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## AGENDA

Planning Committee Meeting to be held  
at Darebin Civic Centre,  
350 High Street Preston  
on Monday, 9 October 2017  
at 6.00 pm.

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# Agenda

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## 1. MEMBERSHIP

Cr. Kim Le Cerf (Mayor) (Chairperson)

Cr. Steph Amir

Cr. Gaetano Greco (Deputy Mayor)

Cr. Tim Laurence

Cr. Trent McCarthy

Cr. Lina Messina

Cr. Susanne Newton

Cr. Susan Rennie

Cr. Julie Williams

## 2. APOLOGIES

## 3. DISCLOSURES OF CONFLICTS OF INTEREST

## 4. CONFIRMATION OF THE MINUTES OF PLANNING COMMITTEE

<b>Recommendation</b>
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**That** the Minutes of the Planning Committee Meeting held on 11 September 2017 be confirmed as a correct record of business transacted.

## 5. CONSIDERATION OF REPORTS

### 5.1 APPLICATION FOR PLANNING PERMIT D/480/2017 12 Inverness Street Reservoir

**Author:** Principal Planner

**Reviewed By:** Director Corporate Services

<b>Applicant</b>	<b>Owner</b>	<b>Consultant</b>
S Ilievski Beyond Design Group 667 Plenty Road RESERVOIR VIC 3073	S Ilievski 73 King William Street RESERVOIR VIC 3073	Beyond Design Group 667 Plenty Road RESERVOIR VIC 3073

- Development of three (3) double storey dwellings.
- Six (6) car parking spaces (two spaces to each dwelling) are provided.
- The site is zoned General Residential Zone (schedule 1).
- There is no restrictive covenant on the title for the subject land.
- Seven (7) objections were received against this application.
- The proposal is generally consistent with the objectives and standards of Clause 55 of the Darebin Planning Scheme.
- It is recommended that the application be supported.

#### CONSULTATION:

- Public notice was given via a sign posted on site and letters sent to surrounding owners and occupiers.
- This application was referred internally to the Capital Works Unit.
- This application was not required to be referred to external authorities.

#### Recommendation

**That** Planning Permit Application D/480/2017 be supported and a Notice of Decision to Grant a Permit be issued subject to the following conditions:

- (1) Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application (identified as: TP1, TP2 and TP3, dated 2 May 2017, Job No. 17-1471 prepared by Ikonomidis Reid) but modified to show:
  - a) Any modifications in accordance with the Sustainable Design Assessment (Refer to Condition No. 4 of this Permit).
  - b) A landscape plan in accordance with Condition No. 5 of this Permit.
  - c) A comprehensive schedule of external materials, colours and finishes (including colour samples). Construction materials are to be low maintenance. External materials and finishes (including glazing) are to be of a low reflectivity level. The use of painted surfaces must be minimised.



Annotated coloured elevations showing the location/application of the materials, colours and finishes must be provided.

- d) Fixed external sun shading devices to all north facing habitable room windows/ glazed doors. Where sun shading devices are being utilised a dimensioned section diagram must be included to demonstrate their effectiveness. Shading must not extend within 1 metre of a property boundary.
- e) External operable sun shading devices (excluding roller shutters) to all west facing habitable room windows/ glazed doors. Where sun shading devices are being utilised a dimensioned section diagram or photograph must be included to demonstrate the shading type and effectiveness.
- f) The location of all plant and equipment (including air conditioners, solar panels, solar hot water system and services). These are to be screened to be minimally visible from the public and adjacent properties, located as far as practicable from site boundaries and integrated into the design of the building. Solar hot water tanks are to be flush mounted on the roof and not elevated on stands.
- g) The provision of pedestrian visibility splays measuring 2.0 metres (width across the frontage) by 2.5 metres (depth into the site), to either side of the proposed driveway. Where within the subject site, any structures or vegetation within these splays must be not more than 1.15 metres in height.

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

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

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

- Before this Permit expires;
  - Within six (6) months after the expiry date; or
  - Within twelve (12) months after the expiry date if the request relates to the completion of the development or a stage of the development.
- (4) Before the development starts, a Sustainable Design Assessment (SDA) detailing sustainable design strategies to be incorporated into the development to the satisfaction of the Responsible Authority must be submitted to, and approved in writing by the Responsible Authority. The SDA must outline proposed sustainable design initiatives within the development such as (but not limited to) energy efficiency, water conservation, stormwater quality, waste management and material selection. The SDA must be accompanied by a report from an industry accepted performance measurement tool.
  - (5) Before buildings and works start, a detailed Landscape Plan to the satisfaction of the Responsible Authority must be submitted to, and approved by the Responsible Authority. When the Landscape Plan is approved, it will be endorsed and will then form part of this Permit. The Landscape Plan must be prepared by a suitably qualified person and must incorporate:
    - a) Details of all existing trees to be retained and all existing trees to be removed, including overhanging trees on adjoining properties and street trees within the nature strip. The genus, species, height and spread of all trees must be specified.

- b) A planting schedule of proposed vegetation detailing the botanical name, common name, size at maturity, pot size and quantities of all plants.
  - c) A diversity of plant species and forms. All proposed planting must be to the satisfaction of the Responsible Authority.
  - d) Plants that are drought tolerant and indigenous to the area.
  - e) Where the opportunity exists, an appropriate number and size of canopy trees are to be shown within the secluded private open space areas of each dwelling and within the front setback of the property, commensurate with the size of planting area available. All canopy trees are to have a minimum height of 1.6 metres in 40 litre containers at the time of installation. Canopy trees must have the following minimum widths at maturity: small canopy (4 metres), medium canopy (6 metres), large canopy (10 metres).
  - f) Annotated graphic construction details showing all landscape applications and structures including tree and shrub planting, retaining walls and decking.
  - g) Construction details of container planting beds including drainage, irrigation, soil profiles and planting notes.
  - h) Type and details of all surfaces including lawns, mulched garden beds and permeable and/or hard paving (such as pavers, brick, gravel, asphalt and concrete) demonstrating a minimum site permeability of 20%. Percentage cover of permeable surfaces must be stated on the plan. Where paving is specified, material types and construction methods (including cross sections where appropriate) must be provided.
  - i) Hard paved surfaces at all entry points to dwellings.
  - j) All constructed items including letter boxes, garbage bin receptacles, lighting, clotheslines, tanks, outdoor storage etc.
  - k) Type and details of edge treatment between all changes in surface (e.g. grass (lawn), gravel, paving and garden beds).
  - l) An outline of the approved building/s including any basement, the location of entry doors, windows, gates and fences must be shown on the landscape plan. The location of both existing and proposed overhead and underground services. Conflicts of such services with the existing and proposed planting must be avoided.
  - m) Clear graphics identifying trees (deciduous and evergreen), shrubs, grasses/sedges, groundcovers and climbers.
  - n) Scale, north point and appropriate legend. Landscape plans are to be clear, legible and with graphics drawn to scale, and provide only relevant information.
  - o) A maintenance schedule.
- (6) The landscaping as shown on the endorsed Landscape Plan must be completed to the satisfaction of the Responsible Authority before the development is occupied or at such later date as is approved by the Responsible Authority in writing.
- No later than seven (7) days after the completion of the landscaping, the permit holder must advise Council, in writing, that the landscaping has been completed.
- (7) The landscaping as shown on the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the endorsed Landscape Plan to the satisfaction of the Responsible Authority.
- (8) Floor levels shown on the endorsed plans must be confirmed. The confirmation of the ground floor level must take place no later than at the time of the inspection of the subfloor of the development required under the *Building Act 1993* and the Building Regulations 2006.

This confirmation must be in the form of a report from a licensed land surveyor and must be submitted to the Responsible Authority no later than 7 days from the date of the sub-floor inspection. The upper floor levels must be confirmed before a Certificate of Occupancy is issued, by a report from a licensed land surveyor submitted to the Responsible Authority.

- (9) All dwellings that share dividing walls and/or floors must be constructed to limit noise transmission in accordance with Part F(5) of the Building Code of Australia.
- (10) Before the dwellings are occupied, an automatic external lighting system capable of illuminating the entry to each unit, access to each garage and car parking space and all pedestrian walkways must be provided on the land to the satisfaction of the Responsible Authority.

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

- (11) The land must be drained to the satisfaction of the Responsible Authority.
- (12) With the exception of guttering, rainheads and downpipes, all pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
- (13) No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building/s without the prior written consent of the Responsible Authority.
- (14) Provision must be made on the land for letter boxes and receptacles for newspapers to the satisfaction of the Responsible Authority.
- (15) Before occupation of the development, areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
  - a) Constructed;
  - b) Properly formed to such levels that they can be used in accordance with the plans;
  - c) Surfaced with an all-weather sealcoat;
  - d) Line marked; and
  - e) Drained

to the satisfaction of the Responsible Authority.

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

#### **NOTATIONS**

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

- N1 Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.
- N2 Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.

- N3 The amendments specified in Condition 1 of this Permit and any additional modifications which are “necessary or consequential” are those that will be assessed by Council when plans are lodged to satisfy that condition. Any “necessary or consequential” amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.

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

- N4 This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Darebin City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria to that adopted for the approval of this Planning Permit.
- 

## INTRODUCTION AND BACKGROUND

No relevant planning history applies to the site.

## ISSUES AND DISCUSSION

### Subject site and surrounding area

- The land is regular in shape and measures 45.72 metres in length and 16.46 metres in width and a site area of 753 square metres.
- The land is located within the General Residential Zone (Schedule 1).
- The land is located on the north side of Inverness Street, between Gourock Street to the east and Invermay Street to the west.
- The site contains one (1) single storey weatherboard dwelling with a tiled roof, setback from all side boundaries. There is ample private open space to the front and rear of the dwelling.
- There is no appreciable fall on site.
- To the east is a single storey dwelling setback 7.6 metres from the frontage and 1.4 metres from the common boundary. A driveway is located adjacent the common boundary. A large rear garden comprising trees and shrubs is provided.
- To the west is a single storey dwelling setback 7.7 metres from the frontage and 5.4 metres from the common boundary. A large rear garden comprising trees and shrubs is provided.
- To the north are the rear gardens of properties fronting Dumbarton Street.
- To the south on the opposite side of Inverness Street are various single storey dwellings.
- Parking is unrestricted on Inverness Street.
- The site is approximately two kilometres from Ruthven Station and 1.2 kilometres from parks (Atkinson Reserve, I.W Dole Reserve, Leslie Reserve). There are also a number of primary schools and shops evident nearby.

**Proposal**

- Development of three (3) double storey dwellings.
- Each dwelling comprises three (3) bedrooms.
- Six (6) car parking spaces (two spaces to each dwelling) are provided.
- The dwellings are finished in brick at the ground level and vertical cladding and render to the upper levels.
- Dwelling 1 is setback 7.65 metres from the frontage.
- A common driveway is located adjacent the west boundary.

**Objections**

- Seven (7) objections received.

**Objections summarised**

- Neighbourhood character
- Overdevelopment / Visual bulk
- Overshadowing
- Overlooking
- Parking / Traffic
- Drainage

Officer comment on summarised objections:Neighbourhood character

The neighbourhood character assessment below outlines the design features and materials which comprise the development. While the development is different to the single storey dwellings occupying the site and predominant within surrounds, this development is consistent with the objectives of state and local planning policy which encourage appropriate medium density outcomes in the established areas. The development comprises brick and render with hipped roof forms, which is consistent with the surrounding neighbourhood character.

Overdevelopment / Visual bulk

The proposal adheres to the broader principles contained under state and local planning policy which encourage appropriate medium density housing outcomes in established areas. The development achieves the requirements of Clause 55. The development footprint of 39.8% indicates that the proposal is not an overdevelopment. In terms of the design and execution of the development, it is regarded as a well-considered and site responsive design. This is evident from the upper level setbacks and articulation which reduce the perception of mass and scale.

Overshadowing

The level of overshadowing is within the parameters set out under Clause 55 of the Darebin Planning Scheme.

Overlooking

The development is designed to limit overlooking into adjacent properties with appropriate highlight windows and screening measures.

Parking / Traffic

The development provides a full complement of car parking in accordance with Clause 52.06 of the Darebin Planning Scheme.

While the development will generate additional vehicle movements, it is not considered that such additional movements would necessarily be concentrated or conflict substantially with existing traffic. Furthermore some residents may choose to walk or use public transport.

Drainage

Council's Capital Works Unit has confirmed that the existing drainage infrastructure has the capacity to manage the increased in drainage associated with the development.

**PLANNING ASSESSMENT****Garden Area Assessment**

The site provides an area of 753 square metres, therefore 35% of the site must be set aside as 'Garden Area' in accordance with Clause 32.08-4 of the Darebin Planning Scheme. The development retains 264 square metres of Garden Area. This equates to just above 35% of the site area.

**Complies****Neighbourhood Character Precinct Guideline Assessment - Precinct G3**Vegetation

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

The open spaces and setbacks are generally large enough to provide sufficient landscaping. A detailed landscape plan will be required as a condition of any approval.

**Complies subject to condition**Siting

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

The open spaces and setbacks are generally large enough to provide sufficient landscaping.

A detailed landscape plan will be required as a condition of any approval.

Side boundary setbacks are provided to maintain the rhythm of spacing.

Garages are located to the rear and are integrated into the design.

**Complies**

Height and building form

The height and setbacks ensure an appropriate graduated transition is achieved in relation to neighbouring dwellings and rear gardens. Hipped forms are proposed which are appropriate in the context.

**Complies**Materials and design detail

The design detail of the development respects the neighbourhood character through: materials; façade articulation; window and door proportions; roof form; veranda treatment and eave widths. In addition, the garages are designed to be visually compatible with the development and the existing neighbourhood character. Provision of brick finishes is consistent with the existing dwellings in the street.

**Complies**Front boundary treatment

A front fence is not proposed.

**Complies****Clause 55 Assessment**

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

Clause 55.04-6 B22 Overlooking

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

**Complies**Clause 55.05-4 B28 Private Open Space

The development provides adequate private open space (pos) for the reasonable recreation and service needs of residents. This is achieved through the provision of at least 49 square metres of secluded private open space at the side or rear of the dwelling with a minimum dimension of 4.2 metres and convenient access from a living room.

	<b>Total POS</b>	<b>Secluded POS</b>	<b>Minimum dimension of secluded POS</b>
Dwelling 1	144 square metres	49 square metres	4.2 metres
Dwelling 2	58 square metres	55 square metres	4.47 metres
Dwelling 3	64 square metres	60 square metres	4.3 metres

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

**Complies**

**Clause 52.06 Car Parking**Number of Parking Spaces Required

Two (2) car parking spaces are provided for each dwelling in accordance with this standard.

Design Standards for Car parking

The garaging and the accessways have appropriate dimension to enable efficient use and management.

The double garage dimensions of 6.0 metres length x 5.5 metres width comply with the minimum requirements of the standard.

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

Access dimensions to the car spaces comply with the standard.

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

**CLAUSE 55 COMPLIANCE SUMMARY**

Clause	Std		Compliance	
			Std	Obj
<b>55.02-1</b>	<b>B1</b>	<b>Neighbourhood character</b>		
		Please see assessment in the body of this report.	Y	Y
<b>55.02-2</b>	<b>B2</b>	<b>Residential policy</b>		
		The proposal complies with the relevant residential policies outlined in the Darebin Planning Scheme.	Y	Y
<b>55.02-3</b>	<b>B3</b>	<b>Dwelling diversity</b>		
		N/A as development contains less than 10 dwellings.	N/A	N/A
<b>55.02-4</b>	<b>B4</b>	<b>Infrastructure</b>		
		Adequate infrastructure exists to support new development.	Y	Y
<b>55.02-5</b>	<b>B5</b>	<b>Integration with the street</b>		
		Dwelling 1 appropriately integrates with the street.	Y	Y
<b>55.03-1</b>	<b>B6</b>	<b>Street setback</b>		
		The required setback is 7.65 metres. Dwelling 1 is set back 7.65 metres from the street frontage.	Y	Y
<b>55.03-2</b>	<b>B7</b>	<b>Building height</b>		
		7.4 metres	Y	Y
<b>55.03-3</b>	<b>B8</b>	<b>Site coverage</b>		
		39.8%	Y	Y
<b>55.03-4</b>	<b>B9</b>	<b>Permeability</b>		
		35.6%	Y	Y



Clause	Std		Compliance	
<b>55.03-5</b>	<b>B10</b>	<b>Energy efficiency</b>		
		Dwellings are considered to be generally energy efficient and will not unreasonably impact adjoining properties.	Y	Y
<b>55.03-6</b>	<b>B11</b>	<b>Open space</b>		
		N/A as the site does not abut public open space.	N/A	N/A
<b>55.03-7</b>	<b>B12</b>	<b>Safety</b>		
		The proposed development is secure and the creation of unsafe spaces has been avoided.	Y	Y
<b>55.03-8</b>	<b>B13</b>	<b>Landscaping</b>		
		Adequate areas are provided for appropriate landscaping and a landscape plan has been required as a condition of approval.	Y	Y
<b>55.03-9</b>	<b>B14</b>	<b>Access</b>		
		Access is sufficient and respects the character of the area.	Y	Y
<b>55.03-10</b>	<b>B15</b>	<b>Parking location</b>		
		Parking facilities are proximate to the dwellings they serve, the access is observable, habitable room windows are sufficiently set back from accessways.	Y	Y
<b>55.04-1</b>	<b>B17</b>	<b>Side and rear setbacks</b>		
		Dwellings are set back in accordance with the requirements of this standard.	Y	Y
<b>55.04-2</b>	<b>B18</b>	<b>Walls on boundaries</b>		
		Boundary walls are not proposed.	N/A	N/A
<b>55.04-3</b>	<b>B19</b>	<b>Daylight to existing windows</b>		
		Sufficient setbacks exist to allow adequate daylight into existing windows.	Y	Y
<b>55.04-4</b>	<b>B20</b>	<b>North-facing windows</b>		
		There are no north facing windows within 3.0 metres of the common boundary with the subject site.	N/A	N/A
<b>55.04-5</b>	<b>B21</b>	<b>Overshadowing open space</b>		
		Shadow cast by the development is within the parameters set out by the standard.	Y	Y
<b>55.04-6</b>	<b>B22</b>	<b>Overlooking</b>		
		Please see assessment in the body of this report.	Y	Y
<b>55.04-7</b>	<b>B23</b>	<b>Internal views</b>		
		There are no internal views.	Y	Y
<b>55.04-8</b>	<b>B24</b>	<b>Noise impacts</b>		
		Noise impacts are consistent with those in a residential zone.	Y	Y

Clause	Std		Compliance	
<b>55.05-1</b>	<b>B25</b>	<b>Accessibility</b>		
		The ground levels of the proposal can be made accessible for people with limited mobility.	Y	Y
<b>55.05-2</b>	<b>B26</b>	<b>Dwelling entry</b>		
		Entries to the dwellings are identifiable and provide an adequate area for transition.	Y	Y
<b>55.05-3</b>	<b>B27</b>	<b>Daylight to new windows</b>		
		Adequate setbacks are proposed to allow appropriate daylight access.	Y	Y
<b>55.05-4</b>	<b>B28</b>	<b>Private open space</b>		
		Please see assessment in the body of this report.	Y	Y
<b>55.05-5</b>	<b>B29</b>	<b>Solar access to open space</b>		
		Sufficient depth is provided for adequate solar access.	Y	Y
<b>55.05-6</b>	<b>B30</b>	<b>Storage</b>		
		Sufficient storage areas are provided.	Y	Y
<b>55.06-1</b>	<b>B31</b>	<b>Design detail</b>		
		Design detail of dwellings is appropriate in the neighbourhood setting.	Y	Y
<b>55.06-2</b>	<b>B32</b>	<b>Front fences</b>		
		No front fence is proposed which is acceptable.	N/A	N/A
<b>55.06-3</b>	<b>B33</b>	<b>Common property</b>		
		Common property areas are appropriate and manageable.	Y	Y
<b>55.06-4</b>	<b>B34</b>	<b>Site services</b>		
		Sufficient areas for site services are provided.	Y	Y

## REFERRAL SUMMARY

Department/Authority	Response
Capital Works	No objection, subject to condition included in recommendation.

## PLANNING SCHEME SUMMARY

### Darebin Planning Scheme clauses under which a permit is required

- Clause 32.08 – Construction of two (2) or more dwellings on a lot.

**Applicable provisions of the Darebin Planning Scheme**

Section of Scheme	Relevant Clauses
SPPF	11.02-1, 15.01-1, 15.01-5, 15.02, 16.01, 19.03-1
LPPF	21.05-1, 21.05-2, 21.05-3, 22.02
Zone	32.01
Overlay	45.06
Particular provisions	52.06, 55
General provisions	65.01
Neighbourhood Character Precinct	G3

**POLICY IMPLICATIONS****Environmental Sustainability**

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

**Social Inclusion and Diversity**

Nil

**Other**

Nil

**FINANCIAL AND RESOURCE IMPLICATIONS**

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

**FUTURE ACTIONS**

Nil

**DISCLOSURE OF INTERESTS**

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

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

**RELATED DOCUMENTS**

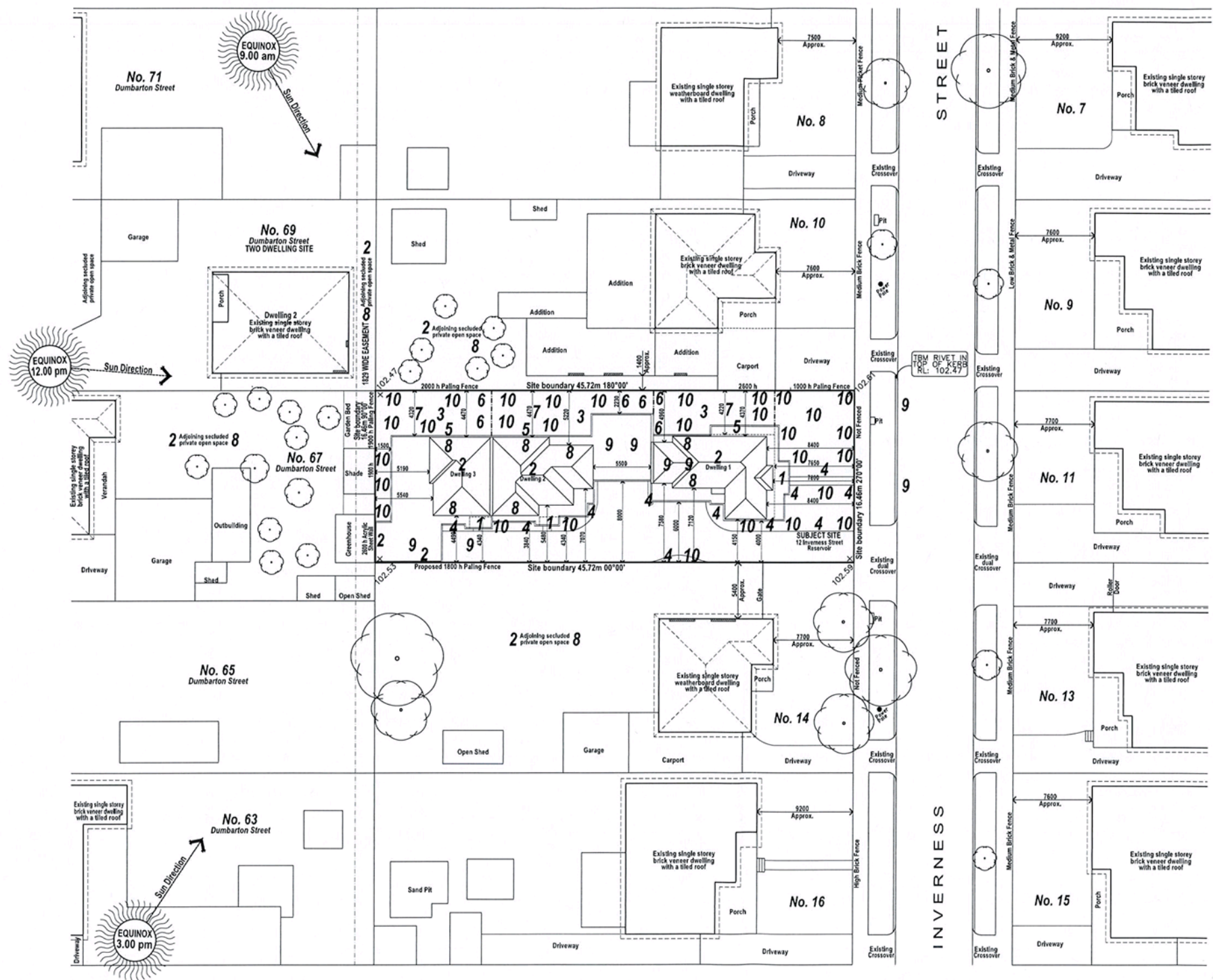
Darebin Planning Scheme

**Attachments**

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







ADVERTISED

Design Response

The proposed development has responded to the site context in the following ways:

- 1 The proposed dwellings have a clear sense of identity. A sheltered area and transitional space is provided around the entry point of all of the proposed dwellings, which will provide secure access.
- 2 Articulated double storey construction provides for an elevational treatment that is pleasant to view from adjoining secluded private open spaces and upon entry to the site. Only a small component of walls are proposed on the boundary, which helps maintain existing views from adjoining private open spaces.
- 3 The private open space areas have been positioned to minimise any adverse impact on adjoining properties with respect to access to natural light and overlooking.
- 4 On site infiltration has been maximised through the introduction of landscaped area and stormwater run-off will be directed into garden areas to reduce watering and the demand on drainage infrastructure
- 5 The principal open space areas of each dwelling will be accessed directly from main living areas. Secluded open space areas within the development will achieve total privacy.
- 6 Each dwelling will have sufficient room for storage and outdoor clothes drying facilities.
- 7 The varied dimensions (a minimum of 4.22m and a maximum of 4.47m) of secluded private open space areas proposed for the dwellings will allow for the planting of small canopy trees and screen vegetation and provide a reasonable recreation area for each of the dwellings.
- 8 No direct overlooking will occur into surrounding properties given that all first floor habitable windows that overlook adjoining properties will have fixed obscured glazing or a sill height to 1700mm above the finished floor level.
- 9 The proposed dwellings 1 & 2 will each be provided with a double garage with dwelling 3 to be provided with a single garage as well as the provision for a second car space in a tandem formation. Sufficient visitor parking can be accommodated for in Inverness Street.
- 10 Canopy vegetation and extensive landscaping is proposed throughout the site to enhance the appearance of the site and to soften hard surfaces areas.

The Design Response has been prepared taking into account the opportunities and constraints of the subject site and the Standards of Res Code. The Design Response has been derived from the Neighbourhood Site Description ensuring that a coherent design outcome has been achieved.

Design Response Plan

Denotes Existing significant trees and major vegetation



Project  
Multi-Dwelling Development

Client  
Saso Ilievski

Rev.	Date	Description

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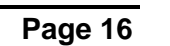
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Checked A.W.  
Date 02.05.2017  
Drawn L.R.H.

Drawing  
Design Response Plan  
Address  
At 12 Inverness Street, Reservoir  
Ref No. 17-1471 Sheet No. DR1

Designer  
Beyond Design Group Pty Ltd  
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Melbourne Victoria Australia  
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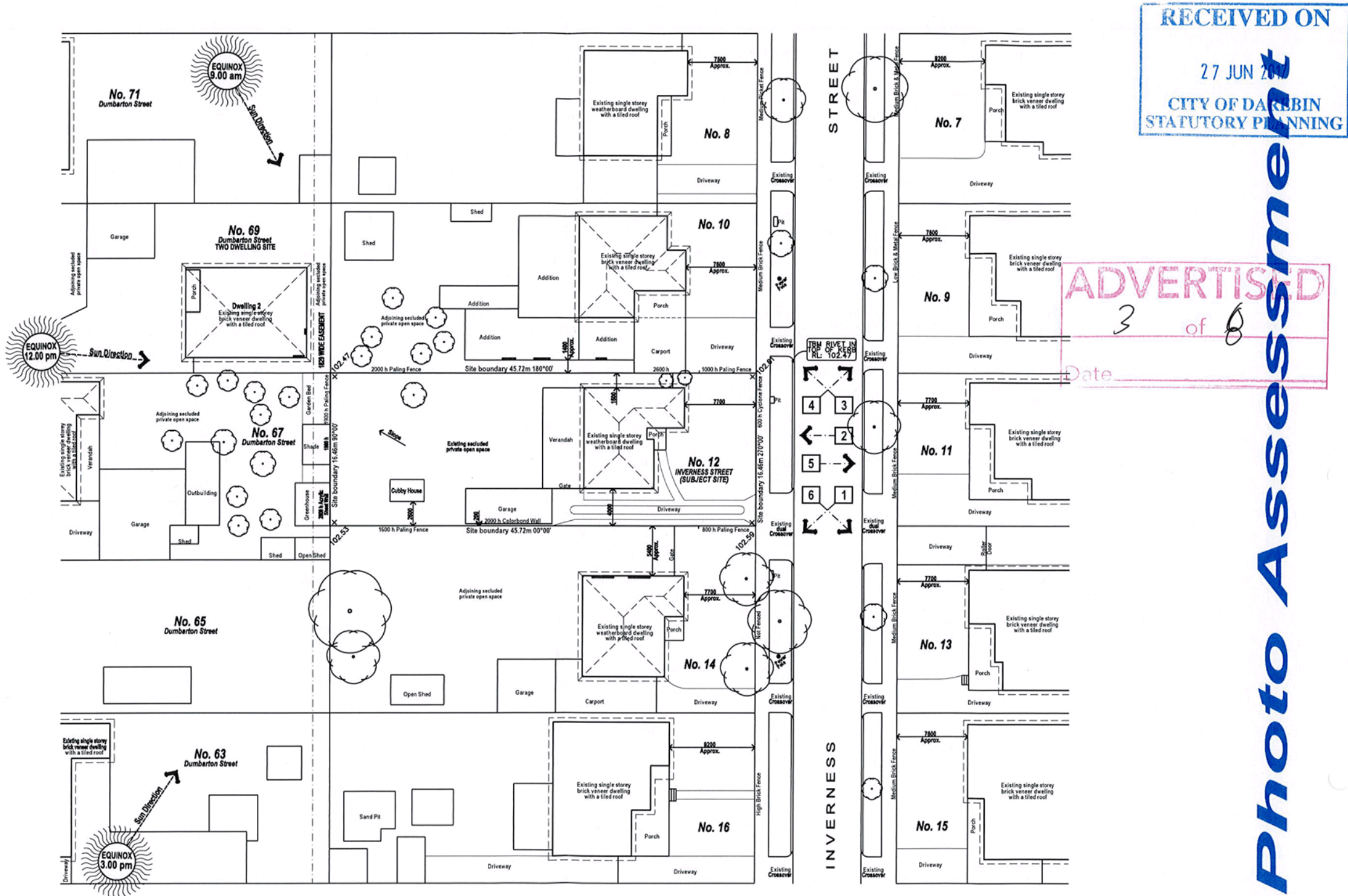


Photo Location & Direction Plan  
(Existing Conditions)



Project  
**Multi-Dwelling Development**

Client  
**Saso Ilievski**

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Date 02.05.2017  
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Drawing  
**Photo Assessment**  
Address  
**At 12 Inverness Street, Reservoir**  
Ref No. **17-1471** Sheet No. **PA1**

Designer  
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VIEW 1



VIEW 2



VIEW 3



VIEW 4



VIEW 5



VIEW 6

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Photo Assessment



Project  
**Multi-Dwelling Development**

Client  
**Saso Ilievski**

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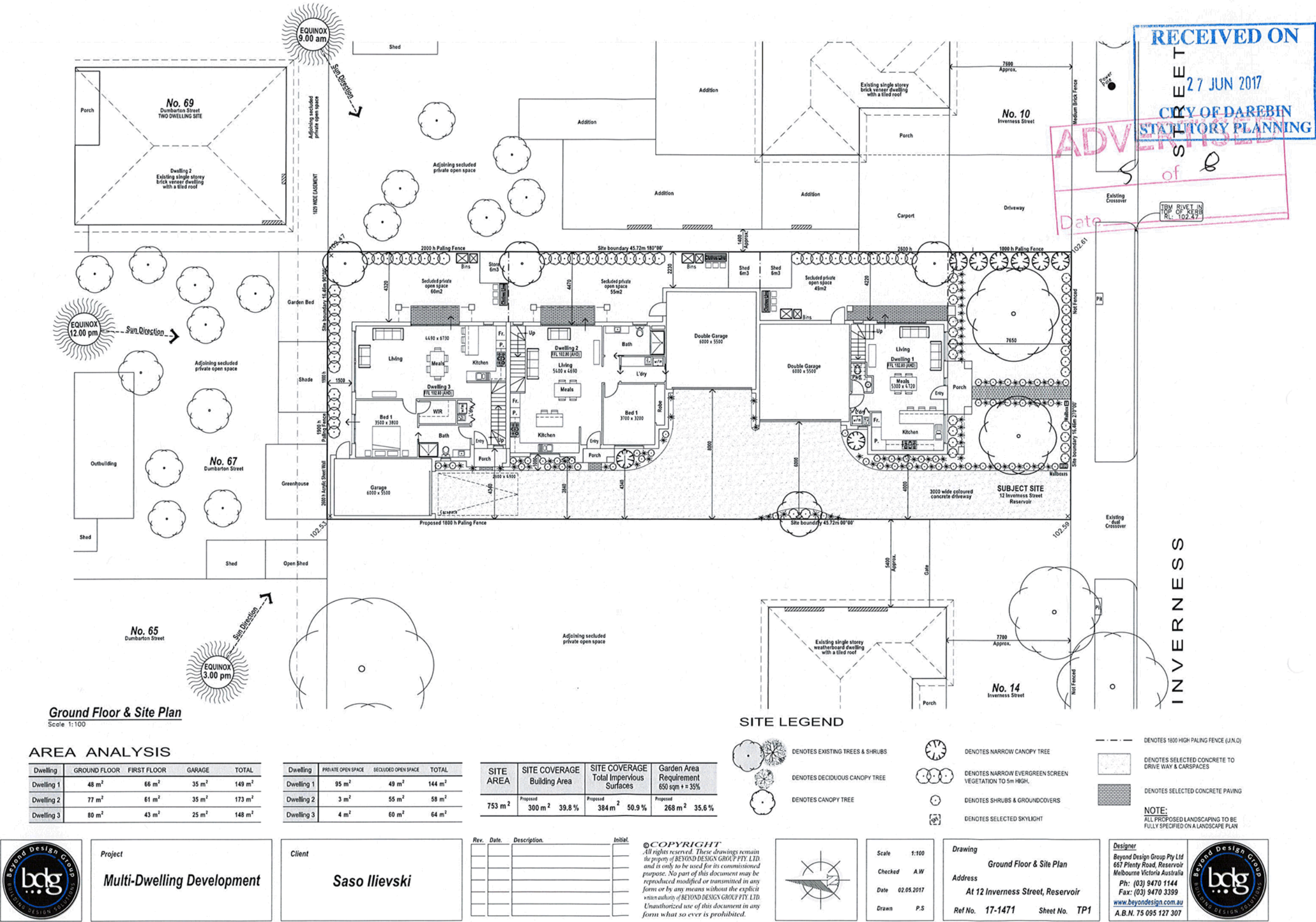
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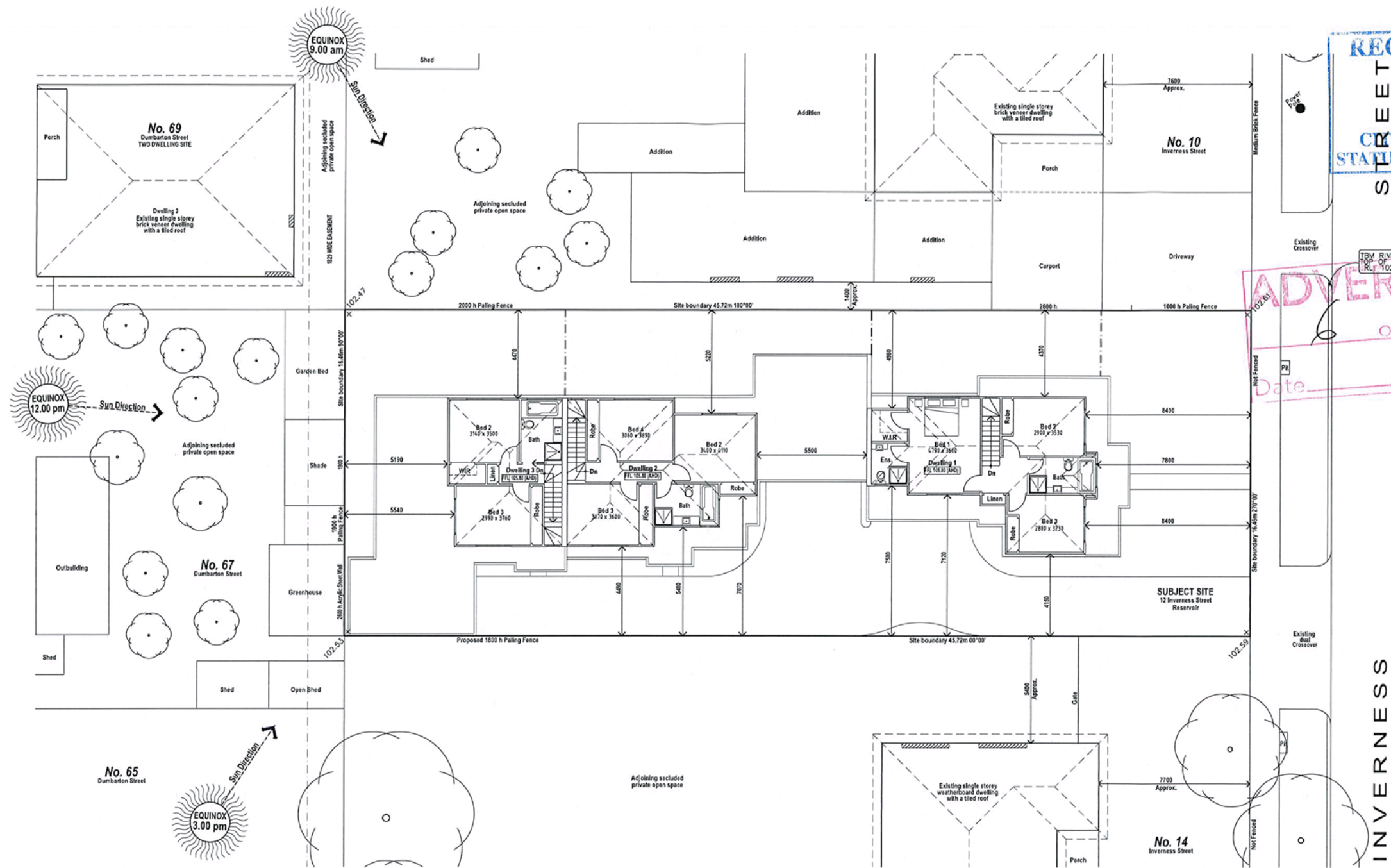
Drawing  
**Photo Assessment**  
Address  
**At 12 Inverness Street, Reservoir**  
Ref No. **17-1471** Sheet No. **PA2**

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First Floor & Site Plan  
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Date

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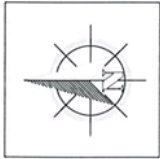


Project  
**Multi-Dwelling Development**

Client  
**Saso Ilievski**

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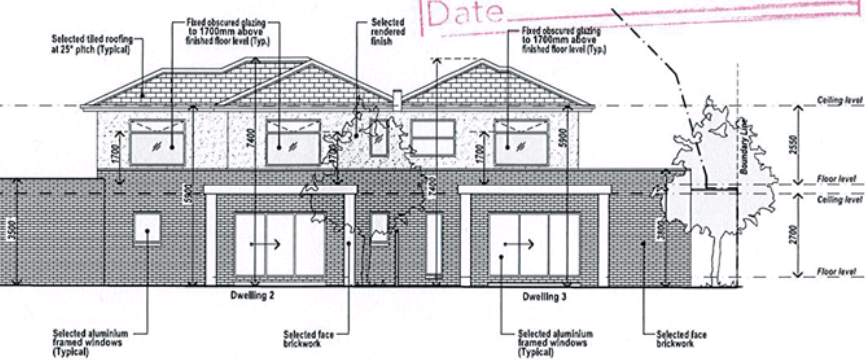
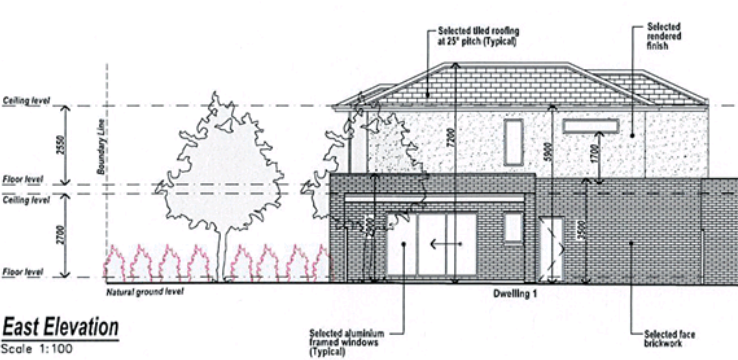
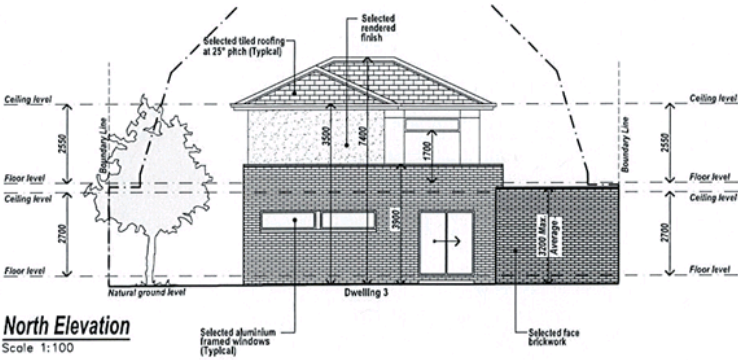
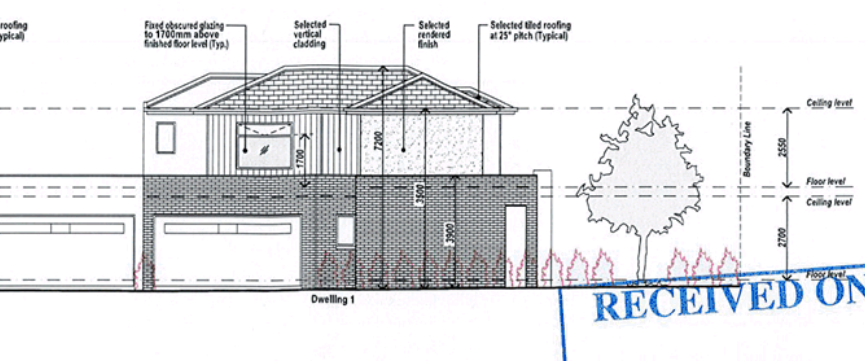
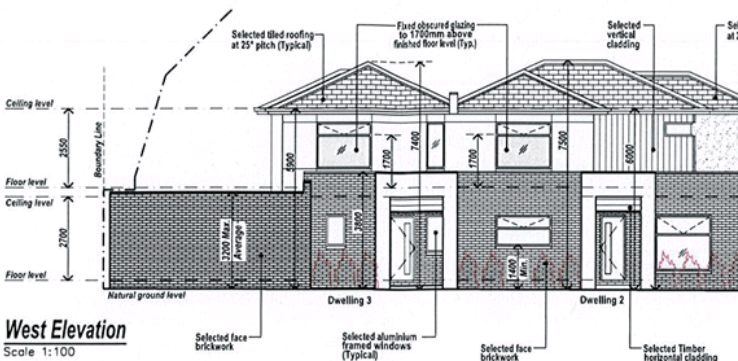
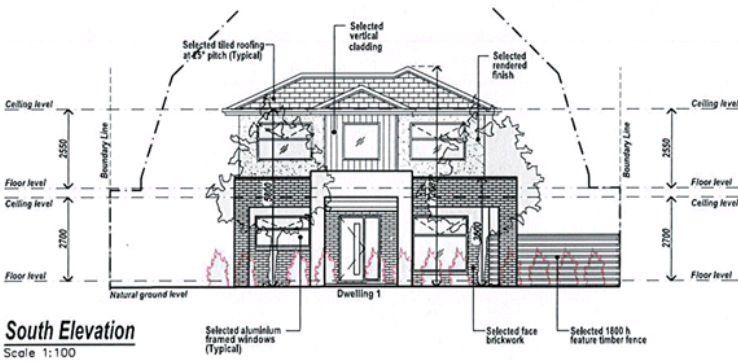
Scale 1:100  
Checked A.W  
Date 02.05.2017  
Drawn P.S

Drawing  
**First Floor & Site Plan**  
Address  
**At 12 Inverness Street, Reservoir**  
Ref No. **17-1471** Sheet No. **TP2**

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Streetscape Elevation - View From Inverness Street  
Scale 1:100

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Project  
**Multi-Dwelling Development**

Client  
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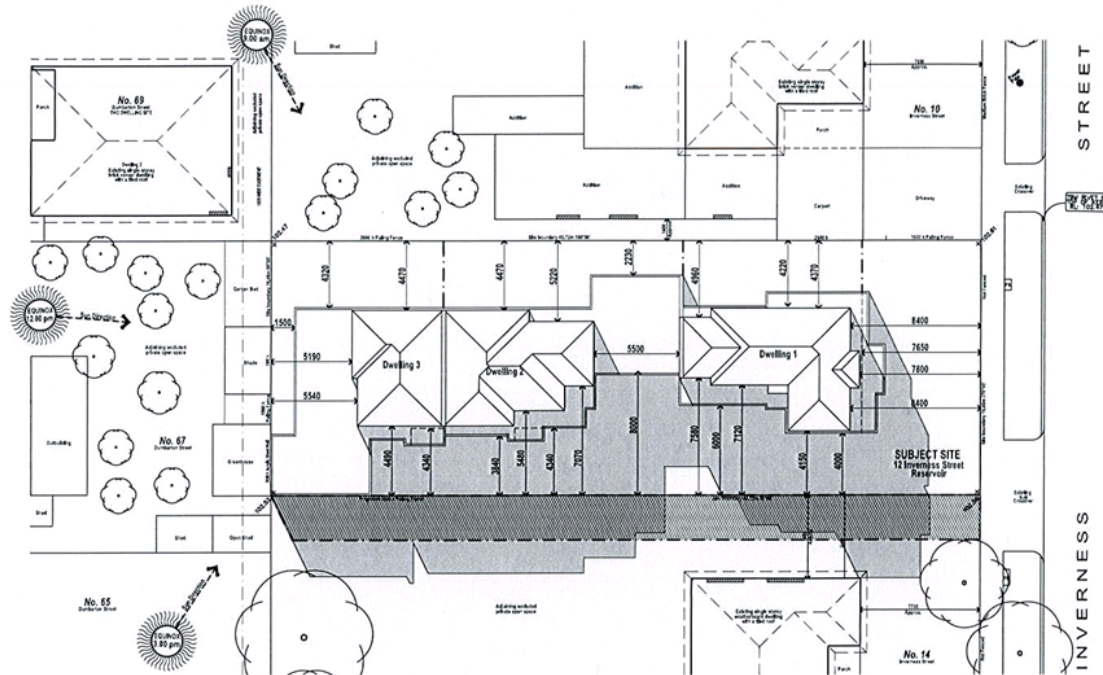
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Date 02.05.2017  
Drawn P.S

Drawing  
**Elevations**  
Address  
**At 12 Inverness Street, Reservoir**  
Ref No. **17-1471** Sheet No. **TP3**

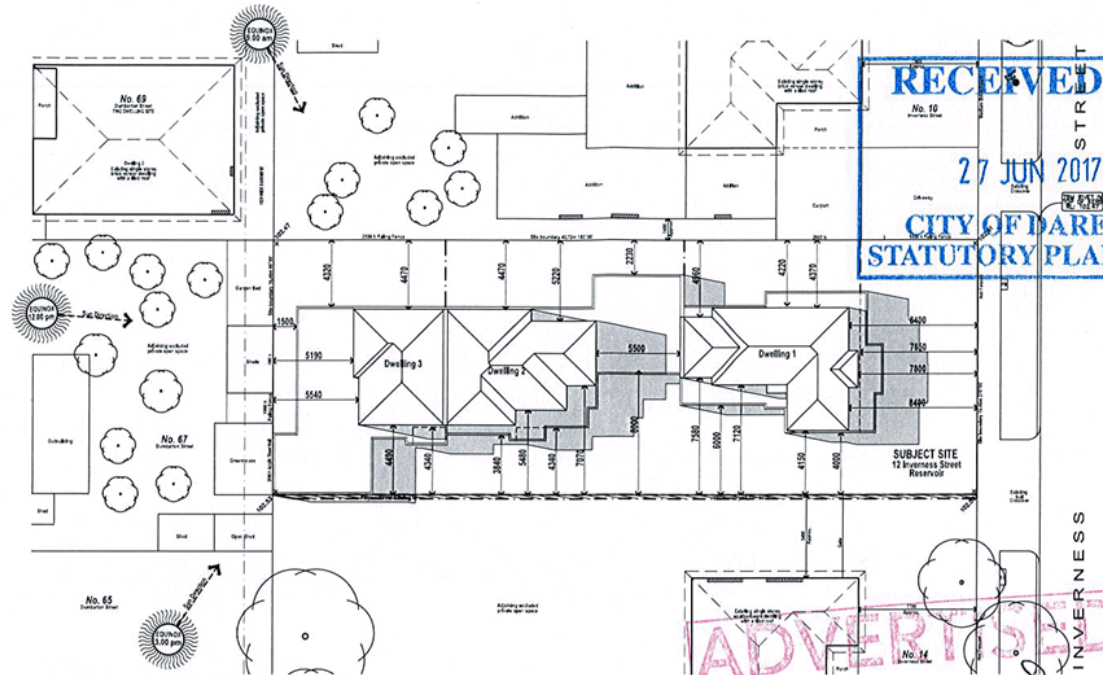
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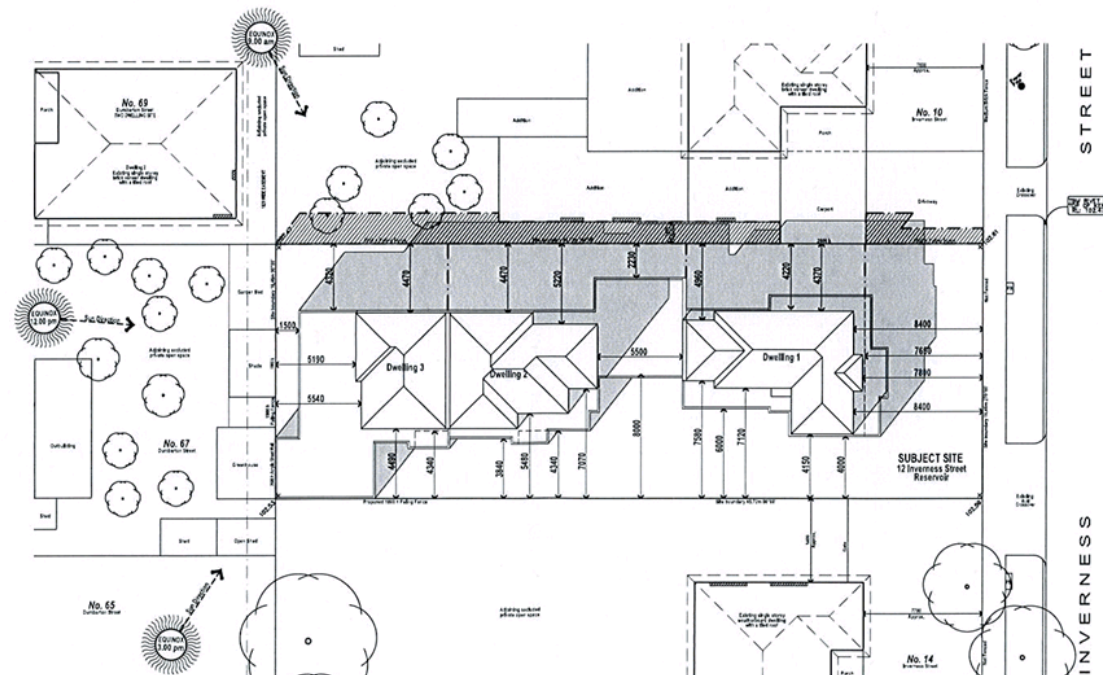
**Shadow Diagram - 9:00 am**  
Scale 1:200 SEPTEMBER 22 (EQUINOX)  
DENOTES THE AREA OF SHADOW CAST BY THE EXISTING PALING FENCE ALONG THE WESTERN BOUNDARY LINE.



**Shadow Diagram - 12:00 pm**  
Scale 1:200 SEPTEMBER 22 (EQUINOX)  
DENOTES THE AREA OF SHADOW CAST BY THE EXISTING PALING FENCE ALONG THE WESTERN BOUNDARY LINE.

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**Shadow Diagram - 3:00 pm**  
Scale 1:200 SEPTEMBER 22 (EQUINOX)  
DENOTES THE AREA OF SHADOW CAST BY THE EXISTING PALING FENCE ALONG THE EASTERN BOUNDARY LINE.



**Project**  
**Multi-Dwelling Development**

**Client**  
**Saso Ilievski**

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Scale 1:200  
Checked A.W  
Date 02.05.2017  
Drawn P.S

**Drawing**  
**Shadow Diagrams**  
**Address**  
**At 12 Inverness Street, Reservoir**  
**Ref No. 17-1471 Sheet No. SH1**

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**5.2 APPLICATION FOR PLANNING PERMIT D/132/2016  
63 O'Connor Street, Reservoir****Author:** Principal Planner**Reviewed By:** Director Corporate Services

---

<b>Applicant</b>	<b>Owner</b>	<b>Consultant</b>
By Projects Architecture	Vas Dais Property Pty Ltd	Venant Solutions Traffix Group

**SUMMARY**

- Proposal:
  - Construct eight (8) double storey dwellings including two (2) dwellings with three (3) bedrooms each and six (6) dwellings with two (2) bedrooms each.
  - 10 car parking spaces are provided on the site, all within garages.
  - The dwellings have an overall height of 8.415 metres.
  - Provide private open spaces in the form of ground floor private open spaces or a combination of balconies and ground floor service yards.
  - Reduce the one (1) visitor car parking requirement.
- The site is zoned General Residential Zone – Schedule 2.
- There is no restrictive covenant on the title for the subject land.
- Seven (7) objections were received against this application.
- The proposal is generally consistent with the objectives and standards of Clause 55 of the Darebin Planning Scheme.
- It is recommended that the application be supported.

**CONSULTATION:**

- Public notice was given via a sign posted on site and letters sent to surrounding owners and occupiers.
- This application was referred internally to Council's Transport Management and Planning Unit, Capital Works Unit and Environmental Sustainable Design Officer.
- This application was referred externally to Melbourne Water.

<b>Recommendation</b>
-----------------------

**That** Planning Permit Application D/132/2016 be supported and a Notice of Decision to Grant a Permit be issued subject to the following conditions:

- (1) Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application (identified: TP05C, Proposed – Ground Floor Plan; TP07C, Proposed – First Floor Plan; TP08C, Proposed – Roof Plan; TP09C, Proposed – Elevations & Materials Schedule; all dated July 2017 and prepared by BY Projects Architecture) but modified to show:
  - a) The modifications to the passing area and Dwelling 1 in accordance with the plans identified as: Proposed Part Ground Floor; Proposed Part First Floor; and Proposed North East Elevation; dated Sept 2017, Job No. BY147 and prepared by *BY Projects Architecture*.
  - b) The pedestrian path the entrance of Dwelling 1 must be at least 1.0m wide and must be fully constructed and not be intermittent pavers.
  - c) The stairwells of Dwellings 3 and 5 to be open to the respective dwelling's first floor rumpus rooms.
  - d) A screen to the southern edge of the Dwelling 8 deck with a height of 1.7 metres, as measured above the finished floor level of the deck. The screen must have a maximum permeability of 25%.
  - e) The provision of pedestrian visibility splays measuring 2.0 metres (width across the frontage) by 2.5 metres (depth into the site), to eastern and western sides of the crossover to O'Connor Street. Where within the subject site, the area must be at least 50% clear of obstructions and any structures or vegetation within these splays must be not more than 900mm in height.
  - f) Any modifications in accordance with Conditions 19-23 (inclusive) of this Permit (Melbourne Water Conditions).
  - g) Any modifications in accordance with the Sustainable Design Assessment (Refer to Condition No. 7 of this Permit).
  - h) A landscape plan in accordance with Condition No. 4 of this Permit.

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

- (2) The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
- (3) This Permit will expire if either:

- The development does not start within three (3) years from the date of this Permit; or
- The development is not completed within five (5) years of the date of this Permit.

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

- Before this Permit expires;
- Within six (6) months after the expiry date; or
- Within twelve (12) months after the expiry date if the request relates to the completion of the development or a stage of the development.

- (4) Before buildings and works start, a detailed Landscape Plan to the satisfaction of the Responsible Authority must be submitted to, and approved by the Responsible Authority. When the Landscape Plan is approved, it will be endorsed and will then form part of this Permit. The Landscape Plan must be prepared by a suitably qualified person and must incorporate:
- a) Details of all existing trees to be retained and all existing trees to be removed, including overhanging trees on adjoining properties and street trees within the nature strip. The genus, species, height and spread of all trees must be specified.
  - b) A planting schedule of proposed vegetation detailing the botanical name, common name, size at maturity, pot size and quantities of all plants.
  - c) A diversity of plant species and forms. All proposed planting must be to the satisfaction of the Responsible Authority.
  - d) A minimum of 11 small-medium sized canopy trees are to be shown within the secluded private open space areas of each dwelling and within the front setback of the property, commensurate with the size of planting area available. All canopy trees are to have a minimum height of 1.6 metres in 40 litre containers at the time of installation. Canopy trees must have the following minimum widths at maturity: small canopy (4 metres), medium canopy (6 metres), large canopy (10 metres).
  - e) Annotated graphic construction details showing all landscape applications and structures including tree and shrub planting, retaining walls, raised planter bed and decking.
  - f) Type and details of all surfaces including lawns, mulched garden beds and permeable and/or hard paving (such as pavers, brick, gravel, asphalt and concrete) demonstrating a minimum site permeability of 20%. Percentage cover of permeable surfaces must be stated on the plan. Where paving is specified, material types and construction methods (including cross sections where appropriate) must be provided.
  - g) Hard paved surfaces at all entry points to dwellings.
  - h) All constructed items including letter boxes, garbage bin receptacles, lighting, clotheslines, tanks, outdoor storage etc.
  - i) Type and details of edge treatment between all changes in surface (e.g. grass (lawn), gravel, paving and garden beds).
  - j) An outline of the approved building/s including any basement, the location of entry doors, windows, gates and fences must be shown on the landscape plan. The location of both existing and proposed overhead and underground services. Conflicts of such services with the existing and proposed planting must be avoided.
  - k) Clear graphics identifying trees (deciduous and evergreen), shrubs, grasses/sedges, groundcovers and climbers.
  - l) Scale, north point and appropriate legend. Landscape plans are to be clear, legible and with graphics drawn to scale, and provide only relevant information.
- (5) The landscaping as shown on the endorsed Landscape Plan must be completed to the satisfaction of the Responsible Authority before the development is occupied and/or the use starts or at such later date as is approved by the Responsible Authority in writing.
- No later than seven (7) days after the completion of the landscaping, the permit holder must advise Council, in writing, that the landscaping has been completed.

- (6) The landscaping as shown on the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the endorsed Landscape Plan to the satisfaction of the Responsible Authority.
- (7) Before the development starts, a Sustainable Design Assessment (SDA) detailing sustainable design strategies to be incorporated into the development to the satisfaction of the Responsible Authority must be submitted to, and approved in writing by the Responsible Authority. The SDA must outline proposed sustainable design initiatives within the development such as (but not limited to) energy efficiency, water conservation, stormwater quality, waste management and material selection. The SDA must be accompanied by a report from an industry accepted performance measurement tool.

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

- (8) The first floor rumpus rooms of Dwellings 3 and 5 must not be altered and/or utilised for the purpose of a bedroom without the written consent of the Responsible Authority.
- (9) Floor levels shown on the endorsed plans must be confirmed. The confirmation of the ground floor level must take place no later than at the time of the inspection of the subfloor of the development required under the *Building Act 1993* and the Building Regulations 2006. This confirmation must be in the form of a report from a licensed land surveyor and must be submitted to the Responsible Authority no later than 7 days from the date of the sub-floor inspection. The upper floor levels must be confirmed before a Certificate of Occupancy is issued, by a report from a licensed land surveyor submitted to the Responsible Authority.
- (10) All dwellings that share dividing walls and/or floors must be constructed to limit noise transmission in accordance with Part F(5) of the Building Code of Australia.
- (11) Before the dwellings are occupied, an automatic external lighting system capable of illuminating the entry to each unit, access to each garage and car parking space and all pedestrian walkways must be provided on the land to the satisfaction of the Responsible Authority.

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

- (12) Boundary walls facing adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.
- (13) The land must be drained to the satisfaction of the Responsible Authority.
- (14) With the exception of guttering, rainheads and downpipes, all pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
- (15) No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building/s without the prior written consent of the Responsible Authority.
- (16) Provision must be made on the land for letter boxes and receptacles for newspapers to the satisfaction of the Responsible Authority.
- (17) Before occupation of the development, areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
  - a) Constructed;
  - b) Properly formed to such levels that they can be used in accordance with the plans;



- c) Surfaced with an all weather sealcoat; and
- d) Drained

to the satisfaction of the Responsible Authority.

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

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

### **MELBOURNE WATER CONDITIONS**

- (19) The dwellings must be constructed with finished floor levels set no lower than 300mm above the applicable grading flood levels as calculated by Melbourne Water or Venant Solutions, whichever is higher.
- (20) The garages must be constructed with finished surface levels set no lower than 150mm above the applicable grading flood levels as calculated by Melbourne Water or Venant Solutions, whichever is higher.
- (21) The retaining wall on the southern property boundary adjacent to Dwelling 9 must be maintained and must not be altered without the prior consent of Melbourne Water, for the life of the development.
- (22) Any new fencing must be of an open style of construction to allow for the passage of overland flows.
- (23) The rainwater tanks and storage sheds must be relocated outside the 1.25 metre north western boundary setback.
- (24) Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or waterways.
- (25) Prior to the development plans being endorsed and the commencement of works, amended plans must be submitted to Council and Melbourne Water addressing Melbourne Water's conditions relating to floor levels. Plans must be submitted with ground and floor levels to Australian Height Datum (AHD).
- (26) Prior to the issue of an Occupancy Permit, a certified survey plan, showing finished floor levels (as constructed) reduced to the Australian Height Datum, must be submitted to Melbourne Water to demonstrate that the floor levels have been constructed in accordance with Melbourne Water's requirements.
- (27) Prior to the commencement of works, a separate application direct to Melbourne Water must be made for approval of any new or modified storm water connection to Melbourne Water's drains or watercourses.
- (28) Prior to the endorsement of plans, amended plans must be submitted to Council and Melbourne Water addressing Melbourne Water's conditions. Plans must be submitted with ground and floor levels to Australian Height Datum (AHD).

### **MELBOURNE WATER NOTATIONS**

- N1. The applicable flood level for the property grades from 75.48 metres to Australian Height Datum (AHD) at the northern boundary down to 74.35 metres to AHD at the south west corner.

- N2. If further information is required in relation to Melbourne Water's permit conditions shown above, please contact Melbourne Water on 9679 7517, quoting Melbourne Water's reference **266614**.

**NOTATIONS**

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

- N3. Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.
- N4. Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.
- N5. The amendments specified in Condition 1 of this Permit and any additional modifications which are "necessary or consequential" are those that will be assessed by Council when plans are lodged to satisfy that condition. Any "necessary or consequential" amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.
- If any other modifications are proposed, application must also be made for their approval under the relevant sections of the *Planning and Environment Act 1987*. They can only be approved once the required and consequential changes have been approved and the plans endorsed. It is possible to approve such modifications without notice to other parties, but they must be of limited scope. Modifications of a more significant nature may require a new permit application.
- N6. This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Darebin City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria to that adopted for the approval of this Planning Permit.
- N7. To complete a satisfactory Sustainable Design Assessment (SDA) the Responsible Authority recommends the use of the Built Environment Sustainability Scorecard (BESS) to assess the developments environmental performance against appropriate standards.
- 

**INTRODUCTION AND BACKGROUND**

A request to amend the application was submitted on 25 November 2016 prior to public notification of the application. The amendment involved altering the layout of the proposal and reducing the number of dwellings from 12 to nine (9). The application was further altered to reduce the number of dwellings to eight (8).

**ISSUES AND DISCUSSION****Subject site and surrounding area**

- The land is irregular in shape and has a street frontage of 17.53 metres, a maximum length of 72.75 metres and a site area of 1,500 square metres.

- The land is located within the General Residential Zone – Schedule 2, Special Building Overlay and Development Contributions Plan Overlay.
- The land is located on the south side of O'Connor Street, to the east of McFadzean Avenue, Reservoir.
- The site contains a single storey brick dwelling with a tiled roof. Numerous outbuildings are located within the rear private open space. Vehicular access is via a crossover from O'Connor Street aligned with the east property boundary.
- To the east of the site is a medium density housing development comprised of four (4) single storey dwellings. The properties common vehicular accessway abuts the common property boundary with the site.
- To the west of the site is a reserve with a width of approximately 6.5 metres at its narrowest point where adjoining the site. Further to the west are dwellings that front O'Connor Street, Reservoir.
- To the north of the site, opposite O'Connor Street, are single storey dwellings that front O'Connor Street. The dwellings are constructed with either brick or weatherboard cladding and include a variety of roofing materials.
- To the south of the site are multiple medium density housing developments that are orientated towards Barton Street, Reservoir.
- There are no parking restrictions on O'Connor Street proximate the site.
- Public transport is available in the form of a bus stop on McFadzean Street within 200 metres of the site.
- Public open space is available in the form of the Edwardes Creek Park within 200 metres of the site.
- The Reservoir Activity Centre is located within 1km of the site.

**Proposal**

- Construct eight (8) double storey dwellings including two (2) dwellings with three (3) bedrooms each and six (6) dwellings with two (2) bedrooms each.
- 10 car parking spaces are provided on the site, all within garages. Each two (2) bedroom dwelling is provided with one (1) car parking space and both three (3) bedroom dwellings are provided with two (2) car parking spaces.
- The dwellings have an overall height of 8.415 metres.
- Provide private open spaces in the form of ground floor private open spaces (40.2 square metres to 97 square metres) or a combination of balconies (8.7 square metres - 11.2 square metres) and ground floor service yards (18.6 – 25.5 square metres).
- Reduce the one (1) visitor car parking requirement.

**Objections**

- Seven (7) objections were received against the application.

**Objections summarised**

- Too many units.
- Development is too big / out of scale.
- Insufficient parking.
- More traffic in the street.

- Safety concerns for children.
- Noise.
- Flooding.
- Attached built form.
- Too close to the street.
- Minimal landscaping.
- Easily convert two (2) bedroom dwellings into three (3) bedroom dwellings.
- Small backyards.
- Neighbourhood character.
- Devaluation of property.
- Dumping of rubbish.
- Set back from drainage (Yarra Valley Water).

**Officer comment on summarised objections**Too many units

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

Development is too big / out of scale

The development is considered to be of a suitable scale taking into consideration the site area and context.

Not enough parking for residents or visitors

The proposal has provided car parking for the residents of the dwellings in accordance with the requirements of the Darebin Planning Scheme.

The reduction of the one (1) visitor car parking space is considered suitable. This is discussed in more detail below.

More traffic in the street

The development will not result in an increase in vehicular traffic in the surrounding street network beyond its capacity.

Safety concerns for children

The development does not pose as an obvious safety concern for children in the area.

Noise

The proposed use is residential and will have noise impacts consistent with those normal to a residential zone, unlike a commercial or an industrial use which would create noise impacts that are not 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.

Flooding

The application has been referred to Melbourne Water for comment as the site is affected by a Special Building Overlay. Melbourne Water has not objected the application. This is discussed in more detail below.

Attached built form

The attached built form of the development is considered suitable due to the location and articulation of the building. This is discussed in more detail below.

Too close to the street

The street setback of the development is less than that required by the standard, however still responds to the requirements of the Objective and is considered suitable. This is discussed in more detail below.

Minimal landscaping

The proposal includes substantial opportunities for landscaping throughout the site. A condition of approval will require the submission of a landscape plan with at least 11 canopy trees. This is discussed in more detail below.

Easily convert two (2) bedroom dwellings into three (3) bedroom dwellings

The two bedrooms dwellings do not contain any rooms that could potentially be used as a third bedroom without modifications being made, such as the installation of internal walls.

A condition of approval will require the stairwells of Dwellings 3 and 5 to be open to the first floor rumpus rooms. This will limit their ability to be utilised as bedrooms.

Small backyards

Sufficient private open space has been provided for the expected recreation and services needs of the occupants of the dwellings. This is discussed in more detail below.

Neighbourhood character

The proposal responds to the identified preferred neighbourhood character design guidelines for the location and is considered suitable. This is discussed in more detail below.

Devaluation of property

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

Dumping of rubbish

Each dwelling is provided with adequate waste and recycling bin facilities for the expected needs of the occupants of the development. Any dumping of rubbish is beyond the control and assessment of this application allowed by the Darebin Planning Scheme.

Set back from drainage (Yarra Valley Water)

The site does not include any easements to the benefit of Yarra Valley Water.

The application has been referred to Melbourne Water who have not objected to the application.

**PLANNING ASSESSMENT****Neighbourhood Character Precinct Guideline Assessment - Precinct E7**Existing Buildings

The street does not consist of intact Interwar or Postwar dwellings, therefore the removal of the existing dwelling is considered suitable.

**Complies**Vegetation

The proposal includes sufficient opportunities for landscaping within the front, side and rear setbacks. The secluded private open spaces of each dwelling are large enough to each contain a canopy tree.

A condition of approval will require the submission of a landscape plan, including the provision of a minimum 11 small-medium sized canopy trees.

**Complies subject to condition**Siting

The proposal provides space a front garden within the street setback of Dwelling 1.

Substantial space is provided within the boundary setbacks of the development for landscaping, including canopy trees.

The development, in particular Dwelling 1, is set back from the side boundaries in accordance with the predominant set back pattern in the street, which maintains the rhythm of spacing between dwellings.

The garages of the dwellings are located behind Dwelling 1 and are not visible from the street and only one (1) vehicular crossover is proposed.

**Complies**Height and building form

The first floors, in particular that of Dwelling 1, are located, set back and articulated from their ground floor facades to minimise their visual dominance and respect the predominantly single storey nature of the area.

The proposal maintains the appearance of one dwelling fronting the street which is consistent with the other properties in the area.

**Complies**

**Clause 44.05 Special Building Overlay Assessment**

The proposal is consistent with the relevant provisions of the Darebin Planning Scheme and in particular the purpose and decision guidelines of Clause 44.05 (Special Building Overlay).

The proposal has been assessed by Melbourne Water, the relevant floodplain management authority, and written consent has been provided pursuant to section 56(1) of the Act subject to conditions.

The conditions required by Melbourne Water, specified within the recommendation, will be placed on the Permit.

The development will not have any adverse effects on redirecting or obstructing floodwater, stormwater or drainage water. The development will not have any adverse effects on reducing flood storage and increasing flood levels and flow velocities.

**Clause 55 Assessment**

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

**Clause 55.03-1 B6 Street Setback**

The front setback of the dwelling to the east is 6.1 metres and of the dwelling to the west is 7.53 metres. The standard therefore requires a setback of 6.815 metres.

The proposed front setback of 6.0 metres, and the revised front setback of 4.315 metres (refer to Appendix A) does not comply with the standard, however the design response is considered to be acceptable due to the following:

- The setback addresses the relevant requirements of the Neighbourhood Character Study, in that it allows adequate provision for landscaping.
- The design provides a graduated and staggered setback leading from the lesser setback to of the dwellings to the west to the greater setback of 61 O'Connor Street.
- The street setback of the eastern portion of Dwelling 1 is in excess of that required by the Standard.
- Unit 1's front façade is appropriately articulated.
- The front setback will not result in unreasonable visual bulk when viewed from the street or adjoining properties.
- The proposed setback results in efficient use of the site.
- The site abuts a reserve to the north-west, which provides a separation between the site and the nearby western dwellings.
- The area includes a variety of street setbacks, in particular for the irregular shaped properties, therefore the proposed setback is responding to the character of the area.

**Complies with objective****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 generally large enough to provide sufficient landscaping.

A detailed landscape plan will be required as a condition of any approval.

The landscape plan will be required to include a minimum of 11 small-medium sized canopy trees.

### **Complies subject to condition**

#### Clause 55.04-1 B17 Side and Rear Setbacks

Ground floor

<b>Boundary</b>	<b>Wall height</b>	<b>Required Setback</b>	<b>Proposed setback</b>
South-eastern (Dwelling 1)	3.99 metres	1.117 metres	4.345 metres
Southern (Dwelling 8)	4.4 metres	1.24 metres	3.0 metres
North-western (Dwelling 8)	4.72 metres	1.336 metres	1.25 metres

First Floor

<b>Boundary</b>	<b>Wall height</b>	<b>Required Setback</b>	<b>Proposed setback</b>
South-eastern	6.355 metres	1.8265 metres	4.71 metres
Southern	7.245 metres	2.345 metres	3.745 metres
North-western	8.3 metres	3.4 metres	1.4 metres

Whilst Dwelling 8 is not set back from the north-western boundary in accordance with the standard, a 6.5 metre wide reserve separates the site from the nearby dwellings to the north-west, therefore the amenity impact, arising from visual bulk, on these dwellings is sufficiently minimised

The upper levels are sufficiently set back from the property boundaries and articulated to minimise their amenity impacts, arising from visual bulk, on the surrounding residential properties.

It is noted that whilst the first floors of the dwellings are attached and result in a continuous built form, the development is not opposite one property, but many separate dwellings and a vehicular accessway, therefore the presentation of the development to each adjoining dwelling is minimised and considered to be suitable.

### **Complies with objective**

#### Clause 55.04-6 B22 Overlooking

The ground floors of Dwellings 1-7 have finished floor levels less than 0.8m above natural ground level at the boundary. Existing 2.0 metre high boundary fences on the eastern boundaries, and a 1.8 metre high fence with 700mm high trellis on the southern boundary, will sufficiently limit overlooking from the ground floors of these dwellings.



The ground floor of Dwelling 8, including the deck area, has a finished floor level of 1.15 metres above the natural ground level. The existing 1.8 metre high fence with 700mm high trellis (2.5 metres in total) on the southern boundary results in a screen height of 1.35 metres, which is not sufficient to minimise overlooking. A condition of approval will require a 1.7 metre high screen to the southern edge of the Dwelling 8 ground deck.

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

All upper storey windows are appropriately designed, located and/or screened to ensure no overlooking of habitable room windows or secluded private open spaces in accordance with this Standard.

### **Complies subject to conditions**

#### 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.

	<b>Total POS</b>	<b>Secluded POS</b>	<b>Minimum dimension of secluded POS</b>
Dwelling 1	97 square metres	25.2 square metres	4 metres
Dwelling 2	36.3 square metres	10.8 square metres (balcony)	1.69 metres
Dwelling 3	40.2 square metres	40.2 square metres	6.3 metres
Dwelling 4	74.1 square metres	59.9 square metres	7.1 metres
Dwelling 5	45.3 square metres	45.3 square metres	6.39 metres
Dwelling 6	35.5 square metres	11.2 square metres (balcony)	1.75 metres
Dwelling 7	27.3 square metres	8.7 square metres (balcony)	2.0 metres
Dwelling 8	70.5 square metres	41 square metres	3.0 metres

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

The provision of balconies as the primary secluded private open spaces for Dwellings 2, 6 and 7 is suitable for the following reasons:

- The balconies are not required to be fully screened, therefore are provided with a suitable amenity
- The dwellings are provided with substantial ground floor service yards
- The site is proximate to significant public open space in the form of Edwardes Lake Park within 200 metres of the site.

Therefore the dwellings are provided with sufficient private open space for the reasonable recreational and service needs of the occupants of the dwellings.

### **Complies**

**Clause 52.06 Car Parking**Number of Parking Spaces Required

One car parking space is provided for each of the two bedroom dwellings.

Two car parking spaces are provided for each of the three bedroom dwellings with both spaces under cover.

One (1) visitor car parking space is required. The proposal does not include any visitor car parking spaces on the site. The reduction of the visitor car parking space is considered suitable for the following reasons:

- Public transport is available in the form of a bus stop servicing McFadzean Avenue within 200 metres of the site.
- There are adequate on-street car parking spaces proximate the site to accommodate the expected visitor car parking demand for the development.

Design Standards for Car parking

The garaging and the accessways have appropriate dimension to enable efficient use and management.

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

The rumpus rooms of Dwellings 3 and 5 cannot reasonable be utilised as an additional bedroom without internal modifications the dwellings. A condition of approval will require that the stairwells be open to the rumpus rooms to further minimise the ability to utilise these rooms as bedrooms.

The double garages of 6.0 metres length x 5.5 metres width comply with the minimum requirements of the standard.

The single garages with a minimum 6.0 metres length x 3.5 metres width comply with the minimum requirements of the standard.

Access dimensions to the car spaces comply with the standard.

The proposal includes a passing lane with a width of 5.0 metres for a length of approximately 3.5 metres. The Scheme requires the passing lane to have a length of 7.0 metres.

A condition of approval will require the passing area at the front to have a minimum length of 7.0 metres. The applicants have prepared alternative plans to provide the 7.0 metre long passing area, which has required alterations to Dwelling 1 including:

- Increased the street setback of the ground floor living room.
- Reduced the street setback of the ground floor kitchen.
- Reduced the street setback of the secluded private open space.
- Altered the internal layout of the ground floor and first floor.
- Altered the street setbacks of the first floor.

These changes are shown in Appendix A and a condition has been included as part of the approval that requires modifications to the passing area and Dwelling 1 to be in accordance with the submitted alternative plans. The changes are considered to be suitable for the following reasons:

- The altered street setbacks provide a suitable transition of street setbacks in the area, as previously discussed.
- The first floor dominance of Dwelling 1 will be reduced.
- The ground floor layout of Dwelling 1 is more usable and provides improved internal amenity.
- The Dwelling 1 secluded private open space is increased by approximately 2 square metres.
- Allows the provision of a passing lane at the front of the property, as required by the Scheme.

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

**Complies subject to conditions**

#### CLAUSE 55 COMPLIANCE SUMMARY

Clause	Std		Compliance	
			Std	Obj
<b>55.02-1</b>	<b>B1</b>	<b>Neighbourhood character</b>		
		Please see assessment in the body of this report.	Y	Y
<b>55.02-2</b>	<b>B2</b>	<b>Residential policy</b>		
		The proposal complies with the relevant residential policies outlined in the Darebin Planning Scheme.	Y	Y
<b>55.02-3</b>	<b>B3</b>	<b>Dwelling diversity</b>		
		N/A as development contains less than 10 dwellings.	N/A	N/A
<b>55.02-4</b>	<b>B4</b>	<b>Infrastructure</b>		
		Adequate infrastructure exists to support new development.	Y	Y
<b>55.02-5</b>	<b>B5</b>	<b>Integration with the street</b>		
		Dwelling 1 appropriately integrates with the Street.	Y	Y
<b>55.03-1</b>	<b>B6</b>	<b>Street setback</b>		
		Please see assessment in the body of this report.	N	Y
<b>55.03-2</b>	<b>B7</b>	<b>Building height</b>		
		8.415 metres.	Y	Y
<b>55.03-3</b>	<b>B8</b>	<b>Site coverage</b>		
		48%.	Y	Y
<b>55.03-4</b>	<b>B9</b>	<b>Permeability</b>		
		26%.	Y	Y

Clause	Std		Compliance	
<b>55.03-5</b>	<b>B10</b>	<b>Energy efficiency</b>		
		Dwellings are considered to be generally energy efficient and will not unreasonably impact adjoining properties.	Y	Y
		A condition of approval will require the submission of an SDA.		
<b>55.03-6</b>	<b>B11</b>	<b>Open space</b>		
		N/A as the site does not abut public open space.	N/A	N/A
<b>55.03-7</b>	<b>B12</b>	<b>Safety</b>		
		The proposed development is secure and the creation of unsafe spaces has been avoided.	Y	Y
<b>55.03-8</b>	<b>B13</b>	<b>Landscaping</b>		
		Please see assessment in the body of this report.	Y	Y
<b>55.03-9</b>	<b>B14</b>	<b>Access</b>		
		Access is sufficient and respects the character of the area.	Y	Y
<b>55.03-10</b>	<b>B15</b>	<b>Parking location</b>		
		Parking facilities are proximate to the dwellings they serve, the access is observable, habitable room windows are sufficiently set back from accessways.	Y	Y
<b>55.04-1</b>	<b>B17</b>	<b>Side and rear setbacks</b>		
		Please see assessment in the body of this report.	N	Y
<b>55.04-2</b>	<b>B18</b>	<b>Walls on boundaries</b>		
		No boundary walls are proposed.	N/A	N/A
<b>55.04-3</b>	<b>B19</b>	<b>Daylight to existing windows</b>		
		Sufficient setbacks exist to allow adequate daylight.	Y	Y
<b>55.04-4</b>	<b>B20</b>	<b>North-facing windows</b>		
		There are no north facing windows within 3.0 metres of the common boundary with the subject site.	N/A	N/A
<b>55.04-5</b>	<b>B21</b>	<b>Overshadowing open space</b>		
		Shadow cast by the development is within the parameters set out by the standard.	Y	Y
<b>55.04-6</b>	<b>B22</b>	<b>Overlooking</b>		
		Please see assessment in the body of this report.	Y	Y
<b>55.04-7</b>	<b>B23</b>	<b>Internal views</b>		
		There are no internal views.	Y	Y
<b>55.04-8</b>	<b>B24</b>	<b>Noise impacts</b>		
		Noise impacts are consistent with those in a residential zone.	Y	Y

Clause	Std		Compliance	
		Air conditioning units are suitably located to minimise impacts to the surrounding properties and the occupants of the dwellings.		
<b>55.05-1</b>	<b>B25</b>	<b>Accessibility</b>		
		The ground levels of the proposal can be made accessible for people with limited mobility.	Y	Y
<b>55.05-2</b>	<b>B26</b>	<b>Dwelling entry</b>		
		Entries to the dwellings are identifiable and provide an adequate area for transition.	Y	Y
<b>55.05-3</b>	<b>B27</b>	<b>Daylight to new windows</b>		
		Adequate setbacks are proposed to allow appropriate daylight access.	Y	Y
<b>55.05-4</b>	<b>B28</b>	<b>Private open space</b>		
		Please see assessment in the body of this report.	Y	Y
<b>55.05-5</b>	<b>B29</b>	<b>Solar access to open space</b>		
		Sufficient depth is provided for adequate solar access.	Y	Y
<b>55.05-6</b>	<b>B30</b>	<b>Storage</b>		
		Sufficient storage areas are provided.	Y	Y
<b>55.06-1</b>	<b>B31</b>	<b>Design detail</b>		
		Design detail of dwellings is appropriate in the neighbourhood setting.	Y	Y
<b>55.06-2</b>	<b>B32</b>	<b>Front fences</b>		
		No front fence is proposed which is acceptable.	Y	Y
<b>55.06-3</b>	<b>B33</b>	<b>Common property</b>		
		Common property areas are appropriate and manageable.	Y	Y
<b>55.06-4</b>	<b>B34</b>	<b>Site services</b>		
		Sufficient areas for site services are provided.	Y	Y

## REFERRAL SUMMARY

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

## PLANNING SCHEME SUMMARY

### Darebin Planning Scheme clauses under which a permit is required

- Clause 32.08-4 – construct two or more dwellings.
- Clause 52.06-3 – Reduce the car parking requirements.

### Applicable provisions of the Darebin Planning Scheme

Section of Scheme	Relevant Clauses
SPPF	11.02-1, 15.01-1, 15.01-5, 15.02, 16.01, 19.03-1
LPPF	21.05-1, 21.05-2, 21.05-3, 22.02
Zone	32.08
Overlay	44.05, 45.06
Particular provisions	52.06, 55
General provisions	65.01
Neighbourhood Character Precinct	E7

## POLICY IMPLICATIONS

### Environmental Sustainability

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

### Social Inclusion and Diversity

Nil

### Other

Nil

## FINANCIAL AND RESOURCE IMPLICATIONS

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

## FUTURE ACTIONS

Nil

## DISCLOSURE OF INTERESTS

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

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

**RELATED DOCUMENTS**

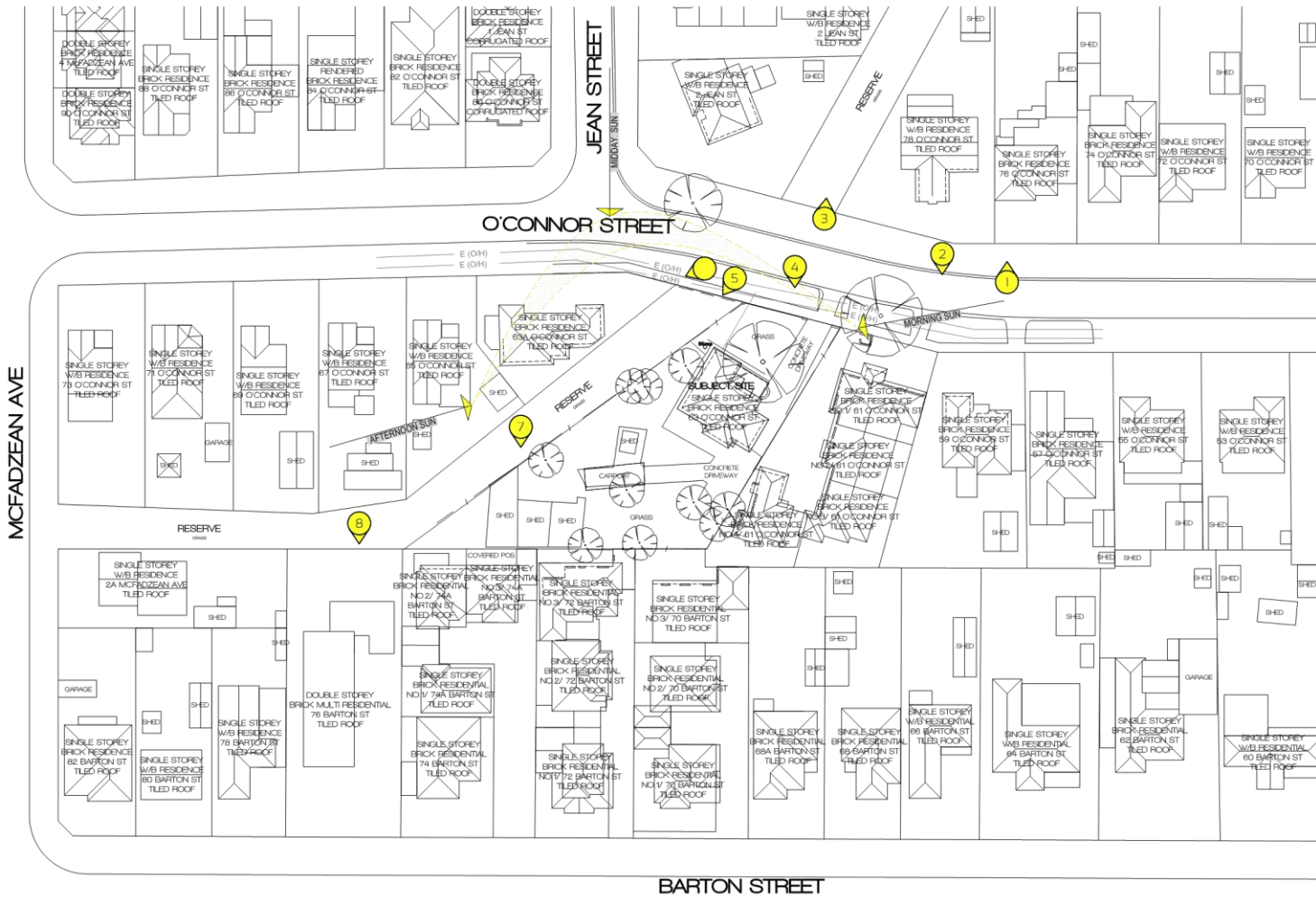
Darebin Planning Scheme and the *Planning and Environment Act (1987)* as amended.

**Attachments**













- Aerial (**Appendix A**) [↓](#)
- Advertised Plans (**Appendix B**) [↓](#)
- Alternative Layout for Dwelling 1 and Passing Area (**Appendix C**) [↓](#)







LOCALITY PLAN

 M80 RING ROAD EXIT 4.0KM NORTH	 PRESTON MARKET / SHOPPING COMPLEX 4.9KM SOUTH
 BUS STOP : MCFADZEAN AVE/ BROADHURST AVE (8 MINUTES WALK FROM SITE) BUS ROUTE : NO. 658 TRAVEL BETWEEN RESERVOIR VIA NORTH-WEST RESERVOIR PASSING THROUGH RESERVOIR RAILWAY STATION ST JOSEPH THE WORKER PRIMARY SCHOOL LE COTTON RESERVE ST CONNOR RESERVE LINA SON BUDHIST TEMPLE EDWARDS LAKE PARK	 TRAM STOP 47 : WEST PRESTON / GILBERT RD (9 MINUTES CYCLING FROM SITE) TRAM ROUTE 11 WEST PRESTON TO VICTORIA HARBOUR DOCKLANDS 2.8KM SOUTH
 RUTHVEN TRAIN STATION 1.9KM EAST	 BUS STOP : MCFADZEAN AVE/ LEAVINGTON ST (5 MINUTES WALK FROM SITE) BUS ROUTE : NO. 668 TRAVEL BETWEEN PRESTON VIA WEST PRESTON VIA RESERVOIR PASSING THROUGH ST JOHN'S COLLEGE BELL RAILWAY STATION NMT PRESTON CAMPUS TOWN HALL PRESTON MARKET PRESTON RAILWAY STATION RESERVOIR RAILWAY STATION EDWARDS LAKE PARK
 LATROBE UNIVERSITY 8.9KM EAST	 EDWARDS LAKE RESERVE 10KM SOUTH-WEST
 RESERVOIR PRIMARY SCHOOL 800M EAST	
 RESERVOIR TRAIN STATION 1.9KM SOUTH-EAST	
 RESERVOIR POLICE STATION 1.2KM SOUTH-EAST	
 COLES SUPERMARKET & SHOPPING STREET 1.9KM SOUTH-EAST	




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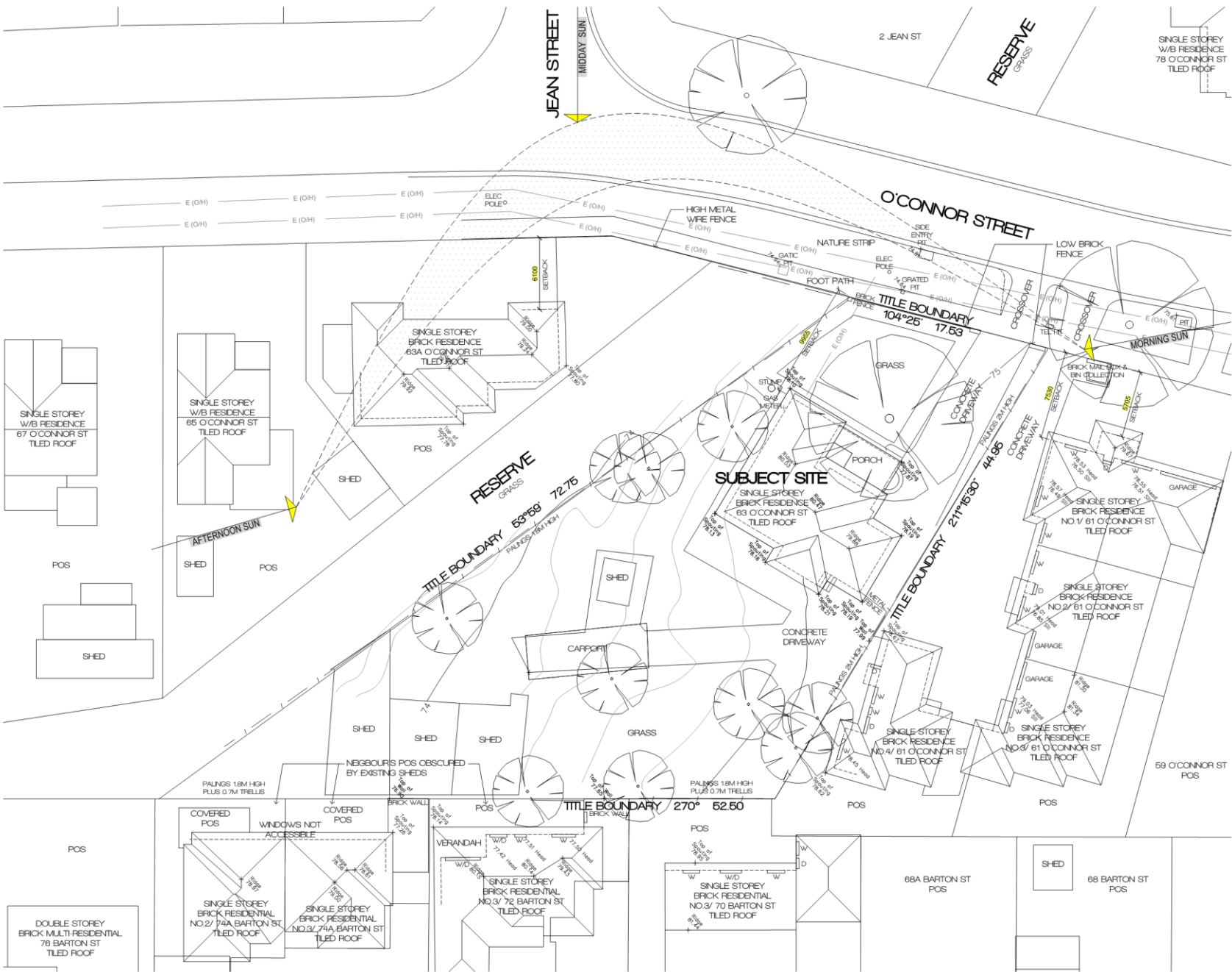
PROPOSED RESIDENTIAL DEVELOPMENT  
63 O'CONNOR STREET, RESERVOIR  
TOWN PLANNING PERMIT

JULY 2017 - REVISION C  
CONTENTS

DRAWING NO.	DRAWING TITLE	SCALE
TP 01	SITE ANALYSIS - LOCALITY PLAN & SURROUNDING AREA PHOTOS	1:500
TP 02	SITE ANALYSIS - SITE PLAN & STREETScape	1:200
TP 03C	PROPOSED - DESIGN RESPONSE	1:200
TP 04C	PROPOSED - SHADOW DIAGRAM 9AM, 12PM & 3PM ON 22ND SEPTEMBER & AREAS SCHEDULE	1:250
TP 05C	PROPOSED - GROUND FLOOR PLAN	1:100
TP 07C	PROPOSED - FIRST FLOOR PLAN	1:100
TP 08C	PROPOSED - ROOF PLAN	1:100
TP 09C	PROPOSED - ELEVATIONS & MATERIALS SCHEDULE	1:100
TP 11C	PROPOSED - WASTE MANAGEMENT PLAN	1:200
TP 28C	PROPOSED - STANDARD B23 SIGHT LINE DIAGRAM	1:100

NOTES:	PROPOSED RESIDENTIAL DEVELOPMENT 63 O'CONNOR STREET, RESERVOIR	DRAWING NAME SITE ANALYSIS - LOCALITY PLAN & SURROUNDING AREA PHOTOS	
	JOB NO. BY 147	PLOT SCALE 1:500@A1	Lvl 2/ 40 Little LaTrobe Street T 61 3 9663 8331 Melbourne VIC 3000 F 61 3 9639 2217 www.byarchitecture.com.au E projects@byarchitecture.com.au
		FILE NAME -	
		DRAWN BY HS	DRAWING NO. DATE REVISION TPO1 JULY 2017 C
		DO NOT SCALE DRAWINGS	





SITE PLAN

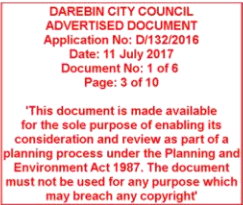


EXISTING STREETScape ON NORTH ELEVATION



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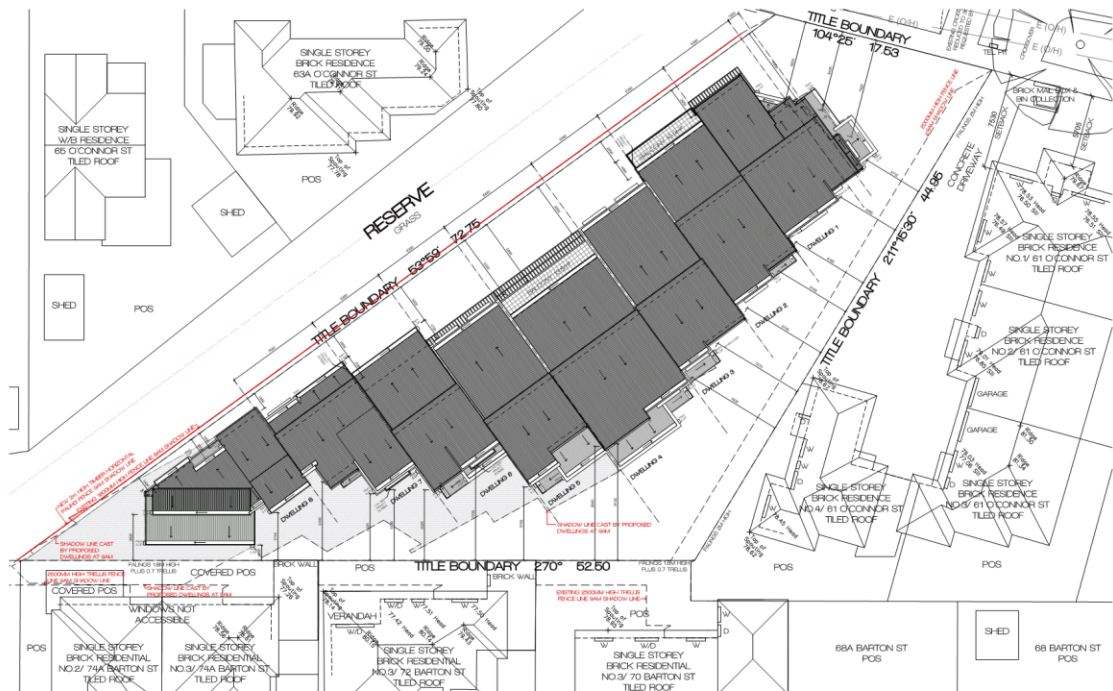
NOTES:	PROPOSED RESIDENTIAL DEVELOPMENT 63 O'CONNOR STREET, RESERVOIR	DRAWING NAME SITE ANALYSIS - SITE PLAN & STREETScape	
	JOB NO. BY 147	PLOT SCALE 1:200@A1	
	DRAWN BY HS	DO NOT SCALE DRAWINGS	DRAWING NO. TPO2
			DATE JULY 2017
			REVISION C

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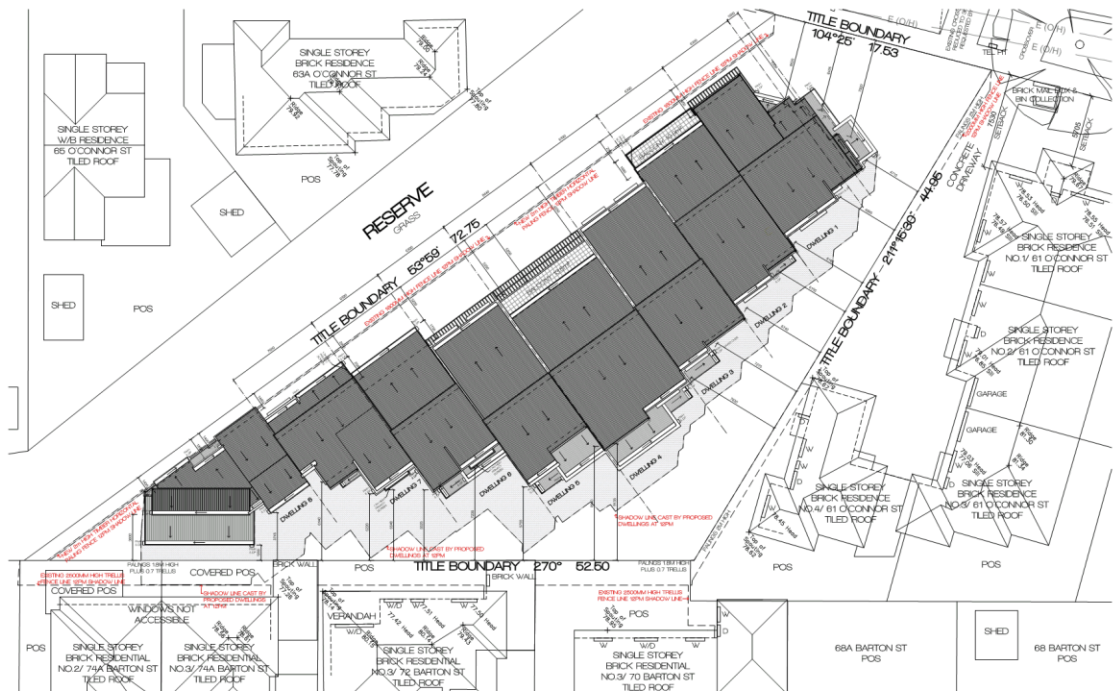
### PROPOSED ELECTRICITY METERS BOX ELEVATION

NOTES:	PROPOSED RESIDENTIAL DEVELOPMENT 63 O'CONNOR STREET, RESERVOIR	JOB NO. BY 147	DRAWING NAME    PROPOSED - DESIGN RESPONSE		
			PLOT SCALE    1:200@A1		
			FILE NAME    -		
			DRAWN BY    HS		
			DO NOT SCALE DRAWINGS		<div>DRAWING NO.    DATE    REVISION</div> <div>TP03C    JULY 2017    C</div>



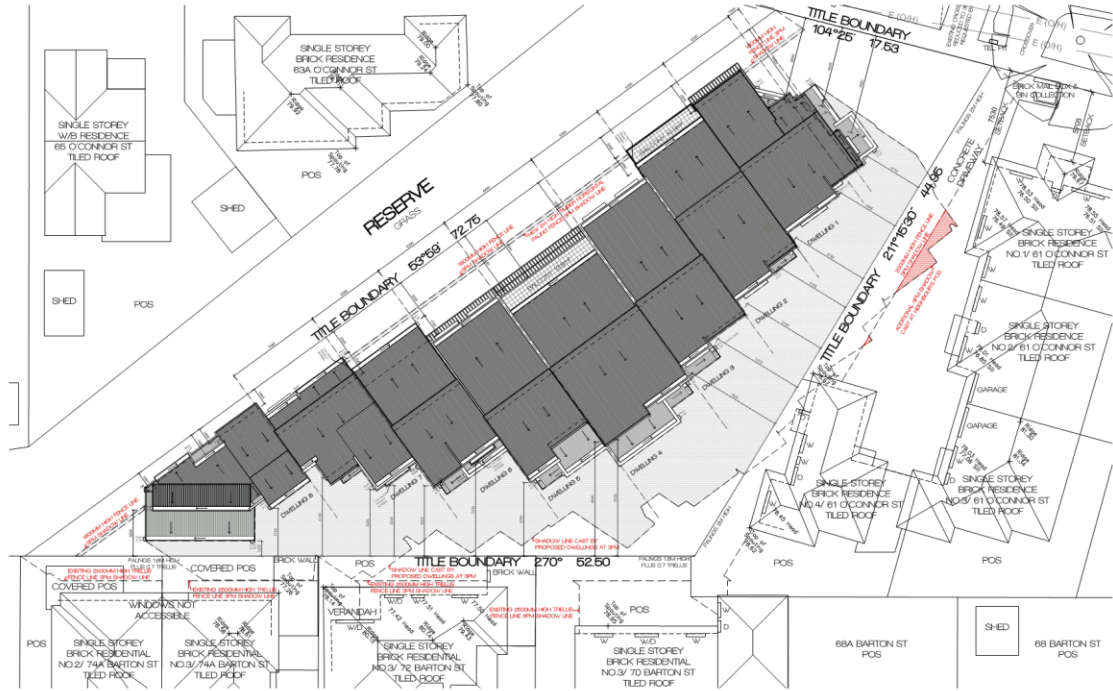


SHADOW DIAGRAM AT 9AM, 22ND SEPTEMBER  
SHADOW IMPACTS TO NEIGHBORING RESIDENCES AT 9AM:  
NO 2/ 74A BARTON ST  
PRIVATE OPEN SPACES ARE NOT AFFECTED.  
NO 3/ 72 BARTON ST  
PRIVATE OPEN SPACES ARE NOT AFFECTED.  
NO 4/ 81 O'CONNOR ST  
PRIVATE OPEN SPACES ARE NOT AFFECTED.  
NO 3/ 74A BARTON ST  
COVERED POS ARE NOT AFFECTED.  
NO 3/ 70 BARTON ST  
PRIVATE OPEN SPACES ARE NOT AFFECTED.



SHADOW DIAGRAM AT 12PM, 22ND SEPTEMBER  
SHADOW IMPACTS TO NEIGHBORING RESIDENCES AT 12PM:  
NO 2/ 74A BARTON ST  
PRIVATE OPEN SPACES ARE NOT AFFECTED.  
NO 3/ 72 BARTON ST  
PRIVATE OPEN SPACES ARE NOT AFFECTED.  
NO 4/ 81 O'CONNOR ST  
PRIVATE OPEN SPACES ARE NOT AFFECTED.  
NO 3/ 74A BARTON ST  
COVERED POS ARE NOT AFFECTED.  
NO 3/ 70 BARTON ST  
PRIVATE OPEN SPACES ARE NOT AFFECTED.

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SHADOW DIAGRAM AT 3PM, 22ND SEPTEMBER  
SHADOW IMPACTS TO NEIGHBORING RESIDENCES AT 3PM:  
NO 2/ 74A BARTON ST  
PRIVATE OPEN SPACES ARE NOT AFFECTED.  
NO 3/ 72 BARTON ST  
PRIVATE OPEN SPACES ARE NOT AFFECTED.  
NO 4/ 81 O'CONNOR ST  
PRIVATE OPEN SPACES ARE NOT AFFECTED.  
NO 3/ 74A BARTON ST  
COVERED POS ARE NOT AFFECTED.  
NO 3/ 70 BARTON ST  
PRIVATE OPEN SPACES ARE NOT AFFECTED.  
ONLY ADDITIONAL SHADOW ARE CAST ON DRIVEWAY.

AREAS SCHEDULE

	LIVING AREA (m <sup>2</sup> )	GARAGE (m <sup>2</sup> )	BALCONY (m <sup>2</sup> )	DECK (m <sup>2</sup> )	POS (m <sup>2</sup> )
UNIT 1 3 BEDS 2 BATH	GF 44.38	35.60		13.05 FRONT YARD 72.38 BACKYARD	25.43
	FF 74.02				
	TOTAL 118.00				
UNIT 2 2 BEDS 2 BATH + POWDER	GF 52.42	24.69	10.90	10.87	25.50
	FF 75.15				
	TOTAL 127.67				
UNIT 3 2 BEDS 2 BATH + POWDER	GF 51.81	23.32		12.02	40.00
	FF 77.30				
	TOTAL 129.11				
UNIT 4 3 BEDS 2 BATH + POWDER	GF 77.52	40.57	13.94	22.38	59.82
	FF 99.32				
	TOTAL 176.85				
UNIT 5 2 BEDS 2 BATH + POWDER	GF 55.51	24.05		17.04	44.68
	FF 72.01				
	TOTAL 127.01				
UNIT 6 2 BEDS 2 BATH	GF 50.78	23.35	10.75	5.21	20.45
	FF 52.37				
	TOTAL 103.13				
UNIT 7 2 BEDS 2 BATH	GF 30.87	23.75	8.90	8.74	
	FF 51.04				
	TOTAL 87.61				
UNIT 8 2 BEDS 2 BATH	GF 38.60	24.35		20.65	40.88
	FF 53.22				
	TOTAL 89.82				

SITE AREA IS 1500.57m<sup>2</sup>  
TOTAL PERMEABLE AREA IS 989.23m<sup>2</sup> (66%)  
TOTAL SITE COVERAGE IS 717.88m<sup>2</sup> (48%)

NOTES:

PROPOSED RESIDENTIAL DEVELOPMENT  
63 O'CONNOR STREET,  
RESERVOIR

JOB NO.  
BY 147

DRAWING NAME  
PROPOSED - SHADOW DIAGRAM  
9AM, 12PM & 3PM ON 22ND SEPTEMBER  
& AREAS SCHEDULE

PLOT SCALE  
1:250@A1

FILE NAME  
-

DRAWN BY  
HS

DO NOT SCALE DRAWINGS

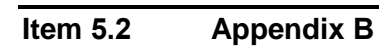
Lvl 2/ 40 Little LaTrobe Street  
Melbourne VIC 3000  
www.byarchitecture.com.au  
T 61 3 9663 8331  
F 61 3 9639 2217  
E projects@byarchitecture.com.au

DRAWING NO.  
TPO4C

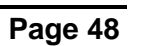
DATE  
JULY 2017

REVISION  
C

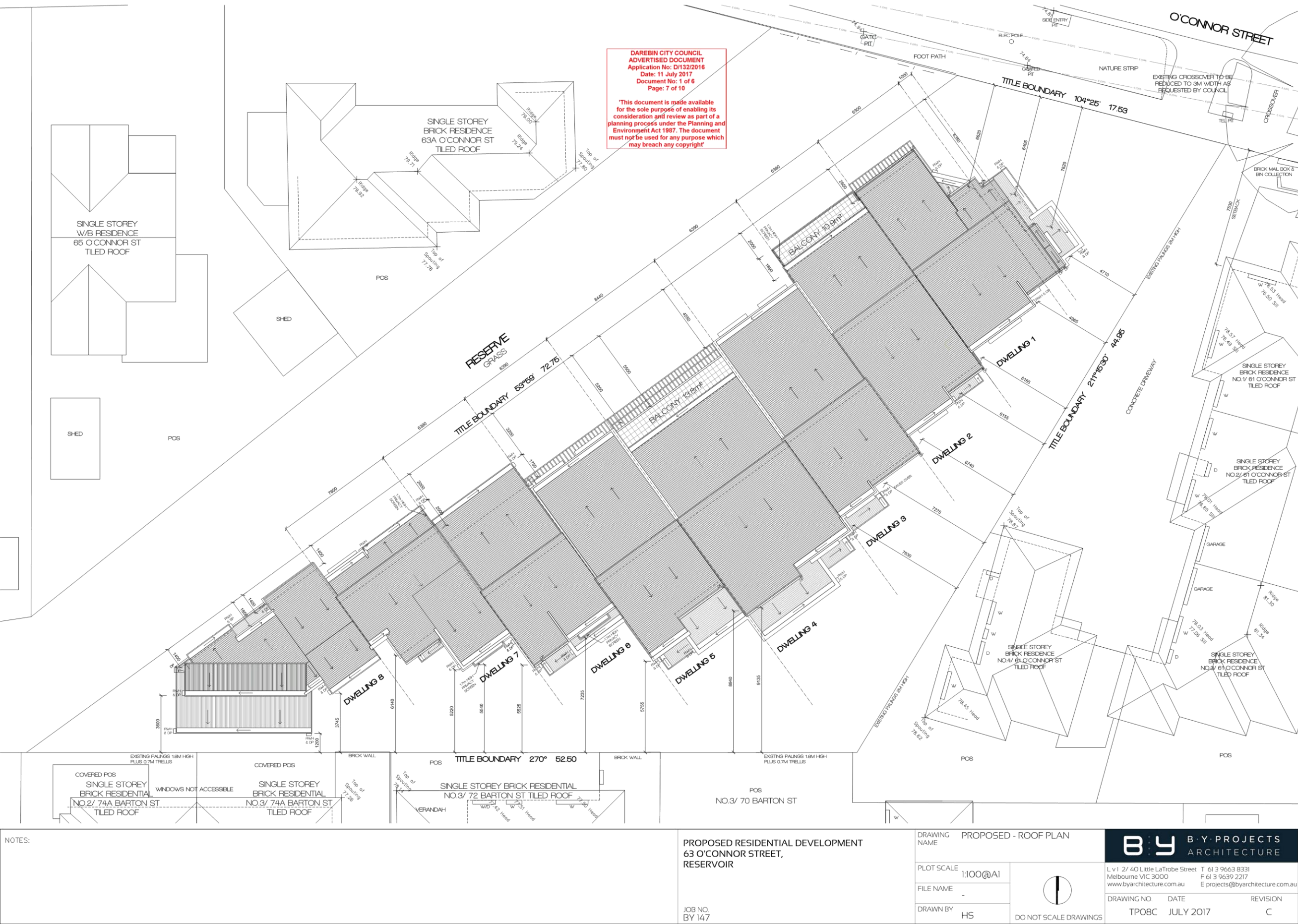




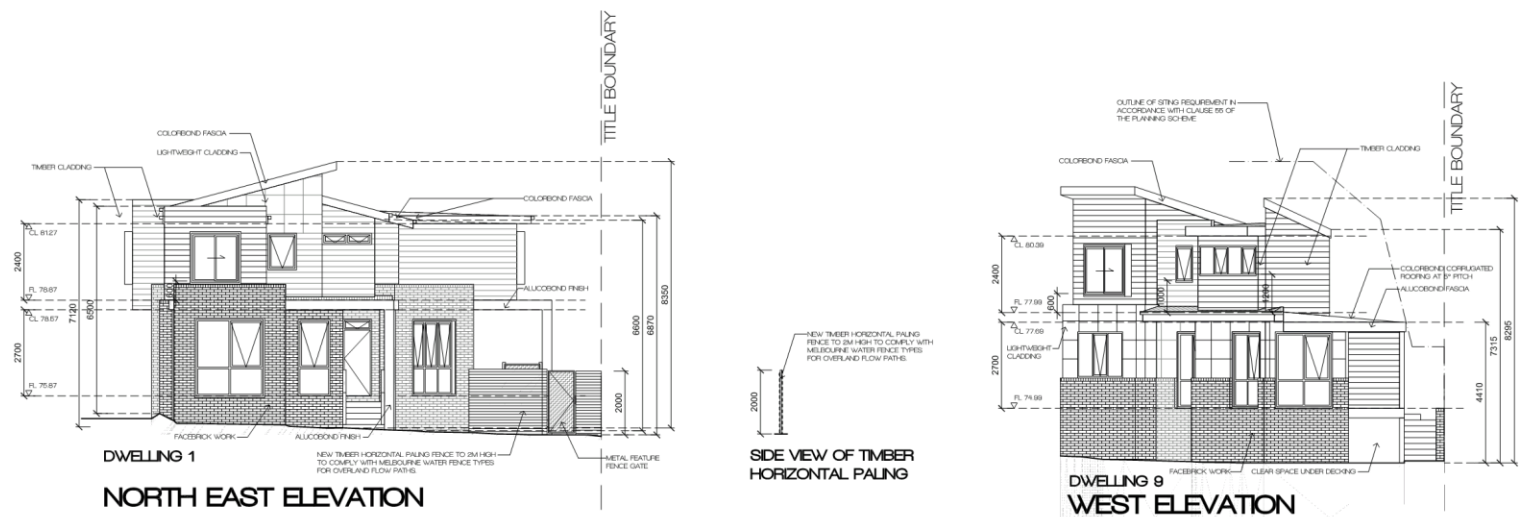












The image displays two architectural elevation drawings for a residential building complex, labeled 'SOUTH EAST ELEVATION' and 'NORTH WEST ELEVATION'. Each drawing shows a row of eight dwellings, numbered DWELLING 1 through DWELLING 8 from right to left.

**SOUTH EAST ELEVATION:** This drawing shows the front facade of the dwellings. Key features include:

- Roofing:** Colorbond corrugated roofing at 12° pitch.
- Cladding:** Timber cladding and lightweight cladding.
- Windows:** Obscure glass windows and privacy screens up to 1.7m from FFL.
- Entrances:** Various entrance types, including canopy over entrance and planter boxes.
- Dimensions:** Overall height of 7245mm, with individual dwelling heights ranging from 2700mm to 3960mm.
- Ground Line:** Ground line at building envelope and ground line at middle of driveway.
- Other Details:** Existing ground line along title boundary, existing ground line at middle of driveway, and existing ground line at middle of driveway.

**NORTH WEST ELEVATION:** This drawing shows the side/rear facade of the dwellings. Key features include:

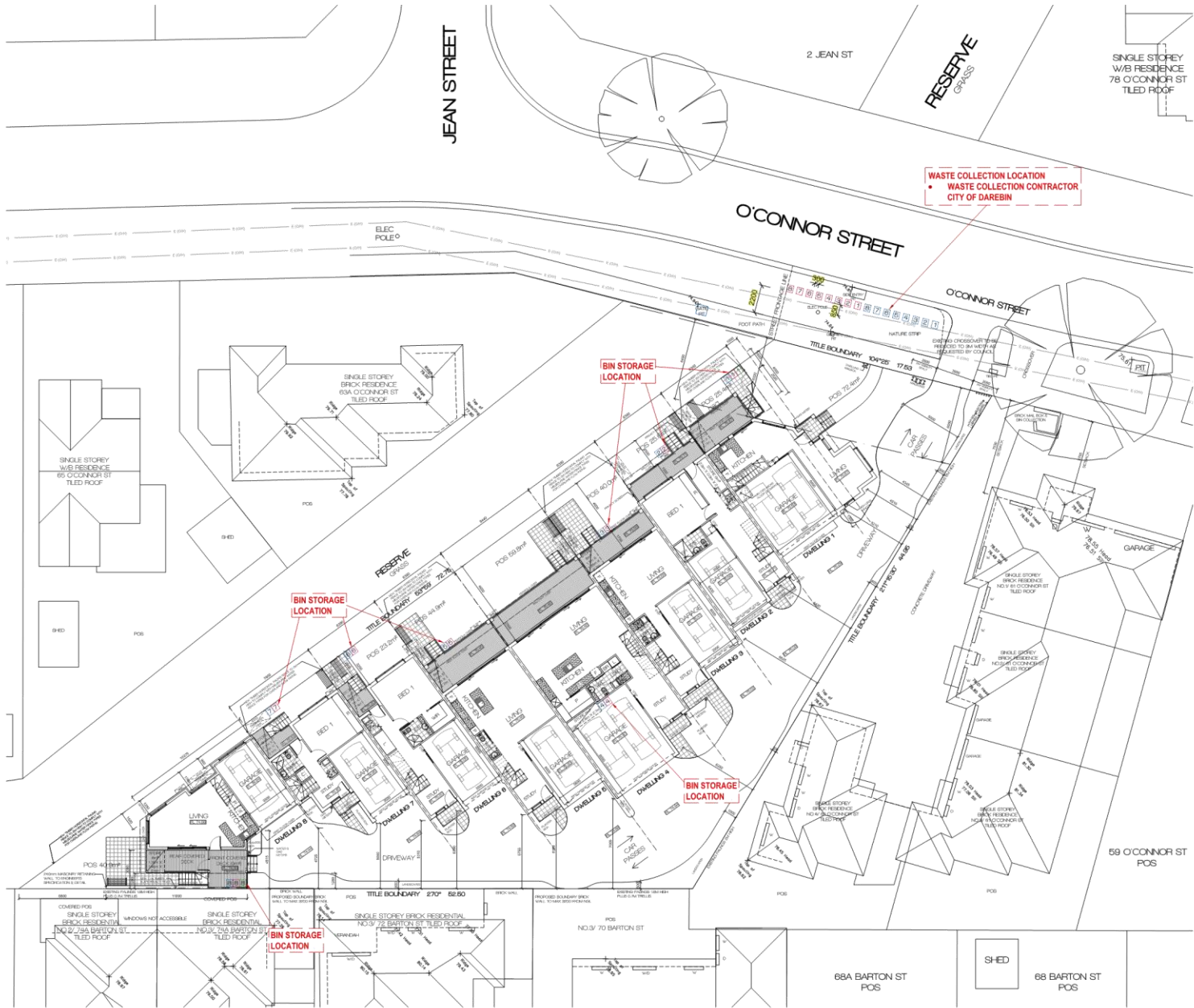
- Roofing:** Colorbond corrugated roofing at 12° pitch.
- Cladding:** Timber cladding and lightweight cladding.
- Windows:** Timber horizontal sliding fence to 2m high to comply with Melbourne water fence types for overland flow paths.
- Entrances:** Various entrance types, including canopy over entrance and planter boxes.
- Dimensions:** Overall height of 8415mm, with individual dwelling heights ranging from 2700mm to 4425mm.
- Ground Line:** Ground line at building envelope and ground line at middle of driveway.
- Other Details:** Existing ground line along title boundary, existing ground line at middle of driveway, and existing ground line at middle of driveway.

DRAWING NO.	DATE	REVISION
TPO9C	JULY 2017	C






DAREBIN CITY COUNCIL  
ADVERTISED DOCUMENT  
Application No: D/132/2016  
Date: 11 July 2017  
Document No: 1 of 6  
Page: 9 of 10

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WASTE MANAGEMENT PLAN

- **KEY DESIGN ELEMENTS FOR WASTE MANAGEMENT**
- 1. **ACCESS**
  - ALL WASTE COLLECTION LOCATIONS ARE SITUATED AT THE FRONT OF THE SUBJECT SITE, ALONG THE NATURE STRIP.
  - ACCESS IS EASY AND SAFE FOR COLLECTION VEHICLES. DRIVER OPERATED TRUCKS DO NOT HAVE TO ENTER OR EXIT THE DEVELOPMENT.
  - PROPOSED DEVELOPMENT WOULD ANTICIPATE TO USE COUNCIL SERVICES FOR WASTE & HARD RUBBISH COLLECTION.
  - THERE ARE NO DAMAGE TO STREET TREES AS THERE ARE NO TREES ON THE NATURE STRIP
- 2. **BIN PLACEMENT**
  - EACH HOUSEHOLD TO HAVE THEIR OWN SET OF BINS.
  - DEDICATED STORAGE LOCATION ARE TO BE IN THE PRIVATE OPEN SPACE OR GARAGE FOR EACH UNIT, WHICH MARKED ON THE PLAN.
  - ADEQUATE SPACE IS AVAILABLE TO ALLOW RESIDENTS TO ENSURE THAT BINS WHEELED TO THE NATURE STRIP CAN BE ARRANGED IN ACCORDANCE TO THE MINIMUM SPACE REQUIREMENT FOR BIN PLACEMENT. THIS ENSURE THAT.
  - VEHICLES EXISTING THE PROPERTY CAN EASILY SEE ONCOMING TRAFFIC.

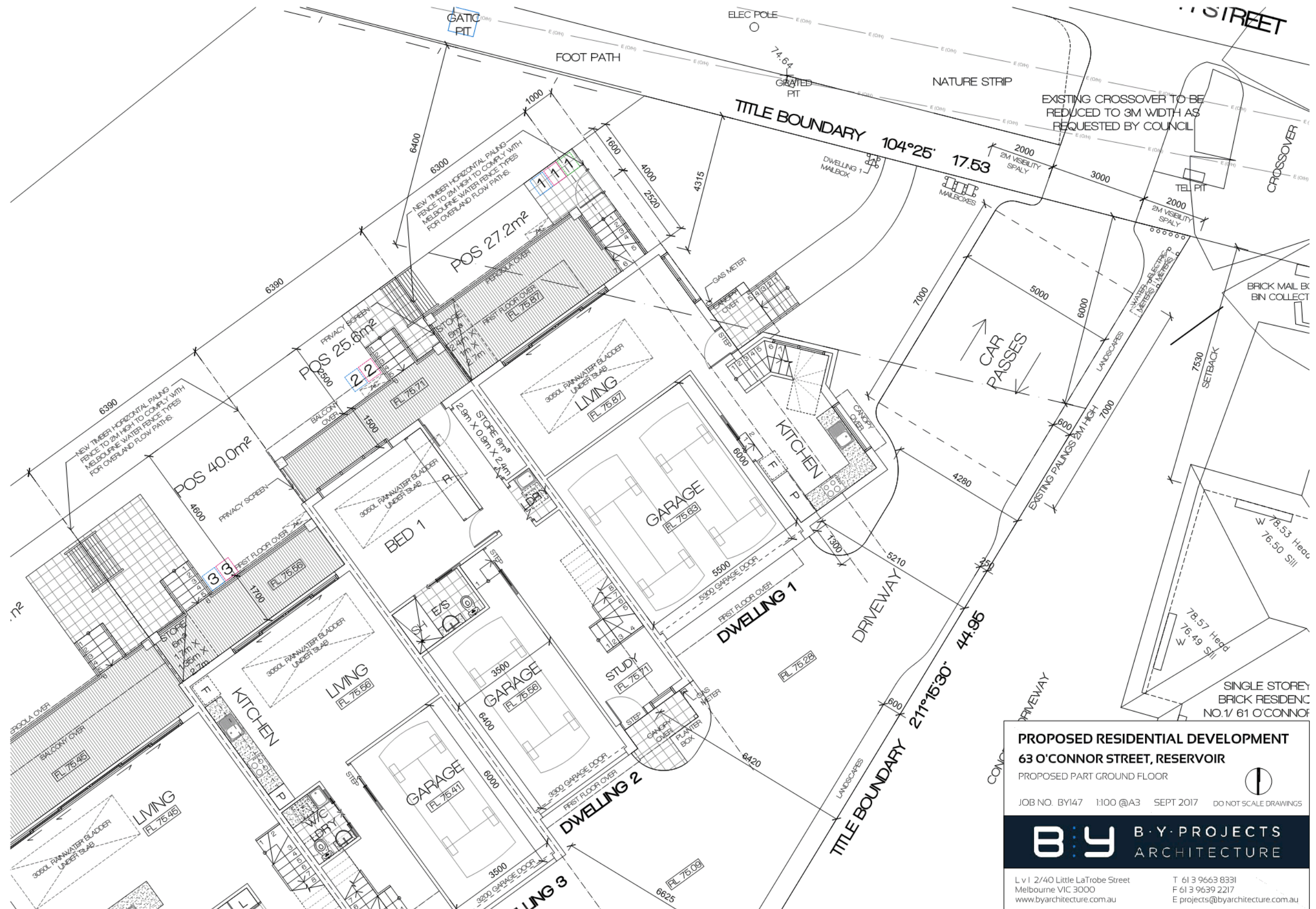
• COLLECTION SCHEME/ BIN COLLECTION DAYS		
	Garbage - 80L 1 unit per household / 8 units in total	Weekly on Thursday
	Recycling - 120L 1 unit per household / 8 units in total	Fortnightly on Thursdays
	Garden - 120L 1 unit each at Dwelling 1 & 2 units in total	Fortnightly on Thursdays

NOTES:

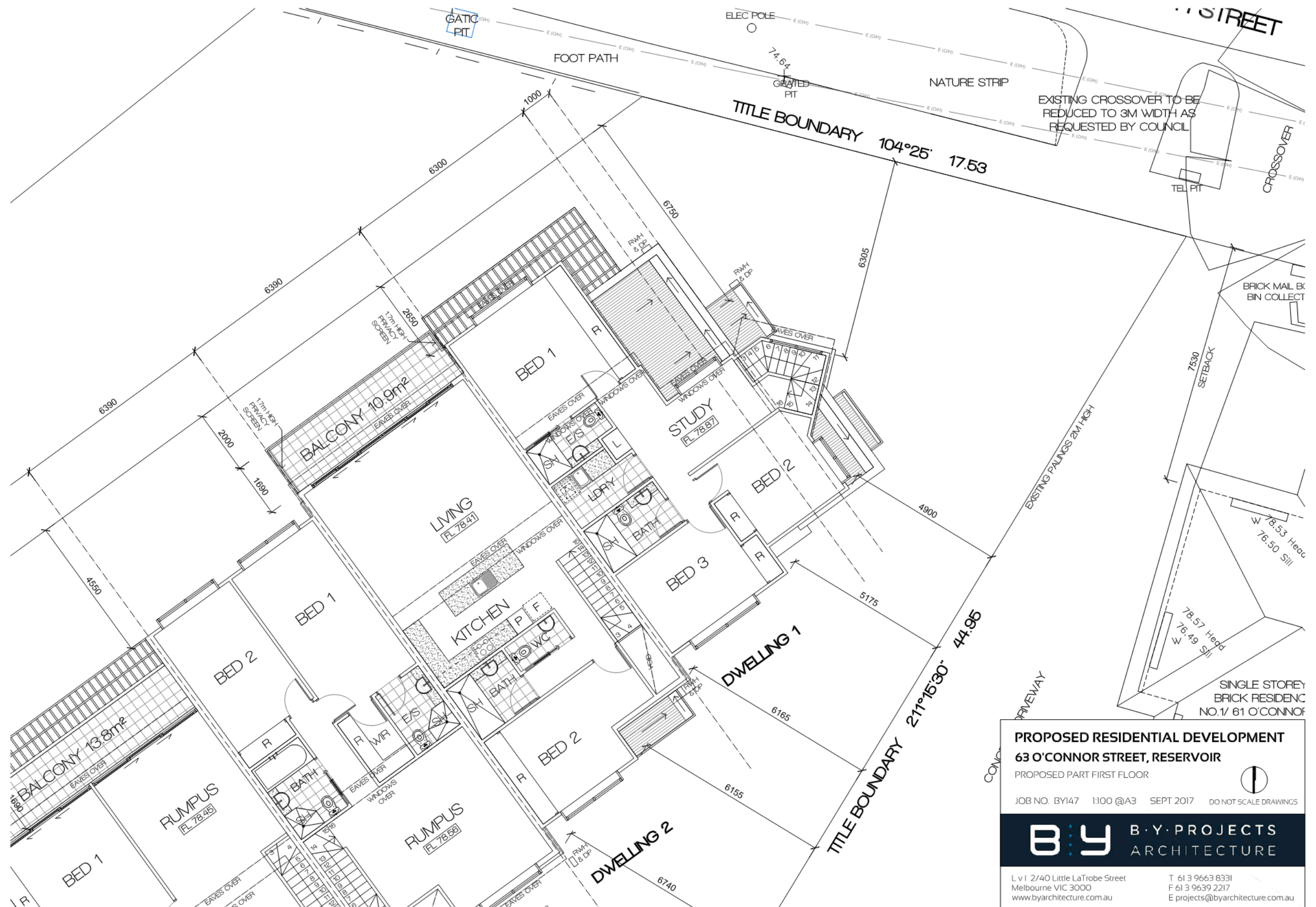
	PROPOSED RESIDENTIAL DEVELOPMENT 63 O'CONNOR STREET, RESERVOIR		DRAWING NAME PROPOSED - WASTE MANAGEMENT PLAN		<div><div>BY</div><div>B · Y · PROJECTS ARCHITECTURE</div></div>	
			PLOT SCALE 1:200@A1	<div></div> <div>DO NOT SCALE DRAWINGS</div>	Lvl 2/ 40 Little LaTrobe Street T 61 3 9663 8331 Melbourne VIC 3000 F 61 3 9639 2217 www.byarchitecture.com.au E projects@byarchitecture.com.au	
			FILE NAME -			
	JOB NO. BY 147		DRAWN BY HS		DRAWING NO. DATE REVISION TPIIC JULY 2017 C	

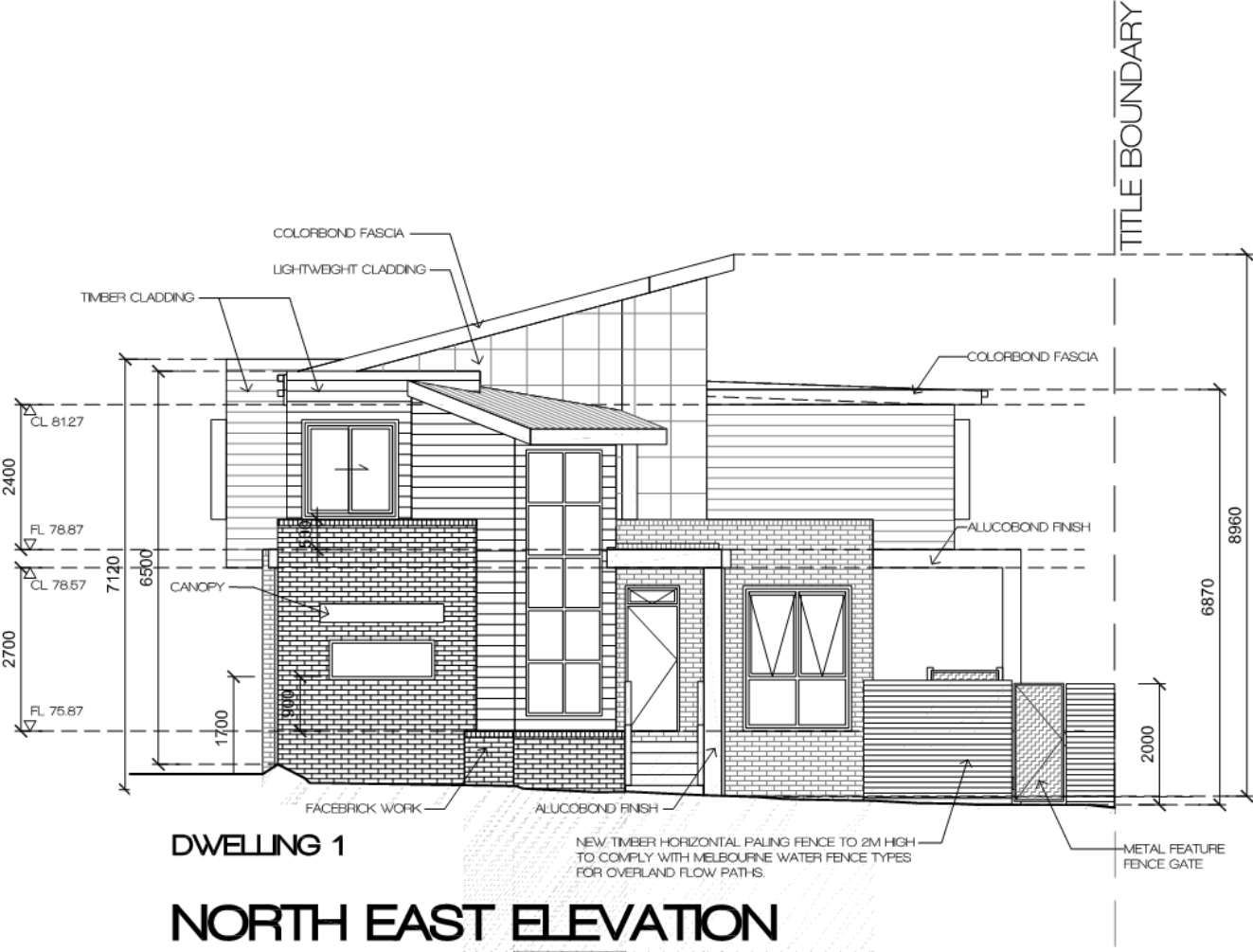












**PROPOSED RESIDENTIAL DEVELOPMENT**  
**63 O'CONNOR STREET, RESERVOIR**  
PROPOSED NORTH-EAST ELEVATION

JOB NO. BY147 1:100 @A3 SEPT 2017 DO NOT SCALE DRAWINGS

**BY** B·Y·PROJECTS  
ARCHITECTURE

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## 6. OTHER BUSINESS

### 6.1 GENERAL PLANNING INFORMATION: SCHEDULED VCAT APPLICATIONS AD SIGNIFICANT APPLICATIONS

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

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

<b>Recommendation</b>
-----------------------

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

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#### Related Documents

- Nil

#### Attachments

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

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

## Delegate Decisions before VCAT

OCTOBER 2016					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
4/10/2016	D/803/2015	340 Plenty Road, Preston  Cazaly	Development of eight (8) three (3) storey dwellings and a reduction to the visitor car parking requirement.	Refusal - Applicant appeal	Adjourned to administrative mention in April 2017
<b>Result</b>					
5/10/2016	D/30/2016	40 Showers Street, Preston  Cazaly	Construct a seven storey development plus basement comprising 39 dwellings (12 x 1 bedrooms and 27 x 2 bedrooms) and 39 car spaces with associated storage units.	Refusal - Applicant appeal	Council's decision affirmed – No permit granted.
<b>Result</b>	The Tribunal was troubled by the lack of built form guidance relevant to properties in Showers Street when regard was had to the wording of DDO16. Nevertheless, the Tribunal considered that while 4 storeys may be able to be accommodated on the site, the design of the proposal did not respond to its context enough to be worthy of a permit.				
19/10/2016	D/423/2015	2 Leicester Street, Preston  Cazaly	A medium density housing development comprised of the construction of a three (3) storey building accommodating eight (8) dwellings on land affected by the Special Building Overlay; a reduction in the car parking requirement; creation of access to a road in a Road Zone Category 1, as shown on the plans accompanying the application.	Refusal – Applicant Appeal	Council's decision set aside – Permit granted
<b>Result</b>	The Tribunal did not provide written reasons.				



## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

OCTOBER 2016					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
24/10/2016	D/1087/2015	12 Jackson Street, Northcote  Rucker	Partial demolition and alterations and additions to an existing dwelling on land affected by a Heritage Overlay in accordance with the endorsed plans.	Notice of Decision – Objector Appeal	Not required as settled at an earlier Practice Day Hearing by consent.
<b>Result</b>					
28/10/2016	D/800/2015	68 St Vigeons Road, Reservoir	Construct a medium density housing development comprised of five (5) double storey dwellings; and Reduce the car parking requirements associated with the dwellings (1 visitor space)	Refusal - Applicant appeal	Council's decision set aside – Permit Granted
<b>Result</b>					
The Tribunal provided oral reasons, and only a summary of the reasons in writing. The Tribunal found that the amended plans in the proposal were worthy of support, and was satisfied Council's confined points of objection did not warrant refusing the application.					

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

NOVEMBER 2016					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
9/11/2016	D/10/2016	16-18 Clarendon Street, Thornbury Rucker	Construction of a three (3) storey apartment building and a waiver of visitor car parking	Refusal – Applicant Appeal	Council's Decision Affirmed – No Permit Granted
<b>Result</b>	Notwithstanding that the site enjoys the benefit of an existing planning permit that allows a 3 storey apartment building on the site, the Tribunal considered the design of the present proposal with reduced setbacks at upper levels (which the Tribunal considered unduly dominant, especially to properties to the south), a greater basement footprint (which limits landscaping opportunities) and insufficient justification for reduction of visitor parking, the Tribunal concluded the proposal was an overdevelopment and affirmed Council's refusal.				
16/11/2016	D/227/2016	150 Leamington Street, Reservoir La Trobe	A medium density housing development comprising three (3) double storey dwellings	Refusal – Applicant Appeal	Council's Decision Set Aside – Permit Granted
<b>Result</b>	The Tribunal did not accept Council's argument that the proposal did not contribute to the preferred character of the area – noting that the site was not located in an area of consistent open 'backyard-scapes'. What the Tribunal did consider relevant was amenity impacts resulting from the extensive upper levels of Unit 2 on the adjoining property's backyard. The Tribunal also noted the opportunity for landscaping along Unit 2's interface with adjoining property was limited – as a result it required Unit 2 to be further set back from the common boundary to allow room for landscaping. Otherwise, the Tribunal was satisfied the proposal was an acceptable response to neighbourhood character and had no unreasonable amenity impacts. While there was a slight shortfall in private open space when considered against the requirements of the General Residential Zone Schedule 1, the Tribunal did not consider this fatal to the proposal given the site's proximity to Edwardes Lake Park.				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

DECEMBER 2016					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
6/12/2016 (Compulsory Conference)	D/444/2016	52-56 Clyde Street, Thornbury  Rucker	20 Dwellings	Failure appeal (Council opposed the Application)	Council's Decision Set Aside – Permit Granted
<b>Result</b>	At the compulsory conference, the Permit Applicant was willing to make design changes to their proposal to address resident and Council concerns. As a result of these changes, the parties were able to reach agreement that a permit should issue.				
9/12/2016	D/889/2015	8 Doolan Street, Reservoir  Cazaly	Medium density development comprising the construction of two (2) side by side dwellings	Refusal – Applicant appeal	Council's Decision Set Aside – Permit Granted
<b>Result</b>	The Tribunal did not agree that the design detailing of the proposal (which was argued by Council to be unacceptable due to its 'busy' interwar inspired appearance) was unacceptable from a character point of view – rather that such a response provided articulation to the proposal. The Tribunal was also satisfied that appropriate landscaping could be provided notwithstanding the double crossover. In the absence of any unsatisfactory amenity impacts, the Tribunal set aside Council's decision and granted a permit.				
12/12/2016	D/942/2015	11 Edith Street, Preston  Cazaly	Development of seven (7) three (3) storey buildings and a reduction to the visitor car parking requirement	Refusal – Applicant appeal	Council's Decision Set Aside – Permit Granted
<b>Result</b>	The Tribunal was not persuaded that the proposal had unreasonable off site amenity impacts when regard was had to DDO16 which called for intensification in the area.				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

JANUARY 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
11/01/2017	D/81/2016	207-209 Separation Street, Northcote Rucker	Construction of eight (8) dwellings and waiver of a visitor car space	Refusal - Applicant Appeal	Council's decision set aside – Permit Granted
<b>Result</b>	It was not in dispute that the site could accommodate some form of redevelopment, given proximate transport and services. The critical issues for the Tribunal was whether there was policy support for the 3 storey proposal, the fit of the design into the neighbourhood and off site amenity impacts. Subject to additional conditions requiring the deletion of one of the three storey dwellings and provision of visitor parking on site, together with conditions that go to root barrier protection and species selection (for trees next to adjoining properties), the Tribunal was comfortable a permit could issue.				
17/01/2017	D/402/2016	38-40 Gisbourne Crescent, Reservoir La Trobe	Construction of eight (8) dwellings	Refusal - Applicant Appeal	Council's Decision Set Aside – Permit Granted
<b>Result</b>	When regard was had to developments approved and constructed in the area, together with the incremental change policy applicable to the site, the Tribunal was satisfied the proposal was an acceptable response to preferred character. Together with some minor additional conditions, the Tribunal was satisfied there was acceptable compliance with Clause 55 and no unreasonable off site amenity impacts, so it directed the grant of a permit.				
31/01/2017	D/121/2016	90 David Street, Preston Cazaly	Construction of two double storey dwellings	Notice of Decision - Objector Appeal	Resolved by way of Consent Order – Hearing no longer required – Permit Granted
<b>Result</b>					
31/01/2017	D/168/2016	411 Murray Road, Preston Cazaly	Construct a medium density housing development comprised of two (2) triple storey dwellings and two (2) double storey dwellings	Refusal - Applicant Appeal	Council's decision affirmed – No permit granted
<b>Result</b>	While the Tribunal considered the proposal was consistent with broader state and local policy, it nevertheless considered the proposal an overdevelopment of the site when regard to neighbourhood character and the visual bulk of the proposal. In particular, the Tribunal noted the 3 <sup>rd</sup> storey elements provided an excessive transition between adjoining properties and rear open spaces. The Tribunal was also critical of the lack of landscaping proposed along the rear of the site. As such, it affirmed Council's refusal.				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

FEBRUARY 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
1/02/2017	D/271/2016	766 Plenty Road, Reservoir  Cazaly	Development of three (3) three (3) storey dwellings	Refusal - Applicant Appeal	Council's decision set aside – Permit granted
<b>Result</b>	Notwithstanding the Council's concerns the application was a piecemeal application that would result in an underdevelopment of the site (when regard was had to its physical and planning context), the Tribunal did not agree with such concerns there was a 'policy disconnect'. It considered that the proposal presented an acceptable interface to the balance of the Plenty Road site, responding to the previous Tribunal decision's criticism of this interface.				
2/02/2017	D/167/2016	25 Kenilworth Street, Reservoir  La Trobe	Development of eight (8) three (3) storey dwellings and one (1) two (2) storey dwelling and a reduction to the visitor car parking requirement	Refusal - Applicant Appeal	Council's Decision Affirmed – No permit granted
<b>Result</b>	The Tribunal considered the proposed part 1, 2 and 3 storey reverse living townhouses (and one single storey unit) too intense for the site's location on the periphery of the Reservoir Activity Centre. The Tribunal in particular considered the proposal too big, and would have a jarring visual impact on the surrounding area. The Tribunal also had concerns with the quality of the design, areas left for landscaping and internal amenity.				
3/03/2017	D/16/2016	6 Elliot Street, Reservoir  La Trobe	Variation of restrictive covenant and construction of three (3) dwellings	Refusal - Applicant Appeal	Council's decision affirmed – No permit granted
<b>Result</b>	The Tribunal considered that the permit applicant had not persuaded it that it had satisfied the very high legislative tests in the Act – namely, that no beneficiaries of the covenant would not suffer any detriment of any kind. In addition, the Tribunal had concerns about the extent of walls on boundary and built form in the back yard. As such, it affirmed Council's refusal.				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

FEBRUARY 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
3/02/2017	D/882/2015	10 Stymie Street, Kingsbury  La Trobe	Construction of a medium density development comprising two (2) dwellings	Refusal - Applicant Appeal	Council's decision set aside (by consent) – Permit Granted
<b>Result</b>	The parties were able to negotiate a consent order on the basis of amended plans, thus avoiding the need for a contested hearing.				
15/02/2017	D/1301/2015	55 Nisbett Street, Reservoir  Cazaly	Construction of a medium density housing development comprising one (1) single storey dwelling to the rear of the existing dwelling and alterations and additions to the existing dwelling	Refusal - Applicant Appeal	Council's decision set aside (by consent) – Permit Granted
<b>Result</b>	The parties were able to negotiate a consent order on the basis of amended plans, thus avoiding the need for a contested hearing.				
27/02/2017 (Compulsory Conference)	D/671/2016  Rucker	12 Hall Street, Fairfield	A medium density residential development comprising the construction of two (2) double storey dwellings	Refusal – Applicant Appeal	Council's decision set aside (by consent) – Permit Granted
<b>Result</b>	The permit applicant was willing to make changes to address Council concerns, accordingly a permit was able to be granted by consent.				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

MARCH 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
2/03/2017 (Compulsory Conference)	D/509/2016	512 Gilbert Road, Preston  Cazaly	Proposed medium density housing development comprising the construction of 4 double storey and 1 single storey dwellings and a waiver of the visitor car space	Refusal – Applicant appeal	Council's decision set aside (by consent) – Permit Granted
<b>Result</b>	The Permit Applicant was willing to make changes to address Council concerns. As such, the parties were in agreement that a permit could issue.				
15/03/2017	D/959/2015	7 Separation Street, Fairfield  Rucker	Medium density development comprising the construction of four (4) double storey dwellings	Refusal – Applicant appeal	Council's decision affirmed – No permit granted.
<b>Result</b>	While the Tribunal considered the location and zoning of the land could support some form of development, it was the execution of same that fell short. In particular, the Tribunal considered the extent of attached double storey built form, together with driveway paving and minimal opportunities for landscaping were found to be unacceptable by the Tribunal.				
28/03/2017	D/1096/2015	113 Cheddar Road, Reservoir  La Trobe	Proposed medium density development comprising the construction of four (4) double storey dwellings on a lot affected by the special building overlay	Refusal – Applicant appeal	Council's decision affirmed – No Permit granted.
<b>Result</b>	The Tribunal was satisfied that the development of the site with four reverse living dwellings was supported by state and local policy. It also considered the proposal was an acceptable response against neighbourhood character. Where the proposal fell short was internal amenity due to the extent of screening required at first floor to prevent overlooking. As such, the Tribunal affirmed Council's refusal.				
30/03/2017 (Compulsory Conference)	D/245/2015	3 Tharratt Street, Thornbury  Rucker	Medium density development comprising the construction of six (6) dwellings within a two storey building and basement	Notice of Decision – Objector Appeal and Conditions Appeal	Council's decision varied – Permit Granted
<b>Result</b>	The Permit Applicant was willing to make changes to address Council and resident concerns. As such, the parties were in agreement that a permit could issue.				



## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

APRIL 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
4/04/2017 (Administrative Mention)	D/803/2015	340 Plenty Road, Preston  Cazaly	Development of eight (8) three (3) storey dwellings and a reduction to the visitor car parking requirement.	Refusal – Applicant Appeal	Council's decision set aside (by consent) – Permit granted
<b>Result</b> <b>2 June 2017</b>	The Tribunal advised the parties were in agreement as to the proposal. Final orders to come. On 2 June 2017 the Tribunal made consent orders giving effect to the agreement reached between the parties.				
26/04/2017	D/506/2016	102 Yarralea Street, Alphington  Rucker	Display of two (2) business identification signs	Refusal – Applicant appeal	Council's decision affirmed – No permit granted
<b>Result</b>	While the Tribunal did not consider the site sat within a 'pristine residential area', it nevertheless considered its context was still primarily a residential one. When the Tribunal considered the prominence of the signage proposed, it considered the signage would result in a visual dominance that overwhelms the site and its surrounds.				
26/04/2017	D/486/2016	25 Clifton Grove, Preston  Cazaly	Development of seven (7) dwellings within a Special Building Overlay and reduction in one (1) resident car space and waiver of one (1) visitor car space	Failure Appeal – To Oppose (Subsequently resolved to support)	Council's Decision Set Aside – Permit Granted
<b>Result</b>	The Permit Applicant lodged amended plans which addressed Council and resident concerns, therefore the parties were in a consent position by the time of the hearing.				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

APRIL 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
2/05/2017	D/696/2016	18 View Street, Reservoir  La Trobe	A medium density development comprising the construction of four (4) double storey dwellings	Notice of Decision - Objector appeal	Council's Decision Affirmed – Permit Granted
<b>Result</b>	The Tribunal was satisfied that the proposal was consistent with preferred and existing character of the area, as well as having no unreasonable off site amenity impacts.				
3/05/2017 Compulsory Conference	D/818/2016	156 Rossmoyne Street, Thornbury  Rucker	Construct two (2) double storey (plus basement level) dwellings on the lot	Refusal - Applicant Appeal	Council's Decision Set Aside – Permit Granted
<b>Result</b>	The Permit Applicant was willing to make changes to address Council and resident concerns, therefore the parties were in agreement that a permit could issue.				
3/05/2017 Administrative Mention	D/195/2003/C	36-46 Wingrove Street, Alphington  Rucker	Amend the endorsed plans attached to planning permit D/195/2003 to alter the car parking layout	Notice of Decision - Objector Appeal	Council's Decision Set Aside – No Permit Granted
<b>Result</b>	The Permit Applicant determined not to proceed with their application to amend the permit – accordingly, VCAT set Council's decision aside. VCAT specifically noted it made no finding on the merits of the application.				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

APRIL 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
4/05/2017	D/368/2016	8 St Duthus Street, Preston  Cazaly	A medium density development comprising the construction of a double storey dwelling to the rear of the existing dwelling	Refusal – Applicant Appeal	Council's Decision Set Aside – Permit Granted
<b>Result</b>	The Tribunal only gave oral reasons for setting Council's decision aside.				
5/05/2017	D/367/2016	10 Seston Street, Reservoir  Cazaly	Construction of a medium density housing development comprising eight (8) dwellings and a waiver of visitor parking	Refusal – Applicant Appeal	Council's Decision Affirmed – No permit granted
<b>Result</b>	The critical failing of the proposal was the subject site being too small for the scale of development proposed, and the associated inability of the site to implement the preferred Garden Apartment typology as sought by Council. As a result of the site being too small, the Tribunal in turn had issues in respect of the level of internal amenity to be received on site and the poor presence to the street of a number of dwellings who take their sense of address from a narrow pathway with poor visibility.				
8/05/2017	D/127/2016	31 Best Street, Reservoir  La Trobe	Proposed two (2) lot subdivision and construction of two (2) new dwellings	Refusal – Applicant Appeal	Council's decision Affirmed – No permit granted
<b>Result</b>	While the Tribunal considered the site could support multi dwelling development, it considered the critical failing in this instance was its lack of site responsiveness. In particular, while the site had a 2 metre slope from front to rear, the dwellings adopted a relatively continuous floor level with only 2 steps difference between front and rear. The effect of this leaves a continuous and imposing form on the neighbourhood and adjoining properties. The Tribunal was also concerned about impacts upon a street tree as a result of a proposed crossover.				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

APRIL 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
10/05/2017	D/127/2016	21 Cuthbert Road, Reservoir  La Trobe	Construct a medium density housing development comprised of four (4) double storey dwellings	Refusal – Applicant Appeal	Interim Decision  Council's Decision set aside – Permit granted
<b>Result</b>	The Tribunal was not supportive of the height and massing of the 4 dwelling development through the site, nor its reduced front setback. As such, it issued an interim decision inviting the permit applicant to prepare amended plans for three 2 storey townhouses. Such plans have been received by Council for comment. Amended plans were then circulated which addressed the Tribunal's concerns.				
15/05/2017	D/453/2016	731 High Street, Preston  Cazaly	Retrospective application to convert a garage to a dwelling	Refusal - Applicant Appeal	Council's decision affirmed – No permit granted
<b>Result</b>	The Tribunal affirmed Council's refusal firstly because of the poor internal amenity outcomes that the dwelling would provide. In particular, the Tribunal was concerned with the private open space to the dwelling, solar access to be received by private open space, lack of windows (or south facing highlight windows), small bedroom sizes and lack of sense of identity. As to car parking, the Tribunal considered the arrangements proposed poorly conceived and indicative of the proposal seeking too much from the site.				
19/05/2017	D/371/2016	28 Erskine Avenue, Reservoir  La Trobe	A medium density housing development comprised of the construction of two (2) double storey dwellings to the rear of an existing dwelling providing two (2) bedroom accommodation	Refusal - Applicant Appeal	Council's decision set aside – Permit granted
<b>Result</b>	The Tribunal was satisfied that the proposed design was an acceptable response to an area with already an inconsistent character, and that further aspects of the design responded to Council's preferred character.				
31/05/2017	D/1103/2015	242 Gooch Street, Thornbury  Rucker	Construct a medium density development comprising of three (3) double storey dwellings	Refusal - Applicant Appeal	Council's Decision Affirmed – No permit granted
<b>Result</b>	The Tribunal did not consider that the proposal generated any unreasonable off site amenity impacts; where it considered the proposal fell short was its very contemporary design not respecting the existing architecture in the neighbourhood.				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

JUNE 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
1/06/2017 (Compulsory Conference)	D/75/2011	161-187 & 195 High Street, Preston Cazaly	Seven storey mixed use apartment building	Section 87A Application – Position taken to Oppose	Hearing Confirmed
<b>Result</b>	The matter did not settle and accordingly the Tribunal has confirmed the hearing date of this matter.				
1/06/2017	D/418/2016	18 Crispe Street, Reservoir Cazaly	A medium density housing development comprising the construction of three (3) double storey dwellings	Refusal – Applicant Appeal	Council's decision set aside – Permit granted
<b>Result</b>	The Tribunal disagreed with Council's ResCode argument that notwithstanding a numerical standard is being met, the associated objective isn't necessarily also met. As such, the Tribunal formed the view the proposal was an acceptable response to ResCode as well as the preferred neighbourhood character for the area.				
13/06/2017 (Compulsory Conference)	D/173/2011	1091 Plenty Road, Bundoora La Trobe	Alterations to approved development	Section 87A Application	Hearing Confirmed
<b>Result</b>	The matter did not settle and accordingly the Tribunal has confirmed the hearing date of this matter.				



## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

JUNE 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
14/06/2017	D/184/2014/B	112 Collins Street, Thornbury Rucker	Amend the permit which allows "a medium density housing development comprised of two (2) attached double storey dwellings".	Failure Appeal	Council's decision set aside – Amended permit granted
<b>Result</b>	The main issue in dispute in this matter was the location of a car parking space in the front setback, together with some changed side setbacks. The Tribunal considered that the retention of the existing crossover servicing the site would not be out of step with the existing character of the street and would result in an appropriate streetscape outcome. The Tribunal was neither troubled by the changed side setbacks. In granting an approval however, it included a condition requiring no structures over the car parking space in the front setback.				
27/06/2017	D/195/2003/C	36-46 Wingrove Street, Alphington Rucker	Amend the endorsed plans attached to planning permit D/195/2003 to alter the car parking layout	Notice of Decision – Objector Appeal	Not required – Permit Applicant no longer wished to pursue their application
<b>Result</b>					
27/06/2017	D/787/2016	206 Dundas Street, Thornbury Rucker	Development of five (5) double storey dwellings and reduction to the visitor car parking requirement	Refusal – Applicant Appeal	Council's Decision Set Aside – Permit Granted
<b>Result</b>	Notwithstanding the design response which was contrary to some of Council's neighbourhood character guidelines, the site's location opposite an industrial estate meant there was more context to draw a contemporary design response from as opposed to more purely residential areas elsewhere in Darebin. Subject conditions requiring additional windows and screening, the Tribunal was satisfied the proposal was acceptable.				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

JULY 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
7/07/2017 (Compulsory Conference)	D/553/2016	112 Dundas Street, Thornbury  Rucker	Construction of a medium density development consisting of five (5) dwellings and a reduction in the number of visitor car parking spaces associated with five (5) dwellings	Delegate – Conditions Appeal	Council's Decision Set Aside (by consent) – Permit Granted
<b>Result</b>	The Permit Applicant was willing to make changes to their proposal to address Council concerns, as such the parties were in a position that the Tribunal could direct the grant of a permit.				
17/07/2017	D/75/2011	161-187 & 195 High Street, Preston  Cazaly	Amend the existing permit to add an additional storey and re-arrangement of the proposed building	S87A Application to VCAT to amend Permit – Council's position is to oppose	VCAT Decision Pending
<b>Result</b>					
18/07/2017	N/A	731 High Street, Preston  Cazaly	Planning enforcement proceedings due to owner not building in accordance with planning permit	Application for Enforcement Orders	Enforcement Order Allowed
<b>Result</b>	The Owner and Respondent did not contest the matter.				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

JULY 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
18/07/2017	D/807/2016	4 Tambo Avenue, Reservoir  La Trobe	Development of the land with three (3) double storey and one (1) single storey dwellings	Refusal – Applicant Appeal	VCAT Decision Pending
<b>Result</b>					
19/07/2017	D/496/2016	56 Harrow Street, Preston  Cazaly	A medium density housing development comprising the construction of four (4) double storey dwellings	Refusal – Applicant Appeal	Council's decision set aside (by consent) – Permit Granted
<b>Result</b>	The Permit Applicant was willing to make changes to address concerns at a compulsory conference – accordingly the parties were in agreement a permit could issue.				
21/07/2017	D/496/2016	93 Mansfield Street, Thornbury  Rucker	Construction of a medium density development comprising two (2) double storey dwellings	Refusal – Applicant Appeal	Council's decision set aside (by consent) – Permit Granted
<b>Result</b>	The Permit Applicant was willing to make changes to address Council concerns, accordingly the parties were in agreement that a permit could issue.				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

JULY 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
28/07/2017 (Compulsory Conference)	D/144/2017	47 Showers Street, Preston  Cazaly	Development of seven (7) three (3) storey dwellings and a reduction to the car parking requirement	Refusal - Applicant Appeal	Hearing Confirmed – Matter did not settle
Result					

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

<b>AUGUST 2017</b>					
<b>Date of Hearing</b>	<b>App. No.</b>	<b>Property/Ward</b>	<b>Proposal</b>	<b>Council Decision/Nature of Appeal</b>	<b>VCAT Decision</b>
2/08/2017	D/433/2016	8 Johnson Street, Northcote  Rucker	Construction of a three (3) storey (including partial basement) building consisting of eight (8) dwellings	Refusal – Applicant Appeal	VCAT Decision Pending
<b>Result</b>					
9/08/2017	D/572/2016	88 Victoria Road, Northcote  Rucker	Development of the land with five (5) double storey attached dwellings and a reduction in the standard car parking requirement	Refusal – Applicant Appeal	VCAT Decision Pending
<b>Result</b>					
11/08/2017	D/431/2009/C	692 High Street, Thornbury  Rucker	Amend the permit and plans to provide an additional storey and dwelling with a further reduction of car parking	Refusal – Applicant Appeal	VCAT Decision Pending
<b>Result</b>					



## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

AUGUST 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
18/08/2017 (Compulsory Conference)	D/862/2016	500 Plenty Road, Preston  Cazaly	Construction of five dwellings and a reduction in the car parking requirement (visitor parking)	Refusal – Applicant Appeal	Council's decision set aside (by consent) – Permit Granted
<b>Result</b>	The applicant circulated amended plans upon which Council was able to enter into consent orders.				
21/08/2017	D/913/2016	186 Gillies Street, Fairfield  Rucker	A medium density development comprised of the construction of two (2) double storey side by side dwellings	Refusal – Applicant Appeal	VCAT Decision Pending
<b>Result</b>					
24/08/2017	D/193/2016	713-721 Gilbert Road, Reservoir  Cazaly	Medium density development comprising the construction of seven (7) double storey dwellings	Refusal – Applicant Appeal	Interim Decision
<b>Result</b>	The Tribunal had concerns that the proposal was 'tight' – and as such gave the permit applicant an opportunity to respond to a number of identified concerns. Amended plans have been circulated for comment.				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

AUGUST 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
25/08/2017	D/553/2016	112 Dundas Street, Thornbury  Rucker	Construction of a medium density development consisting of five (5) dwellings and a reduction in the number of visitor car spaces associated with five (5) dwellings	Conditions Appeal	Matter settled by consent – Hearing not required
<b>Result</b>	The parties were able to successfully negotiate a consent outcome meaning a hearing was not required.				
31/08/2017	D/1084/2016	189 Rathmines Street, Fairfield  Rucker	Construction of five double storey dwellings and waiver of the required one visitor car space	Refusal – Applicant Appeal	VCAT Decision Pending
<b>Result</b>					

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

SEPTEMBER 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
1/09/2017	D/702/2016	39 High Street, Preston  Cazaly	Buildings and works for the construction of a flue and a reduction in car parking associated with the use of the site as a restaurant	Refusal – Applicant Appeal	Adjourned to March 2018
<b>Result</b>					
5/09/2017	D/773/2016	286 Station Street, Fairfield  Rucker	Medium density development comprising the construction of four (4) double storey dwellings and to alter access to a road in a Road Zone Category 1	Refusal – Applicant Appeal	VCAT Decision Pending
<b>Result</b>					
5/09/2017	D/493/2016	73 Boldrewood Parade, Reservoir  La Trobe	Proposed construction of four (4) double storey dwellings and alteration to access to a Road Zone Category 1	Failure Appeal – Subsequent position of opposition taken	Council's decision set aside – Permit granted
<b>Result</b>	The applicant lodged amended plans which addressed Council's concerns with the proposal. As there was an objector party, the hearing was still required, nevertheless the Tribunal determined it was appropriate to grant a permit.				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

SEPTEMBER 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
6/09/2017	D/439/2016	72-74 Clyde Street, Thornbury  Rucker	Medium density housing development comprising the construction of seven (7) two storey dwellings, on land covered by a Special Building Overlay	Failure Appeal – Subsequently purported to refuse	Council's decision set aside – Permit granted
<b>Result</b>	The Tribunal gave oral reasons why the grant of a permit was acceptable.				
6/09/2017	D824/2016	31 Ross Street, Northcote  Rucker	Demolition of the existing dwelling and construction of a double storey dwelling on land affected by a Heritage Overlay	Notice of Decision – Objector Appeal	VCAT Decision Pending
<b>Result</b>					
7/09/2017	D/978/2012/A	138 Darebin Road, Northcote  Rucker	Amendment to endorsed plans	Section 87A Application	VCAT Decision Pending
<b>Result</b>					

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

SEPTEMBER 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
7/09/2017 (Compulsory Conference)	D/992/2016	98 Albert Street, Preston  Cazaly	Medium density housing development comprising the construction of seven (7) dwellings (two (2) double storey and five (5) triple storey) and alteration of access to a Road Zone - Category 1	Refusal – Applicant Appeal	Agreement Reached – Notice to be Given of Amended Plans
<b>Result</b>	The Permit applicant was willing to make changes to address Council concerns through amended plans. As the proposal has changed its form, the Tribunal has directed that notice go to objector parties prior to finalising its decision.				
13/09/2017	D/1099/2015	60 Station Street, Fairfield  Rucker	Proposed medium density development comprising the construction of four units within a three storey building and alterations to access to a road in a Road Zone Category 1	Conditions Appeal	Withdrawn by the Permit Applicant – no hearing required
<b>Result</b>					
14/09/2017	D/144/2017	47 Showers Street, Preston  Cazaly	Development of seven (7) three (3) storey dwellings and a reduction to the car parking requirement	Refusal – Applicant Appeal	VCAT Decision Pending
<b>Result</b>					

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

SEPTEMBER 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
18/09/2017	D/731/2016	231 Station Street, Fairfield  Rucker	Proposed medium density development comprising the construction of four three- and one double-storey dwellings on land adjacent to a road in a Road Zone	Refusal – Applicant Appeal	VCAT Decision Pending
Result					



## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

OCTOBER 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
5/10/2017	D/913/2016	186 Gillies Street, Fairfield  Rucker	A medium density development comprised of the construction of two (2) double storey side by side dwellings	Refusal – Applicant Appeal	
<b>Result</b>					
9/10/2017	D/992/2016	98 Albert Street, Preston  Cazaly	Medium density housing development comprising the construction of seven (7) dwellings (two (2) double storey and five (5) triple storey) and alteration of access to a Road Zone - Category 1	Refusal – Applicant Appeal	
<b>Result</b>					
9/10/2017	D/133/2017	27 Murphy Grove, Preston  Cazaly	Construction of a medium density development consisting of eight (8) double storey dwellings and basement carpark and a reduction in the carparking requirement	Refusal – Applicant Appeal	
<b>Result</b>					

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

OCTOBER 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
16/10/2017	D/566/2016	345-349 Bell Street, Preston	A six (6) storey building comprising 30 apartments, two (2) commercial tenancies and a reduction to the car parking requirement	Failure Appeal – Subsequently taken position of Opposition	
<b>Result</b>					
23/10/2017	D/992/2016	98 Albert Street, Preston	Medium density housing development comprising the construction of seven (7) dwellings (two (2) double storey and five (5) triple storey) and alteration of access to a Road Zone - Category 1	Refusal – Applicant Appeal	
<b>Result</b>					
31/10/2017	D/800/2015	68 St Vigeons Road, Reservoir	Construct a medium density housing development comprised of five (5) double storey dwellings and reduce the car parking requirements associated with the dwellings (1 visitor space)	Section 87A Application	
<b>Result</b>					

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

NOVEMBER 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
15/11/2017 (Compulsory Conference)	D/201/2017	771-777 Gilbert Road, Reservoir  La Trobe	Development of a three storey building comprising 15 apartments, two (2) food and drink premises, a medical centre and a reduction to the car parking requirement	Refusal – Applicant Appeal	
<b>Result</b>					
23/11/2017	D/331/2011	28 Gellibrand Crescent, Reservoir  La Trobe	Amend permit D/331/2011 for a medium density housing development comprising the construction of a double storey dwelling to the rear of the existing dwelling	Refusal – Applicant Appeal	
<b>Result</b>					
23/11/2017	D/189/2017	38 Compton Street, Reservoir  La Trobe	A medium density housing development comprising the construction of three (3) double storey dwellings	Refusal – Applicant Appeal	
<b>Result</b>					

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

## Planning Committee Decisions before VCAT

OCTOBER 2016					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
3/10/2016	D/655/2015	3 Gillies Street, Fairfield  Rucker	Development of a 3 storey building comprising 9 dwellings and a reduction to the car parking requirement	Refusal (contrary to officer recommendation) - Applicant appeal	Council's decision set aside – Permit granted.
<b>Result</b>	This matter was a repeat appeal – with Council previously having a refusal affirmed in <i>Tsakmakis v Darebin CC</i> [2015] VCAT 462. Accordingly, the permit applicant sought to respond to the concerns raised by the Tribunal in the previous decision. The Tribunal considered that the present proposal was a better response to its northern neighbour (which was the critical failing of the previous proposal) in terms of amenity impact, however from a character point of view, the 3 <sup>rd</sup> level in this proposal actually came closer to the street than the previous proposal. The Tribunal considered that the third level needed to be made more recessive to be an acceptable character outcome to Gillies Street – as such it included a permit condition requiring this third level to be further set back from the street with no changes to any other setback. Otherwise, the Tribunal was satisfied that the design response adequately addressed amenity impacts to the site's northern neighbour.				
6/10/2016	D/629/2015	66-68 Waterloo Road, Northcote  Rucker	Medium density housing development comprising the extension of 10 existing dwellings and construction of seven (7) new dwellings over a common basement car parking area.	Notice of Decision – Objector Appeal	Council's decision varied – Permit granted
<b>Result</b>	It was not in dispute that the site was suitable for redevelopment, therefore the primary focus of resident concerns was the proposal's reliance on Quarrion Lane to provide vehicle access to the development. Notwithstanding resident concerns, the Tribunal found that the use of Quarrion Lane for vehicle access was acceptable from a character point of view (as the front garden would not be dominated by car parking structures) as well as from a design point of view (in that if ramps from Waterloo Road were required to access a basement, a significant amount of the site would be given over to ramping). The Tribunal also had no concerns in respect of the condition of the laneway and the potential for impacts on amenity of surrounding residents from vehicle movements, given the low speed environs of the laneway in any event.				
12/10/2016	D/716/2015	255 Darebin Road, Thornbury  Rucker	Construction of three (3) double storey dwellings	Refusal (contrary to officer recommendation) - Applicant appeal	Council's decision set aside – Permit Granted
<b>Result</b>	When the Tribunal had regard to the site's proximity to High Street, the Tribunal considered the design of the proposal, subject to a further modification (by way of condition) was an acceptable response to neighbourhood character and ResCode.				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

OCTOBER 2016					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
13/10/2016	D/1109/2014	682-684 Bell Street, Preston  Cazaly	Construction of six (6) dwellings, alter access to a Road Zone and a reduce the standard visitor car parking requirements.	Refusal (Contrary to Officer Recommendation) - Applicant appeal	Council's decision set aside – Permit granted
<b>Result</b>	The Tribunal considered the key issues were neighbourhood character, whether the front setback was acceptable and whether the proposal was an overdevelopment of the site. The Tribunal found the proposal an acceptable response to neighbourhood character given its finding that Bell Street has an eclectic character and main road setting. While the Tribunal was not troubled by the 3 storeys, it did require by way of condition the third storey to be set back so they do not sit forward of their lower floors. The Tribunal was otherwise not persuaded the application was an overdevelopment, or that the front setback needed to be changed.				
13/10/2016	D/949/2015	7 Highland Street, Kingsbury  La Trobe	Proposed medium density development comprising the construction of 4 double storey dwellings as shown on the plans accompanying the application.	Failure Appeal – Council subsequently resolved not to support in line with officer recommendation.	Council's decision affirmed – No permit granted.
<b>Result</b>	The critical failing with the proposal was its response to neighbourhood character. In particular the Tribunal was concerned that the reverse living typology maximised the ground level site coverage and provided minimal landscape opportunities – as a result the Tribunal was not satisfied the proposal responded adequately to Council's preferred character outcome of encouraging additional planting in all gardens. Further, the Tribunal was critical of the internal amenity of the dwellings given their balconies were proposed to be fully screened to 1.7m in height, meaning such dwellings have poor outlook. Finally, the Tribunal considered car parking arrangements should be revisited as part of any new proposal.				
14/10/2016 and 24/10/2016	D/423/2015	12 Farnan Street, Northcote  Rucker	Medium density development comprising the construction of five (5) double storey dwellings and reduction of the standard car parking rate, on land covered by a Special Building Overlay.	Refusal (Contrary to officer recommendation) – Applicant appeal	Council's decision set aside – Permit granted
<b>Result</b>	The Tribunal did not have concerns with the proposal's impact upon the character of the area, noting that change existed in the relevant part of Farnan Street already and there was an absence of planning controls to prevent demolition of building in the area. What troubled the Tribunal was the proposal's presentation to the street and to the Right-of-way, to that end the Tribunal placed conditions on the permit requiring the first floor of the dwelling which fronts the street to be set back behind the ground floor, and also for further setbacks to be provided to the first floors of units 3 and 4. The effect of these changes is that units 2 and 4 are now 2 bedroom dwellings, whereas at least dwelling 4 was a 3 bedroom dwelling. Otherwise, the Tribunal was not persuaded that there were any other unacceptable aspects of the proposal.				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

OCTOBER 2016					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
26/10/2016	D/820/2015	283-291 Gilbert Road, Preston  Cazaly	Development of a three (3) to four (4) storey building comprising 23 dwellings, a cafe and a reduction to the car parking requirement.	Refusal (in line with officer recommendation) – Applicant appeal	Council's Decision Affirmed – No permit granted.
<b>Result</b>	The Tribunal considered the critical issue was not whether the site could be redeveloped, but the execution of such redevelopment was in issue. Notwithstanding the site's designation as 'substantial change', the Tribunal noted that the site sat at the bottom end of the "substantial change hierarchy". When the Tribunal considered the design response of the proposal, the Tribunal was not satisfied the proposal responded adequately to its sensitive interfaces as well as what policy calls for on the site. Therefore the Tribunal was not satisfied the proposal struck the right balance and affirmed Council's refusal.				
31/10/2016	D/910/2015	65 Dundee Street, Reservoir  La Trobe	A medium density housing development comprised of 4 double storey dwellings	Refusal (contrary to officer recommendation) – Applicant appeal	Council's Decision Set Aside – Permit Granted
<b>Result</b>	The Tribunal considered that with a condition requiring a greater setback of the first floor of Unit 2 from an adjoining property, it was satisfied the proposal was an acceptable response to neighbourhood character and generated no unreasonable off site amenity impacts.				



## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

NOVEMBER 2016					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
3/11/2016 (Compulsory Conference)	D/748/2015	167-173 Station Street, Fairfield  Rucker	Construction of a three storey (plus basement) apartment building comprising 20 dwellings, reduction in visitor car parking and alteration of access to a Road Zone Category 1	Refusal (contrary to officer recommendation) – Applicant appeal	Council's decision set aside – Permit Granted
<b>Result</b>	At the compulsory conference, the permit applicant was willing to make changes to address resident and Council concerns – as such, all parties were in agreeance and therefore a permit could issue.				
14/11/2016	D/285/2015	30 Cramer Street, Preston  Cazaly	Construction of a part 9-storey, part 6-storey mixed use development comprised of three (3) ground floor shops and car parking and 95 dwellings at upper levels; a reduction in the car parking requirement and waiver of the loading bay requirement; creation and alteration of access to a Road Zone Category 1	Refusal (in line with officer recommendation) – Applicant appeal	Council's Decision Set Aside – Permit Granted
<b>Result</b>	The Tribunal considered that the design of the proposal was a suitable response to policy – in particular notwithstanding the lack of a tower and podium form, it represented a 'suitable landmark [building]' and provided activation to a hostile street environment (St Georges Road). The Tribunal considered the ESD credentials of the building acceptable, and subject to a number of conditions requiring internal rearrangements of dwellings to provide a more functional layout, the internal amenity of the dwellings was considered acceptable.				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

NOVEMBER 2016					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
14/11/2016	D/483/2015	75 Gooch Street, Thornbury  Rucker	Construct a medium density development comprising of four (4) double storey dwellings	Refusal (in line with officer recommendation) – Applicant appeal	Council's decision set aside – Permit granted
<b>Result</b>	The Tribunal provided oral reasons and only a short written summary of same. Originally, Council had sought an adjournment of the hearing on the basis it had not yet formed a view on amended plans lodged – this was due to the caretaker period during the election. Nevertheless, the adjournment request was refused, meaning Council had to attend the Tribunal without a formal position. The Tribunal was understanding of Council's predicament - calling Council's concern for due process to be followed "appropriate". The Tribunal however felt it was in a position to determine the matter, and did so. The Tribunal was otherwise comfortable with the merits of the proposal and directed a permit issue.				
23/11/2016	D/944/2015	704-706 Gilbert Road, Reservoir  La Trobe	Construct a medium density housing development comprised of 10 dwellings over two (2) lots; and reduce the visitor car parking requirements associated with the dwellings	Refusal (contrary to officer recommendation) – Applicant appeal	Council's decision set aside – Permit granted
<b>Result</b>	The Tribunal was satisfied that the proposal presented an acceptable response to neighbourhood character and had acceptable off site amenity impacts but for impacts associated with parking and traffic movements on the adjoining neighbour. As a result, the Tribunal granted a permit subject to conditions requiring a significant redesign of the rear of the proposal to locate car parking there as opposed to proximate the adjoining dwelling.				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

NOVEMBER 2016					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
28/11/2016	D/602/2015	13 Dean Street, Preston  Cazaly	Proposed medium density housing development comprising the construction of six (6) dwellings in a two (2) storey building and reduction of visitor car space to zero (0)	Refusal (contrary to officer recommendation) – Applicant appeal	Council's decision set aside – Permit granted
<b>Result</b>	The Tribunal considered that the physical and policy setting of the site meant that an increase in residential density was considerable. In reaching the view that the proposal was acceptable, the Tribunal considered that Council's Neighbourhood Character Study was in need of review – in fact the Tribunal found the proposal, through its design had addressed many characteristics of preferred future character and did not generate unreasonable off site amenity impacts that couldn't be addressed by way of condition. Finally, contrary to the Council decision, the Tribunal considered the proposal was not an overdevelopment of the land when regard was had to ResCode standards.				
30/11/2016	D/1037/2015	38 Mansfield Street, Thornbury  Rucker	A medium density housing development comprising the construction of five (5) double storey dwellings and a reduction of car parking requirements	Refusal (contrary to officer recommendation) – Applicant appeal	Council's decision affirmed – No permit granted
<b>Result</b>	While it was not in issue that the site could support some form of redevelopment, it was the execution that was in issue. The Tribunal disagreed with the Permit Applicant's expert that the site was located in an area with only a few period homes. As such, the Tribunal was of the view there was a high degree of consistency in the streetscape. As such, the Tribunal was of the view neighbourhood character policy called for interpretation of valued character elements in a contemporary manner. When regard was had to the contemporary, rectilinear design of the proposal, the Tribunal concluded the proposal failed to interpret prevailing building forms (for instance, the proposal included cantilevered elements), roof forms, siting and external materials of the original period dwellings. The Tribunal was also critical of the poor landscaping opportunities offered by the proposal, as well as the internal amenity to be received by the reverse living dwellings.				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

DECEMBER 2016					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
8/12/2016 (Compulsory Conference)	D/1011/2012	195-209 St Georges Road, Northcote  Rucker	Development of a 10 storey building comprising 168 dwellings, a supermarket (1500 square metres) and eight (8) shops and a reduction to the car parking requirement	Refusal (in line with Officer recommendation) – Applicant appeal	Compulsory Conference Vacated
<b>Result</b>	Prior to the Compulsory Conference, Council raised a legal issue (relating to the Metropolitan Planning Levy) that has the potential to result in the application for a planning permit being void. The Tribunal has sought the views of the Minister for Planning, who has until 21 December 2016 to make a submission to the Tribunal. Ultimately, the Tribunal determined the preliminary issue in favour of the Permit Applicant.				
8/12/2016	D/2/2016	72A Station Street, Fairfield  Rucker	Construct and use a part six (6) and part five (5) storey building (plus ground floor mezzanine and including roof top communal terrace area, pergolas, lift, plant and equipment) associated with 20 dwellings, three (3) retail premises, a waiver of loading requirements and a reduction in car parking requirements to zero (0)	Notice of Decision (in line with Officer Recommendation) – Objector appeal	Council's decision varied – Permit granted
<b>Result</b>	The Tribunal granted a permit for the proposal on the basis it would provide housing and retail spaces consistent with what the Darebin Planning Scheme anticipates for the site. In particular, the Tribunal considered the design of the proposal to be a preferable outcome to the existing approved office building that could be constructed on site (and which has a similar built form to the proposal). As to the issue of the absence of car parking, the Tribunal was of the view the site had excellent access to public transport, access to an activity centre and nearby public open space. Further, the Tribunal noted Council was aware of issues in the vicinity of the site as a result of car parking – to that end the Tribunal was supportive of the condition agreed between the Applicant and Council requiring payment of a monetary security to do traffic surveys and establish restrictions, in future if required. The only change the Tribunal required to the application was a slight rephrasing of the monetary security condition as recommended by Council's own expert.				
14/12/2016	D/915/01 and CON/560/2015	1-9, 99 Helen Street, Northcote  Rucker	Amend the permit to allow use of the 9 offices as dwellings with reduction in car parking and end the section 173 agreement which prevents the use of the 9 premises as dwellings	Failure Appeal (Council subsequently resolved to oppose in line with Officer Recommendation)	Council's decisions set aside – Permit amended and s173 directed to be ended
<b>Result</b>	The Tribunal was satisfied the section 173 agreement could be ended given that the use of the land for the purpose of dwellings is now as of right. In particular, it considered that no one would be disadvantaged by the ending of the agreement. In terms of the application to amend				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

DECEMBER 2016					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
	the permit, the Tribunal considered it sufficient if a notation were placed on the plans requiring the room shown as an 'office' or 'store' to be used for the purpose of a study, home office or theatre, unless mechanical ventilation and borrowed light is installed in accordance with Building Code requirements. The Applicant was also successful in having the Tribunal order Council reimburse its filing fee. The Tribunal noted "the Council's failure to make a decision, the Council's deferral of the decision for no particular reason and the Council's failure to make a decision in a timely manner" led it to conclude the Applicant was entitled to be reimbursed.				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

DECEMBER 2016					
Date of Final Order	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
19/12/2016  (Original hearing in August 2016)	D/742/2015	384-388 St Georges Road, Thornbury  Cazaly	Development of four (4) storey building comprising forty-one (41) dwellings and a car parking reduction.	Refusal - Applicant appeal	Interim Decision – 17 August 2016  Final Decision – Council's decision set aside – Permit Granted.
<b>Result</b>	<p>The Tribunal issued an interim decision giving the permit applicant an opportunity to lodge amended plans. In particular, the Tribunal was of the view that proposal could not be supported in its present form, but that a modified version could strike the right balance and be worthy of a permit. Some of the suggested changes the Tribunal has put to the applicant include meeting the 45 degree rear setback envelope, keeping the extent of basement excavation confined so as to allow for more landscaping and consolidation of a number of apartments that had poor internal amenity. The permit applicant has until 14 October 2016 to file and serve amended plans.</p> <p>Following receipt of the amended plans and further submissions from Council and a number of residents, the Tribunal considered that the proposal adequately responded to its Interim Decision and as a result was in a position to grant a permit for ultimately a 36 dwelling proposal; however it considered matters such as landscaping, waste management, screening, internal amenity and setbacks were now acceptable.</p>				



## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

JANUARY 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
9/01/2017	D/1102/2015	71 Miller Street, Thornbury  Cazaly	A medium density housing development comprising the construction of six (6) double storey dwellings and a reduction of visitor car parking on land affected by a Special Building Overlay	Refusal (contrary to officer recommendation) – Applicant appeal	Council's decision set aside – Permit Granted
<b>Result</b>	The critical issue for the Tribunal in this instance was the tension between the site's designation as 'substantial change' (whereby increased housing densities are expected) viz a viz the policy objective of respecting neighbourhood character. The Tribunal formed the view that policy was explicit in establishing that if the Council were to meet its housing needs in substantial change areas (for instance), then less weight is given to neighbourhood character considerations. This, together with the Tribunal's view the proposal successfully integrated with the linear park and had no unreasonable off site amenity impacts led the Tribunal to grant a permit for the proposal.				
12/01/2017 & 7/02/2017	D/187/2015	305-307 Plenty Road, Preston  Cazaly	Development of a five (5) storey building (plus basement) comprising 14 dwellings	Refusal (contrary to officer recommendation) – Applicant appeal	Interim Decision
<b>Result</b>	The Tribunal considered that in light of the site's physical and policy context, a 5 storey building was acceptable. The issue the Tribunal had was with the form of the proposal. As such, it issued an interim decision allowing the permit applicant an opportunity to lodge amended plans to address the Tribunal's concerns of minimal front setback and inappropriate height of walls on boundary. The Permit Applicant has indicated they intend to prepare amended plans.				
20/01/2017	D/1065/2015	9 Smith Street, Reservoir  La Trobe	A medium density housing development comprised of the construction of five (5) dwellings, a reduction in the visitor car parking requirement	Refusal (contrary to officer recommendation) – Applicant appeal	Council's decision set aside – Permit granted
<b>Result</b>	The critical issue for the Tribunal was whether the proposal's reverse living typology was an acceptable fit in the neighbourhood. The Tribunal was satisfied reverse living was acceptable in this instance due to the site's context – in particular, the Tribunal was satisfied what had occurred 'on the ground' was not reflective of Council's preferred character statement. As such, the Tribunal was of the view site could accommodate the proposal.				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

FEBRUARY 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
13/02/2017 (Compulsory Conference)	D/319/2011/A	445-453 High Street & 1-13 Beavers Road, Northcote  Rucker	Amendment so preamble reads: A mixed use development comprising a two - eight storey building (plus two basement levels) comprising 114 apartments, 3 shops, and a reduction to the car parking requirement	Failure Appeal (Council resolved to oppose in line with Officer Recommendation)	Council's decision set aside (by consent).  Permit granted (by consent)
<b>Result</b>	The permit applicant was willing to make changes to address resident and Council concerns, as such all parties were in agreeance a permit could issue.				
22/02/2017 (Compulsory Conference)	D/400/2016	1056-1140 Plenty Road, Bundoora  La Trobe	The construction of two or more dwellings on a lot in the MUZ; Buildings and works associated with the construction; reduction in statutory car parking requirement for visitor parking, construction of a front fence where associated with more than 2 dwellings on a lot and exceeds the maximum height of Clause 55.06-2	Failure Appeal (Council resolved to support in line with Officer Recommendation)	Council's decision set aside – Permit granted
<b>Result</b>	As the Council had resolved to support the application, the parties were able to enter into consent orders thereby avoiding the need for 4 days worth of hearings.				
22/02/2017	D/699/2015	34 Don Street, Reservoir  La Trobe	Medium density development comprising the construction of three (3) double storey dwellings to the rear of the existing dwelling	Refusal - Applicant Appeal (Contrary to Officer Recommendation)	Council's decision affirmed – No permit granted
<b>Result</b>	While it was accepted the site was suitable for some form of redevelopment, it was the execution in this case that was fatal to the proposal. In particular, the Tribunal agreed with Council that the site did not have a high level of convenience to public transport – this meant that while change could be expected, it needed to be highly tempered and should fit comfortably into the neighbourhood. The 3 proposed double storey units, together with the existing double storey dwelling were considered by the Tribunal to be an unacceptable fit in terms of neighbourhood character, where double storey elements are located towards the street, as opposed to being in the rear of sites. The Tribunal was also critical of the poor landscaping opportunities, the limited articulation of the proposed units ground and first floors, insufficient upper storey setbacks and unbroken length of two storey form.				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

FEBRUARY 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
23/02/2017 (Compulsory Conference)	D/1011/2012	195-209 St Georges Road, Northcote  Rucker	Development of a 10 storey building comprising 168 dwellings, a supermarket (1,500 square metres) and eight (8) shops and a reduction to the car parking requirement	Refusal - Applicant Appeal (in line with Officer Recommendation)	Matter did not settle.
<b>Result</b>	The matter did not settle at the Compulsory Conference, accordingly the matter is listed for hearing on 26 June 2017.				
28/02/2017 (Compulsory Conference)	D/1039/2015	658-664 High Street, Thornbury  Rucker	A mixed use development comprising of ground floor office and shop tenancies and residential dwellings above, including a reduction in car parking	Failure Appeal (Council subsequently resolved to oppose in line with Officer Recommendation)	Council's decision set aside (by consent) – Permit Granted
<b>Result</b>	The Applicant was willing to make design changes to address Council concerns. As such, the parties were in agreement that a permit could issue.				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

MARCH 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
1/03/2017 (Compulsory Conference)	D/374/2004/B	63-71 Plenty Road, Preston  Cazaly	1. Construction of an 14 storey building (plus basement levels) 2. Use of the land for the purpose of two (2) shops and 85 dwellings 3. Reduction of the car parking requirements 4. Waiver of the loading bay requirement	Refusal - Applicant Appeal (in line with Officer Recommendation)	Matter did not settle.
<b>Result</b>	The matter did not settle at the Compulsory Conference, accordingly the matter is proceeding to hearing.				
22/03/2017	D/934/2015	254-256 Murray Road, Preston  Cazaly	Development of seven (7) dwellings and a reduction to the visitor car parking requirement	Refusal - Applicant Appeal (Contrary to Officer Recommendation)	Council's decision set aside – Permit Granted
<b>Result</b>	The Tribunal considered the proposal was an acceptable response against Clause 22.09 – Preston Central Incremental Change which in turn encouraged 3 storey buildings to Murray Road. In terms of amenity impacts, the Tribunal was satisfied subject to a permit condition requiring a section demonstrating compliance with B17 to an adjoining property, the Tribunal could grant a permit.				
22/03/2017	D/400/2015	60 Burbank Drive, Reservoir  La Trobe	A medium density housing development comprised of the construction of three (3) dwellings	Refusal - Applicant Appeal (Contrary to Officer Recommendation)	Council's decision set aside – Permit Granted
<b>Result</b>	Notwithstanding the site sat within a minimal change area, the unique characteristics of the site and design response of two single storey dwellings and one double storey dwelling meant the Tribunal was comfortable the proposal was an acceptable response to a minimal change area.				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

MARCH 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
27/03/2017	D/319/2011/A	445-453 High Street & 1-13 Beavers Road, Northcote  Rucker	Amendment so preamble reads: A mixed use development comprising a two - eight storey building (plus two basement levels) comprising 114 apartments, 3 shops, and a reduction to the car parking requirement	Failure Appeal (Council subsequently resolved to oppose in line with Officer Recommendation)	No longer required – settled at Compulsory Conference  Permit Granted by Consent
<b>Result</b>	Permit granted by consent.				
31/03/2017 (Compulsory Conference)	D/939/2015	314-316 St Georges Road, Thornbury  Cazaly	Use and development of the land for the purpose of a 5-storey development comprised of four (4) commercial tenancies, one (1) restaurant and 46 dwellings; a reduction in the car parking requirement and waiver of the loading bay requirement	Refusal - Applicant Appeal (in line with Officer Recommendation)	No longer required – application for review withdrawn by Permit Applicant
<b>Result</b>	Hearing no longer required.				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

APRIL 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
4/04/2017	D/988/2015	2-4 Kelsby Street, Reservoir  La Trobe	A medium density housing development comprising eight (8) double storey dwellings and a reduction of visitor car parking requirements	Refusal - Applicant Appeal (Contrary to Officer Recommendation)	Council's decision set aside – Permit granted
<b>Result</b>	The Tribunal considered the site's strategic and physical context lent itself towards achievement of urban consolidation goals, rather than respect of neighbourhood character due to the site's location adjacent a residential growth zone and proximity to shops and services (Reservoir Activity Centre). In respect of design and amenity impacts, the Tribunal was satisfied that these were acceptable and that the waiver of a visitor space was also acceptable.				
11/04/2017 (Compulsory Conference)	D/568/2015	1/72-74 Chifley Drive, Preston	Use of the land for the purpose of a Place of Worship and Indoor Recreation Facility	Notice of Decision (in line with Officer Recommendation) - Objector Appeal	Council's decision varied – Permit granted.
<b>Result</b>	The Applicant was willing to make design changes to address concerns of nearby businesses. As such, the parties were in agreement that a permit could issue.				
18/04/2017 (Not required)	D/1039/2015	658-664 High Street, Thornbury	A mixed use development comprising of ground floor office and shop tenancies and residential dwellings above, including a reduction in car parking	Failure Appeal (subsequently resolved to oppose in line with Officer Recommendation)	Council's decision set aside (by consent) – Permit Granted
<b>Result</b>	The Applicant was willing to make design changes to address Council concerns. As such, the parties were in agreement that a permit could issue.				



## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

APRIL 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
24/04/2017 (Compulsory Conference)	D/478/2016	36 Kelsby Street, Reservoir  La Trobe	Medium density housing development comprising the construction of six (6) double storey dwellings and a reduction in car parking (visitor space)	Refusal - Applicant Appeal (Contrary to Officer Recommendation)	Council's Decision Set Aside (By Consent) – Permit Granted
<b>Result</b>	The parties were able to reach agreement as to a suitable form of development and have requested VCAT make a consent order.				
28/04/2017	D/770/2015	33 Joffre Street, Reservoir	A medium density housing development comprising eight (8) double storey dwellings and reduction of visitor car parking	Refusal - Applicant Appeal (in line with Officer Recommendation)	Council's Decision Affirmed – No Permit granted
<b>Result</b>	When the Tribunal had regard to the physical and planning policy context for the site, as well as the design of the proposal, it considered the proposal's response to neighbourhood character is where it fell short. In particular, the Tribunal considered the extent of two storey built form throughout the depth of the site would be inconsistent with the predominant form and scale of the area. Further, the Tribunal considered the area had a prevailing character of open rear yards, and that the proposal's design response was inconsistent with this character.				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

MAY 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
1/05/2017	D/1046/2015	50 Regent Street, Preston  Cazaly	Construct a medium density housing development comprising four (4) double storey dwellings	Failure Appeal – Since resolved to oppose	Council's decision set aside – Permit Granted
<b>Result</b>	The Tribunal considered the proposal was an appropriate response in its neighbourhood settings (noting that the site was on a corner to Regent Street which had a different character to Myrtle Grove), and that there would be no unreasonable off site amenity impacts on adjoining properties. Notwithstanding the reverse living typology in the proposal, the Tribunal specifically found such a typology acceptable in this instance as <i>inter alia</i> such a typology had already been approved in the area and that there was nearby parkland.				
3/05/2017	D/197/2016	42 Banff Street, Reservoir  La Trobe	Construction of a medium density development comprising two (2) double storey dwellings and two (2) single storey dwellings	Failure Appeal	Council's decision set aside – Permit Granted
<b>Result</b>	In terms of neighbourhood character, while the proposal presented as a different response to the street (centralised driveway as opposed to side driveway), the Tribunal considered this an acceptable response that respected, but not replicated neighbourhood character. Further, with appropriate permit conditions, the Tribunal was satisfied that there were no unreasonable off site amenity impacts and that on site amenity was acceptable.				
8/05/2017	D/1083/2015	375 St Georges Road, Thornbury  Rucker	Construction of a three storey mixed use development comprising a takeaway food premises and four (4) dwellings, a reduction of car parking and loading facilities and alteration of access to a road zone category 1	Refusal (Contrary to Officer Recommendation) – Applicant Appeal	Council's decision affirmed – No permit granted
<b>Result</b>	Notwithstanding that the permit applicant's representative later sought to give expert evidence on the proposal, the Tribunal was not satisfied that the design of the proposal was 'exemplary' to justify the grant of a permit on a relatively narrow site in the DDO16. In addition, the lack of information about the car stackers the Tribunal considered fatal to the proposal as the Tribunal could then not make an informed decision about impacts from the stackers.				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

MAY 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
9/05/2017 Compulsory Conference	D/465/2015	36-46 High Street, Preston  Cazaly	Mixed use development comprising: - Buildings and works consisting of a 12 storey building (plus three (3) levels of basement and part mezzanine); - Use as 90 dwellings; - A reduction in the car parking requirement associated with use as 90 dwellings and two (2) retail premises; - Waiver of the loading/ unloading requirements associated with use as two (2) retail premises; on land affected by a Design and Development Overlay - Schedule 3 (DDO3)	Refusal (Contrary to Officer Recommendation) – Applicant Appeal	Council's decision set aside (by consent) – Permit granted
<b>Result</b>	The Permit Applicant was willing to make changes to the design of the proposal to address Council concerns. Accordingly, the parties were in a position to request VCAT grant a permit by consent.				
29/05/2017 Compulsory Conference	D/900/2016	16-20, 29-35 Stokes Street and 15-19 Penola Street, Preston	29-35 Stokes Street, Preston: Medium density housing development comprising the construction of a three (3) storey building comprising 22 Units and reduction of the standard car parking requirement on land partly covered by a Special Building Overlay. 16-20 Stokes Street and 15-19 Penola Street, Preston: Housing development comprising the construction of a four (4) storey building and additional underground basement comprising 46 Units and reduction of the standard car parking requirement on land covered by a Development Plan Overlay and Special Building Overlay	Failure Appeal - Council was going to refuse the matter but a failure appeal was lodged prior to refusal	Council's decision set aside (by consent) – Permit granted
<b>Result</b>	The Permit Applicant was willing to make changes to the design of the proposal to address Council concerns. Accordingly, the parties were				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

MAY 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
	in a position to request VCAT grant a permit by consent.				
30/05/2017	D/478/2016	36 Kelsby Street, Reservoir  La Trobe	Medium density housing development comprising the construction of six (6) double storey dwellings and a reduction in car parking (visitor space)	Refusal – Applicant Appeal	Not required – settled at Compulsory Conference
<b>Result</b>					

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

JUNE 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
2/06/2017	D/643/2015	50-52 Wales Street, Thornbury  Rucker	The construction of a medium density housing development comprising five (5) double storey dwellings, use of land for dwellings and a waiver of a visitor car space	Refusal (Contrary to Officer Recommendation – Applicant Appeal)	Council's decision set aside – Permit granted
<b>Result</b>	In light of the site's designation as incremental change and the design response which proposed re-use of an original shop front building, the Tribunal considered the proposal was a comfortable fit into the site's surrounds, with no unreasonable off site amenity or traffic impacts.				
5/06/2017	D/568/2015	1/72-74 Chifley Drive, Preston  Cazaly	Use of land for the purpose of a Place of Worship and Indoor Recreation Facility	Notice of Decision – Objector Appeal	Matter resolved at Compulsory Conference – Hearing not Required
<b>Result</b>					
9/06/2017	D/404/2012	429 Heidelberg Road, Fairfield  Rucker	Extension of Time (Grandview Hotel)	Refusal (Contrary to Officer Recommendation) – Applicant Appeal	Council's Decision Set Aside – Extension of Time Granted
<b>Result</b>	The Tribunal was satisfied it could grant an extension of time when regard was had to the unchanged planning policy in the scheme and physical context of the site, the total elapse of time since the grant of the permit, the economic burden and challenges of sourcing gaming machine entitlements and its opinion that if applied for today, a fresh permit would more likely than not be issued.				



## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

JUNE 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
14/06/2017	POD/3/2015	198 Beavers Road, Northcote  Rucker	Development Plan: Development of the site to accommodate a mix of medium density dwellings (including townhouses and/or apartments)	Refusal (Contrary to Officer Recommendation) – Applicant Appeal	Not Required
<b>Result</b>	The Applicant withdrew their appeal to VCAT.				
19/06/2017	D/757/2015	8-10 Pellew Street, Reservoir  Cazaly	Development of six (6) double storey dwellings and a reduction to the visitor car parking requirement	Refusal (Contrary to Officer Recommendation) – Applicant Appeal	Council's decision set aside – Permit granted
<b>Result</b>	The Tribunal did not provide written reasons.				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

JUNE 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
22/06/2017 (Compulsory Conference) and 6/07/2017 (Compulsory Conference)	D/393/2016	Preston Market – 1C	(Stage 1C) Development of a 14-storey building comprising 170 dwellings and a reduction to the car parking requirement, as shown on the plans accompanying the application.	Refusal (Contrary to Officer Recommendation) – Applicant Appeal	Matter did not settle – Proceeding to hearing
<b>Result</b>					
22/06/2017 (Compulsory Conference) and 6/07/2017 (Compulsory Conference)	D/398/2016	Preston Market – 1B	Development of two (2) 10-storey buildings comprising a total of 130 dwellings, the relocation of the existing Aldi supermarket, offices, retail tenancies, a food and drink premises, a reduction to the car parking requirement and alterations to the existing vehicle access to Murray Road, as shown on the plans accompanying the application.	Refusal (Contrary to Officer Recommendation) – Applicant Appeal	Matter did not settle – Proceeding to hearing
<b>Result</b>					

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

JUNE 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
26/06/2017	D/465/2015	36-46 High Street, Preston  Cazaly	Mixed use development comprising: - Buildings and works consisting of a 12 storey building (plus three (3) levels of basement and part mezzanine); - Use as 90 dwellings; - A reduction in the car parking requirement associated with use as 90 dwellings and two (2) retail premises; - Waiver of the loading/ unloading requirements associated with use as two (2) retail premises; on land affected by a Design and Development Overlay-Schedule 3 (DDO3)	Refusal (Contrary to Officer Recommendation) – Applicant Appeal	Not required – Matter settled at Compulsory Conference
<b>Result</b>					
26/06/2017	D/1011/2012	195-209 St Georges Road, Northcote	Development of a 10 storey building comprising 168 dwellings, a supermarket (1,500 square metres) and eight (8) shops and a reduction to the car parking requirement	Refusal (in line with Officer Recommendation) - Applicant Appeal	Interim Decision
<b>Result</b>	The Tribunal issued an interim decision giving the Applicant the opportunity to amend their plans in response to 23 concerns identified by the Tribunal. In addition, as part of the Tribunal's interim decision, it also required the reduction in height of the building by one storey, an increase to dwelling diversity, the RoW to the rear of the site being widened as well as treatments to the two uppermost levels to make them more recessive. The Applicant has until 11 August 2017 to advise the parties if they intend to circulate amended plans.				
27/06/2017	D/255/2016	24 Claude Street, Northcote	A medium density development comprising partial demolition of the existing dwelling and construction of two (2) double storey dwellings on land affected by a Heritage Overlay and a Design and Development Overlay and a reduction in the statutory car parking requirement	Refusal (Contrary to Officer Recommendation) – Applicant Appeal	VCAT Decision Pending
<b>Result</b>					

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

JULY 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
4/07/2017	D/815/2015	22-24 Knox Street, Reservoir  Cazaly	A medium density housing development comprising the construction of six double storey dwellings on land in the General Residential Zone Schedule 2	Refusal (Contrary to Officers Recommendation – Applicant Appeal	VCAT Decision Pending
<b>Result</b>					
4/07/2017	D/784/2015	666 Bell Street, Preston  Cazaly	Construction of a three (3) storey building plus basement containing eight (8) dwellings	Refusal (Contrary to Officers Recommendation – Applicant Appeal	Council's decision set aside – Permit Granted
<b>Result</b>	When regard was had for the robust environment of Bell Street, together with the site's General Residential Zoning, the Tribunal did not an issue with the concept of a 3 storey apartment building. What the Tribunal did require were changes to the built form of the proposal to make the uppermost storey more recessive, as well as changes to respect the adjoining heritage dwelling and to provide additional storage for the dwellings on site.				
10/07/2017	D923/2015	25 Gilbert Road, Preston  Cazaly	Use and development of the land for the purpose of a four (4) storey development comprised of four (4) dwellings and a shop; a reduction in the car parking requirement	Failure Appeal – Subsequently resolved to oppose contrary to Officers Recommendation	Council's Refusal Affirmed – No permit granted
<b>Result</b>	While the Tribunal was satisfied that the site could accommodate a four storey building and that the off site amenity impacts from the proposal were acceptable, the Tribunal considered the critical failings of the proposal were car parking arrangements (which sought to rely on street parking for some of its resident demand) and the level of internal amenity the dwellings were to receive (external to the site access to storage and bins was considered to be unacceptable).				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

JULY 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
12/07/2017	D/341/2016	2 Margaret Grove, Preston  Cazaly	The construction of three (3) dwellings	Refusal (Contrary to Officers Recommendation – Applicant Appeal	VCAT Decision Pending
<b>Result</b>					
17/07/2017	D/900/2016	16-20, 29-35 Stokes Street and 15-19 Penola Street, Preston  Cazaly	29-35 Stokes Street, Preston: Medium density housing development comprising the construction of a three (3) storey building comprising 22 Units and reduction of the standard car parking requirement on land partly covered by a Special Building Overlay. 16-20 Stokes Street and 15-19 Penola Street, Preston: Housing development comprising the construction of a four (4) storey building and additional underground basement comprising 46 Units and reduction of the standard car parking requirement on land covered by a Development Plan Overlay and Special Building Overlay	Failure Appeal – Council subsequently resolved to oppose (Contrary to Officer Recommendation)	Hearing not required – Matter settled at Compulsory Conference
<b>Result</b>					

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

JULY 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
27/07/2017	D/173/2011	1091 Plenty Road, Bundoora  La Trobe	Mixed use development comprising the construction of six buildings with basement parking comprising 250 dwellings, 150 Residential Hotel units (serviced apartments), restricted recreation facility (gym), food and drinks premises (excluding restaurant, convenience restaurant, tavern and Residential Hotel), liquor licence, reduction in dwelling visitor car parking requirement, reduction in loading and unloading requirement, removal of native vegetation and removal of water supply and sewerage easements in accordance with the endorsed plans	Section 87A Application – Council position of opposition	VCAT Decision Pending
<b>Result</b>					
31/07/2017	D/389/2016	20-22 Thackeray Road, Reservoir  La Trobe	Construct a medium density housing development comprising the construction of eight (8) double storey dwellings, with a reduction in the standard visitor car parking requirement to zero	Failure Appeal – Council subsequently resolved to oppose (in line with Officer Recommendation)	VCAT Decision Pending
<b>Result</b>					



## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

AUGUST 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
7/08/2017	D/410/2016	155 Gooch Street, Thornbury  Rucker	Medium density development comprising the construction of three (3) double storey dwellings	Refusal (in line with Officers Recommendation) – Applicant Appeal	Council's decision affirmed – No permit granted
<b>Result</b>	The critical failing of the proposal identified by VCAT was the decision to develop 3, two storey dwellings in a side by side configuration that extended to both side boundaries. In particular, the Tribunal considered that such a design response was out of place and did not respect existing character, nor respond to a preferred future character due to its uncharacteristically wide appearance to the street. The Tribunal was not persuaded by residents the proposal had adverse amenity impacts.				
9/08/2017	D/374/2004/B	63-71 Plenty Road, Preston  Cazaly	1. Construction of an 14 storey building (plus basement levels) 2. Use of the land for the purpose of two (2) shops and 85 dwellings 3. Reduction of the car parking requirements 4. Waiver of the loading bay requirement	Refusal (in line with Officers Recommendation) – Applicant Appeal	VCAT Decision Pending
<b>Result</b>					

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

AUGUST 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
14/08/2017	D/393/2016	Preston Market – Stage 1C Cazaly	(Stage 1C) Development of a 14-storey building comprising 170 dwellings and a reduction to the car parking requirement, as shown on the plans accompanying the application.	Refusal (Contrary to Officers Recommendation) – Applicant Appeal	VCAT Decision Pending
<b>Result</b>					
14/08/2017	D/398/2016	Preston Market – Stage 1B Cazaly	Development of two (2) 10-storey buildings comprising a total of 130 dwellings, the relocation of the existing Aldi supermarket, offices, retail tenancies, a food and drink premises, a reduction to the car parking requirement and alterations to the existing vehicle access to Murray Road, as shown on the plans accompanying the application.	Refusal (Contrary to Officers Recommendation) – Applicant Appeal	VCAT Decision Pending
<b>Result</b>					

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

AUGUST 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
24/08/2017	D/630/2016	25 Kenilworth Street, Reservoir  La Trobe	Medium density housing development comprising the construction of seven (7) double storey dwellings and a reduction in the standard car parking requirements (1 visitor space)	Failure Appeal (Committee opposition, in line with Officer Recommendation)	
<b>Result</b>					
28/08/2017	D/187/2015	305-307 Plenty Road, Preston  Cazaly	Development of a five (5) storey building (plus basement) comprising 14 dwellings	Refusal (contrary to officer recommendation) – Applicant appeal	Council's decision set aside – Permit granted
<b>Result</b>	The Tribunal considered that the amended plans lodged by the Permit Applicant sufficiently addressed the concerns identified in its Interim Decision. As such, the Tribunal was satisfied a permit could issue.				

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

SEPTEMBER 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
27/09/2017	D/601/2016	50 Bourke Street, Reservoir  Cazaly	Construct a medium density housing development comprising three (3) double storey dwellings	Notice of Decision – Objector Appeal	
<b>Result</b>					
28/09/2017 (Compulsory Conference)	D/518/2016	607-617 High Street, Thornbury  Rucker	Construct alterations to the existing building; Increasing patron numbers of the existing Hotel to 1050 (from 725 patrons); and Reduce the car parking requirements associated with the increase in the patron numbers	Refusal (Contrary to Officer Recommendation) – Applicant Appeal	
<b>Result</b>					

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

OCTOBER 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
2/10/2017 (Directions Hearing)	D/1011/2012	195-209 St Georges Road, Northcote  Rucker	Development of a 10 storey building comprising 168 dwellings, a supermarket (1,500 square metres) and eight (8) shops and a reduction to the car parking requirement	Refusal (Committee in line with Officer Recommendation) – Applicant Appeal	Interim Decision – Directions Hearing is to Consider Changes to the law applicable to the Application
<b>Result</b>					
2/10/2017 (Compulsory Conference)	D/630/2016	25 Kenilworth Street, Reservoir  La Trobe	Medium density development comprising the construction of seven (7) double storey dwellings and a reduction in the standard car parking requirements (1 visitor space)	Failure appeal – (Council subsequently resolved to oppose in line with Officer Recommendation)	
<b>Result</b>	Further compulsory conference set down to see if new parties arising from notice (directed by the Tribunal)				
9/10/2017	D/459/2016	32-40 Station Street, Fairfield  Rucker	Demolition (including relocation of building outside of heritage overlay) and the construction of building works including a four storey plus basement apartment building with 59 dwellings, use of the land as a child care centre, display of business identification signage, reduction of car parking requirements and alterations to an access road in a Road Zone Category 1	Refusal (Contrary to Officer Recommendation) – Applicant Appeal	
<b>Result</b>					

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

OCTOBER 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
12/10/2017	D/630/2016	25 Kenilworth Street, Reservoir  La Trobe	Medium density development comprising the construction of seven (7) double storey dwellings and a reduction in the standard car parking requirements (1 visitor space)	Failure appeal – (Council subsequently resolved to oppose in line with Officer Recommendation)	
<b>Result</b>					



## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

NOVEMBER 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
8/11/2017	D/501/2016	2 Borrie Street, Reservoir  La Trobe	A medium density housing development comprised of the construction of three (3) double storey dwellings	Refusal (Contrary to Officer Recommendation) – Applicant Appeal	
<b>Result</b>					
8/11/2017	D/489/2016	39 Calbourne Street, Preston  Cazaly	A medium density housing development comprising construction of four (4) dwellings within a triple storey (including basement garage) building	Refusal (Contrary to Officer Recommendation) – Applicant Appeal	
<b>Result</b>					
13/11/2017	D/513/2016	92-94 Clarendon Street, Thornbury  Rucker	A medium density housing development comprised of the construction of seven (7) double storey dwellings; a reduction in the visitor car parking requirement	Refusal (Contrary to Officer Recommendation) – Applicant Appeal	
<b>Result</b>					

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

NOVEMBER 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
13/11/2017	D/184/2017	74-76 Cramer Street, Preston  Cazaly	Development of 16 three (3) storey dwellings and a reduction to the car parking requirement	Refusal (Contrary to Officer Recommendation) – Applicant Appeal	
<b>Result</b>					
16/11/2017	D/321/2016	22 Ross Street, Northcote  Rucker	A three (3) storey building (plus basement) comprising nine (9) dwellings	Refusal (Contrary to Officer Recommendation) – Applicant Appeal	
<b>Result</b>					
16/11/2017	D/518/2016	607-617 High Street, Thornbury  Rucker	Construct alterations to the existing building; Increasing patron numbers of the existing Hotel to 1050 (from 725 patrons); and Reduce the car parking requirements associated with the increase in the patron numbers	Refusal (Contrary to Officer Recommendation) – Applicant Appeal	
<b>Result</b>					

## PLANNING COMMITTEE MEETING

6 NOVEMBER 2017

NOVEMBER 2017					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
24/11/2017	D/707/2016	610 Gilbert Road, Reservoir  Cazaly	Proposed medium density development comprising four (4) double storey dwellings on the lot	Failure Appeal (Council subsequently resolved to oppose in line with Officer Recommendation)	
<b>Result</b>					

Matters completed and to be heard to 30/11/2017

**SIGNIFICANT APPLICATIONS UPDATE**

Below is a list of applications with a cost of construction of at least \$3,000,000 and their status.

Address	Ward	Application No	Proposal Description	Date Received	Status
978 High Street, Reservoir	LaTrobe	D/966/2016	Mixed use development – five storey, 12 dwellings, food and drink premises and car parking reduction	25-Nov-16	Planning Permit issued 21-Aug-17
716 High Street, Thornbury	Rucker	D/247/2017	Mixed use development – six storey, 36 dwellings, ground level shops and car parking reduction	27-Mar-17	Further information requested
69 South Crescent, Northcote	Rucker	D/228/2017	Medium density – three levels, eight dwellings and visitor car parking reduction	24-Mar-17	Further information requested
435 High Street, Northcote	Rucker	D/1069/2016	Mixed use development of six levels – 23 dwellings, two commercial tenancies	23-Dec-16	Further information requested
196 Albert Street, Reservoir	Cazaly	D/80/2017	Residential development – four levels with 20 dwellings, reduction in car parking requirement and alteration to vehicular access	16-Feb-17	Advertising completed
6-34 High Street, Preston	Cazaly	D/1007/2012	Mixed use development containing 209 dwellings, seven retail tenancies and a gymnasium.	20-Dec-12	Advertising completed
55 Tyler Street Preston	Cazaly	D/87/2016	Construction of a swimming pool associated with an existing school.	16-Feb-16	Report in progress
387-393 High Street, Northcote	Rucker	D/377/2016	Mixed use development – 10 storey building with 93 dwellings and two retail tenancies, reduction in car parking and waiver of loading /unloading requirements	4 May-16	S50 Amendment Received
13 Oliver Street, Preston	Cazaly	D/432/2016	Medium density housing of four levels with 16 dwellings	31 May-16	Application lapsed
345 Bell Street, Preston	Cazaly	D/566/2016	Mixed use development – six storey building with 30 dwellings and one retail tenancy	7 Jul-16	Awaiting decision
61 Johnson Street, Reservoir	LaTrobe	D/603/2016	Mixed use development – four storey building containing 74 dwellings and 11 commercial tenancies	13-Jul-16	Report in progress
37 Cramer Street, Preston	Cazaly	D/867/2016	Medium density development development containing 25 dwellings	12-Oct-16	Planning Permit issued
531 St Georges Road, Thornbury	Cazaly	D/1089/2016	Medium density development - 42 dwellings	28-Dec-16	Initial assessment
71 Station Street, Fairfield	Rucker	D/987/2016	Medium density development - 17 dwellings	30-Nov-16	Refusal to Grant a Planning permit issued 22-Aug-17
629 Plenty Road, Preston	Cazaly	D/1083/2016	Mixed use development – four storey building containing 20 dwellings and two shops	23-Dec-16	Further information requested
112 Plenty Road,	Cazaly	D/4/2017	Mixed use development – four	11-Jan-17	Further information

Address	Ward	Application No	Proposal Description	Date Received	Status
Preston			storey building containing 17 dwellings, one shop and car parking reduction		requested
546-550 High Street, Preston	Cazaly	D/53/2017	Mixed use development –five storey, 20 dwellings, retail tenancies and car parking reduction	7-Feb-17	Further information requested
386 Bell Street, Preston	Cazaly	D/94/2017	Mixed use development – six storey building containing 55 dwellings and three commercial tenancies	20-Feb-17	Initial assessment
43 Station Street, Fairfield	Rucker	D/179/2017	Multi-level residential development containing 39 dwellings over four levels	20-Mar-17	Further information requested
74 Cramer Street, Preston	Cazaly	D/184/2017	Medium density development – 16 dwellings	22-Mar-17	Refusal to Grant a Planning permit issued 22-Aug-17
1 – 5 Murray Road, Preston	Cazaly	D/300/2017	Mixed use development and waiver of the carparking requirement	11-Apr-17	Planning Permit issued
143 High Street, Preston	Cazaly	D/364/2017	Multi-level mixed use development, use of the land for accommodation and a reduction in the car parking	15-May-17	Further information requested
26 Pearl Street, Northcote	Rucker	D/347/2017	Proposed development of a Child Care Centre	15-May-17	Initial assessment
779-785 Heidelberg Road, Alphington	Rucker	D/453/2017	Mixed use development – nine storey building containing 39 dwellings and ground floor commercial tenancies	22-Jun-17	Further information received
120 Chifley Drive, Preston	Cazaly	D/404/2017	Extension to an existing restricted retail premises, advertising sign and alteration to access to a Road Zone Category 1.	31-May-17	Further information requested
115 Victoria Road, Northcote	Rucker	D/682/2010/C	Amend the permit to allow a carparking reduction associated with a medical centre	1-Jun-17	Amended Planning Permit issued 30-Aug-17
4 Browning Street, Kingsbury	LaTrobe	D/402/2017	Construction of four residential buildings each containing three storeys for student accommodation and a reduction in the car parking	7-Jun-17	Initial assessment
70-82 High Street, Preston	Cazaly	D/492/2017	Multi-level apartment building	6-July-17	Initial assessment
421-433 High Street, Northcote	Rucker	D/326/2017	95 lot subdivision	10-May-17	Planning Permit issued 21-Sep-17
63-71 Plenty Road, Preston	Cazaly	D/374/2004/C	Multi-level mixed use development	2-Dec-17	Allocated
200 Beavers Road, Northcote	Rucker	D/1007/2016	48 lot subdivision	8-Dec-16	Further information requested
50 Separation Street, Northcote	Rucker	D/520/2017	Extension to existing school	24-Jul-17	Further information requested

Address	Ward	Application No	Proposal Description	Date Received	Status
1 Matisi Street, Thornbury	Rucker	D/1040/2015	Amendment to planning permit for a warehouse	20-Jun-17	Advertising
716 High Street, Thornbury	Rucker	D/247/2017	Multi-level mixed use development	27-Mar-17	Further information requested
42 Crevelli Street, Reservoir	Cazaly	D/629/2017	Medium density housing development comprising 12 dwellings and reduction in the car parking requirement	28-Aug-17	Initial assessment
26 Pearl Street, Northcote	Rucker	D/347/2017	Childcare centre for 130 children and reduction in the car parking requirement	15-May-17	Advertising completed
378 St Georges, Thornbury	Cazaly	D/681/2017	Medium density housing development comprising 11 dwellings and reduction in the car parking requirement	12-Sep-17	Allocated
211-243 Plenty Road, Preston	Cazaly	D/573/2017	Partial demolition of existing buildings and internal and external alterations and display of signs	14-Aug-17	Further information requested
630-642 High Street, Thornbury	Rucker	D/336/2017	68 Lot subdivision and removal of easement	11-May-17	Report in progress
445 High Street, Northcote	Rucker	D/936/2016	114 Lot subdivision	16-Nov-17	Report in progress
445 High Street, Northcote	Rucker	D/319/2011/B	Mixed use development – six (6) storey building comprising 90 dwellings and five (5) shops and a reduction in car parking requirement	4-9-17	Allocated
10 Langwells Parade, Northcote	Rucker	D/109/2015/B	Partial demolition and construction of a four (4) storey building comprising eight (8) dwellings and a reduction in car parking requirement	22-Jun-17	Further information requested
55 Tyler Street, Preston	Cazaly	D/113/2011/A	Construction of a two (2) storey building and the removal of vegetation	14-Dec-16	Further information received



**7. URGENT BUSINESS**

**8. CLOSE OF MEETING**