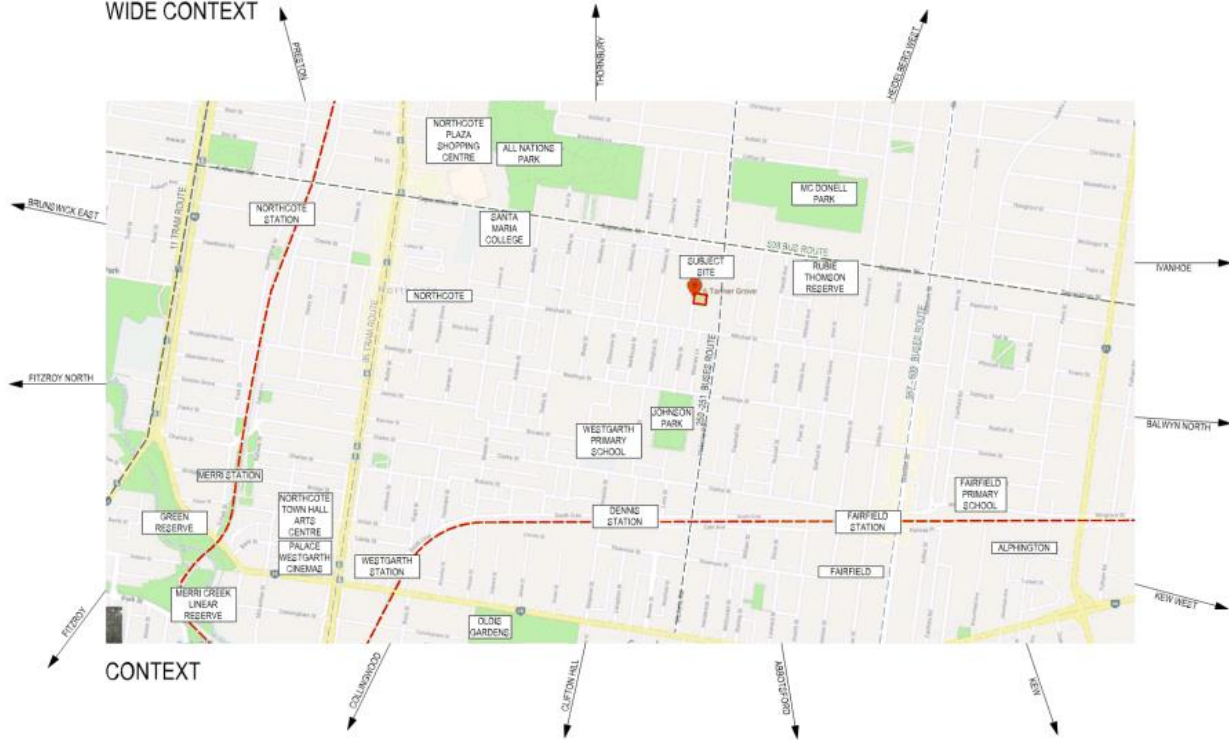
project managers
 architects
 interior designers
 building surveyors
 building inspectors



KEY TO MAP SYMBOLS

- BUS STOP
- RAILWAY STOP
- TRAMWAY STOP
- RAILWAY
- PARK
- 508 BUS ROUTE
- 292-301 BUSES ROUTE
- 147-149 BUSES ROUTE
- 86 TRAM ROUTE
- 11 TRAM ROUTE
- RAILWAY

WIDE CONTEXT



CONTEXT

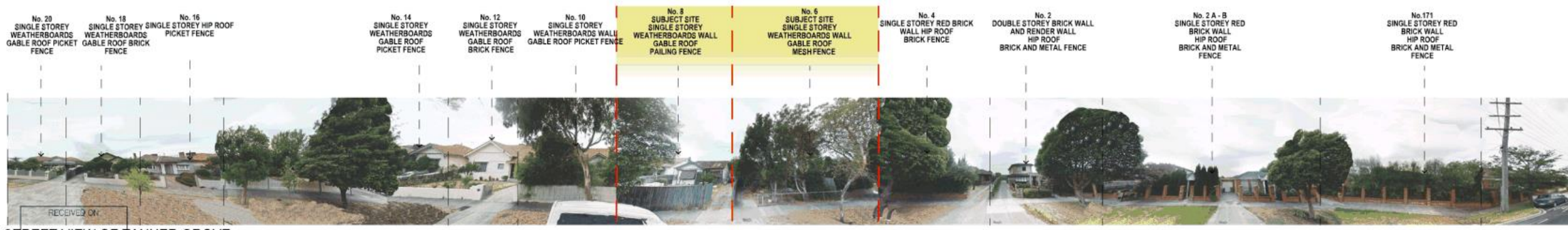


CONTEXT PLAN
1:1000

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- NEIGHBOURHOOD CHARACTER**
The Neighbourhood Character relevant to this area could be summarized as:-
- 5 Housing styles are varied however they often share a similar scale, form and pattern, and are constructed of similar materials.
 - 5 Building scale is generally single storey, and the form 'L' shape in plan, with a pitched roof, either gabled or hipped. Later developed buildings in the area have been constructed with flat roofs.
 - 5 Roofs often form the most dominant element of the building, although this has changed with later developed flat roof buildings.
 - 5 Street setbacks vary between 2.2 metres and 3 metres. The average setback in the street being around 7 metres.
 - 5 Front fences are predominantly low, either solid or semi-transparent, or in some cases fences are absent.
- Refer to Recreate Appraisal



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SITE ANALYSIS NEIGHBOURHOOD & SITE DESCRIPTION

| DATE | REVISION | APPPOINTMENT | BY |
|----------|----------|------------------------------------|----|
| 28/11/18 | A | AMEND DESIGN | AS |
| 28/11/18 | B | AMEND DESIGN | AS |
| 28/11/18 | C | AMEND DESIGN | AS |
| 28/11/18 | D | AMEND DESIGN PERMISSIBLE MATERIALS | AS |
| 28/11/18 | E | AMEND DESIGN LAYOUT AND SETBACKS | AS |
| 28/11/18 | F | AMEND DESIGN STUDY TO ENTRY | AS |
| 28/11/18 | G | TOWN PLANNING INFORMATION TO WPT | AS |
| 11/04/19 | H | TP AGREEMENT TO RPT SUBMIT | AS |

B+C
Burton & Carter Pty Ltd
A.C.N. 605 362 176

111 GUY RD
DAREBIN VIC 3073
PH: 03 9459 9471
F: 03 9459 9474
B+C@BURTONCARTER.COM.AU

100 GUY RD
DAREBIN VIC 3073
PH: 03 9459 9471
F: 03 9459 9474
B+C@BURTONCARTER.COM.AU

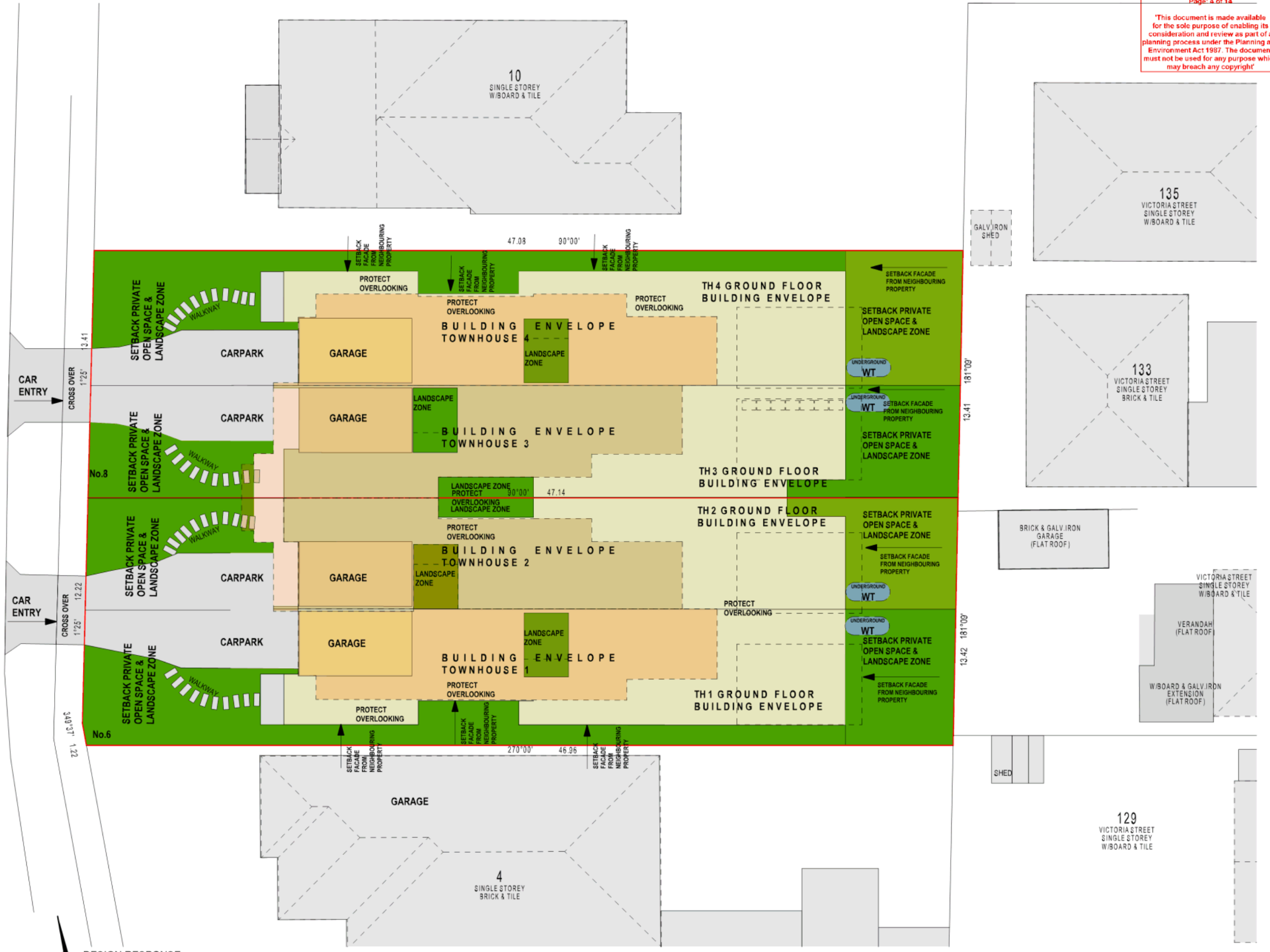
Project Manager
Architect
Interior Designer
Building Surveyor
Building Inspector

| | | | | | |
|---------|------------------------------------|-------|-----------|----------|---|
| CLIENT | BALLANTYNE STREET HOLDINGS PTY LTD | DATE | JULY 2018 | SCALE | |
| PROJECT | 6 & 8 TANNER GROVE, NORTHCOTE | DRAWN | F.B. | CHECKED | |
| DWG No | 18012 | DATE | | REVISION | H |

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TANNER GROVE



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DESIGN RESPONSE
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| 28/11/18 | A | AMENDED DESIGN | AS |
| 12/01/19 | B | AMENDED DESIGN | AS |
| 20/01/19 | C | AMENDED DESIGN | AS |
| 22/01/19 | D | AMENDED DESIGN PERMISSIBLE PAINTS | AS |
| 25/01/19 | E | AMENDED DESIGN LAYOUT AND SETBACKS | AS |
| 26/01/19 | F | AMENDED DESIGN STUDY TO ENTRY | AS |
| 28/01/19 | G | TOWN PLANNING AMENDMENT TO WPT | AS |
| 11/04/19 | H | TP AMENDMENT TO RPT SUBMIT | AS |

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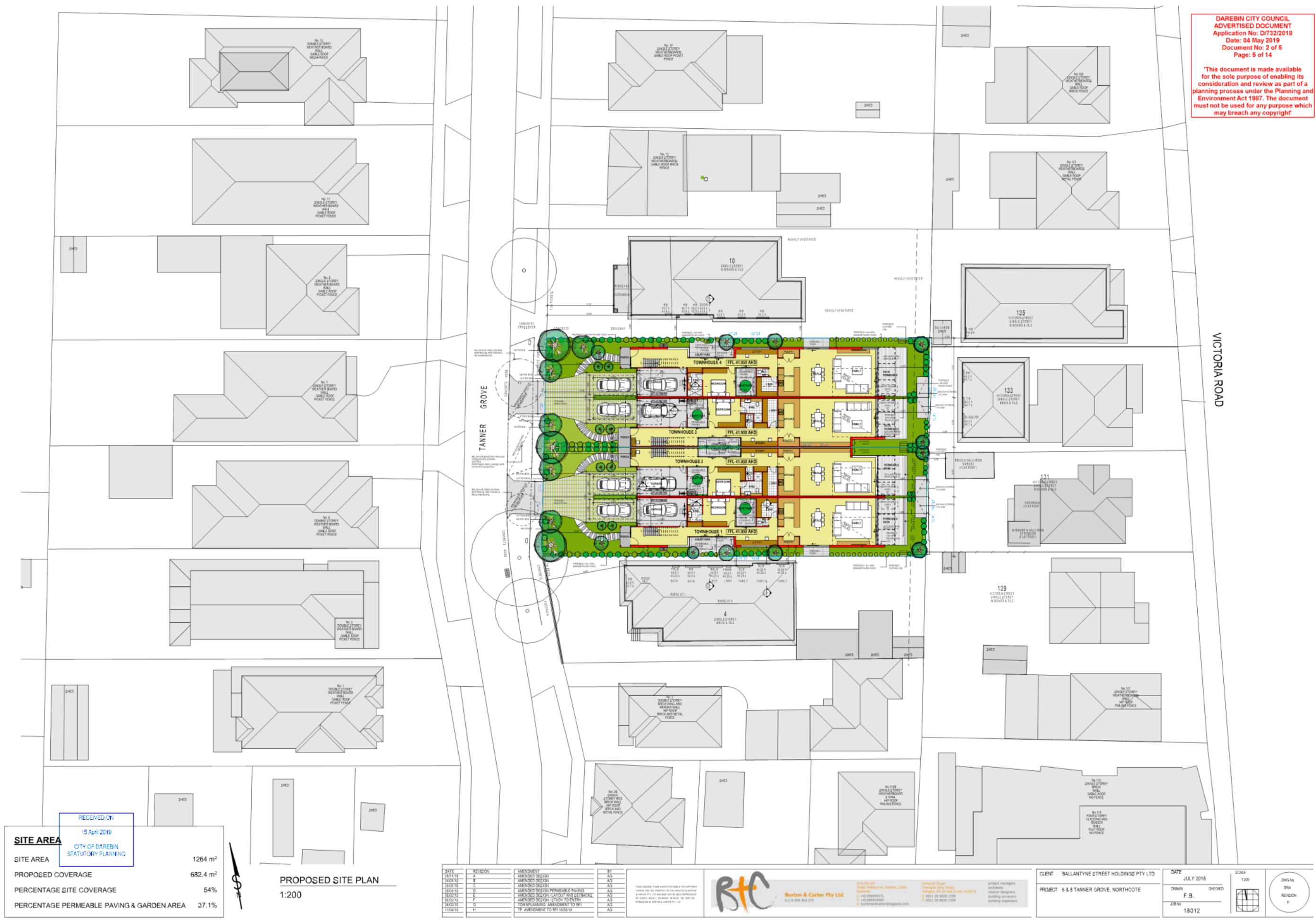
B+C Burton & Carter Pty Ltd
 A.C.N. 905 363 275
 111 C/O 501 South Brisbane, Brisbane, QLD 4000
 Australia
 P: +61 7 3299 9471 F: +61 7 3299 9204
 E: burton@burtonandcarter.com.au

Client: Ballantyne Street Holdings Pty Ltd
 Project: 6 & 8 Tanner Grove, Northcote
 Date: July 2018
 Scale: 1:100
 Design: F.B.
 Drawn: F.B.
 Checked: F.B.
 Job No: 18012

CLIENT: BALLANTYNE STREET HOLDINGS PTY LTD
 PROJECT: 6 & 8 TANNER GROVE, NORTHCOTE
 DATE: JULY 2018
 SCALE: 1:100
 DESIGN: F.B.
 DRAWN: F.B.
 CHECKED: F.B.
 JOB NO: 18012

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| | |
|---|----------------------|
| RECEIVED ON 15 April 2019 CITY OF DAREBIN STATUTORY PLANNING | |
| SITE AREA | 1264 m ² |
| PROPOSED COVERAGE | 682.4 m ² |
| PERCENTAGE SITE COVERAGE | 54% |
| PERCENTAGE PERMEABLE PAVING & GARDEN AREA | 37.1% |

PROPOSED SITE PLAN
 1:200

| DATE | REVISION | AMENDMENT | BY |
|----------|----------|-------------------------------------|----|
| 28/11/18 | A | AMENDED DESIGN | AS |
| 12/01/19 | B | AMENDED DESIGN | AS |
| 28/01/19 | C | AMENDED DESIGN | AS |
| 28/01/19 | D | AMENDED DESIGN PERMEABLE PAVING | AS |
| 28/01/19 | E | AMENDED DESIGN LAYOUT AND DETAILING | AS |
| 28/01/19 | F | AMENDED DESIGN STUDY TO ENTRY | AS |
| 28/01/19 | G | TOWNHOUND AMENDMENT TO W/F | AS |
| 11/04/19 | H | TP AMENDMENT TO RPT SUBMIT | AS |

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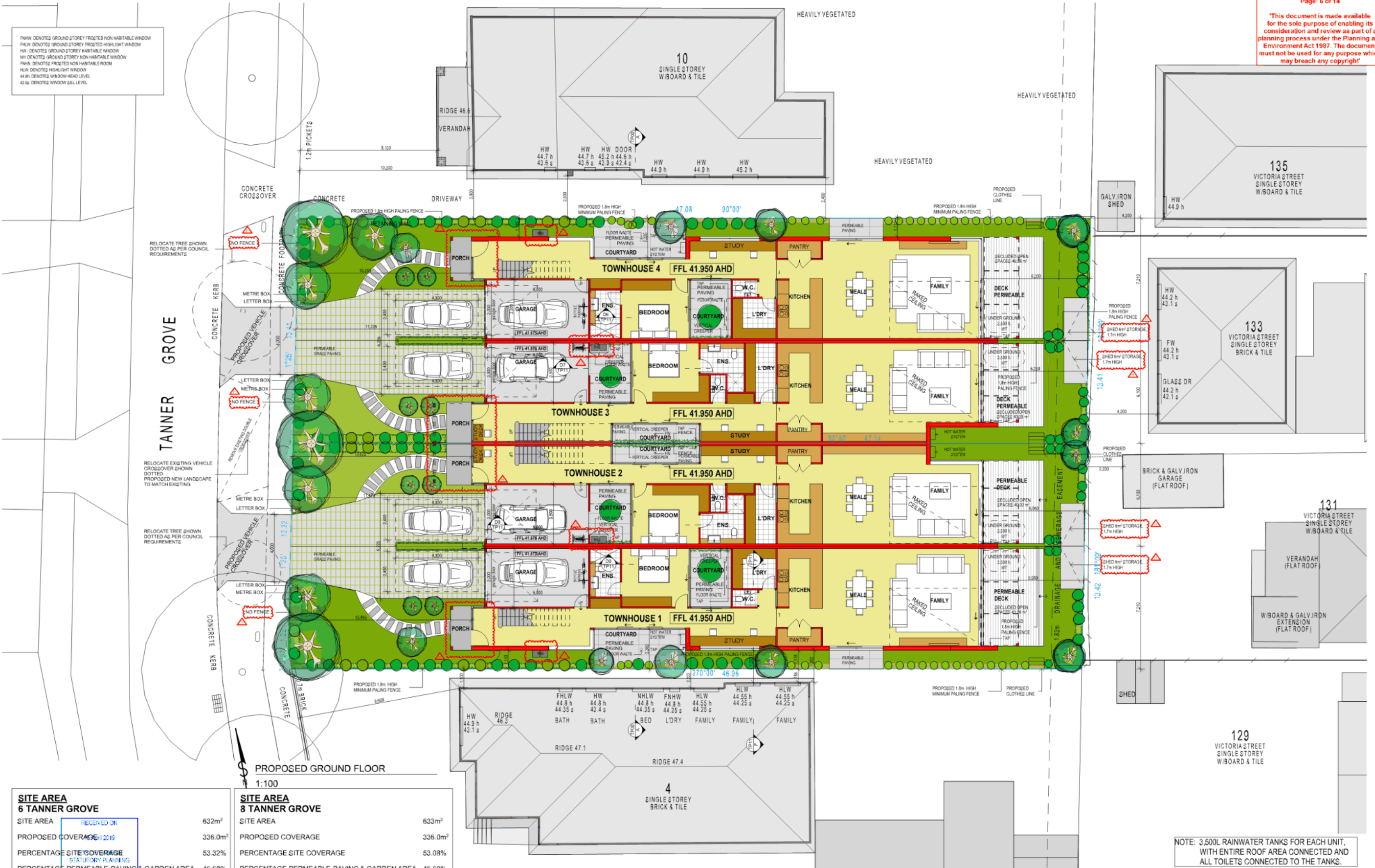
131 City Rd
 South Melbourne, Victoria, 3200
 Australia
 T: +61 3 9589 9271
 F: +61 3 9589 9264
 E: burton@burtonandcarter.com.au

Client: Ballantyne Street Holdings Pty Ltd
 Project: 6 & 8 Tanner Grove, Northcote

DATE: JULY 2018
 DRAWN: F.B.
 CHECKED: [Signature]
 SCALE: 1:300

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 Date: 04 May 2019
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| SITE AREA 6 TANNER GROVE | | SITE AREA 8 TANNER GROVE | |
|---|----------------------------|---|--------------------------|
| SITE AREA | 632m ² | SITE AREA | 633m ² |
| PROPOSED COVERAGE | 336.0m ² | PROPOSED COVERAGE | 336.0m ² |
| PERCENTAGE SITE COVERAGE | 53.32% | PERCENTAGE SITE COVERAGE | 53.08% |
| PERCENTAGE PERMEABLE PAVING & GARDEN AREA | 46.68% | PERCENTAGE PERMEABLE PAVING & GARDEN AREA | 46.60% |
| GARDEN AREA | 234.0m ² 37.00% | GARDEN AREA | 235m ² 37.12% |
| BUILDING AREA INCLUDING GARAGES | 336.0m ² | BUILDING AREA INCLUDING GARAGES | 336.0m ² |
| DRIVEWAY AND UNCOVERED CAR PARKING SPACES | 62.0 m ² | DRIVEWAY AND UNCOVERED CAR PARKING SPACES | 62.0 m ² |

| DATE | REVISION | AMENDMENT | BY |
|----------|----------|---------------------------------------|----|
| 28/11/18 | A | AMENDMENT DESIGN | AS |
| 28/11/18 | B | AMENDMENT DESIGN | AS |
| 28/11/18 | C | AMENDMENT DESIGN | AS |
| 28/11/18 | D | AMENDMENT DESIGN PERMEABLE PAVING | AS |
| 28/11/18 | E | AMENDMENT DESIGN LAYOUT AND DETAILING | AS |
| 28/11/18 | F | AMENDMENT DESIGN STUDY TO ENTRY | AS |
| 28/11/18 | G | TOWNHOUSE AMENDMENT TO RPT | AS |
| 11/04/19 | H | TP AMENDMENT TO RPT SERIES | AS |

NOTE: 3,500L RAINWATER TANKS FOR EACH UNIT, WITH ENTIRE ROOF AREA CONNECTED AND ALL TOILETS CONNECTED TO THE TANKS.

B+C **Burton & Carter Pty Ltd**
 111 City Rd, North Melbourne, Victoria, 3048
 Phone: +61 3 9399 9271
 Fax: +61 3 9399 9264
 Email: burton@burtonandcarter.com.au

Client: BALLANTYNE STREET HOLDINGS PTY LTD
 Project: 6 & 8 TANNER GROVE, NORTHCOTE

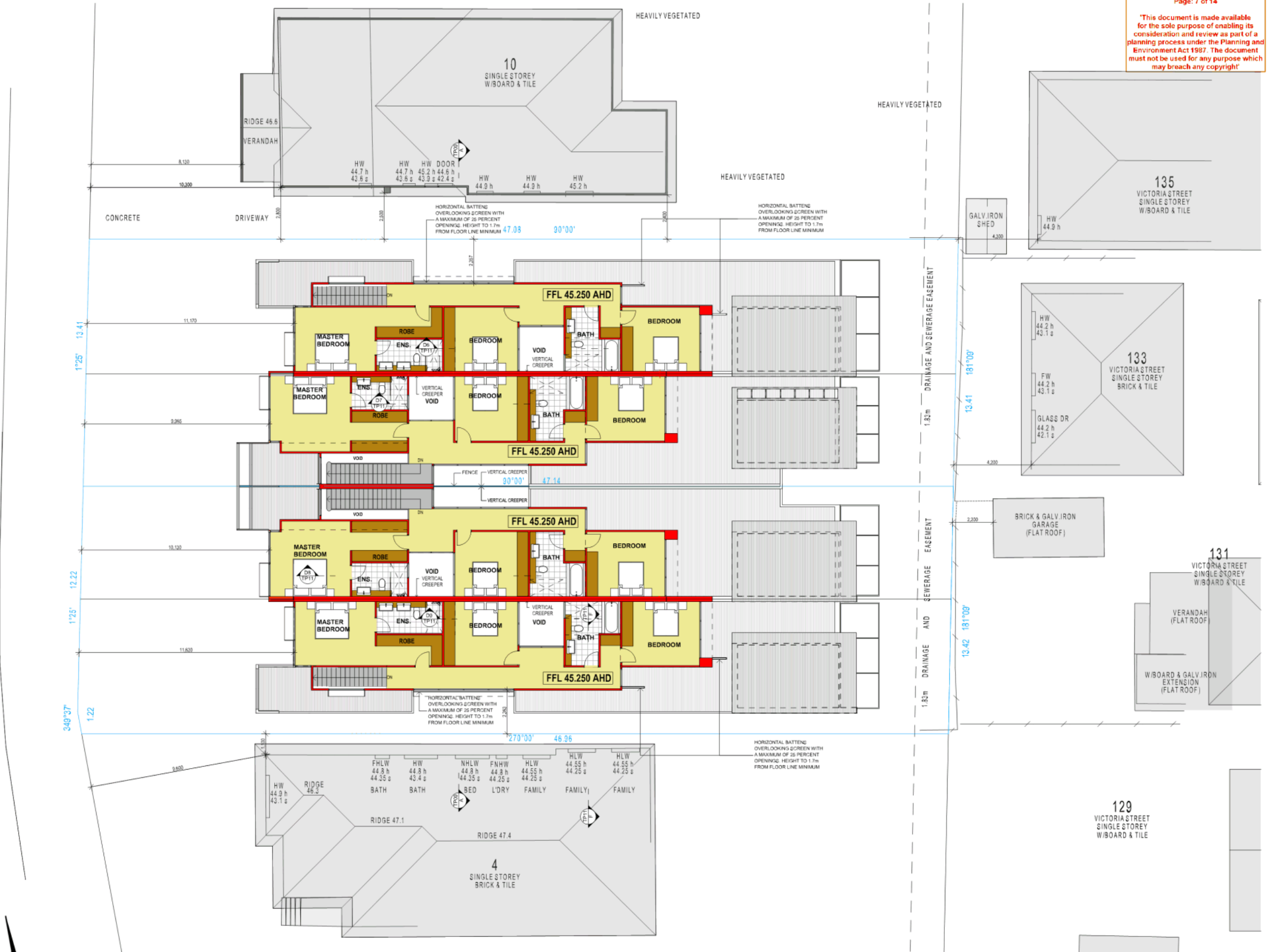
DATE: JULY 2018
 DRAWN: F.B.
 CHECKED: 18012

SCALE: 1:100

DWG No: 18012
 TRG
 REVISION: H

FNHW DENOTES GROUND STOREY FROTTED NON HABITABLE WINDOW
 FNHW DENOTES GROUND STOREY FROTTED HIGHLIGHT WINDOW
 HW DENOTES GROUND STOREY HABITABLE WINDOW
 HW DENOTES GROUND STOREY NON HABITABLE WINDOW
 HW DENOTES GROUND STOREY NON HABITABLE WINDOW
 FNHW DENOTES FROTTED NON HABITABLE ROOM
 HLW DENOTES HIGHLIGHT WINDOW
 44.8h DENOTES WINDOW HEAD LEVEL
 43.2g DENOTES WINDOW SILL LEVEL

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PROPOSED FIRST FLOOR
 1:100

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| 28/01/19 | B | AMENDED DESIGN | AS |
| 28/01/19 | C | AMENDED DESIGN | AS |
| 28/01/19 | D | AMENDED DESIGN PERMISSIBLE PAINTS | AS |
| 28/01/19 | E | AMENDED DESIGN LAYOUT AND DETAILING | AS |
| 28/01/19 | F | AMENDED DESIGN STUDY TO ENTRY | AS |
| 28/01/19 | G | TOWN PLANNING AMENDMENT TO W/F | AS |
| 11/04/19 | H | TP AMENDMENT TO RPT SUBJECT | AS |

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 Australia
 P +61 3 9594 9471
 F +61 3 9594 9394
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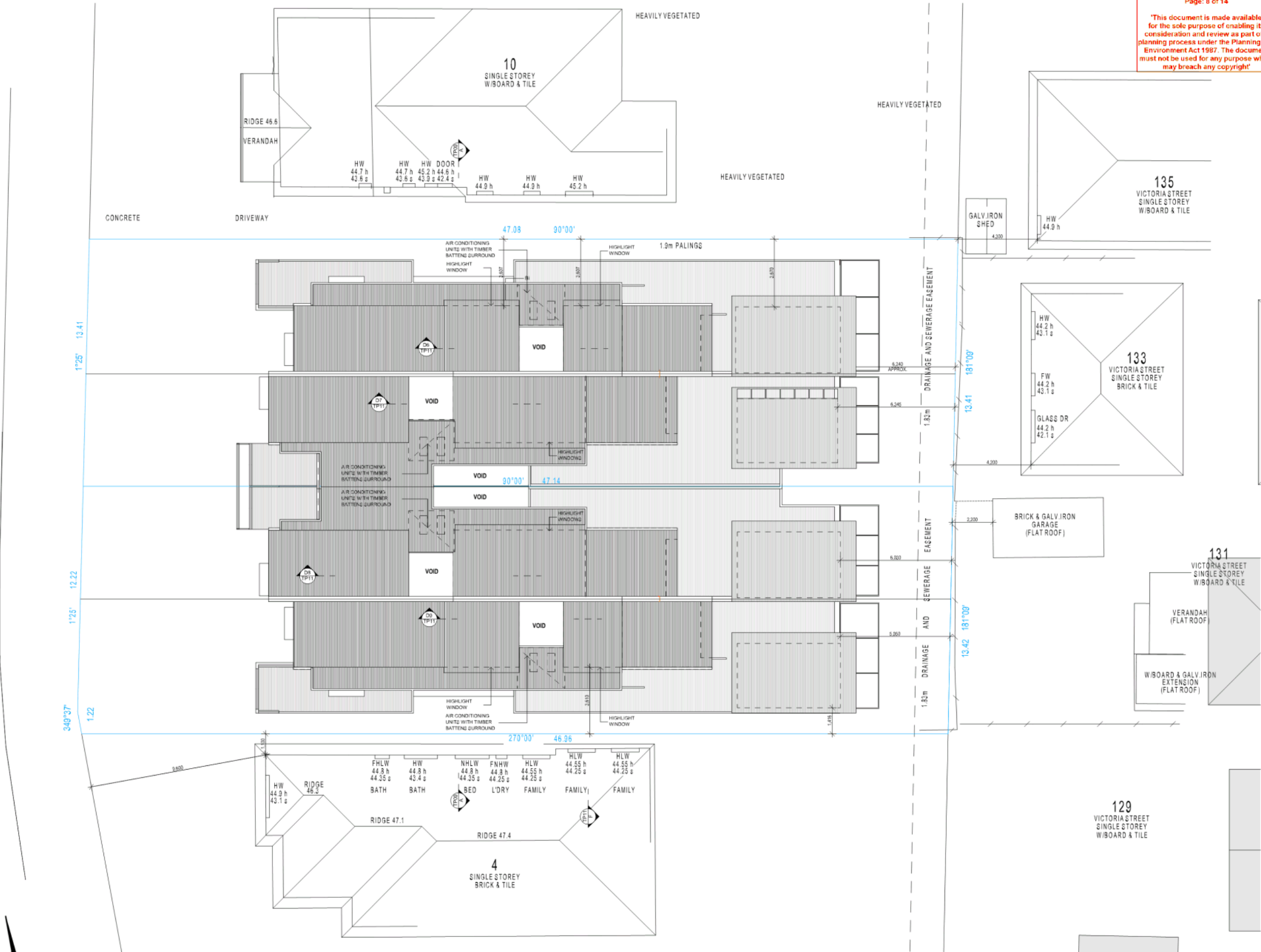
Oliver St. Clair
 Geelong, VIC, 3216
 Australia
 P +61 3 522 2828
 F +61 3 522 2828
 E oliver@burtonandcarter.com.au

project managers
 architects
 interior designers
 building surveyors
 building inspectors

| | | | | | | | |
|---------|------------------------------------|---------|-----------|---------|-------|----------|------|
| CLIENT | BALLANTYNE STREET HOLDINGS PTY LTD | DATE | JULY 2018 | SCALE | 1:100 | DWG No. | 1706 |
| PROJECT | 6 & 8 TANNER GROVE, NORTHOTE | DRAWN | F.B. | CHECKED | | REVISION | H |
| | | DWG No. | 18012 | | | | |

FNHW DENOTES GROUND STOREY FROTTED NON HABITABLE WINDOW
 FNHW DENOTES GROUND STOREY FROTTED HIGHLIGHT WINDOW
 HW DENOTES GROUND STOREY HABITABLE WINDOW
 HW DENOTES GROUND STOREY NON HABITABLE WINDOW
 FNHW DENOTES FROTTED NON HABITABLE ROOM
 HLW DENOTES HIGHLIGHT WINDOW
 44.8h DENOTES WINDOW HEAD LEVEL
 43.2s DENOTES WINDOW SILL LEVEL

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PROPOSED ROOF PLAN
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| 25/01/19 | C | AMENDED DESIGN | AS |
| 25/01/19 | D | AMENDED DESIGN PERMISSIBLE PAINTS | AS |
| 25/01/19 | E | AMENDED DESIGN LAYOUT AND SETBACKS | AS |
| 25/01/19 | F | AMENDED DESIGN STUDY TO ENTRY | AS |
| 28/01/19 | G | TERRACE LANDING AMENDMENT TO R/F | AS |
| 11/04/19 | H | TP AMENDMENT TO RPT 18/01/18 | AS |

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 A.C.N. 905 903 275

131 City Rd
 South Melbourne, Victoria, 3200
 Australia
 P +61 3 9589 9271
 F +61 3 9589 9264
 E burton@burtonandcarter.com.au

Oliver St Clair
 Chartered Surveyor
 Registered for 28 Years 7 Local, 40000
 P 0811 28 8626 1309
 F 0811 28 8626 1309

project managers
 architects
 interior designers
 building surveyors
 building inspectors

CLIENT BALLANTYNE STREET HOLDINGS PTY LTD
 PROJECT 6 & 8 TANNER GROVE, NORTHOTE

DATE JULY 2018
 DRAWN F.B.
 CHECKED
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SCALE 1:100

DWG No. 18012
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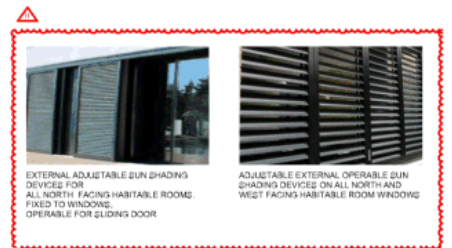
TANNER GROVE STREET ELEVATION
 1:100



TANNER GROVE (WEST) ELEVATION
 1:100



EAST ELEVATION
 1:100



EXTERNAL ADJUSTABLE SUN SHADING DEVICES FOR ALL NORTH FACING HABITABLE ROOMS. FIXED TO WINDOW. OPERABLE FOR SLIDING DOOR.

material legend

| | |
|---------|--|
| cr-1 | selected cement render finish (dulux lexicon white) |
| cr-2 | selected cement render finish (dulux domino) |
| p-1 | paint finish (dulux lexicon white) |
| tbl | timber horizontal battens overlooking screen with a maximum of 25 percent openings - 1.7m high from finished floor level minimum |
| tb-h | marble battens horizontal |
| tb-h-ac | marble battens horizontal with EcoClad natural finish behind |
| ag | aluminum powder coat finish (dulux black) |
| ag | aluminum powder coat finish (dulux black) |
| ag | aluminum powder coat finish (dulux black) |
| g | glass (dulux gunmetal grey) |
| gl | glass |
| gl | glass |
| pl | sliding door |

Note: all new window frames aluminum, powder coat finish (dulux black) all screen to match window frame, powder coat finish (dulux black) all roofs to be zincalume

Double glazing to all living areas and bedrooms

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| 23/01/19 | C | AMENDMENT DESIGN | AS |
| 23/01/19 | D | AMENDMENT DESIGN PERMISSIBLE FENCING | AS |
| 15/02/19 | E | AMENDMENT DESIGN LAYOUT AND DETAILING | AS |
| 15/02/19 | F | AMENDMENT DESIGN STUDY TO ENTRY | AS |
| 28/02/19 | G | TYPING CHANGES AMENDMENT TO WF | AS |
| 11/04/19 | H | TP AMENDMENT TO RPT 18012 | AS |

B+C Burton & Carter Pty Ltd
 A.C.N. 905 363 275

131 City Rd
 South Melbourne, Victoria, 3206
 Australia
 t +61 3 9589 9471
 f +61 3 9589 0264
 e burton@burtonandcarter.com.au

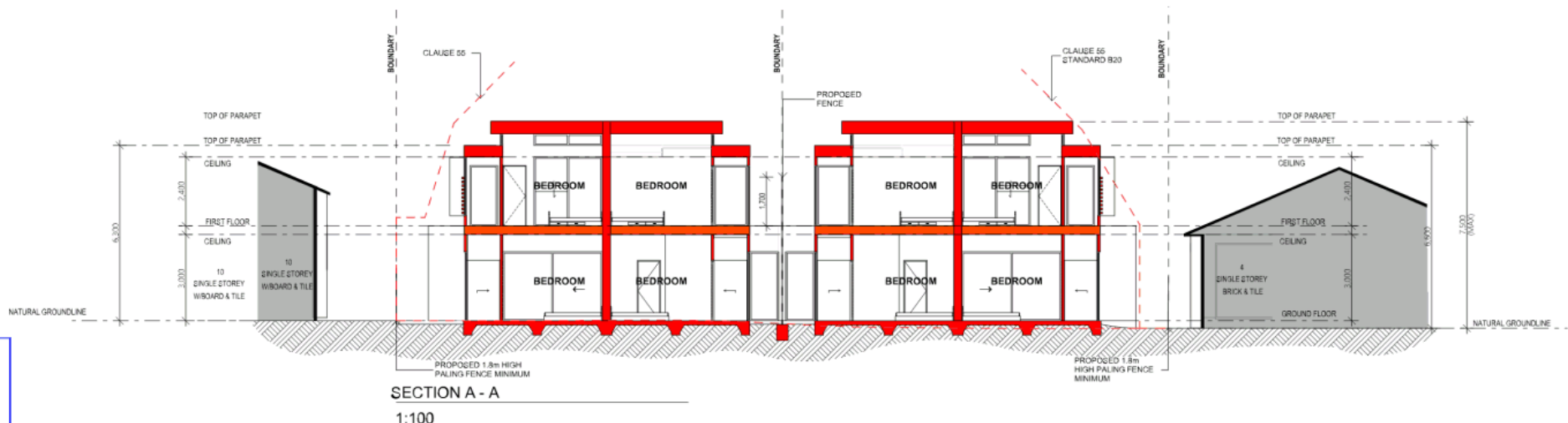
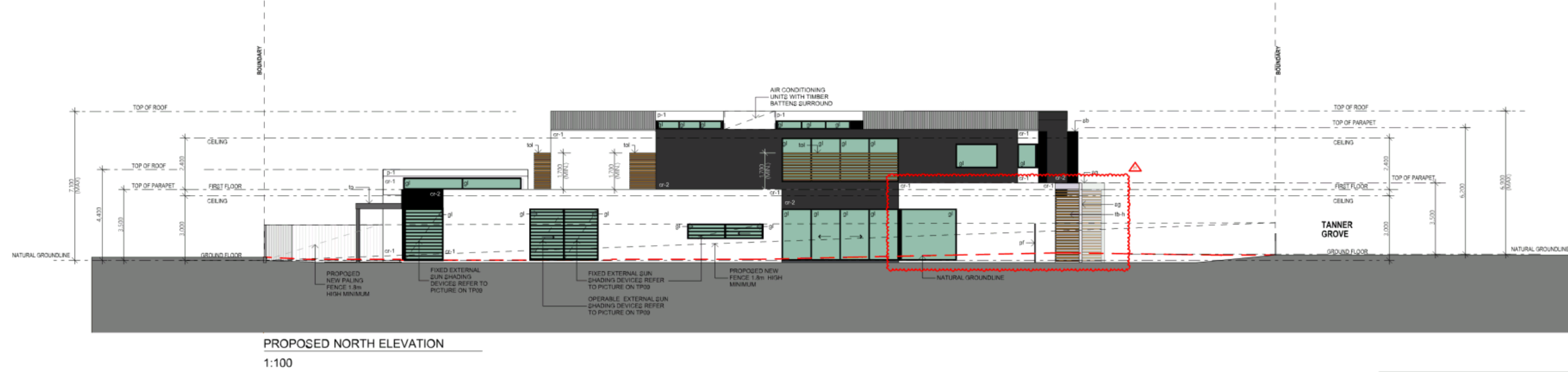
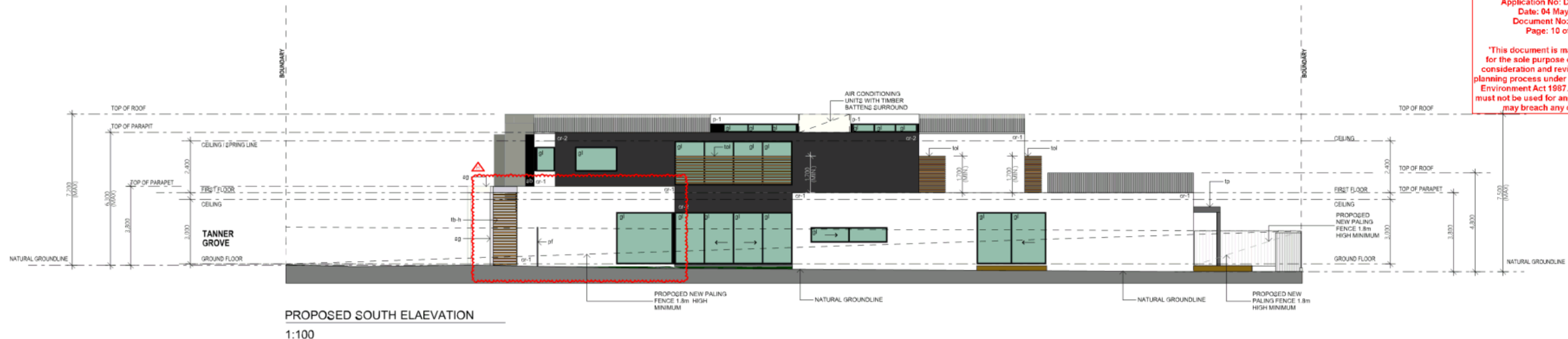
Oliver St. Clair
 George St. Yarrup
 200/204 St. John T. Lane, 6100 Perth
 t +61 8 9438 1239
 f +61 8 9438 1239
 e oliver@oliverstclair.com.au

project managers
 architects
 interior designers
 building surveyors
 building inspectors

| | | | | | | |
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| CLIENT | BALLANTYNE STREET HOLDINGS PTY LTD | DATE | JULY 2018 | SCALE | 1:100 | |
| PROJECT | 6 & 8 TANNER GROVE, NORTHOTE | DRAWN | F.B. | CHECKED | | |
| DWG No. | 18012 | | | | | |
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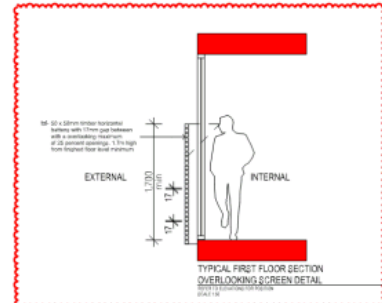


material legend

- cr-1 selected cement render finish (dulux lexicon white)
- cr-2 selected cement render finish (dulux dolomite)
- p-1 paint finish (dulux lexicon white)
- l-1 timber horizontal battens
- l-2 overlooking screen with a maximum of 25 percent openings, 1.7m high from finished floor level minimum
- l-3-h marbus battens horizontal
- l-3-h-c marbus battens horizontal with EcoClad natural finish behind
- st steel galvanized finish
- sp aluminum powder coat finish (dulux black)
- pd pergola (dulux gunmetal grey)
- gl glass
- rd panel (1.2m) behind frame door
- pf paling fence

Note: all new window frames aluminum, powder coat finish (dulux black) all screen to match window frame, powder coat finish (dulux black) all nails to be zincalume

Double glazing to all living areas and bedrooms



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| 28/11/18 | B | AMENDMENT DESIGN | AS |
| 28/11/18 | C | AMENDMENT DESIGN | AS |
| 28/11/18 | D | AMENDMENT DESIGN PERMISSIBLE PALING | AS |
| 28/11/18 | E | AMENDMENT DESIGN LAYOUT AND DETAILING | AS |
| 28/11/18 | F | AMENDMENT DESIGN STUDY TO ENTRY | AS |
| 28/11/18 | G | TIMBER SHADING AMENDMENT TO WF | AS |
| 11/04/19 | H | TP AMENDMENT TO RPT 18012 | AS |

B+C **Burton & Carter Pty Ltd**
 A.C.N. 905 363 275

111 City Rd
 South Melbourne, Victoria, 3200
 Australia
 t +61 3 9599 9171
 f +61 3 9599 9094
 e burton@burtonandcarter.com.au

Chris B. Carter
 Managing Director
 18012 28 8628 1300
 18012 28 8628 1300

project managers
 architects
 interior designers
 building surveyors
 building inspectors

| | | | | | | | |
|---------|------------------------------------|--------|-----------|---------|-------------|----------|------|
| CLIENT | BALLANTYNE STREET HOLDINGS PTY LTD | DATE | JULY 2018 | SCALE | 1:100, 1:50 | DWG No. | TP03 |
| PROJECT | 6 & 8 TANNER GROVE, NORTHOOTE | ORIGIN | F.B. | CHECKED | | REVISION | H |
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SUN SHADOWS 9.00 am SEPTEMBER 22nd
SCALE 1:200

existing shadows
proposed shadows



SUN SHADOWS 10.00 am SEPTEMBER 22nd
SCALE 1:200

existing shadows
proposed shadows



SUN SHADOWS 11.00 am SEPTEMBER 22nd
SCALE 1:200

existing shadows
proposed shadows



SUN SHADOWS 12.00 noon SEPTEMBER 22nd
SCALE 1:200

existing shadows
proposed shadows

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Blue dotted line denote existing house
red dotted line denote proposed first floor level

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| 28/01/19 | B | AMENDED DESIGN | AS |
| 28/01/19 | C | AMENDED DESIGN | AS |
| 28/01/19 | D | AMENDED DESIGN PERMISSIBLE PATIO | AS |
| 28/01/19 | E | AMENDED DESIGN LAYOUT AND DETAILING | AS |
| 28/01/19 | F | AMENDED DESIGN STUDY TO ENTRY | AS |
| 28/01/19 | G | TOWNSHAWING AMENDMENT TO WF | AS |
| 11/04/19 | H | TP AMENDMENT TO RPT 18012 | AS |

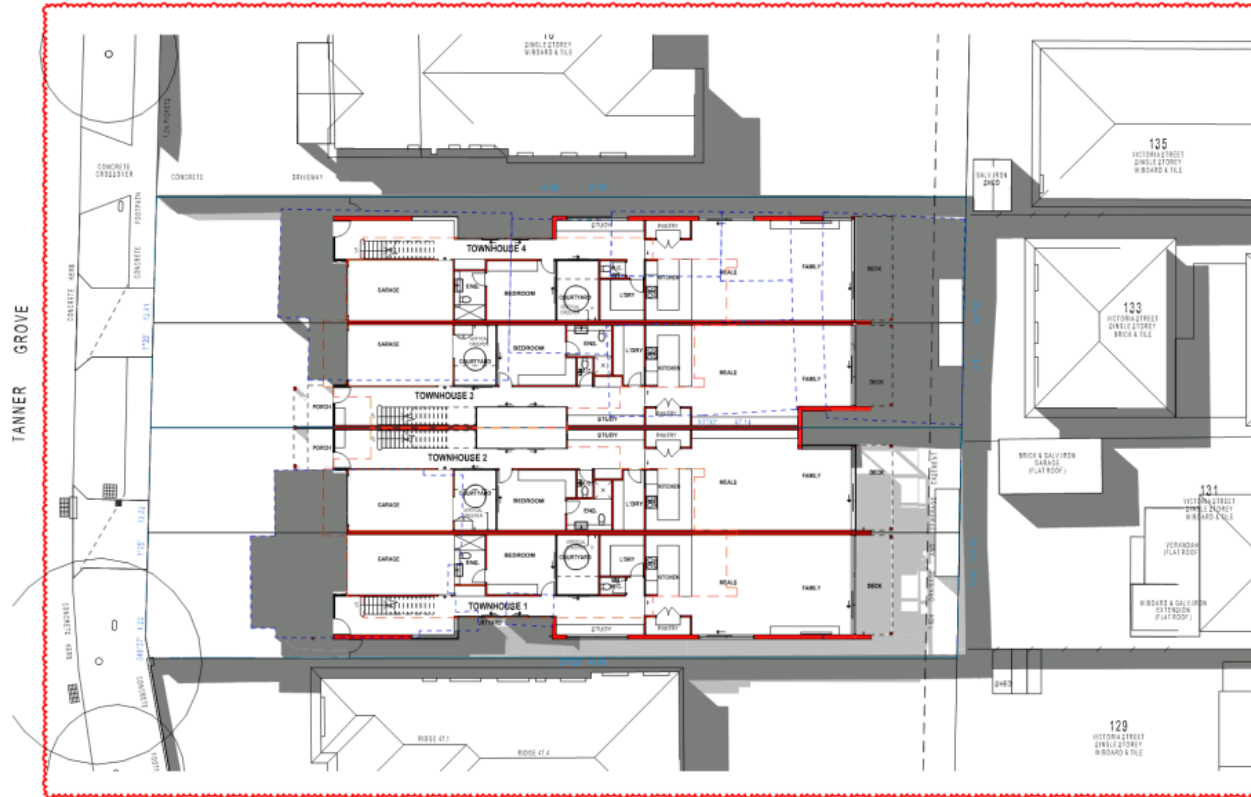
B+C Burton & Carter Pty Ltd
114 City Rd, South Melbourne, Victoria, 3206
Phone: 03 9594 2171, Fax: 03 9594 2004, Email: info@burtonandcarter.com.au
Office: 51 Taylor, Camberwell, VIC, 3174
Phone: 03 9594 2171, Fax: 03 9594 2004, Email: info@burtonandcarter.com.au

Project managers, architects, interior designers, building surveyors, building inspectors.

| | | | | | | | |
|---------|------------------------------------|-------|-----------|---------|-------|----------|------|
| CLIENT | BALLANTYNE STREET HOLDINGS PTY LTD | DATE | JULY 2018 | SCALE | 1:200 | DWG No. | TP18 |
| PROJECT | 6 & 8 TANNER GROVE, NORTHOTE | DRAWN | F.B. | CHECKED | | REVISION | H |
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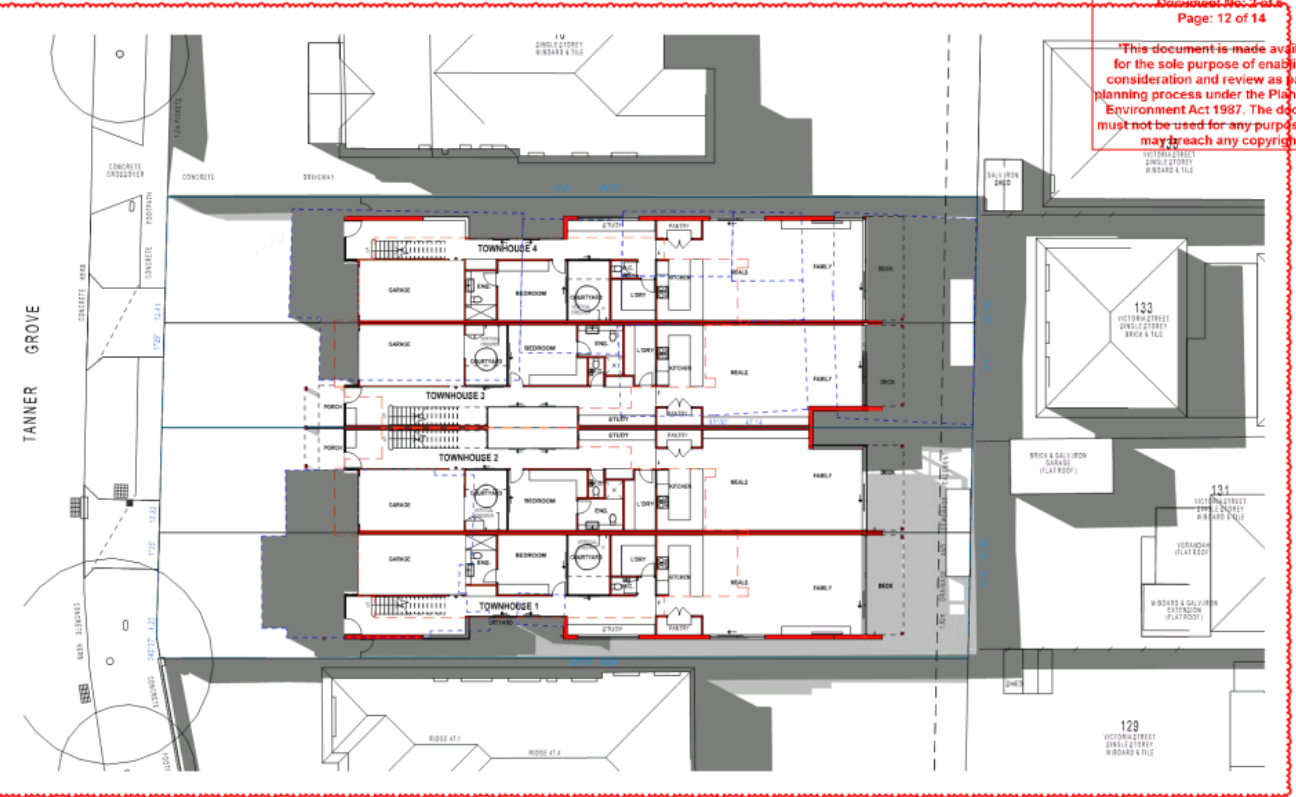
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SUN SHADOWS 2.00 pm SEPTEMBER 22nd
SCALE 1:200

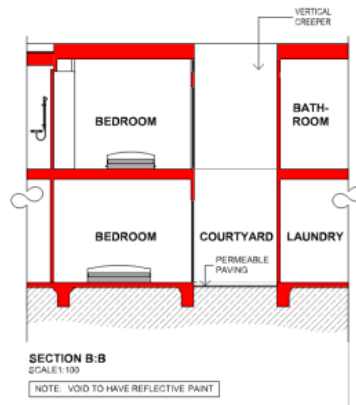
existing shadows
proposed shadows

Blue dotted line denote existing house
red dotted line denote proposed first floor level

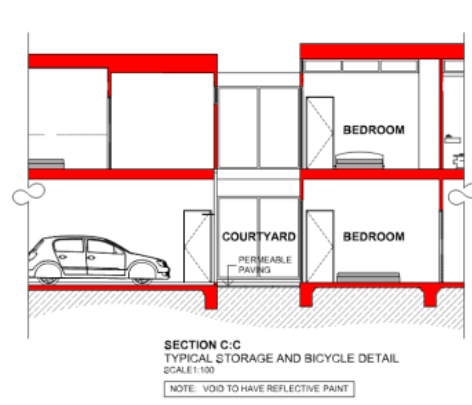


SUN SHADOWS 3.00 pm SEPTEMBER 22nd
SCALE 1:200

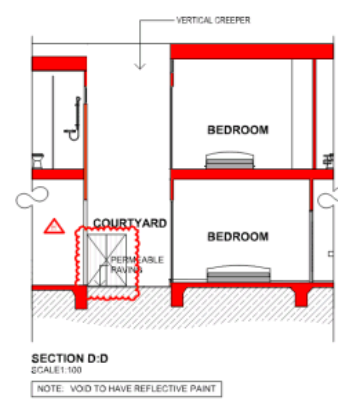
existing shadows
proposed shadows



SECTION B-B
SCALE:1:100
NOTE: VOID TO HAVE REFLECTIVE PAINT



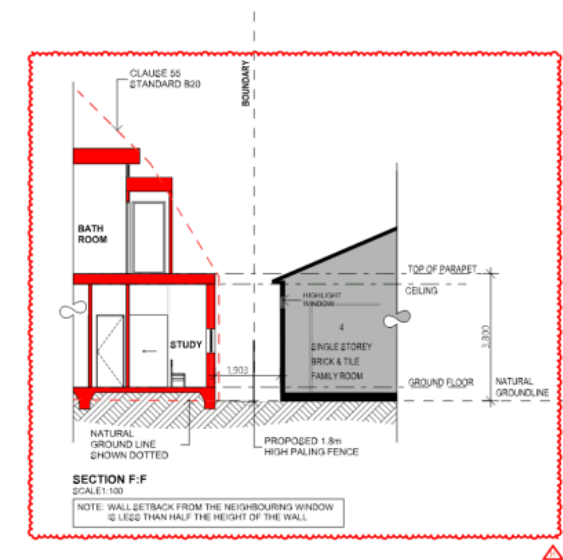
SECTION C-C
TYPICAL STORAGE AND BICYCLE DETAIL
SCALE:1:100
NOTE: VOID TO HAVE REFLECTIVE PAINT



SECTION D-D
SCALE:1:100
NOTE: VOID TO HAVE REFLECTIVE PAINT



SECTION E-E
SCALE:1:100
NOTE: VOID TO HAVE REFLECTIVE PAINT



SECTION F-F
SCALE:1:100
NOTE: WALL SETBACK FROM THE NEIGHBOURING WINDOW IS LESS THAN HALF THE HEIGHT OF THE WALL

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| 23/01/19 | C | AMENDED DESIGN | AS |
| 23/01/19 | D | AMENDED DESIGN PERMEABLE PAVING | AS |
| 18/02/19 | E | AMENDED DESIGN LAYOUT AND DETAILING | AS |
| 18/02/19 | F | AMENDED DESIGN STUDY TO ENTRY | AS |
| 28/02/19 | G | TOWN PLANNING AMENDMENT TO RFP | AS |
| 11/04/19 | H | TP AMENDMENT TO RFP 18/01/19 | AS |

R+C **Ruston & Carter Pty Ltd**
A.C.N. 900 903 275

124 C/O 62 South Melbourne, Victoria, 3206
Phone: +61 3 9589 9271 Fax: +61 3 9589 9264
Email: ruston@rustonandcarter.com.au

Office: St. Clair, Orange NSW, Australia
Phone: +61 2 6626 1229 Fax: +61 2 6626 1239
Email: ruston@rustonandcarter.com.au

Project managers
architects
interior designers
building surveyors
building inspectors

| | | | | | | | |
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| CLIENT | BALLANTYNE STREET HOLDINGS PTY LTD | DATE | JULY 2018 | SCALE | 1:100, 1:100 | DWG No. | 1911 |
| PROJECT | 6 & 8 TANNER GROVE, NORTHOTE | DRAWN | F.B. | CHECKED | | REVISION | H |
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6 - 8 TANNER GROVE PROPOSED PERSPECTIVE 1



6 - 8 TANNER GROVE PROPOSED PERSPECTIVE 2

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| 28/01/19 | C | AMENDED DESIGN | AS |
| 22/03/19 | D | AMENDED DESIGN PERMISSIBLE PAINTED | AS |
| 18/05/19 | E | AMENDED DESIGN / LAYOUT AND DETAILING | AS |
| 18/05/19 | F | AMENDED DESIGN / TYPING TO ENTRY | AS |
| 28/05/19 | G | TYPING/AMENDMENT TO WFL | AS |
| 11/06/19 | H | TP AMENDMENT TO RPT 18012 | AS |

R+C

Burton & Carter Pty Ltd
 A.C.N. 902 902 275

181 City Rd
 South Melbourne, Victoria, 3200
 Australia
 E: +61 3 9589 9271
 F: +61 3 9589 2064
 B: burtonandcarter@bigpond.com

Steve St. Clair
 Managing Director
 1802/4 St. Andrew St. La., 3046 VIC
 E: 2011.28.8626.1239
 F: 2011.28.8626.1239

project managers
 architects
 interior designers
 building surveyors
 building inspectors

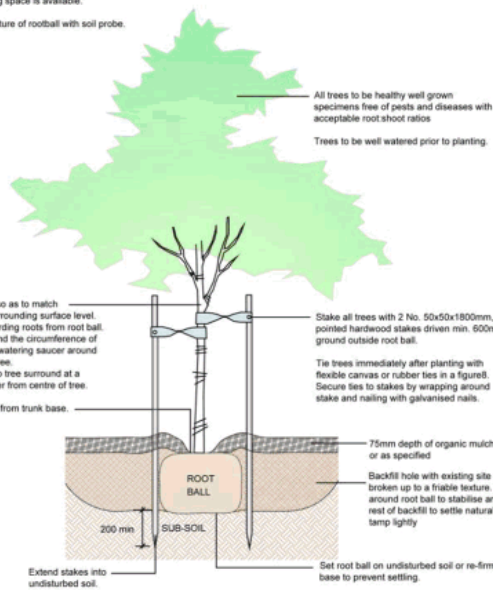
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|---------|------------------------------------|-------|-----------|---------|--------------------|---------------------------------------|
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| PROJECT | 6 & 8 TANNER GROVE, NORTHCOTE | DRAWN | F.B. | CHECKED | | |
| | | | | | | |

LEGEND

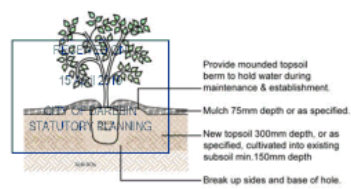
- PROPOSED LANDSCAPED GARDEN
- PROPOSED LAWN GRASS, BUFFALO GRASS
- PROPOSED PERMEABLE GRASS PAVING
- PROPOSED NEW PERMEABLE PAVING (TO LATER DETAIL)
- PROPOSED NEW PERMEABLE PAVING (TO LATER DETAIL)
- PROPOSED TREE
- PROPOSED SHRUBS
- PROPOSED VERTICAL CREEPER
- PROPOSED SMALL SHRUBS & UNDERCOVER
- SENSOR AUTOMATIC EXTERNAL WALKWAY LIGHT (IN GROUND, BAFFLED)
- SENSOR AUTOMATIC EXTERNAL ENTRY CANOPY LIGHT

TYPICAL PLANTING DETAILS

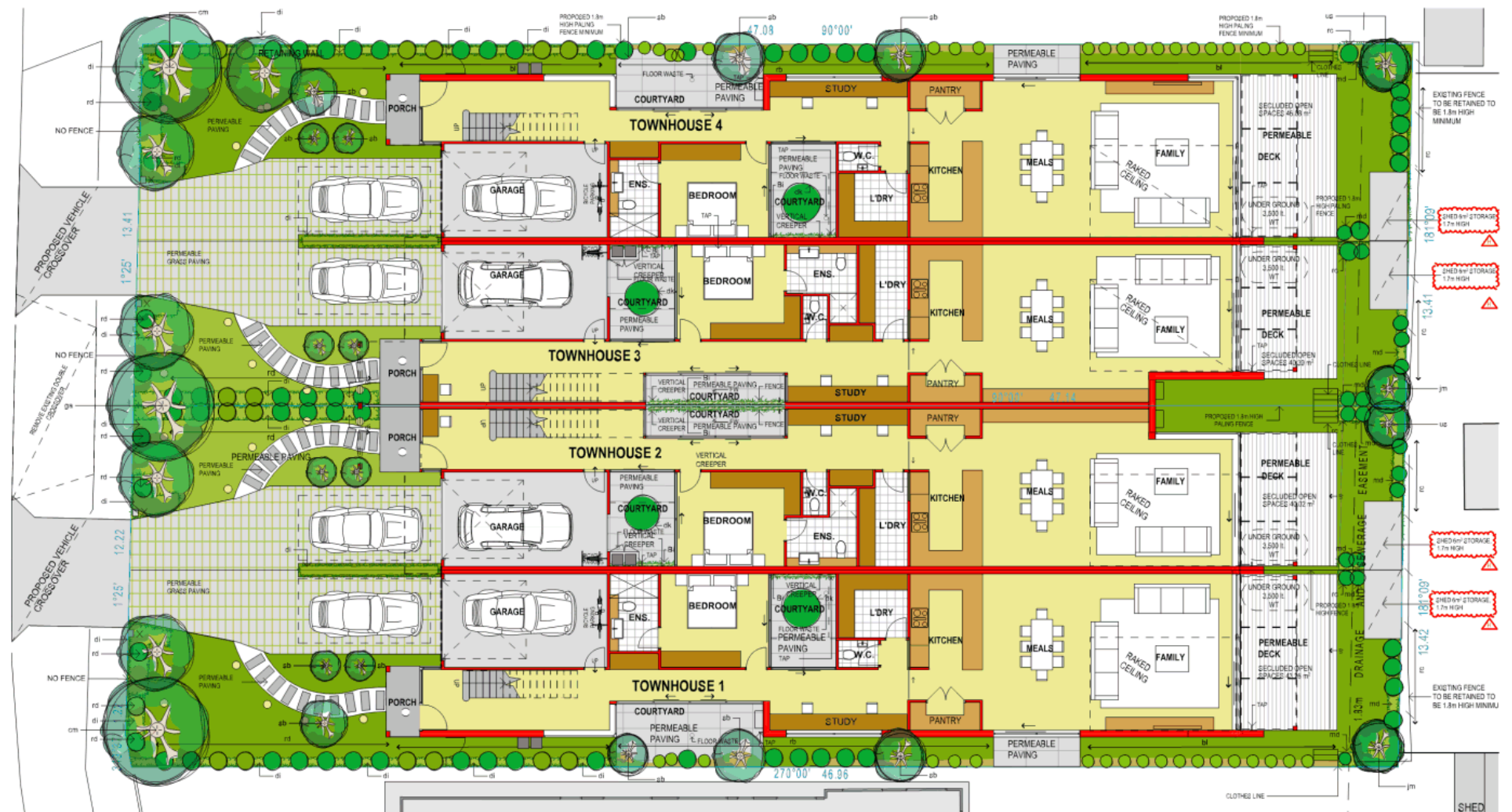
NOTE:
Width of planting hole is:
3 times root ball diameter in highly compacted soil.*
2 times root ball diameter minimum in all others.*
* Where available planting space is available.
Regularly check soil moisture of rootball with soil probe.



TYPICAL TREE PLANTING DETAIL
Scale 1:20



TYPICAL SHRUB PLANTING DETAIL
Scale 1:20

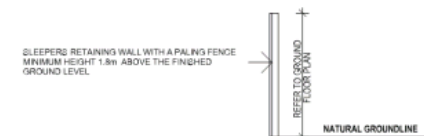


LANDSCAPE PLAN
1:100

NOTE: 3,500L RAINWATER TANKS FOR EACH UNIT, WITH ENTIRE ROOF AREA CONNECTED AND ALL TOILETS CONNECTED TO THE TANKS. LANDSCAPE TO BE WATER EFFICIENT

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FENCE SECTION DETAIL
SCALE 1:50



INDICATIVE PLANTING SCHEDULE - WORKS BY LANDSCAPE CONTRACTOR

| CODE | BOTANICAL NAME | COMMON NAME | HEIGHT | WIDTH | POT SIZE | QUANTITY |
|------|------------------------------------|----------------------|---------|--------|----------|----------|
| 2* | <i>Fraxinus excelsior 'Aurea'</i> | Golden Ash | 6-12m | 6-7m | 2500mm | 1 |
| 3m | <i>Leguminosia indica</i> | Crape myrtle | 6-8m | 3-4m | 2500mm | 2 |
| 4* | <i>Bryonia cretica</i> | Rock Daisy | 40cm | 0.2m | 140mm | 7 |
| 5 | <i>Pittosporum tenuifolium</i> | Greenmaster | 2-4 m | 2 m | 200mm | 34 |
| 6* | <i>Calluna vulgaris</i> | Snake Bush | 2-5m | 3-4m | 2500mm | 6 |
| 7* | <i>Callistemon luteus</i> | River Bolshrub | 1-2m | 1-1.5m | 100mm | 22 |
| 8 | <i>Chamaecyparis</i> | Rock Cornia | 1.8M | 600mm | 140mm | 34 |
| 9* | <i>Chrysanthemum fulgens</i> | Marguerite daisy | 10-12cm | 10cm | 140mm | 67 |
| 10* | <i>Betula pendula 'Fastigiata'</i> | Upright Silver Birch | 10m | 0m | 200mm | 2 |
| 11* | <i>Acer palmatum 'Nipponica'</i> | Japanese Maple | 4m | 4m | 2500mm | 2 |
| 12 | <i>Hibiscus</i> | Box-leaf Hibiscus | 40cm | 0.2m | 140mm | 46 |
| 13 | <i>Chiba chinensis</i> | Cherry Japanese Tree | 4m | 4m | 2500mm | 4 |
| 14 | <i>Polygonatum chinensis</i> | Japanese Creper | 4m | 4m | 100mm | 8 |

| DATE | REVISION | AMENDMENT | BY |
|----------|----------|-----------------------------------|----|
| 28/11/18 | A | AMENDED DESIGN | AS |
| 28/11/18 | B | AMENDED DESIGN | AS |
| 28/11/18 | C | AMENDED DESIGN | AS |
| 28/11/18 | D | AMENDED DESIGN PERMEABLE PAVING | AS |
| 28/11/18 | E | AMENDED DESIGN LAYOUT AND DETAILS | AS |
| 28/11/18 | F | AMENDED DESIGN STUDY TO ENTRY | AS |
| 28/11/18 | G | TOWN PLANNING AMENDMENT TO RPT | AS |
| 11/04/19 | H | RPT AMENDMENT TO RPT | AS |

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B+C Burton & Carter Pty Ltd
A.C.N. 905 303 275

111 City Rd
South Melbourne, Victoria, 3200
Australia
P: +61 3 9593 9171
F: +61 3 9593 9174
E: burton@burtonandcarter.com.au

Chris G. Carter
Managing Director
Burton & Carter Pty Ltd
P: +61 3 9593 9171
F: +61 3 9593 9174
E: chris@burtonandcarter.com.au

Project managers
architects
interior designers
building surveyors
building inspectors

| | | | | | |
|---------|------------------------------------|-------|-----------|---------|-------------|
| CLIENT | BALLANTYNE STREET HOLDINGS PTY LTD | DATE | JULY 2018 | SCALE | 1:100, 1:50 |
| PROJECT | 6 & 8 TANNER GROVE, NORTHCOOTE | DRAWN | F.B. | CHECKED | |
| DWG No. | 18012 | DATE | 18012 | SCALE | 1:100, 1:50 |

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

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

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

Delegate Decisions before VCAT

| MAY 2019 | | | | | |
|---------------------------------------|---|--|--|--------------------------------------|--|
| Date of Hearing | App. No. | Property/Ward | Proposal | Council Decision/Nature of Appeal | VCAT Decision |
| 14/05/2019 | D143/2014/A | 1 Burbank Drive, Reservoir La Trobe | An increase in wall height on the southern boundary of a medium density development | Notice of Decision – Objector Appeal | Decision Pending |
| Result | Adjourned to 23 September 2019 by consent | | | | |
| 17/05/2019 | D/908/2012 | 1A Separation Street, Northcote Rucker | Extension of Time | Refusal – Applicant Appeal | |
| Result | Adjourned to 6 November 2019 by consent | | | | |
| 20/05/2019 (Compulsory Conference) | D/603/2018 | 109 Clyde Street, Thornbury Rucker | Proposed medium density development comprising the construction of three double storey dwellings | Refusal – Applicant Appeal | Council's decision set aside (by consent) – Permit granted |
| Result | The Permit Applicant was willing to make changes at the Compulsory Conference that addressed Council concerns. As such, the parties were in a position a permit could issue by consent. | | | | |

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

| MAY 2019 | | | | | |
|-----------------|--|--|---|-----------------------------------|---|
| Date of Hearing | App. No. | Property/Ward | Proposal | Council Decision/Nature of Appeal | VCAT Decision |
| 20/05/2019 | D/778/2017 | 22 Wood Street, Preston Cazaly | Removal of vegetation and the construction of three (3) five storey buildings (plus basement) used for a retirement village (167 apartments) and one (1) five storey building (plus basement) used for a residential age care facility (149 suites), road works associated with the extension of Wood Street and a reduction of the car parking requirement on land affected by the Design and Development Overlay Schedule 19 (DDO19), Environmental Significance Overlay Schedule 2 (ESO2), Special Building Overlay (SBO) and Land Subject to Inundation Overlay (LSIO). | Refusal – Applicant Appeal | Council’s decision set aside – Permit granted |
| Result | <p>Notwithstanding the significant number of refusal grounds and permit triggers involved in this application, the Tribunal considered the site: “[...]provided] a near ideal location for a Residential aged care facility, and for aged care accommodation more broadly...”.</p> <p>The Tribunal reached this conclusion having regard to the site’s zoning within the Residential Growth Zone, surrounding dwellings also being in the Residential Growth Zone and the surrounding area being one of substantial change. In addition, a significant consideration in the Tribunal’s approval of the proposal was the proximity of Northland Shopping Centre (the equal highest order activity centre in Darebin) and open space along Darebin Creek, for residents of the retirement village to enjoy – all being outcomes supported by state and local policy.</p> | | | | |

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

| MAY 2019 | | | | | |
|---------------------------------------|--|---|--|--|--|
| Date of Hearing | App. No. | Property/Ward | Proposal | Council Decision/Nature of Appeal | VCAT Decision |
| 28/05/2019 | D/66/2018 | 648 Plenty Road, Preston Cazaly | A mixed use development comprised of the construction of seven (7) dwellings (two and three-storey in height) and a shop at ground floor; a reduction in the car parking requirement; alteration of access to a road in a road Zone Category 1 | Refusal – Applicant Appeal | Council's refusal affirmed – No permit granted |
| Result | The Tribunal found that the design response of the proposal was unacceptable for a site that had physical and policy constraints. In particular, while mid block dwellings had some form of outlook from their living areas, their outlook was very poor. In addition, their balconies were to be located on the site's boundary, meaning they would be impacted from any adjoining development. | | | | |
| 29/05/2019 (Compulsory Conference) | N/A | 34 Reid Street, Northcote | Application for an enforcement order by a resident | Application for Enforcement Order | Proceeding dismissed |
| Result | Following a confidential Compulsory Conference, the Applicant withdrew their application for an enforcement order. | | | | |

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

| MAY 2019 | | | | | |
|------------------------|--|--|--|--|---|
| Date of Hearing | App. No. | Property/Ward | Proposal | Council Decision/Nature of Appeal | VCAT Decision |
| 31/05/2019 | D/82/2018 | 115 Charles Street, Northcote Rucker | Partial demolition of the existing single storey dwelling and construction of buildings and works for a double storey extension on land affected by a Heritage Overlay (HO100) | Notice of Decision – Objector Appeal | Objector appeal struck out Council's decision affirmed |
| Result | The Objector Applicant failed to lodge their application for review within the prescribed time. They were unable to persuade VCAT why an extension of time should be granted. | | | | |
| 31/05/2019 | D/581/2017 | 18 Kinkora Road, Reservoir Cazaly | A medium density housing development comprised of the construction of one (1) double storey dwelling and seven (7) triple storey dwellings | Notice of Decision – Objector Appeal | Council's decision varied (by consent) – Permit granted |
| Result | The parties were able to agree on alterations to the proposal which were satisfactory to all parties – hence the matter was resolved by way of consent order without the need for a contested hearing. | | | | |

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

| JUNE 2019 | | | | | |
|------------------------|--|---|---|--|---|
| Date of Hearing | App. No. | Property/Ward | Proposal | Council Decision/Nature of Appeal | VCAT Decision |
| 4/06/2019 | D/440/2018 | 791 Plenty Road, Reservoir Cazaly | The construction of nine (9) dwellings (eight (8) triple storey and one (1) double storey) and alteration of access to road in a Road Zone Category 1 on land in a Residential Growth Zone Sechule 1 and Design and Development Overlay Schedule 17 | Refusal – Applicant Appeal | Council's decision affirmed – No permit granted |
| Result | The Tribunal considered the critical failing with this proposal was the extent of screening required to dwelling balconies – such extent of screening, combined with future development to the north would mean very poor outlook and internal amenity for the dwellings which did not face Plenty Road or the site's rear – which was the majority of the dwellings. | | | | |
| 5/06/2019 | D/312/2018 | 7 Eunson Avenue (Lot 14), Northcote Rucker | Construction of a double storey dwelling on a lot less than 300 square metres, removal of vegetation and a reduction of car parking requirements | Notice of Decision – Objector Appeal | Council's decision varied – Permit granted |
| Result | Subject to some permit conditions which tempered amenity impacts, the Tribunal was satisfied the proposal was an acceptable response to neighbourhood character and the environmentally significant Creekside environs. | | | | |
| 5/06/2019 | D/984/2017 | 65 Station Street, Fairfield Rucker | Construct a medium density housing development comprised of three (3) triple storey dwelling | Refusal – Applicant Appeal | Council's decision set aside – Permit granted |
| Result | Notwithstanding the lack of compliance with the Residential Growth Zone Schedule 3 and Design and Development Overlay Schedule 20 (which ultimately call for a garden apartment typology), the Tribunal considered that this requirement was not mandatory, and the provision of 3 townhouses while not ideal, was an acceptable response to the site's opportunities and constraints. | | | | |
| 14/06/2019 | D/908/2012 | 1A Separation Street, Fairfield Rucker | Application to combine section 81 proceedings with a section 87A proceeding | Matter brought on by the Tribunal | |
| Result | Adjourned to 6 November 2011 | | | | |

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

| JUNE 2019 | | | | | |
|---------------------------------------|---|--|---|--|---|
| Date of Hearing | App. No. | Property/Ward | Proposal | Council Decision/Nature of Appeal | VCAT Decision |
| 20/06/2019 (Compulsory Conference) | D/551/2018 | 24-26 Erval Avenue, Preston Cazaly | Proposed medium density housing development comprising the construction of four (4) double storey attached dwellings | Failure appeal – Council to oppose | Council's (deemed) refusal set aside – Permit granted |
| Result | The Permit Applicant was willing to make changes to address Council concerns. As such, the parties were in a consent position a permit could issue. | | | | |
| 24/06/2019 (Compulsory Conference) | POD1/2007/E | 1056-1140 Plenty Road, Bundoora Latrobe | Amend Plan of Development | Applicant Appeal | Adjourned to 13 August 2019 |
| Result | Matter did not settle and is booked for a further 1 hour mediation on 13 August 2019 | | | | |
| 25/06/2019 | D/359/2018 | 3 Ethel Grove, Reservoir Cazaly | Proposed medium density housing development comprising the construction of two (2) double storey side-by-side dwellings | Refusal – Applicant Appeal | Council's refusal set aside – Permit granted |
| Result | The Tribunal provided oral reasons only. | | | | |

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

| JUNE 2019 | | | | | |
|-----------------|---|---|---|-----------------------------------|--|
| Date of Hearing | App. No. | Property/Ward | Proposal | Council Decision/Nature of Appeal | VCAT Decision |
| 28/06/2019 | D/202/2018 | 167 Albert Street, Reservoir Cazaly | Medium density development comprising the construction of five (5) dwellings (4 three storey and 1 two storey) on land covered by an SBO, alteration of access to a road in a RDZ1; and reduction of standard car parking requirement (one (1) space) | Refusal – Applicant Appeal | Council's refusal Set Aside – Permit Granted |
| Result | The Tribunal was not critical of the Applicant for choosing to put forward an alternative development proposal on an unconsolidated site (i.e. at least 1000sqm) – it considered in this instance there would have been difficulties in consolidating with adjoining land given how they were developed. As such, the Tribunal considered the side loaded typology an acceptable response to the RGZ and DDO19. | | | | |

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

| JULY 2019 | | | | | |
|------------------------|---|---|--|--|---|
| Date of Hearing | App. No. | Property/Ward | Proposal | Council Decision/Nature of Appeal | VCAT Decision |
| 1/07/2019 | D/603/2018 | 109 Clyde Street, Thornbury Rucker | Proposed medium density housing development comprising the construction of three double storey dwellings | Refusal – Applicant Appeal | No longer required – Settled at Compulsory Conference |
| Result | | | | | |
| 2/07/2019 | D/304/2014 EOT/96/2018 | 38 Johnson Street, Reservoir La Trobe | Extension of Time (Refusal) Proposed construction of a three storey building with four (4) dwellings above existing shop and a reduction in the visitor and shop carparking | Extension of Time (Refusal) | Council’s decision set aside – Extension granted |
| Result | The Tribunal was satisfied that since the original grant of the permit, the only significant change in policy was the Better Apartment Design Standards – however, the Tribunal considered this change not fatal to the request as the planning permit was exempt from complying with BADS and Council had already granted one extension after the introduction of BADS. The Tribunal was otherwise satisfied when regard was had to the other extension of time factors, that an extension of time was appropriate in this instance. | | | | |
| 9/07/2019 | D/149/2018 | 189 Rathmines Street, Fairfield | A medium density housing development comprised of the construction of four (4) double-storey dwellings, with two (2) of the dwellings contained partially within the existing brick building on the eastern side of the site | Notice of Decision – Objector Appeal | Council’s decision affirmed – Permit granted |
| Result | A previous application for 4 dwellings had been refused by the Tribunal. This time, the Tribunal was satisfied that the proposal had responded acceptably to the previous Tribunal’s criticisms. The Tribunal was not persuaded by the objector’s expert who only performed a before and after analysis, as opposed to a proper reconsideration of the matter as a whole. | | | | |

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

| JULY 2019 | | | | | |
|-----------------|---|---|--|--------------------------------------|---|
| Date of Hearing | App. No. | Property/Ward | Proposal | Council Decision/Nature of Appeal | VCAT Decision |
| 10/07/2019 | VS/21/2019 | G01/7 Warrs Avenue, Preston | Proposed height extension to front fence in a residential zone | Refusal – Applicant appeal | |
| Result | Adjourned until 6 September 2019 | | | | |
| 11/07/2019 | D/611/2018 | 32 Browning Street, Kingsbury La Trobe | Medium density development comprising the construction of two (2) side by side dwellings | Notice of Decision – Objector appeal | Council’s decision varied – Permit granted |
| Result | Subject to conditions which related to amenity impacts, the Tribunal was satisfied the development was responsive to policy, contributed to a preferred future character and had acceptable amenity impacts. | | | | |
| 12/07/2019 | D/966/2017 | 20A Dundas Street, Thornbury | Construction of a two storey building comprising four (4) four single bedroom dwellings and reduction of the standard car parking requirement (two (2) car parking spaces) | Refusal – Applicant appeal | Council’s decision affirmed – No permit granted |
| Result | While the Tribunal was not troubled by the proposal from a neighbourhood character perspective (given the site’s location in a substantial change area), it found the proposal had fatal flaws in terms of off site amenity impacts on its adjoining neighbours (due to visual bulk and overshadowing), as well as having poor on site amenity in terms of solar access to open spaces, and poor daylight to new windows. | | | | |

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

| JULY 2019 | | | | | |
|-----------------|--|--|--|--------------------------------------|---|
| Date of Hearing | App. No. | Property/Ward | Proposal | Council Decision/Nature of Appeal | VCAT Decision |
| 15/07/2019 | D/334/2018 | 58 & 58A Simpson Street, Northcote Rucker | Proposed construction of a medium density development consisting of four (4) dwellings on two (2) lots | Refusal – Applicant appeal | Council's decision set aside – Permit granted |
| Result | The main issue in dispute was the proposal's built form, as given its location, the redevelopment of the site with some form of development was to be expected. While Council's key concerns was the location of tall fencing and secluded open space in the front setback, the Tribunal considered that the neighbourhood could accommodate a more robust design response, given that opposite the subject site were a number of commercial buildings as well as a site that had recently been given a 4 storey permit. | | | | |
| 24/07/2019 | D/237/2017 | 130 St Georges Road, Northcote Rucker | Development of four (4) three (3) storey dwellings, a reduction in car parking and alteration of access to St Georges Road (removal of the crossover). | Notice of Decision – Objector appeal | Council's decision varied – Permit granted |
| Result | This case raised a legal issue for Council – specially, does the mandatory garden area requirement apply to sites zoned General Residential and within Design and Development Overlay Schedule 16? The objector argued it did – which would have the result of making the application prohibited. However, Council was able to successfully argue that the garden area require did not apply to the site. Hence the challenge to Council's decision failed. | | | | |

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

| AUGUST 2019 | | | | | |
|---------------------------------------|---|--|--|---|--|
| Date of Hearing | App. No. | Property/Ward | Proposal | Council Decision/Nature of Appeal | VCAT Decision |
| 1/08/2019 | D/400/2018 | 90-92 St Vigeons Road, Reservoir La Trobe | Proposed development of ten (10) double storey dwellings over two (2) lots and a waiver of the car parking requirements | Refusal – Applicant Appeal | Interim Decision – Permit Applicant to lodge amended plans Subsequent decision – Council’s refusal set aside – Permit granted |
| Result | Th Tribunal was generally satisfied with the proposal but for one aspect – it did not consider screened windows and balconies that served living areas was an acceptable outcome. Therefore with some parameters, the Tribunal has given the Permit Applicant until 2 September 2019 to lodge amended plans. UPDATE: Amended plans have been received which have responded to the Tribunal’s concerns. As such, the Tribunal determined the proposal was worthy of a permit. | | | | |
| 13/08/2019 (Compulsory Conference) | POD1/2007/E | 1056-1140 Plenty Road, Bundoora La Trobe | Amendment to development plan | Failure Appeal – Subsequently Resolve to Oppose | |
| Result | Adjourned to a further Compulsory Conference on 22 August 2019 | | | | |
| 15/08/2019 (Compulsory Conference) | D/620/2018 | 12 Carson Street, Reservoir La Trobe | Proposed mixed use development comprising the construction of a four (4) storey building with a shop and dwellings above and a reduction of the car parking requirements | Refusal – Applicant Appeal | Now listed for Administrative Mention on 26 September 2019. |
| Result | Adjourned and hearing vacated. | | | | |

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

| AUGUST 2019 | | | | | |
|---------------------------------------|---|---|--|---|---|
| Date of Hearing | App. No. | Property/Ward | Proposal | Council Decision/Nature of Appeal | VCAT Decision |
| 19/08/2019 | D/646/2018 | 13 Pender Street, Thornbury Rucker | Construction of nine (9) triple storey dwelling | Refusal – Applicant appeal | Decision Pending |
| Result | | | | | |
| 21/08/2019 (Compulsory Conference) | D/617/2018 | 43 North Road, Reservoir La Trobe | Medium density development comprising four (4) double storey dwellings | Refusal – Applicant appeal | Council's decision set aside – By consent |
| Result | The Permit Applicant was willing to make changes to address Council concerns – as such the parties were in agreement that a permit could issue. | | | | |
| 22/08/2019 | POD1/2007/E | 1056-1140 Plenty Road, Bundoora La Trobe | Amend Plan of Development | Failure Appeal – Subsequently Resolve to Oppose | Adjourned to Preliminary Hearing on Question of Law on 7 October 2019 |
| Result | A question of law has arisen as to whether the Tribunal has the statutory power to amend a proposed development plan. This is to be considered on 7 October 2019. | | | | |

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

| SEPTEMBER 2019 | | | | | |
|-----------------|--|---|--|-----------------------------------|---|
| Date of Hearing | App. No. | Property/Ward | Proposal | Council Decision/Nature of Appeal | VCAT Decision |
| 4/09/2019 | D/922/2017 | 181 Albert Street, Reservoir Cazaly | Medium density housing development comprising the construction of four three (3) storey dwellings and alteration of access to a road in a road zone category 1 | Refusal – Applicant Appeal | Decision Pending |
| Result | | | | | |
| 6/09/2019 | VS/21/2019 | G01/7 Warrs Avenue, Preston Cazaly | Proposed height extension to front fence in a residential zone | Refusal – Applicant appeal | Hearing adjourned to 17 December 2019 |
| Result | The Tribunal identified a preliminary issue in respect of the fence possibly not being located on the permit applicant's land. Hence the adjournment to allow the parties time to consider this issue. | | | | |
| 11/09/2019 | D/57/2018 | 3-5 McCutcheon Street, Northcote Rucker | Construction of six (6) dwellings | Refusal – Applicant appeal | Decision Pending |
| Result | | | | | |
| 12/09/2019 | D/582/2018 | 249 Arthur Street, Fairfield Rucker | Construction of a medium density housing development comprising three (3) double storey dwellings | Refusal – Applicant appeal | Council's decision affirmed – No permit granted |
| Result | The Tribunal considered the critical issue was whether the proposal was an acceptable response to an <i>incremental change</i> area as specified in the Darebin Planning Scheme. What the Tribunal found fatal was the massing of the first floors of the proposed dwellings, each of which occupied a substantial portion of the ground floor. This meant the design presented with bulky first floors through the depth site, an outcome not sought by neighbourhood character considerations. | | | | |

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

| SEPTEMBER 2019 | | | | | |
|---------------------------------------|---|--|---|--------------------------------------|---|
| Date of Hearing | App. No. | Property/Ward | Proposal | Council Decision/Nature of Appeal | VCAT Decision |
| 23/09/2019 | D143/2014/A | 1 Burbank Drive, Reservoir La Trobe | An increase in wall height on the southern boundary of a medium density development | Notice of Decision – Objector Appeal | Council’s decision affirmed – Permit granted |
| Result | The application sought retrospective approval for a wall on boundary that had been constructed taller than what was originally approved. The Tribunal upheld Council’s decision in granting an approval, noting the wall on boundary did not have an impact on the streetscape and the amenity impacts arising from such a wall were not considered unreasonable. | | | | |
| 23/09/2019 | N/A | 1 Matisi Street, Thornbury Rucker | Unlawful use of the land as a place of assembly (dance parties) | Enforcement Order Application | Adjourned to Administrative Mention in 2020 |
| Result | | | | | |
| 30/09/2019 (Compulsory Conference) | D/382/2018 | 2A & 2B Cunningham Street, Northcote Rucker | Buildings and works including demolition works and the construction of 17 double-storey dwellings on land affected by the Heritage Overlay, Land Subject to Inundation Overlay and Environmental Significance Overlay | Refusal – Applicant appeal | Adjourned to a further Compulsory Conference in October |
| Result | Matter did not settle – to be adjourned to a further Compulsory Conference. | | | | |

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

| OCTOBER 2019 | | | | | |
|--|--------------|---|--|---|---------------|
| Date of Hearing | App. No. | Property/Ward | Proposal | Council Decision/Nature of Appeal | VCAT Decision |
| 3/10/2019 | D/604/2018 | 46 Toolangi Road, Alphington Rucker | Construction of two double storey dwellings on the lot | Refusal – Applicant Appeal | |
| Result | | | | | |
| 11/10/2019 | D/971/2015/B | 108-110 Wood Street, Preston Cazaly | Development of a 3 and 4 storey building (plus basement) comprising 24 dwellings, a medical centre and a reduction in car parking, amended as detailed in the statement of changes accompanying the application prepared by the applicant. | Conditions Appeal | |
| Result | | | | | |
| 14/10/2019 (Administrative Mention) | POD1/2007/E | 1056-1140 Plenty Road, Bundoora La Trobe | Amend Plan of Development | Failure Appeal – Subsequently Resolve to Oppose | |
| Result | | | | | |

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

| OCTOBER 2019 | | | | | |
|---------------------------------------|-------------|--|---|---|---------------|
| Date of Hearing | App. No. | Property/Ward | Proposal | Council Decision/Nature of Appeal | VCAT Decision |
| 17/10/2019 (Compulsory Conference) | D/931/2018 | 26-28 Green Avenue, Kingsbury La Trobe | Medium density housing development comprising the construction of four (4) double storey and two (2) triple storey dwellings (six (6) dwellings in total) | Refusal – Applicant Appeal | |
| Result | | | | | |
| 21/10/2019 (Compulsory Conference) | POD1/2007/E | 1056-1140 Plenty Road, Bundoora La Trobe | Amendment to development plan | Failure Appeal – Subsequently Resolve to Oppose | |
| Result | | | | | |
| 22/10/2019 (Compulsory Conference) | D/168/2019 | 163 Station Street, Fairfield Rucker | Construction of a three (3) storey building comprising eight (8) apartments, a reduction in the car parking requirement and alteration of access to a Road Zone - Category 1. | Refusal – Applicant Appeal | |
| Result | | | | | |

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

| OCTOBER 2019 | | | | | |
|-------------------------|--------------|---|---|---|---------------|
| Date of Hearing | App. No. | Property/Ward | Proposal | Council Decision/Nature of Appeal | VCAT Decision |
| 28/10/2019 (Hearing) | POD1/2007/E | 1056-1140 Plenty Road, Bundoora La Trobe | Amendment to development plan | Failure Appeal – Subsequently Resolve to Oppose | |
| Result | | | | | |
| 30/10/2019 | D/644/2018 | 23 Lyonsville Avenue, Preston Cazaly | Construction of three (3) double storey dwellings | Notice of Decision – Objector Appeal | |
| Result | | | | | |
| 31/10/2019 | D/168/2009/E | 52 Showers Street, Preston Cazaly | Alterations and additions to the existing building to form nine dwellings in a three level building. AMENDMENT: The replacement of the existing eastern wall with the new brickwork | Refusal – Applicant Appeal | |
| Result | | | | | |

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

| NOVEMBER 2019 | | | | | |
|-----------------|------------|--|---|-----------------------------------|---------------|
| Date of Hearing | App. No. | Property/Ward | Proposal | Council Decision/Nature of Appeal | VCAT Decision |
| 6/11/2019 | D/908/2012 | 1A Separation Street, Northcote Rucker | Section 87A Amendment & Extension of Time (s81) | Extension of time – Refusal | |
| Result | | | | | |
| 7/11/2019 | D/505/2018 | 108 Normanby Avenue, Thornbury Cazaly | Construction of three, double storey dwellings, and alteration of access to a Road Zone Category 1 | Refusal – Applicant Appeal | |
| Result | | | | | |
| 12/11/2019 | D/382/2018 | 2A & 2B Cunningham Street, Northcote Rucker | Buildings and works including demolition works and the construction of 17 double-storey dwellings on land affected by the Heritage Overlay, Land Subject to Inundation Overlay and Environmental Significance Overlay | Refusal – Applicant Appeal | |
| Result | | | | | |

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

| NOVEMBER 2019 | | | | | |
|-----------------|--------------|---|--|-----------------------------------|---------------|
| Date of Hearing | App. No. | Property/Ward | Proposal | Council Decision/Nature of Appeal | VCAT Decision |
| 15/11/2019 | D/714/2016/A | 16 Swallow Street, Preston Cazaly | Retrospective - Various amendments to the proposal to reflect as built | Refusal – Applicant Appeal | |
| Result | | | | | |
| 15/11/2019 | D/812/2018 | 28 Clingin Street, Reservoir Cazaly | Proposed construction of five dwellings on one lot; buildings and works in a DDO; waiver of the one required visitor car parking space | Refusal – Applicant Appeal | |
| Result | | | | | |
| 29/11/2019 | D/950/2018 | 31 Swift Street, Thornbury Rucker | Construction of a medium density housing development comprising of three (3) double storey dwellings | Refusal – Applicant Appeal | |
| Result | | | | | |

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

| DECEMBER 2019 | | | | | |
|--------------------------------------|------------|--|--|-----------------------------------|---------------|
| Date of Hearing | App. No. | Property/Ward | Proposal | Council Decision/Nature of Appeal | VCAT Decision |
| 3/12/2019 (Compulsory Conference) | D/456/2015 | 176-180 High Street, Preston Cazaly | Amendment to the Permit seeking the construct buildings and works for a mixed use development comprising twelve (12) stories plus three (3) basement levels accommodating comprising 94 dwellings and two restaurants at ground floor; reduction in car parking requirements and creation and alteration of access to a road in a Road Zone Category 1 | Failure Appeal | |
| Result | | | | | |
| 3/12/2019 (Compulsory Conference) | D/787/2017 | 469-471 Gilbert Road, Preston Cazaly | Section 87A Amendment | Section 87A Amendment | |
| Result | | | | | |
| 6/12/2019 | D/931/2018 | 26-28 Green Avenue, Kingsbury La Trobe | Medium density housing development comprising the construction of four (4) double storey and two (2) triple storey dwellings (six (6) dwellings in total) | Refusal – Applicant Appeal | |
| Result | | | | | |

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

| DECEMBER 2019 | | | | | |
|-----------------|------------|--|---|--------------------------------------|---------------|
| Date of Hearing | App. No. | Property/Ward | Proposal | Council Decision/Nature of Appeal | VCAT Decision |
| 9/12/2019 | D/957/2018 | 12 Lawson Street, Reservoir La Trobe | Construction of a medium density development consisting of four (4) dwellings | Notice of Decision – Objector Appeal | |
| Result | | | | | |
| 10/12/2019 | D/168/2019 | 163 Station Street, Fairfield Rucker | Construction of a three (3) storey building comprising eight (8) apartments, a reduction in the car parking requirement and alteration of access to a Road Zone - Category 1. | Refusal – Applicant Appeal | |
| Result | | | | | |
| 10/12/2019 | D/163/2018 | 5 O’Connell Street, Kingsbury La Trobe | Medium density housing development comprising the construction of four (4) double storey dwellings | | |
| Result | | | | | |

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

| DECEMBER 2019 | | | | | |
|-----------------|------------|--|--|-----------------------------------|---------------|
| Date of Hearing | App. No. | Property/Ward | Proposal | Council Decision/Nature of Appeal | VCAT Decision |
| 11/12/2019 | D/650/2018 | 108 Westgarth Street, Northcote Rucker | Construction of a medium density housing development comprised of two (2) double storey dwellings and alteration of access to a Road Zone Category 1 | Conditions Appeal | |
| Result | | | | | |
| 17/12/2019 | VS/21/2019 | G01/7 Warrs Avenue, Preston Cazaly | Proposed height extension to front fence in a residential zone | Refusal – Applicant Appeal | |
| Result | | | | | |

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

Planning Committee Decisions before VCAT

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

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

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

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

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

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

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

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

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

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

| OCTOBER 2019 | | | | | |
|-----------------|------------|---|---|---|---------------|
| Date of Hearing | App. No. | Property/Ward | Proposal | Council Decision/Nature of Appeal | VCAT Decision |
| 31/10/2019 | D/375/2018 | 58 Johnson Street, Thornbury Rucker | Medium density housing development comprising the construction of four (4) double storey dwellings (three (3) with roof terraces) | Refusal (Contrary to officer recommendation) – Applicant appeal | |
| Result | | | | | |

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

| NOVEMBER 2019 | | | | | |
|---------------------------------------|------------|----------------------------------|--|---|---------------|
| Date of Hearing | App. No. | Property/Ward | Proposal | Council Decision/Nature of Appeal | VCAT Decision |
| 15/11/2019 (Compulsory Conference) | D/732/2018 | 6 & 8 Tanner Grove, Northcote | Medium density housing development comprising the construction of four (4) double storey dwellings | Failure Appeal (Officer Recommendation – Not supported) | |
| Result | | | | | |

PLANNING COMMITTEE MEETING

21 OCTOBER 2019

| DECEMBER 2019 | | | | | |
|---------------------------------------|------------|--|--|--|---------------|
| Date of Hearing | App. No. | Property/Ward | Proposal | Council Decision/Nature of Appeal | VCAT Decision |
| 6/12/2019 (Compulsory Conference) | D/875/2018 | 650 Plenty Road (Lot 1 on Plan of Subdivision PS429946) Vic 3072 and 121 Rene Street Preston (Lot 2 on Plan of Subdivision PS 429946) VIC 3072 Cazaly | The construction of a four (4) storey building for the purpose of dwellings, convenience restaurant and shop; Alterations to access to a road in Road Zone, Category 1 | Refusal (Contrary to Officer Recommendation) – Applicant Appeal | |
| Result | | | | | |
| 16/12/2019 (Compulsory Conference) | D/360/2018 | 479 St Georges Road, Thornbury Cazaly | Use and development of the land for a 5-storey mixed use apartment building comprising ground floor office and six (6) dwellings above | Notice of Decision (in line with Officer Recommendation) – Objector Appeal | |
| Result | | | | | |

Matters completed and to be heard to 31 December 2019

7. CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL

8. 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

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