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AGENDA

Planning Committee Meeting to be held
at Darebin Civic Centre,
350 High Street Preston
on Tuesday, 13 March 2018
at 6.00pm.

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Agenda

1. MEMBERSHIP

Cr. Kim Le Cerf (Mayor) (Chairperson)

Cr. Steph Amir

Cr. Gaetano Greco

Cr. Trent McCarthy

Cr. Lina Messina (Deputy Mayor)

Cr. Susanne Newton

Cr. Susan Rennie

Cr. Julie Williams

2. APOLOGIES

Cr. Tim Laurence is on an approved leave of absence.

3. DISCLOSURES OF CONFLICTS OF INTEREST

4. CONFIRMATION OF THE MINUTES OF PLANNING COMMITTEE

Recommendation

That the Minutes of the Planning Committee Meeting held on 12 February 2018 be confirmed as a correct record of business transacted.

5. CONSIDERATION OF REPORTS

5.1 APPLICATION FOR PLANNING PERMIT D/492/2017 70-82 HIGH STREET PRESTON

Author: Principal Planner

Reviewed By: Manager Planning and Building

Applicant	Owner	Consultant
Ration Consultants C/- Tract Consultants	Tuna Guclu John Alexander Vlasspolous Yota Vlasspolous	Tract Consultants

SUMMARY

- A 12-storey building (plus basement) comprising 98 apartments and four (4) retail tenancies.
- 108 car parking spaces are provided. This represents a reduction in car parking.
- 82 bicycle parking spaces are provided.
- The site is zoned Commercial 1 and is affected by the Design and Development Overlay (Schedule 3) and an Environmental Audit Overlay.
- There is no restrictive covenant on the title for the subject land.
- 10 objections were received against this application.
- The proposal is generally consistent with the objectives and standards of Clauses 22.06, 43.02, 52.06, 52.34 and 58 of the Darebin Planning Scheme.
- It is recommended that the application be supported.

CONSULTATION:

- Public notice was given via signs on site and letters sent to surrounding owners and occupiers.
- This application was referred internally to the Capital Works Unit, Transport Management and Planning Unit, ESD officer and Urban Design officer.
- This application was not required to be referred to other Council units.
- This application was referred externally to Transport for Victoria.

Recommendation

That Planning Permit Application on D/492/2017 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: TP200, TP201, TP202, TP203, TP204, TP205, TP206, TP207, TP208, TP209, TP210, TP211, TP212, TP213, TP214, TP215, TP300, TP301, TP302, TP303, TP307, TP308, TP309 and TP310, advertised date 27 November 2017 and prepared by DKO Architects) but modified to show:

- (a) Modifications in accordance with the Sustainable Management Plan (refer to Condition No. 7 of this Permit).
- (b) Modifications in accordance with the Waste Management Plan (refer to Condition No. 8 of this Permit).
- (c) A Landscape plan in accordance with Condition No. 9 of this Permit.
- (d) A comprehensive schedule of construction materials, external finishes and colours (including colour samples).
- (e) External operable sun shading devices (excluding roller shutters) to all east and 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) 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.
- (g) Window type and opening mechanism on all elevation plans. Window mechanism must not increase overlooking of secluded private open space and/ or habitable room windows. Awning style windows are discouraged.
- (h) One (1) bicycle parking space per dwelling.
- (i) The vehicle access at the bottom of ramp from Ground Floor to Basement Level 1 designed to accommodate simultaneous two way vehicle movements. The end of the ramp must be designed to accommodate a B99 and B85 vehicle movements.
- (j) A single communal antenna for the development (refer also to Condition No. 19 of this Permit). The location of the antenna must be shown on the roof plan and elevations. The height of the antenna must be nominated.
- (k) The location of all plant and equipment (including air conditioners and the like). These are to be co-located where possible, screened to be minimally visible from the public realm and adjacent properties, located as far as practicable from site boundaries and integrated into the design of the building.
- (l) Indicative location of signage.
- (m) A canopy over the public footpath to High Street and Raglan Street set back 0.75 metres from the kerb and a minimum clearance height of 3 metres above the level of the public footpath.
- (n) A textured finish to the south elevation boundary wall (western section above the adjacent building).
- (o) Fully dimensioned compliance with Standard D17 (Accessibility) of Clause 58 of the Darebin Planning Scheme.
- (p) Relocation of the rear door of Retail 1 eastward to directly access the services corridor leading to the bin room.
- (q) Services cupboard to Raglan Street (in front of Retail 1) to be concealed.
- (r) A north facing operable window to Retail 1 (above the services cupboard).
- (s) Details of the operation of the five (5) electric car charging stations.

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) As part of the consultant team DKO Architects or an experienced architect must be engaged to oversee the design intent and construction quality to ensure that the design and quality and the appearance of the approved building is maintained to the satisfaction of the Responsible Authority.
- 5) Before the development is occupied, a contribution toward streetscape improvements in the road reserve adjacent to the subject site must be paid to Darebin City Council. The contribution is to a value of \$50,000 (indexed). These works may include a raised pedestrian crossing (north-south crossing of Raglan Street), new kerb outstand to the Raglan Street frontage including Water Sensitive Urban Design and paving, street furniture and landscaping to the Raglan Street frontage. The streetscape improvements are to be generally in accordance with *'The Junction Urban Master Plan 2014 and the Green Streets Strategy 2013*.

The contribution is to be held by Darebin City Council and used for the purpose of streetscape improvements adjacent to the subject site. Council will undertake the works within 6 months of the occupation of the development.

- 6) Before the construction or carrying out of buildings and works in association with the use commences, either:
- A certificate of environmental audit must be issued for the land in accordance with Part IXD of the *Environment Protection Act 1970*, or
 - An environmental auditor appointed under the *Environment Protection Act 1970* must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the use

In the event that a statement is issued in accordance with Part IXD of the *Environment Protection Act*, before the development is occupied all conditions of the Statement of Environmental Audit must be complied with. Written confirmation of compliance with the conditions of the Statement of Environmental Audit must be provided by a suitably qualified environmental professional.

If the conditions of the Statement of Environmental Audit require ongoing maintenance or monitoring, before the development is occupied the owner of the land must enter into an Agreement with the Responsible Authority under Section 173 of the *Planning and Environment Act 1987* to the satisfaction of the Responsible Authority to the effect that:

- All conditions of the Statement of Environmental Audit issued in respect of the land will be complied with. Written confirmation of compliance with the conditions of the Statement of Environmental Audit must be provided by a suitably qualified environmental professional.

A memorandum of the Agreement must be entered on the Title to the land and the owner must pay the costs of the preparation and execution of the Agreement and entry of the memorandum on Title.

- 7) Before the development starts, a Sustainable Management Plan (SMP) prepared by a suitably qualified professional, must be submitted to, and approved in writing by, the Responsible Authority.

The SMP must address the 10 key Sustainable Building Categories:

- (a) Management
- (b) Energy
- (c) Water
- (d) Stormwater
- (e) Indoor Environmental Quality (IEQ)
- (f) Transport
- (g) Waste
- (h) Urban Ecology
- (i) Innovation
- (j) Materials

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

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

- 8) Before the development starts, a waste management plan, to the satisfaction of the Responsible Authority, demonstrating the operation of the garbage and recyclables storage area must be submitted to the Responsible Authority. The collection of waste must be limited to no more than four (4) collections per week across all waste streams.

The plan/documentation must demonstrate the means by which garbage and recyclables will be stored on the site and must clearly detail: what waste services will be provided (ie. cardboard paper plastic and metals recycling or comingled waste, general waste and even organic waste), types of bins, types of collection vehicles, frequency of collection, times of collection, location of collection point for vehicles and any other relevant matter. The plan must require that collection be undertaken by a private contractor.

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

- 9) 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) A planting schedule of proposed vegetation detailing the botanical name, common name, size at maturity, pot size and quantities of all plants.
- (b) A diversity of plant species and forms. All proposed planting must be to the satisfaction of the responsible authority.

- (c) Annotated graphic construction details showing all landscape applications and structures including tree and shrub planting, retaining walls, raised planter bed and decking.
- (d) 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). 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.
- (e) All constructed items including letter boxes, garbage bin receptacles, lighting, clotheslines, tanks, outdoor storage etc.
- (f) Type and details of edge treatment between all changes in surface (e.g. Grass (lawn), gravel, paving and garden beds).
- (g) 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.
- (h) Clear graphics identifying trees (deciduous and evergreen), shrubs, grasses/sedges, groundcovers and climbers.
- (i) Scale, north point and appropriate legend. Landscape plans are to be clear, legible and with graphics drawn to scale, and provide only relevant information.

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

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

- 10) The landscaping as shown on the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the endorsed Landscape Plan to the satisfaction of the Responsible Authority.
- 11) 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.
- 12) All apartments 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.
- 13) Before the apartments are occupied, an automatic external lighting system capable of illuminating the residential entry, access to the basement 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.
- 14) Boundary walls facing adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.
- 15) The land must be drained to the satisfaction of the Responsible Authority.

- 16) 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.
- 17) 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.
- 18) Provision must be made on the land for letter boxes and receptacles for newspapers to the satisfaction of the Responsible Authority.
- 19) Only one (1) communal television antenna may be erected on the building. Individual antennae for individual dwellings/tenancies must not be erected.
- 20) 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) Drainedto the satisfaction of the Responsible Authority.

Car spaces and access lanes shown on the endorsed plans must not be used for any other purpose.
- 21) The amenity of the area must not be adversely affected by the use or development as a result of the:
 - (a) Transport of materials, goods or commodities to or from the land; and/or
 - (b) Appearance of any building, works, stored goods or materials; and/or
 - (c) Emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil; and/orand/or in any other way, to the satisfaction of the Responsible Authority.

Council Notations:

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

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

- N4 This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Darebin City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria to that adopted for the approval of this Planning Permit.
- N5 To complete a satisfactory Sustainable Management Plan (SMP) the Responsible Authority recommends the use of the Built Environment Sustainability Scorecard (BESS) to assess the developments environmental performance against appropriate standards.
- N6 Numbering on plans should be allocated in a logical clockwise sequence with existing street numbers, clearly identifying the number of dwellings on the property. Please contact Council's Valuations Services Unit on 8470 8429 for any further information or assistance.
-

INTRODUCTION AND BACKGROUND

No relevant planning history applies.

ISSUES AND DISCUSSION

- The site provides a frontage of 46.02 metres to High Street, a frontage of 27.38 metres to Raglan Street and an area of 1,260 square metres.
- The site is located on the south east corner of High Street and Raglan Street Preston.
- The site provides a fall of approximately 500mm from east to west.
- The site contains a number of single storey buildings which are used as a car wash. A portable building which is used as a convenience restaurant is also located on the site.
- A large gum tree is located adjacent the High Street frontage.
- A vehicle crossover is located centrally on the Raglan Street frontage.
- A bus stop is located centrally on the High Street frontage.
- A Commercial 1 Zone and Design and Development Overlay (Schedule 3) and Environmental Audit Overlay apply.
- High Street is a Road Zone (category 2) road.
- To the west on the opposite side of High Street is a terrace of double storey buildings comprising commercial uses within a Commercial 1 Zone.
- To the east of the site is 281 Raglan Street which is occupied by a trade supplies business (Stephen Bricks). The site is largely uncovered. A telecommunications tower is located within the rear of the site.
- To the north of the site on the opposite side of Raglan Street are various single storey buildings comprising commercial uses within a Commercial 1 Zone.
- To the south of the site is a two storey brick commercial building constructed on the High Street frontage and along the common boundary. Two commercial tenancies front High Street. This building also forms part of a childcare centre which extends to the rear and fronts Plenty Road.
- The wider context comprising 'The Junction' precinct is a mixed use area comprising several recent and emerging apartment developments, including development of up to 18-storeys in height at 6-34 High Street. The remaining sites bound by High Street, Plenty Road and Raglan Street may be constructed up to a height of 12-storeys.

- The site is located in proximity to several local parks. Adams Reserve, Ray Braham Gardens and Sir Douglas Nicholls Sporting Complex are all within 700 metres of the site.
- On-street parking on *High Street* is subject to a *1P (9am-6:30pm Mon-Fri and 8am - 12:30pm Sat)* restriction on the eastern side (site frontage) and the west side. In addition, a *Clearway* restriction is in operation on the west side (site frontage) to accommodate the bus stop.
- On-street parking on *Raglan Street* is unrestricted on the south side (site frontage). Parking on the north side is subject to a *1P (9am-6:30pm Mon-Fri and 8am - 12:30pm Sat)*. Motorcycle parking on the north side is unrestricted between *7am to 7pm*.
- The site is serviced by public transport with trams available on Plenty Road and Bus services on High Street and Bell Street. The Bell Railway Station is located a short walk to the north of the site. The railway line is on the South Morang Line, providing services between the Melbourne CBD and South Morang.
- Bus route 552 travels along High Street, adjacent to the site, and provides services between Reservoir and Northcote.
- Bus route 553 travels along High Street, adjacent to the site, and provides services between Preston and West Preston.
- Bus route 513 travels along Bell Street, north of the site, and provides services between Eltham and Greensborough/Lower Plenty.
- Tram Route 86 travels along Plenty Road, east of the site, and provides services between Bundoora RMIT and Docklands.
- Shops and other services are located directly adjacent the site on High Street and Plenty Road.

Proposal

- Development of a 12-storey building (37.7 metres) comprising 98 dwellings and four (4) retail premises.
- The development comprises 14 1-bedroom dwellings, 75 2-bedroom dwellings and nine (9) 3-bedroom dwellings.
- The retail tenancies provide a total of 360 square metres of floor space.
- 108 car parking spaces are provided. This represents a reduction in car parking.
- 82 bicycle parking spaces are provided.
- The proposal comprises a rooftop outdoor terrace of approximately 300 square metres which includes a swimming pool, garden and bbq facilities.
- The materials consist of brickwork, grey and clear glazing and concrete.
- The building form presents as a tower at the corner of High Street and Raglan Street, then tapering into the High Street and Raglan Street frontages.

OBJECTIONS

10 objections received.

Objections summarised

- Overdevelopment / Height
- Overshadowing / Loss of light
- Loss of privacy

- Existing vegetation
- Infrastructure
- Increased traffic/vehicle access
- Loading and Unloading
- Noise

Officer comment on summarised objections

Overdevelopment / Height

The planning scheme actively encourages urban intensification within the Junction area including building heights of up to 18-storeys. The proposal provides a height of 12-storeys above ground which accords with the planning controls applying to the site. The height is appropriate and compliant with the strategic policies and setbacks that apply to protect the amenity and the visual impact of development on this site.

Overshadowing/Loss of light

While the development will result in increased shadows this is to be expected in areas where increased intensification is encouraged. In any case the level of impact is not considered unreasonable in this context where tall buildings are envisaged.

Loss of Privacy

The development is designed and setback from adjacent dwellings including setbacks of greater than 9 metres from adjacent dwellings. This ensures that there is no unreasonable privacy impact upon nearby occupiers.

Existing vegetation

A large eucalyptus tree is located on the site and adjacent the High Street frontage. Taking a balanced view of State and Local planning policy which encourage the intensification of the site, the removal of the tree is deemed appropriate.

Infrastructure

The site is located in an established urban area, with good access to community infrastructure including child care, schools and Council services. Utility infrastructure is available to the site.

Increased traffic

The development is expected to generate the following traffic movements.

Residential – A total of 495 vehicle trips per day including an estimated 50 vehicle trips between 7-9AM and between 4-6PM peak periods respectively.

Retail - 6 vehicle trips between 7-9AM and 4-6PM peak periods respectively.

The surrounding road network can accommodate the addition traffic volumes in a satisfactory manner.

Loading and unloading

Due to the relatively small size of the retail tenancies it is deemed appropriate to allow loading and unloading activities to occur on street.

Noise

The noise levels generated by the development will not be significantly above that of the surrounding area. Occupants of this type of development are no more or less likely to generate excessive noise than the occupiers of the surrounding dwellings and business'.

PLANNING ASSESSMENT**Clause 34.01 - Commercial 1 Zone**

The four (4) retail spaces total 360 square metres in area. These spaces provide a mix of sizes and orientations with frontage to High Street, Raglan Street and internal entry foyer. The retail spaces further the purpose of the Commercial 1 Zone by providing retail uses at ground level and higher residential densities above. The retail spaces further the directions of Clause 21.04-3 (Retail and Commercial Activity) of the Darebin Planning Scheme which seeks to strengthen the role of the Junction area as a commercial mixed use precinct.

Clause 22.06 - Multi Residential and Mixed Use Development

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

Element	Comment	Compliance
Sustainability	<p>The development has been designed to maximise north facing dwellings and balconies. Habitable rooms have been designed with windows offering access to daylight. Battle-axe bedrooms have been avoided.</p> <p>A Sustainable Management Plan (SMP) has been prepared. The key sustainable design indicatives' are:</p> <ul style="list-style-type: none"> - Rainwater harvesting system for toilet flushing (equivalent of 60 bedrooms) and irrigation. - 10kWp rooftop photovoltaic system for common areas; - Integrated planter boxes; - High performance glazing and efficient services, appliances and fixtures. - Five (5) electric charging stations for cars. - Each dwelling will have a cooling load of less than 30MJ/M2 per annum in accordance with this standard. 	Complies subject to condition
Design and Materials	<p>At 12-storeys (37.7 metres), the proposal complies with the mandatory maximum height limit in DDO3 (12-storeys - 38 metres).</p> <p>The façade composition sought by DDO3 is a 4-storey street wall with higher storeys setback from the street wall and either side boundary at an adequate distance to create a separation between the lower and upper parts of a building. Such space should be usable for secluded private open space.</p> <p>The 12-storey elevation at the corner of High Street and Raglan Street does not achieve this outcome however the overall composition comprising staggered and recessive elements to the remaining sections of the High Street and Raglan Street frontages provides an innovative and visually interesting solution which achieves a satisfactory outcome.</p>	Complies with objective

Element	Comment	Compliance
	<p>The ground and first floor (at the corner of High Street and Raglan Street) provides a generously proportioned entrance to the building. This approach to the entrance blurs the lines between the public and private realm equating to an open and innovative address to the building.</p> <p>Above the 4th storey the northeast corner of the building (to Raglan Street) provides a 3 metre setback from the east boundary. The remainder of the east elevation (facing the neighbouring property) is setback 5.5 metres from the east boundary. Above the 4th floor the south elevation is setback 4.5 metres from the south boundary. These setbacks provide a suitable equitable response to the expected development of adjacent sites to the south and east of the site.</p> <p>The proposed materials consist of brickwork, grey and clear glazing, and concrete. This restrained palette is applied to provide articulation in a relatively subtle manner, and is supported.</p>	
Building Height	<p>At 12-storeys (37.7 metres), the proposal complies with the mandatory maximum height limit in DDO3 (12-storeys - 38 metres). Elements such as the lift overrun extend beyond the maximum building height which is permitted under this standard.</p> <p>A consideration of height requires a balanced consideration of all the related policy drivers such as housing diversity, affordability and urban consolidation. Any discussion of height should be balanced against the design and massing of the building and its response to the immediate context, including adjacent apartments.</p> <p>The State planning policy framework generally encourages Melbourne to become a more compact city by accommodating a substantial portion of its future household growth within its established urban areas. Activity centres, strategic redevelopment sites and locations proximate to public transport are the preferred locations for new residential development, which is encouraged to comprise an intensive scale and built form.</p> <p>At a local planning level the intent to change this part of High Street has strategic support; including development of up to 18 storeys at 6-34 High Street. The remaining sites bound by High Street, Plenty Road and Raglan Street have policy support for up to 12-storeys (38 metres).</p>	Complies
Apartment diversity	This development provides 14 1- bedroom dwellings, 75 2- bedroom dwellings and nine (9) 3-bedroom dwellings.	Complies
Parking and vehicle access	Refer to the Clause 52.06 assessment below.	Complies
Street address	The ground and first floor (at the corner of High Street and Raglan Street) provides a generously proportioned entrance to the building. This approach to the entrance blurs the lines between the public and private realm equating to an open and innovative address to the building.	Complies

Element	Comment	Compliance
	Four (4) retail tenancies (360 square metres in total) are provided at ground level. All tenancies are provided with an active frontage to High Street, Raglan Street and or the pedestrian entrance. The retail spaces could be combined to provide different combinations of spaces.	
Amenity Impacts Including Overshadowing and Overlooking	The site is isolated from adjacent sensitive interfaces. Matters of overlooking and overshadowing are not an issue.	Complies
On-Site Amenity and Facilities, including Private Open Space	<p>The proposal achieves a good response to Clause 58 (Apartment Developments):</p> <ul style="list-style-type: none"> • A variety of well-proportioned layouts, including dual aspect apartments. • 31 living spaces exceed dimension requirement. • 64 balconies achieve or exceed the dimension and area requirement. • Additional storage space. • Floor to ceiling heights of 2.7 metres. • Good provision of bicycle parking. • Large rooftop garden including a swimming pool. • Electric charging stations for cars. 	Complies
Waste Management	The application is accompanied by a waste management plan detailing the number and size of bins required to service the development and the times, frequency and means of waste collection.	Complies subject to condition
Equitable Access	All levels are provided with lift access. Two (2) lifts are provided.	Complies

Clause 43.02: Design and Development Overlay (Schedule 17):

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

Element	Comment	Compliance
Street frontage	<p>The ground and first floor (at the corner of High Street and Raglan Street) provides a generously proportioned entrance to the building. This approach to the entrance blurs the lines between the public and private realm equating to an open and innovative address to the building.</p> <p>Four retail tenancies (360 square metres) are provided at ground level. All tenancies are provided with an active frontage to High Street, Raglan Street and or the pedestrian entrance.</p>	Complies
Building Height and setback	At 12-storeys (37.7 metres), the proposal complies with the mandatory maximum height limit in DDO3 (12-storeys / 38 metres).	Complies

Element	Comment	Compliance
	Above the 4 th storey the northeast corner of the building (to Raglan Street) provides a 3 metre setback from the east boundary. The remainder of the east elevation (facing the neighbouring property) is setback 5.5 metres from the east boundary. Above the 4 th floor the south elevation is setback 4.5 metres from the south boundary. These setbacks provide a suitable equitable response to the expected development of adjacent sites to the south and east of the site.	
Access and parking	The site provides vehicle access to Raglan Street. Access and parking considerations are assessed in more detail under Clause 52.06.	Complies

Clause 58 Apartment Developments:

Std	Comment	Compliance	
		Std	Obj
D1	Urban Context		
	The proposal appropriately responds to the features of the site and the surrounding areas. Consideration of the site context has determined appropriate interface treatments and siting, scale and height. At 12-storeys (37.7 metres), the proposal complies with the mandatory maximum height limit in DDO3 (12-storeys and 38 metres). Critically the development provides appropriate setbacks of 5.5 metres (east boundary) and 4.5 metres (south boundary) (above the 4-storey street wall) which respond to considerations of equitable development for neighbouring sites.	Y	Y
D2	Residential policy		
	The proposal furthers the objectives of relevant State and Local planning policy outlined in the Darebin Planning Scheme, by providing a mixed use development in an existing commercial area with excellent access to public transport, retail shopping, services and employment opportunities.	Y	Y
D3	Dwelling diversity		
	This development provides 14 1- bedroom dwellings, 75 2-bedroom dwellings and 9 3-bedroom dwellings of differing layouts and sizes.	Y	Y
D4	Infrastructure		
	Adequate infrastructure exists to support new development.	Y	Y
D5	Integration with the street		
	The ground and first floor (at the corner of High Street and Raglan Street) provide a generously proportioned entrance to the building. Four (4) retail tenancies (360 square metres) are provided at ground level with active frontages to High Street and Raglan Street. Site services fronting High Street and Raglan Street are integrated into the development.	Y	Y
D6	Energy Efficiency		
	The development has been designed to maximise north facing dwellings and balconies. Habitable rooms have been designed with	Y	Y

Std	Comment	Compliance	
	windows offering good access to daylight, sunlight and ventilation. Battle-axe bedroom have been avoided. A Sustainable Management Plan (SMP) has been prepared. The key sustainable design indicatives' are: <ul style="list-style-type: none"> - Rainwater harvesting system for toilet flushing (equivalent to 60 bedrooms) and irrigation. - 10kWp rooftop photovoltaic system for common areas. - Integrated planter boxes. - High performance glazing and efficient services, appliances and fixtures. - Five (5) electric charging stations for cars. - Cross-flow ventilation. - Excellent provision of bike parking (82 spaces). - Each dwelling will have a cooling load of less than 30MJ/M2 per annum in accordance with this standard. 		
D7	Communal open space		
	The proposal provides 98 dwellings equating to a recommended area of 245 square metres of communal open space. The proposal comprises a rooftop outdoor terrace of 300 square metres which includes a swimming pool and bbq facilities.	Y	Y
D8	Solar access to communal outdoor open space		
	Being at rooftop level the communal open space will receive excellent solar access.	Y	Y
D9	Safety		
	The development is secure and the creation of unsafe spaces has been avoided. The dwelling entry is adequately located and visible.	Y	Y
D10	Landscaping		
	Appropriate landscaping treatments are proposed within the entry foyer and rooftop communal open space. Planter boxes are also provided adjacent selected balconies. While the development does not dedicate 7.5% of the site area to landscaping as recommended under this standard, this is to be expected on sites within DDO where boundary to boundary to construction is recommended (refer to policy 2.1.3 of Clause 43.02 of the Darebin Planning Scheme).	N	Y
D11	Access		
	One (1) double width vehicle crossover is proposed to Raglan Street. The access accounts for less than 33% of the Raglan Street frontage in accordance with this standard.	Y	Y
D12	Parking location		
	Parking facilities are proximate to the dwellings they serve. The basement car park is adequately secure.	Y	Y
D13	Integrated water and stormwater management		
	A 30,000 water tank is provided within the basement for irrigation and flushing of selected toilets (equivalent to 60 bedrooms).	Y	Y

Std	Comment	Compliance	
D14	Building setback		
	<p>The proposal has been well considered in regard to built form and setbacks.</p> <p>The development will be built to High Street and Raglan Street with active retail frontages and a generous residential entrance. The upper levels provide a staggered approach to setbacks to the street frontages. This response is in keeping with the emerging character of High Street.</p> <p>Above the 4th storey the northeast corner of the building (to Raglan Street) provides a 3 metre setback from the east boundary. The remainder of the east elevation (facing the neighbouring property) is setback 5.5 metres from the east boundary. Above the 4th floor the south elevation is setback 4.5 metres from the south boundary. These setbacks provide a suitable equitable response to the expected development of adjacent sites to the south and east of the site.</p>	Y	Y
D15	Internal views		
	The dwellings are designed and located to ensure no unreasonable internal overlooking is provided.	Y	Y
D16	Noise impacts		
	<p>All plant and equipment is appropriately located within the basement or rooftop area to avoid any unreasonable loss of amenity to occupiers. Services fronting High Street and Raglan Street are integrated into the facades to reduce their visibility.</p> <p>The lift wells are appropriately located away from adjoining bedrooms to avoid any possible noise impact.</p>	Y	Y
D17	Accessibility		
	50% of the dwellings achieve the accessibility requirements. These dwellings provide a clear opening width of at least 850mm at the entrance to the dwelling and main bedroom, a clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area and a main bedroom with access to an adaptable bathroom.	Y	Y
D18	Building entry		
	The ground and first floor (at the corner of High Street and Raglan Street) provides a generously proportioned entrance to the building. The retail entries are easily distinguishable with varying materials and design.	Y	Y
D19	Private open space		
	<p>64 balconies achieve or exceed the recommended dimension and area requirement of this standard. The remaining 34 balconies either do not achieve the dimension or area requirement.</p> <p>This is considered an appropriate outcome on balance given the high proportion of the living rooms, bedrooms and balconies which are in excess of minimum recommended standards. Furthermore the rooftop terrace provides a large space in excess of Standard D7.</p>	N	Y

Std	Comment	Compliance	
D20	Storage		
	Each dwelling should have convenient access to a total of 10, 14 and 18 cubic metres of storage space (inclusive of 6, 9 and 12 cubic metres of internal storage) for 1, 2 and 3 bedroom accommodation respectively. The proposal provides 10 cubic metres (6 internal & 4 external) of storage for the 1-bedroom dwellings; 14 cubic metres (10 internal & 4 external) for the 2-bedroom dwellings and 19 cubic metres (15 internal & 4 external) for the 3-bedroom dwellings. All dwellings provide storage spaces in excess of minimum requirements.	Y	Y
D21	Common property		
	Common property areas are appropriately designed and delineated.	Y	Y
D22	Site services		
	Sufficient areas for site services are provided. Site services are appropriately designed and integrated into the development.	Y	Y
D23	Waste and Recycling		
	Waste is to be collected via a private waste services provider. A waste shoot is provided which provides convenience for future occupiers. The waste storage space is centrally located within the building and away from the street frontages. Waste is to be collected twice a week per waste stream equating to eight (8) collections per week. This equates to a high number of trips to the site for waste collection. A condition is attached to the recommendation requiring one (1) collection per week per waste stream equating to a total of four (4) collections per week.	Y	Y
D24	Functional layout		
	The dimensions of all bedrooms achieve or exceed the requirements of this standard. For example dwelling 2A.2 (8 dwellings) provides dimensions of 3 X 4.1 metres. The area and dimensions of all living rooms achieve or exceed the requirements of this standard. 67 living spaces achieve compliance. The remaining 31 living spaces exceed compliance.	Y	Y
D25	Room depth		
	All levels of the building provide a floor to ceiling height of 2.7 metres. The living rooms are of appropriate depth to allow for daylight access.	Y	Y
D26	Windows		
	All living rooms and bedrooms have direct access to daylight. No battle-axe bedrooms are proposed.	Y	Y
D27	Natural ventilation		
	55% of the dwellings provide opportunities for cross flow ventilation, where the standard recommends 40%.	Y	Y

Clause 52.06 Car ParkingNumber of Parking Spaces Required

Use	Rate	Provision	Requirement
98 dwellings	1 space / 1 & 2 bedroom dwelling & 2 spaces / 3+ bedroom dwelling	102	107
Visitors	1 space / 5 dwellings	0	19
Retail	4 spaces / 100m ²	6	14
Total		108	140

Clause 52.06 (Car Parking) of the Darebin Planning Scheme recommends 140 car parking spaces for the entire development. The proposal provides 108 spaces and is therefore seeking a reduction of 32 spaces.

Car Parking will be allocated as follows;

- Nine (9) spaces to each 1 bedroom dwelling
- 75 spaces to each 2-bedroom dwelling
- 18 spaces to each 3-bedroom dwelling
- Six (6) retail spaces (including one (1) accessible space)

The car parking shortfall is detailed below:

- Five (5) 1-bedroom spaces
- 19 visitor car parking spaces
- Eight (8) retail car parking spaces

The applicant submitted an assessment of car parking demand which concludes that the provision of car parking is satisfactory based on the following:

- Empirical ABS Data
- An empirical assessment of visitor car parking undertaken by Cardno and generally accepted by VCAT
- The availability of on street parking; and
- The proximity of the site to an activity centre and public transport.

Car parking for the 1-bedroom dwellings has been provided at a rate of 0.65 spaces per dwelling which accords with Council's approach to provision.

Car parking for the 2 and 3-bedroom dwellings is provided in accordance with rates recommended under Clause 52.06 (Car Parking) of the Darebin Planning Scheme.

It is considered satisfactory that six (6) retail spaces are provided for staff parking. It is deemed appropriate that customer car parking is provided on street.

Based on the applicant's assessment of car parking provision, the mix of the car parking provided to each aspect of the project is deemed appropriate. The site has excellent access to public transport, shops and local services.

Design Standards for Car parking

All standard car parking spaces are 2.8 metres wide by 4.9 metres long and accessed via a 5.8 metre access. The submitted swept path diagrams demonstrate that vehicles can enter and exit the nominated parking spaces satisfactorily.

Traffic Impact

The development is expected to generate the following traffic movements.

Residential – A total of 495 vehicle trips per day including an estimated 50 vehicle trips between 7-9AM and between 4-6PM peak periods respectively.

Retail - 6 vehicle trips between 7-9AM and 4-6PM peak periods respectively.

The surrounding road network can accommodate the addition traffic volumes in a satisfactory manner.

Clause 52.34 Bicycle Parking

The proposal provides 82 bicycle parking spaces. This will be allocated as follows:

- 76 resident bicycle parking spaces located on the ground level within a secure bicycle parking facility. Bicycle parking will utilise a “SecuraBilke Dual Height” system. This system is considered appropriate and will allow the bottom bicycle to be parked without it having to be lifted in accordance with AS2890.3:2015.
- 6 Bicycle rails on the ground floor near the main entrance to the retail tenancies. The bicycle parking spaces have been dimensioned in accordance with AS2890.3:2015.

Given the location of the site it is recommend that bicycle parking for residents is provided at a rate of 1 space per dwelling. The applicant has noted that the current provision is in excess of the 32 spaces required by Clause 52.34 of the Planning Scheme. This justification is insufficient as the statutory bicycle requirement is based on the provision of standard parking requirements which correspond with lower density developments. Failure to provide adequate access to alternative transport is contrary to Council’s vision to achieve a modal shift.

REFERRAL SUMMARY

Department/Authority	Response
Capital Works	No objection, subject to condition included in recommendation
Transport Management and Planning	No objection, subject to condition included in recommendation
ESD officer	No objection, subject to condition included in recommendation
Urban Design Officer	<p><i>Access, circulation & miscellaneous:</i></p> <p>The lift lobby has been amended and is acceptable.</p> <p>A secure bicycle parking facility has now been provided on the ground floor (with the removal of one apartment). This facility is an improvement and is acceptable.</p> <p><i>Ground floor & street interface:</i></p> <p>Retail unit 1 should position its rear internal door to access the back-of-house area rather than the residential Lobby (refer to Condition 1q which addresses this).</p>

Department/Authority	Response
	<p>The Booster Cupboard along the Raglan Street frontage has been amended. On the elevation it appears that the equipment is no longer concealed within a cupboard (refer to Condition 1r which addresses this).</p> <p>Consider providing fenestration that would allow Retail 1 to open directly onto the north-facing Raglan Street frontage (refer to Condition 1s which addresses this)</p> <p><i>Residential layout:</i></p> <p>Unit 101 (and replicated units above) has been amended to provide a greater setback for the balcony from the side boundary. This arrangement is acceptable.</p> <p>The revised layout to minimise juxtapositions of incompatible uses is acceptable. The positioning of a balcony adjacent to the neighbouring bedroom is still not preferred, but given the location on the Plenty Road frontage, this is acceptable.</p> <p>Internal Study spaces remain as before. I remain unconvinced that “a reasonable amount of daylight transmission” would filter to this tucked away space without a line of sight to an external window. However given that the Study spaces are proposed as additional amenity for these 2 bed apartments, although not preferable, this arrangement is acceptable.</p> <p>At 4th level, the landscaped area at podium level has been converted to balcony space for the adjacent apartments. This is acceptable.</p> <p>Also at 4th level, the Outdoor Communal Space previously proposed at podium level to the south of the building has been converted into balcony space. This is acceptable.</p> <p><i>Roof deck:</i></p> <p>Detail has been provided for the Roof Deck showing a pool, 3 barbeques and a landscaped area. Consider spreading out of the barbeque facilities across the roof space.</p> <p><i>Form & appearance:</i></p> <p>The design has been modified to provide greater distinction between the 4-storey street wall and the upper levels of the building. The 4-storey street wall is wider and more apparent. The framed elements that wrap around the corner provide increased setbacks in parts, helping to both emphasise the street wall and to provide an improved transition towards a bold corner expression at High Street and Raglan Street. Whilst this vertical form at the corner element does not wholly comply with the suggested design approach under the DDO, given the site’s corner location, the openness provided for pedestrians at the street corner, and the well resolved overall composition, this arrangement is considered acceptable.</p>

PLANNING SCHEME SUMMARY

Darebin Planning Scheme clauses under which a permit is required

- Clause 32.04 (Commercial 1 Zone) - Buildings and Works
- Clause 43.02 (DDO3) - Buildings and Works
- Clause 52.06 (Car parking) - To reduce the car parking provision

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, 22.04
Zone	34.01
Overlay	43.02, 45.03, 45.06
Particular provisions	52.06, 52.34, 58
General provisions	65.01

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





DRAWING No.	SUBSET ID	DESCRIPTION
TP000	TP0	Title Page
TP001	TP1	Contents
TP002	TP1	Site Matrix
TP003	TP1	Site Accessities
TP004	TP1	Traffic
TP005	TP1	Planning Conditions - Product Map
TP006	TP1	Product Map
TP007	TP1	Interface Analysis
TP008	TP1	Interface Analysis - Modeling
TP009	TP1	Survey
TP010	TP1	Site Matrix
TP011	TP1	Site Photos
TP012	TP1	Site Photo - Aerial View
TP013	TP1	Preston - Visual Journey - Past
TP014	TP1	Preston - Visual Journey - Past
TP015	TP1	Preston - Visual Journey - Present
TP016	TP1	Preston - Visual Journey - Future
TP017	TP1	Site Opportunities
TP018	TP1	Built Form - Streetscape & Modeling
TP019	TP1	Built Form - Streetscape & Modeling
TP020	TP1	Materials
TP021	TP1	Design Detail
TP022	TP2	Ground Floor Plan
TP023	TP2	Level 1
TP024	TP2	Level 2
TP025	TP2	Level 3
TP026	TP2	Level 4
TP027	TP2	Level 5
TP028	TP2	Level 6
TP029	TP2	Level 7
TP030	TP2	Level 8
TP031	TP2	Level 9
TP032	TP2	Level 10
TP033	TP2	Level 11
TP034	TP2	Roof Deck
TP035	TP2	Roof
TP036	TP2	Basement 1
TP037	TP2	Basement 2
TP038	TP2	Section A-A
TP039	TP2	Section B-B
TP040	TP2	Architectural Precedents
TP041	TP2	Architectural Precedents
TP042	TP2	Architectural Precedents
TP043	TP2	Artist Impression
TP044	TP2	Artist Impression
TP045	TP2	Elevation - North
TP046	TP2	Elevation - West
TP047	TP2	Elevation - East
TP048	TP2	Elevation - South
TP049	TP4	Shadow Diagrams
TP050	TP4	Shadow Diagrams
TP051	TP4	Section C-C
TP052	TP4	Development Summary
TP500	TP5	Apartment Type 1A
TP501	TP5	Apartment Type 1A.1
TP502	TP5	Apartment Type 1B
TP503	TP5	Apartment Type 1C
TP504	TP5	Apartment Type 1C.1
TP505	TP5	Apartment Type 2A
TP506	TP5	Apartment Type 2A.1
TP507	TP5	Apartment Type 2A.2
TP508	TP5	Apartment Type 2B
TP509	TP5	Apartment Type 2C
TP510	TP5	Apartment Type 2C.1
TP511	TP5	Apartment Type 2D
TP512	TP5	Apartment Type 2E
TP513	TP5	Apartment Type 2E.1
TP514	TP5	Apartment Type 2F
TP515	TP5	Apartment Type 2G
TP516	TP5	Apartment Type 2A.1
TP517	TP5	Apartment Type 2A.2
TP518	TP5	Apartment Type 2A.3
TP519	TP5	Apartment Type 2A.4
TP520	TP5	Apartment Type 2B

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Project Name 70 High Street
 Project Number 11562
 Date 26/10/2017
 Scale

Drawing Name Contents
 Drawing Number TP100
 Revision

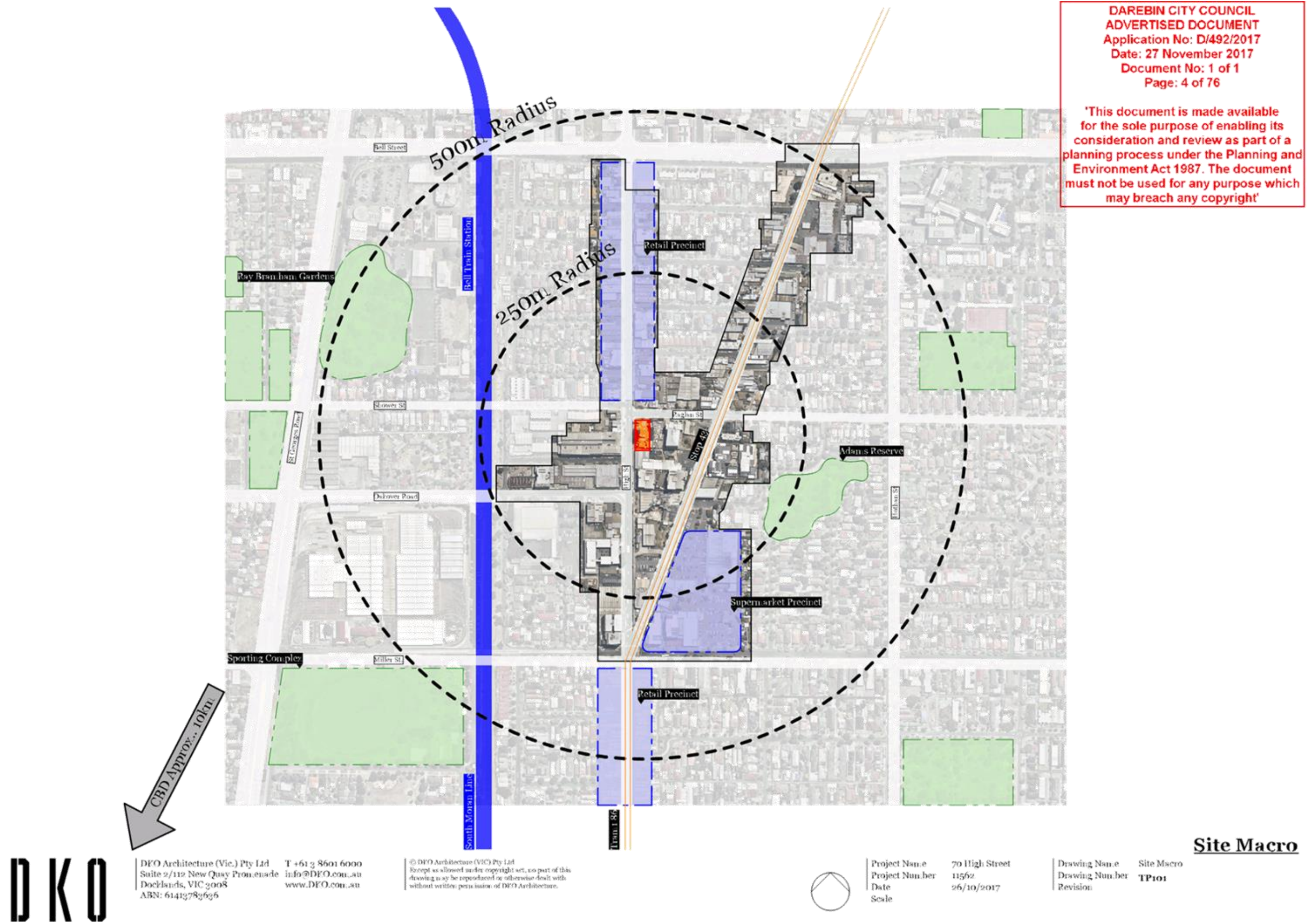
High St, Preston
79 - 82 High Street, Preston, Victoria 3072

Job No. 1562
26/10/2017

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	APARTMENT NUMBER	APARTMENT TYPE				APARTMENT TYPE	INTERNAL AREA	BALCONY	BALCONY TERRACE	
		1B	2B 1b	2B 2b	3B					
Ground Floor	GF01	*				1B	53.14		30.02	83.16
	GF02	*				1A	51.72	27.44		79.16
						TOTAL	104.86	0	57.46	162.32
LEVEL 1	101		*			2E.1	74.71	9		83.71
	102			*		2C	67.65	14.44		82.09
	103	*				1C.1	61.63	11.87		73.5
	104			*		2A.1	64.55	26.95		91.5
	105			*		2A	70.43	22.16		92.59
	106	*				1A	51.72	27.88		79.6
	107		*			2G	67.82	16.26		84.08
	108	*				1B	53.14	8.15		61.29
	109	*				1A.1	47.22	11.62		58.84
	110		*			2F	62.32	11.06		73.38
						TOTAL	621.19	159.39	0	780.58
LEVEL 2	201		*			2E.1	74.71	9		83.71
	202			*		2C	67.65	14.44		82.09
	203	*				1C	49.53	11.87		61.4
	204			*		2B	79.82	15.91		95.73
	205			*		2A.1	64.55	29.8		94.35
	206			*		2A	70.43	14.47		84.9
	207	*				1A	51.72	27.04		78.76
	208		*			2G	67.82	15.42		83.24
	209	*				1B	53.14	8.15		61.29
	210	*				1A.1	47.22	11.25		58.47
	211		*			2F	62.32	11.06		73.38
						TOTAL	688.91	168.21	0	857.12
LEVEL 3	301		*			2E.1	74.71	9		83.71
	302			*		2C.1	68.66	11.08		79.74
	303	*				1C	49.53	11.87		61.4
	304			*		2B	79.82	15.91		95.73
	305			*		2A.1	64.55	29.04		93.59
	306			*		2A	70.43	20.09		90.52
	307	*				1A	51.72	17.48		69.2
	308		*			2G	67.82	15.87		83.69
	309	*				1B	53.14	8.21		61.35
	310	*				1A.1	47.22	11.25		58.47
	311		*			2F	62.32	11.06		73.38
						TOTAL	689.92	160.86	0	850.78
LEVEL 4	401		*			2E	63.46	16.29		79.75
	402			*		2D	71.87	39.46		111.33
	403				*	3A.4	96.76	21.08		117.84
	404			*		2A.1	64.55	31.87		96.42
	405			*		2A	70.43	27.18		97.61
	406				*	3B	80.8		28.92	109.72
	407			*		2A.2	72.27		20.76	93.03
	408		*			2F	62.32	11.67		73.99
						TOTAL	582.46	147.55		729.69
LEVEL 5	501		*			2E	63.46	9		72.46
	502			*		2D	71.87	22.2		94.07
	503				*	3A.4	96.76	21.08		117.84
	504			*		2A.1	64.55	28.6		93.15
	505			*		2A	70.43	21.87		92
	506			*		2A	70.43	13		83.43
	507		*			2A.2	72.27	12.2		84.47
	508		*			2F	62.32	11.67		73.99
						TOTAL	572.09	139.32		711.41
LEVEL 6	601		*			2E	63.46	9		72.46
	602			*		2D	71.87	21.7		93.57
	603				*	3A.4	96.76	21.08		117.84
	604			*		2A.1	64.55	28.6		93.15
	605			*		2A	70.43	15.35		85.78
	606			*		2A	70.43	13.42		83.85
	607		*			2A.2	72.27	12.2		84.47
	608		*			2F	62.32	11.67		73.99
						TOTAL	572.09	133.62		705.11
LEVEL 7	701		*			2E	63.46	9		72.46
	702			*		2D	71.87	22.2		94.07
	703				*	3A.3	103.11	18.97		122.08
	704			*		2A.1	64.55	25.69		90.24
	705			*		2A	70.43	13.42		83.85
	706			*		2A	70.43	13.42		83.85
	707		*			2A.2	72.27	12.2		84.47
	708		*			2F	62.32	11.67		73.99
						TOTAL	578.44	126.57		705.01
LEVEL 8	801		*			2E	63.46	9		72.46
	802			*		2D	71.87	20		91.87
	803				*	3A.3	103.11	18.97		122.08
	804			*		2A.1	64.55	19.58		84.13
	805			*		2A	70.43	13.42		83.85
	806			*		2A	70.43	13.42		83.85
	807		*			2A.2	72.27	12.2		84.47
	808		*			2F	62.32	11.67		73.99
						TOTAL	578.44	118.26		696.7
LEVEL 9	901		*			2E	63.46	9		72.46
	902			*		2D	71.87	18.6		90.47
	903				*	3A.3	103.11	18.97		122.08
	904			*		2A.1	64.55	14.93		79.48
	905			*		2A	70.43	13.42		83.85
	906			*		2A	70.43	13.42		83.85
	907		*			2A.2	72.27	12.2		84.47
	908		*			2F	62.32	11.67		73.99
						TOTAL	578.44	112.21		690.65
LEVEL 10	1001		*			2E	63.46	9		72.46
	1002			*		2D	71.87	18.6		90.47
	1003				*	3A.1	102.91	15.91		118.82
	1004			*		2A.1	64.55	11.29		75.84
	1005			*		2A	70.43	13.42		83.85
	1006			*		2A	70.43	13.42		83.85
	1007		*			2A.2	72.27	12.2		84.47
	1008		*			2F	62.32	11.67		73.99
						TOTAL	578.24	105.51		683.75
LEVEL 11	1101		*			2E	63.46	9		72.46
	1102			*		2D	71.87	19.13		91
	1103				*	3A.2	96.81	15.91		112.72
	1104			*		2A.1	64.55	11.18		75.73
	1105			*		2A	70.43	13.42		83.85
	1106			*		2A	70.43	13.42		83.85
	1107		*			2A.2	72.27	12.2		84.47
	1108		*			2F	62.32	11.67		73.99
						TOTAL	572.14	105.93		678.07





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Project Name: 70 High Street
Project Number: 11562
Date: 26/10/2017
Scale:

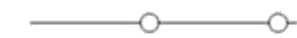
Drawing Name: Site Amenities
Drawing Number: TP102
Revision:

Site Amenities



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ROUTE 86 TRAM
WATERFRONT CITY TO RMIT BUNDOORA



SOUTH MORANG TRAIN LINE
CITY TO DAREBIN



552 BUS ROUTE
NORTH EAST RESERVOIR - NORTHCOVE
PLAZA VIA HIGH STREET

553 BUS ROUTE
PRESTON - WEST PRESTON



BIKE LANE LANES



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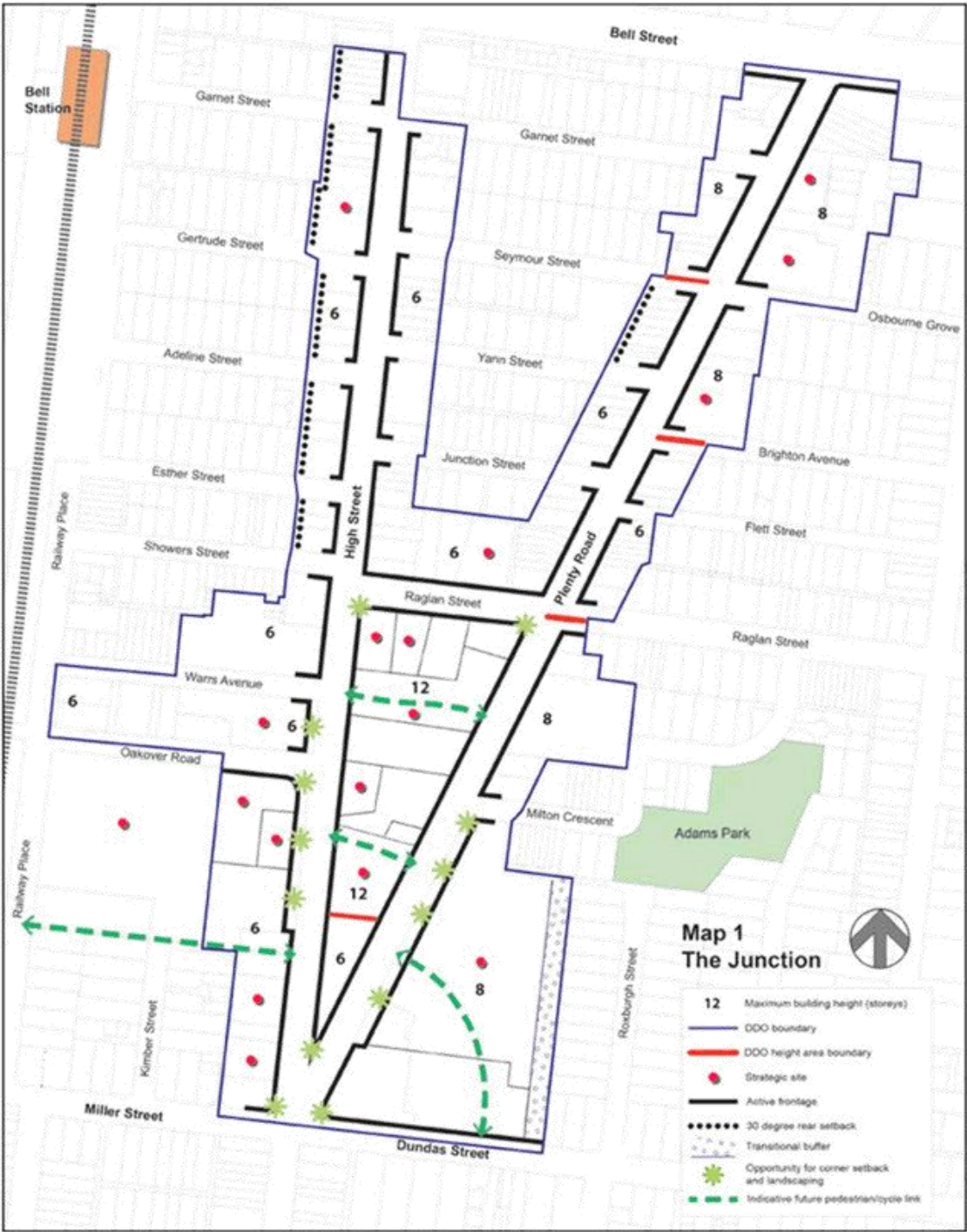
Project Name 70 High Street
Project Number 11562
Date 26/10/2017
Scale

Drawing Name Transit
Drawing Number TP103
Revision

Transit

Precinct Map

Map 1: Junction Precinct



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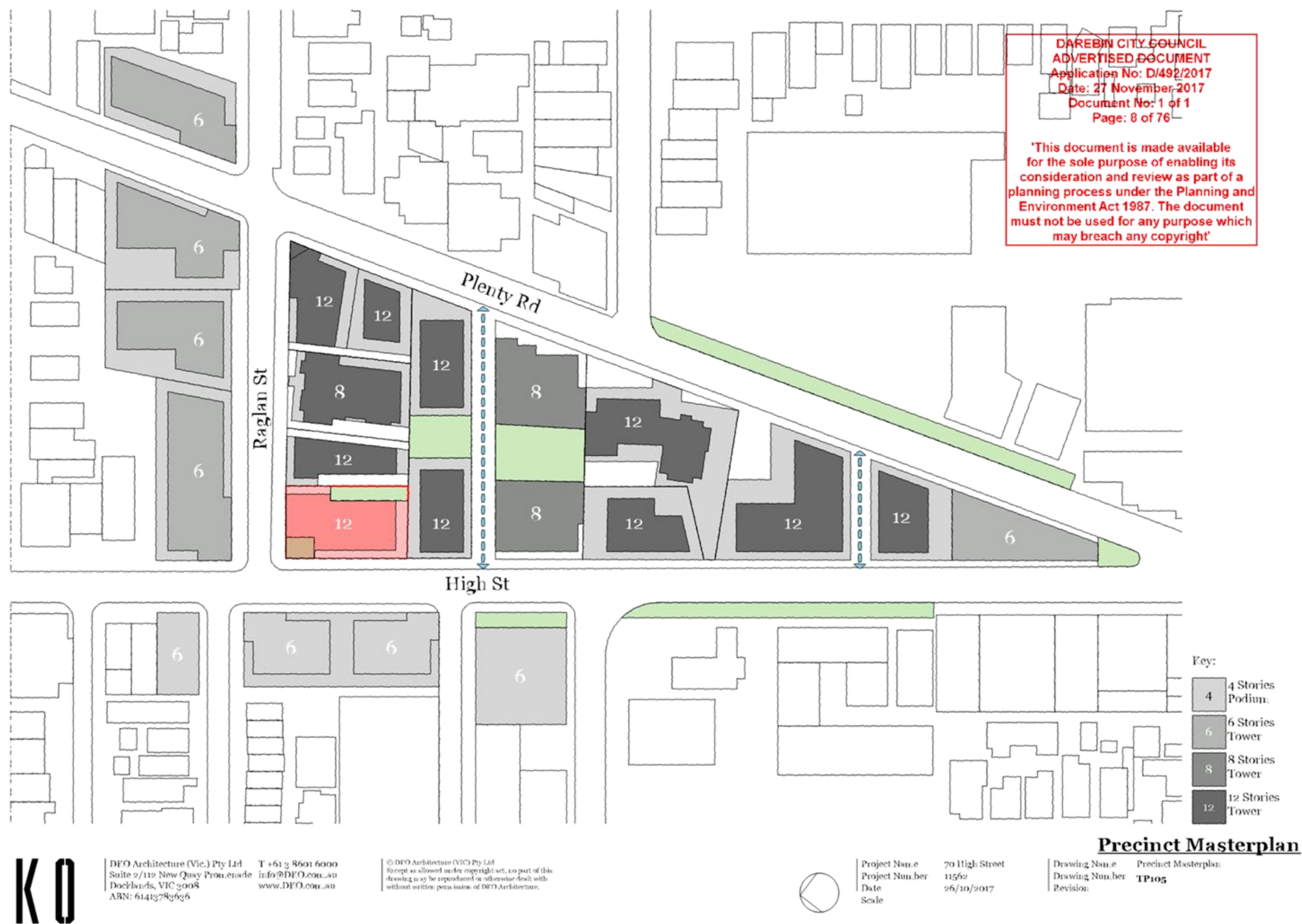
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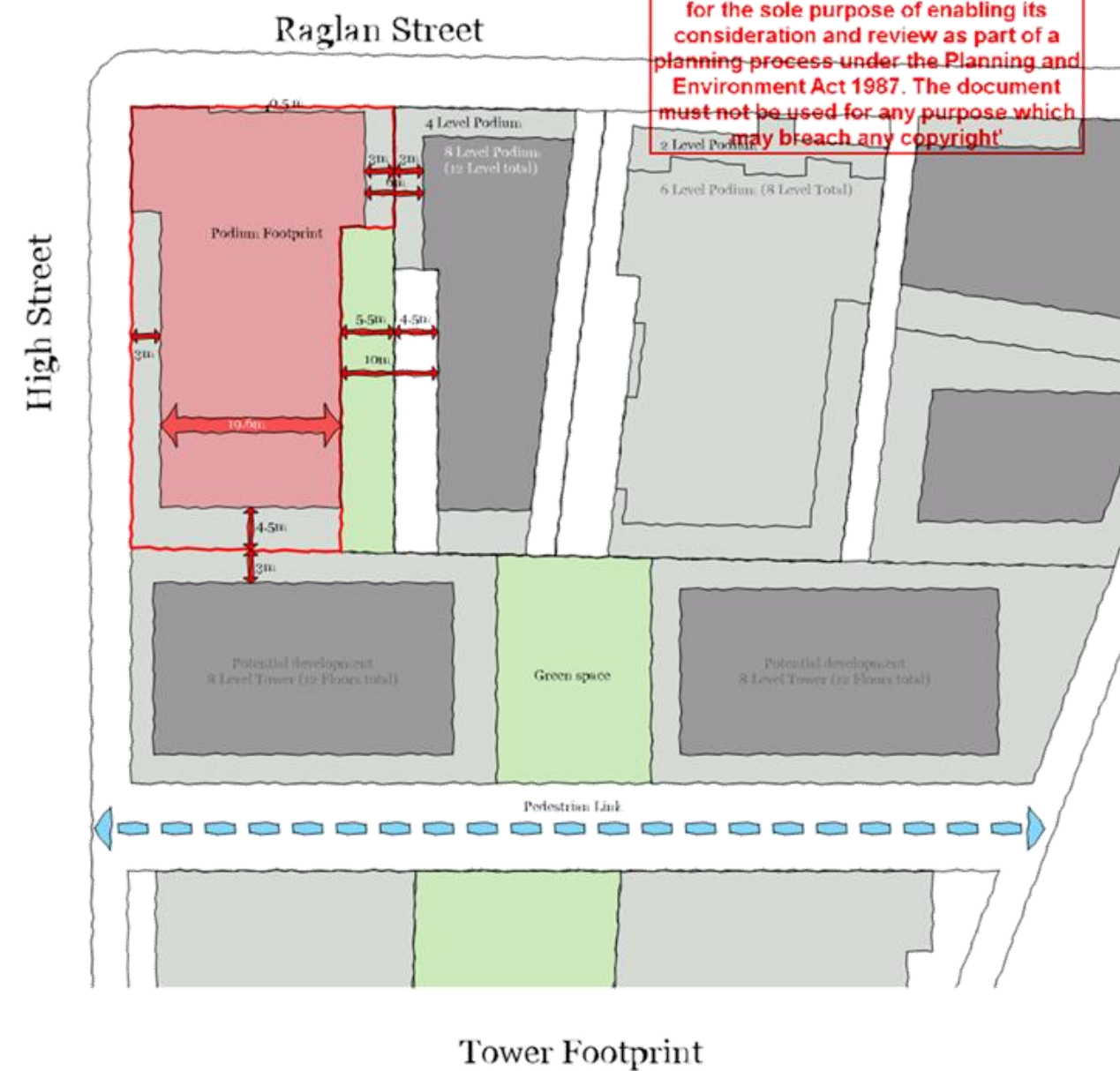
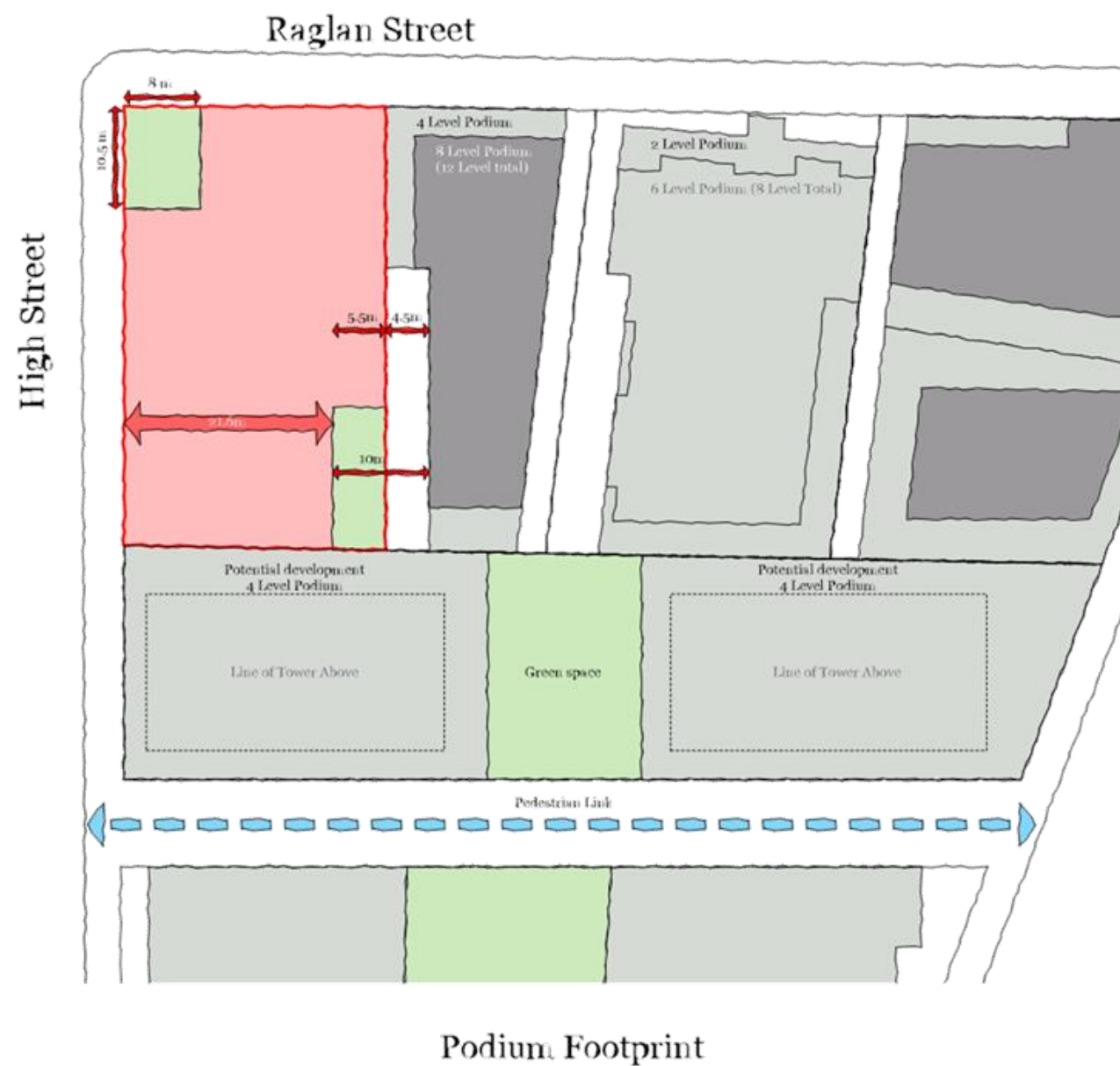
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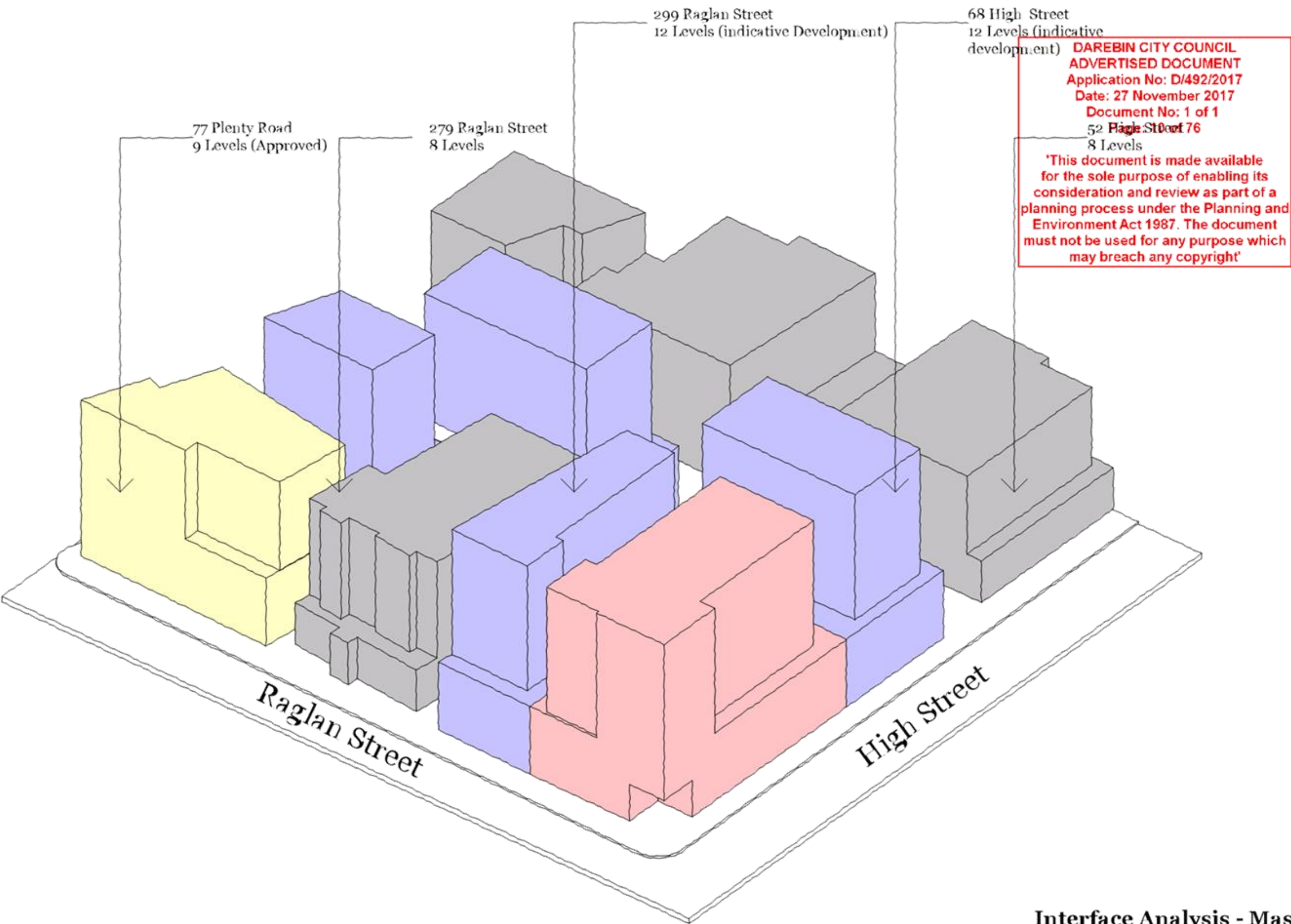
Planning Conditions - Precinct Map

Drawing Name: Planning Conditions - Precinct Map
Drawing Number: TP104
Revision:





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Project Number 11562
Date 26/10/2017
Scale

Interface Analysis - Massing

Drawing Name Interface Analysis - Massing
Drawing Number TP107
Revision



I certify that this plan has been prepared from a survey made under my immediate direction and supervision in accordance with the Surveyors Act 2006.

IAN D. BARKER
LEONARD SURVEYOR

LEGEND

- SYMBOLS**
- | | |
|-----|-----------------------------------|
| C/C | CONCRETE CROSSING |
| SEP | SIDE ENTRY PIT |
| BS | STOP VALVE |
| ○ | ELECTRICITY PIT |
| ○ | SEWER PIT |
| ○ | GRADED PIT |
| Tel | TELEPHONE PIT |
| | ELECTRICITY POLE & OVERHEAD WIRES |
| | WATER METER |
| | GAS METER |
| | GATE |
| | LIGHT POLE |
| | FIRE HYDRANT |
| | SIGN |
| P | PORCH |
| NH | NON-HABITABLE WINDOW |
| HV | HABITABLE WINDOW |
| D | DOOR |
| SD | DOOR & SIDE WINDOW |
| GD | GLASS DOOR |
| GOW | GLASS DOOR & WINDOW |

DISTANCES ARE IN METRES

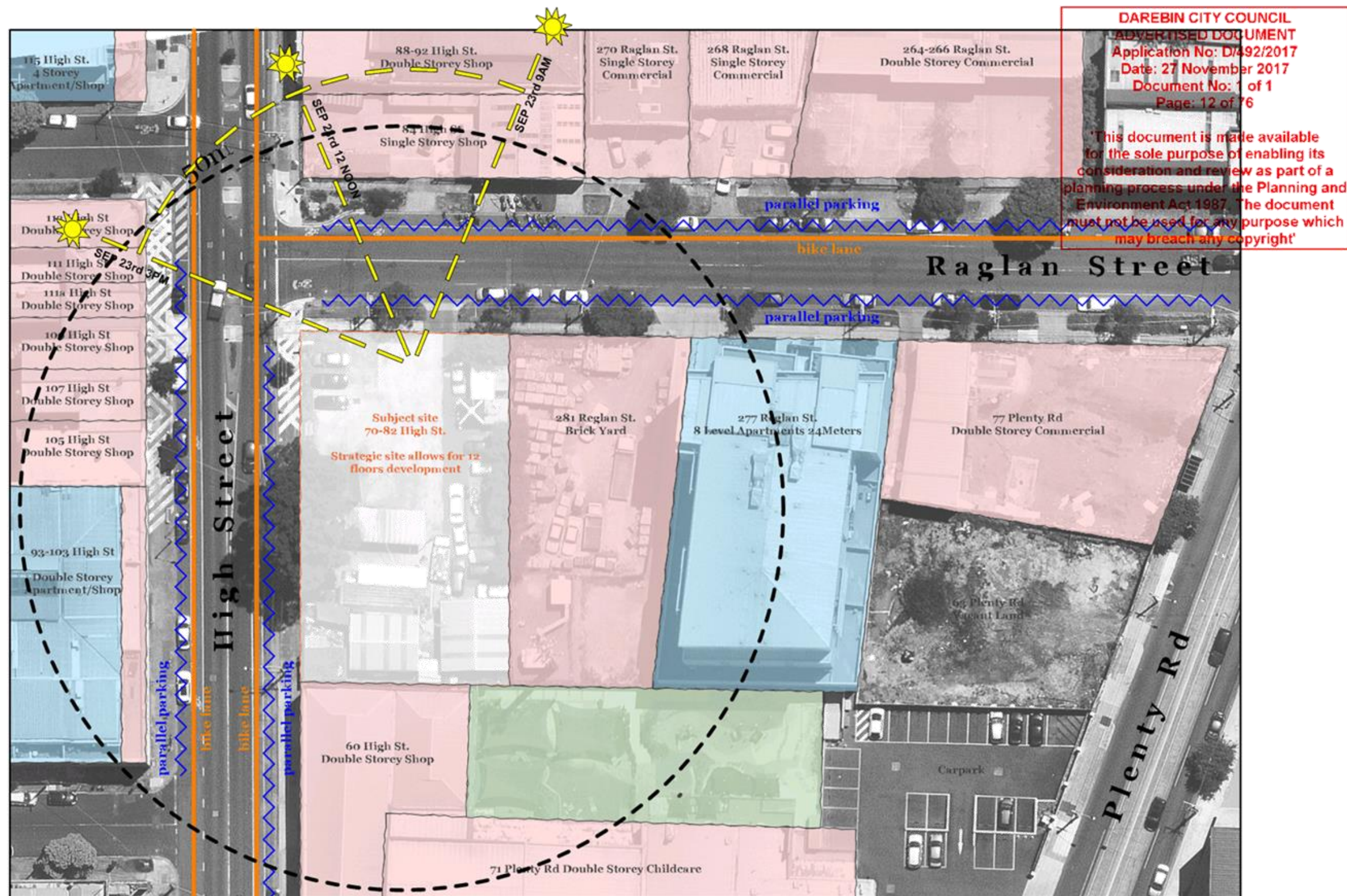
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Project Number	11562
Date	26/10/2017
Scale	

Drawing Name	Survey
Drawing Number	TP108
Revision	



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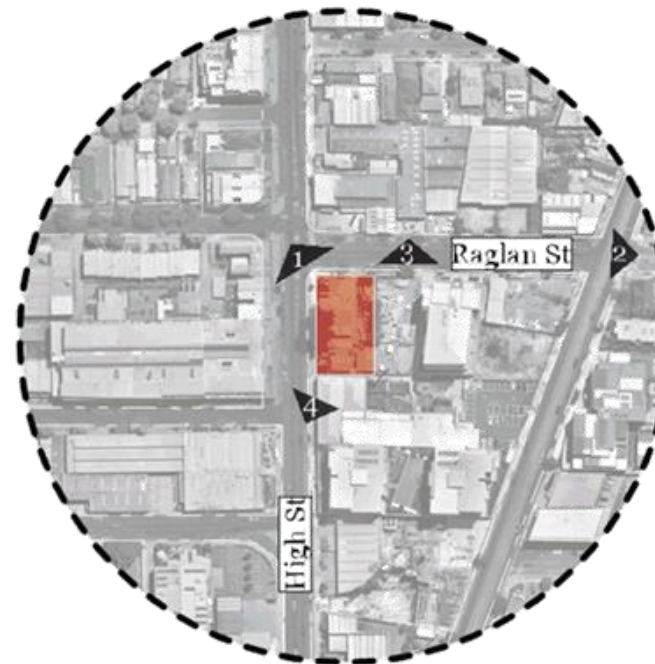
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Project Name 70 High Street
Project Number 11562
Date 26/10/2017
Scale

Drawing Name Site Micro
Drawing Number TP109
Revision

Site Micro



Site Photos

DKO

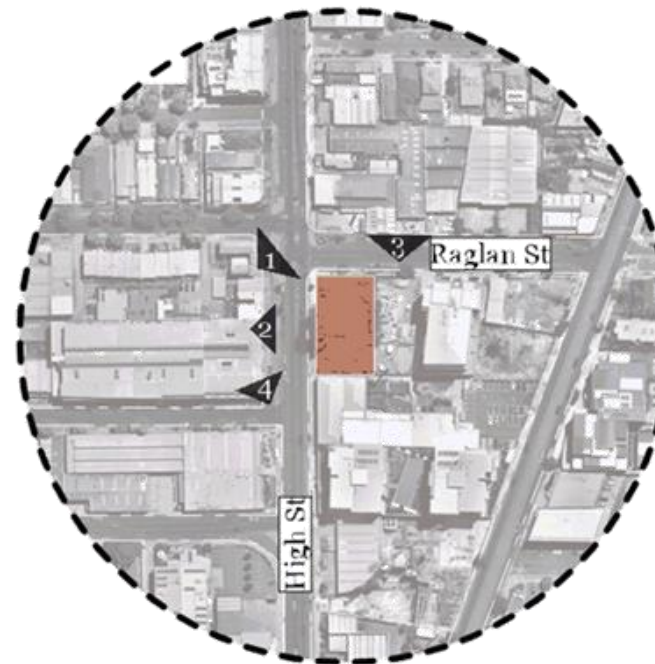
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Drawing Name Site Photos
Drawing Number TP110
Revision



Site Photos

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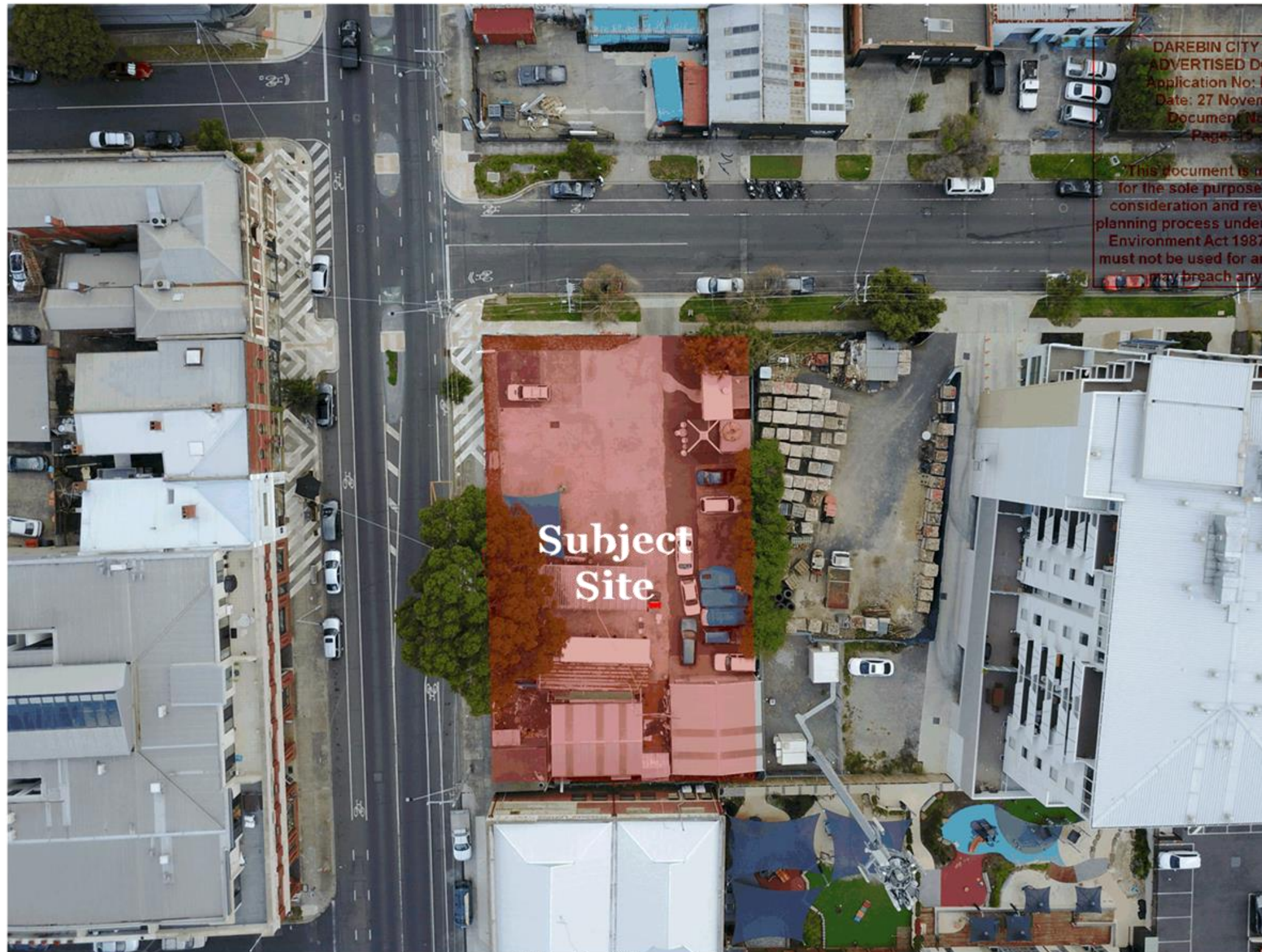
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Drawing Name Site Photos
Drawing Number TP111
Revision



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Subject
Site

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Site Photo - Aerial View

Drawing Name Site Photo - Aerial View
Drawing Number TP112
Revision

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From Gold to Blue - Days of Past
One of the first suburbs in Melbourne, Preston changed from a gold rush heaven into a blue collar centre at mid-20th century



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Preston - Visual Journey - Past

Project Name	70 High Street	Drawing Name	Preston - Visual Journey - Past
Project Number	11562	Drawing Number	TP113
Date	26/10/2017	Revision	
Scale			

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Preston - Visual Journey - Past

Project Name	70 High Street	Drawing Name	Preston - Visual Journey - Past
Project Number	11562	Drawing Number	TP114
Date	26/10/2017	Revision	
Scale			

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To the North
Due to the soaring house prices in neighboring areas, Preston is becoming a favorite destination for young professionals for both leisure and residence. This has created a lively, dynamic and hip scene



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Emerging Suburb for Young Professionals

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Project Number	11562	Drawing Number	TP115
Date	26/10/2017	Revision	
Scale			

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Architecture in the Making
The rapid demand for mid density has led to a constant evolution of architectural products



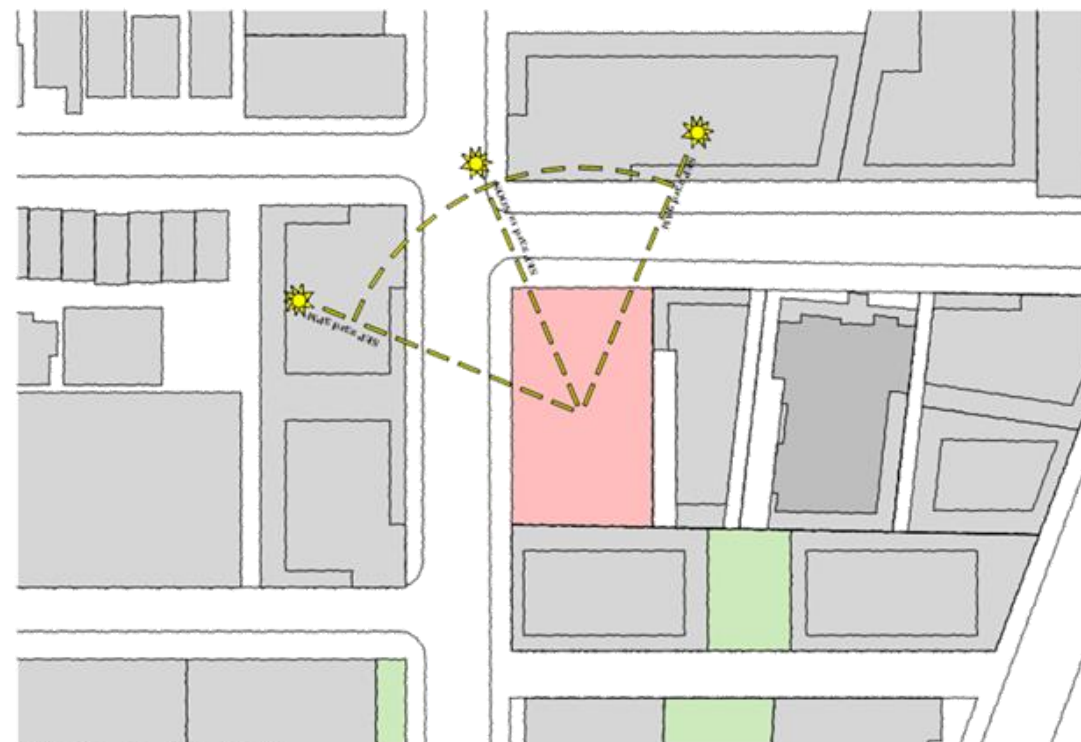
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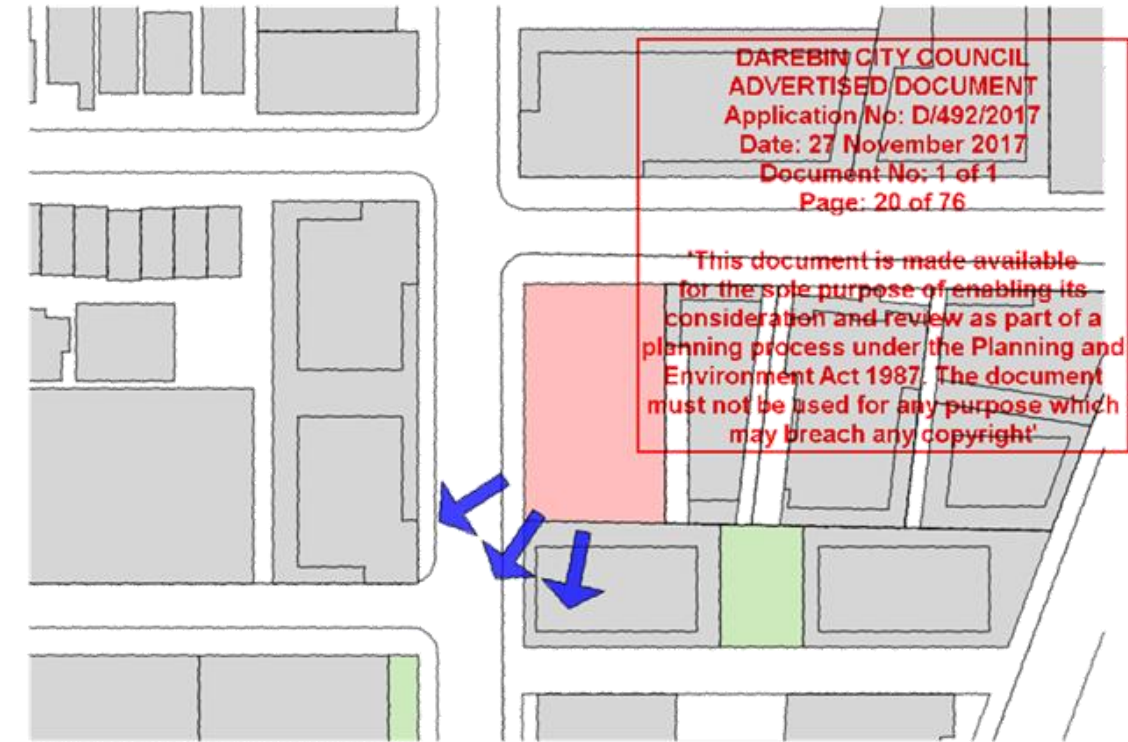
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Preston - Visual Journey - Future

Project Name	70 High Street	Drawing Name	Preston - Visual Journey - Future
Project Number	11562	Drawing Number	TP116
Date	26/10/2017	Revision	
Scale			



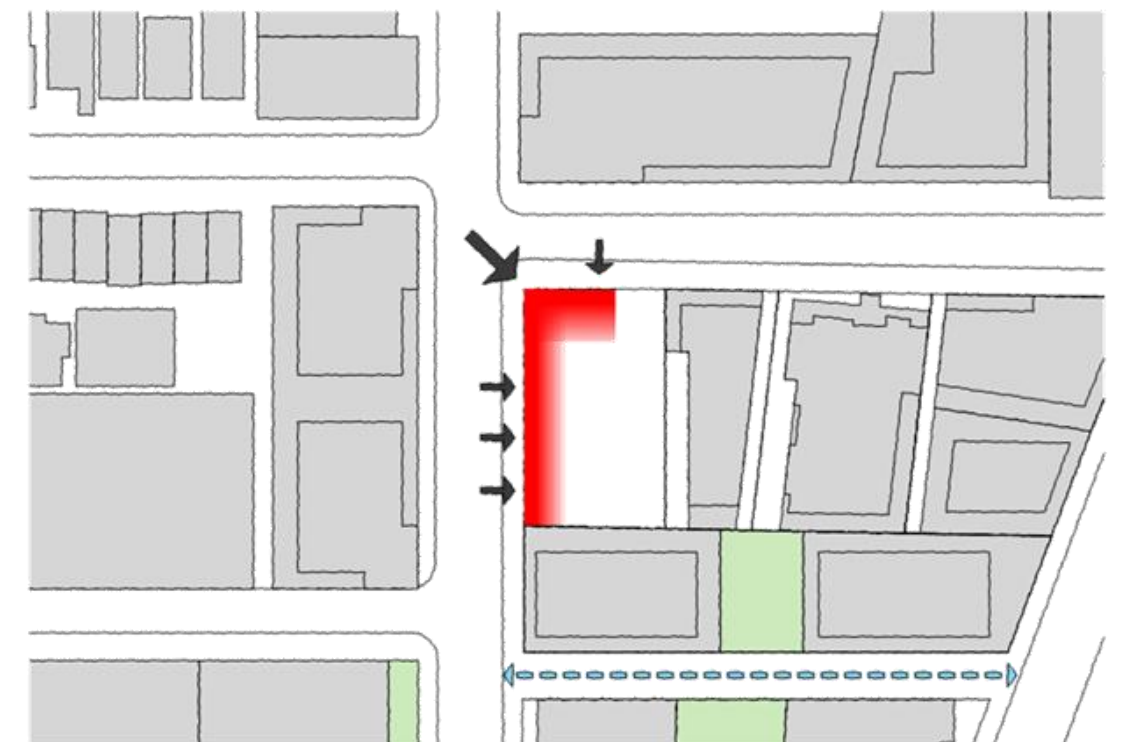
Site Amenity - Solar



Site Amenity - Views towards CBD



Site Amenity - Sensitive Interfaces + Access



Site Amenity - Ground Activation

Site Opportunities**DKO**

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Project Number 11562
Date 26/10/2017
Scale

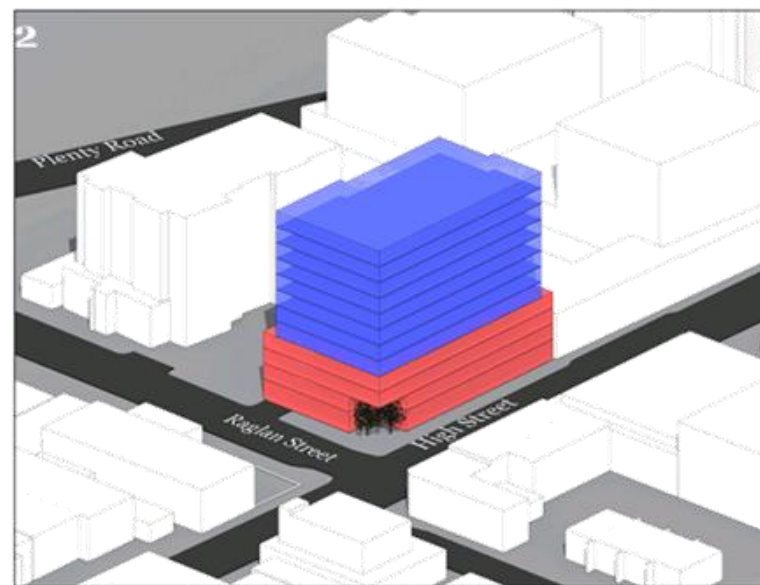
Drawing Name Site Opportunities
Drawing Number TP117
Revision

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Podium
- Podium, height of 4 levels



Ground Floor Activation
- Retail activation to High Street and Raglan Street
- Landscape buffer to the corner



The Form
- Tower height of 8 levels established
- Overall building height of 12 levels
- Setbacks referencing the neighboring context and potential future development

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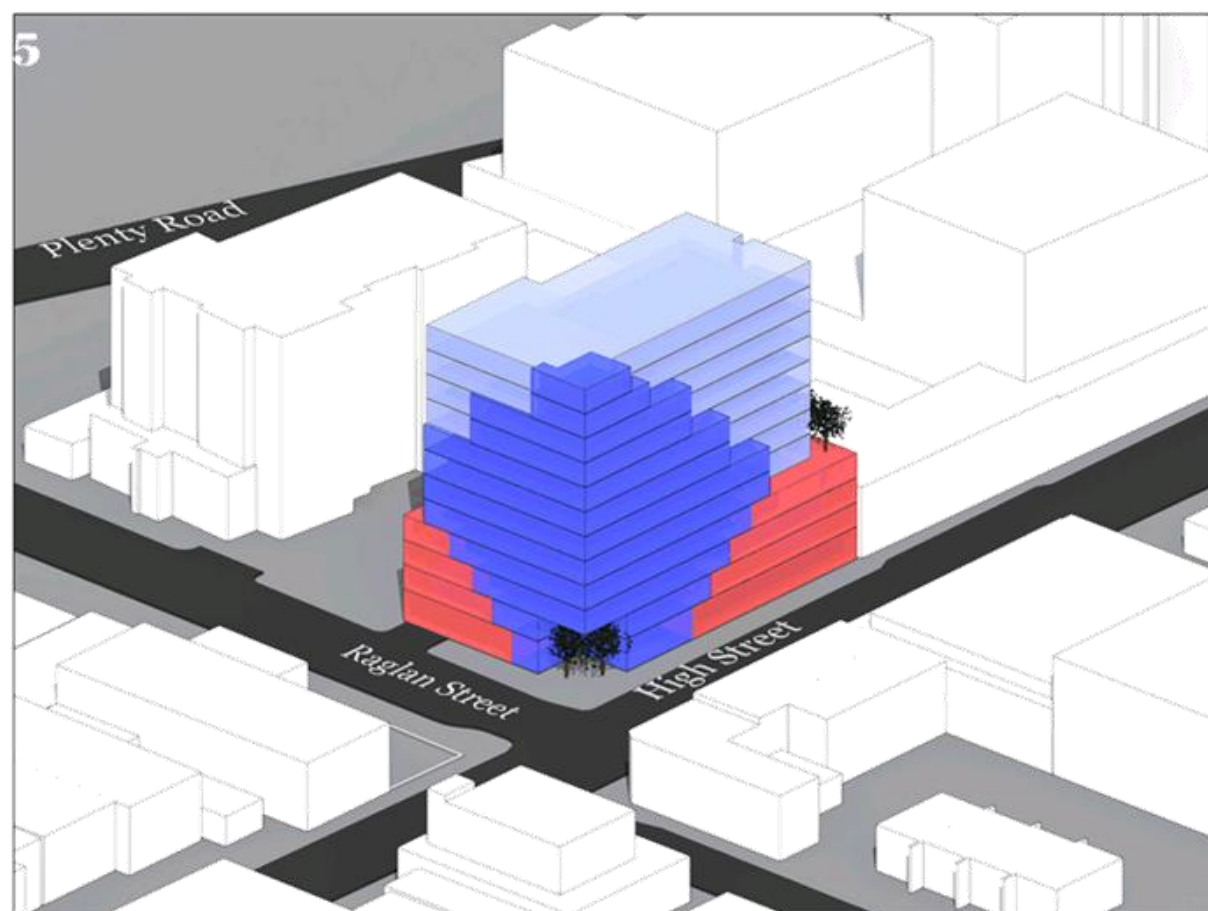
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Built Form - Streetscape & Massing

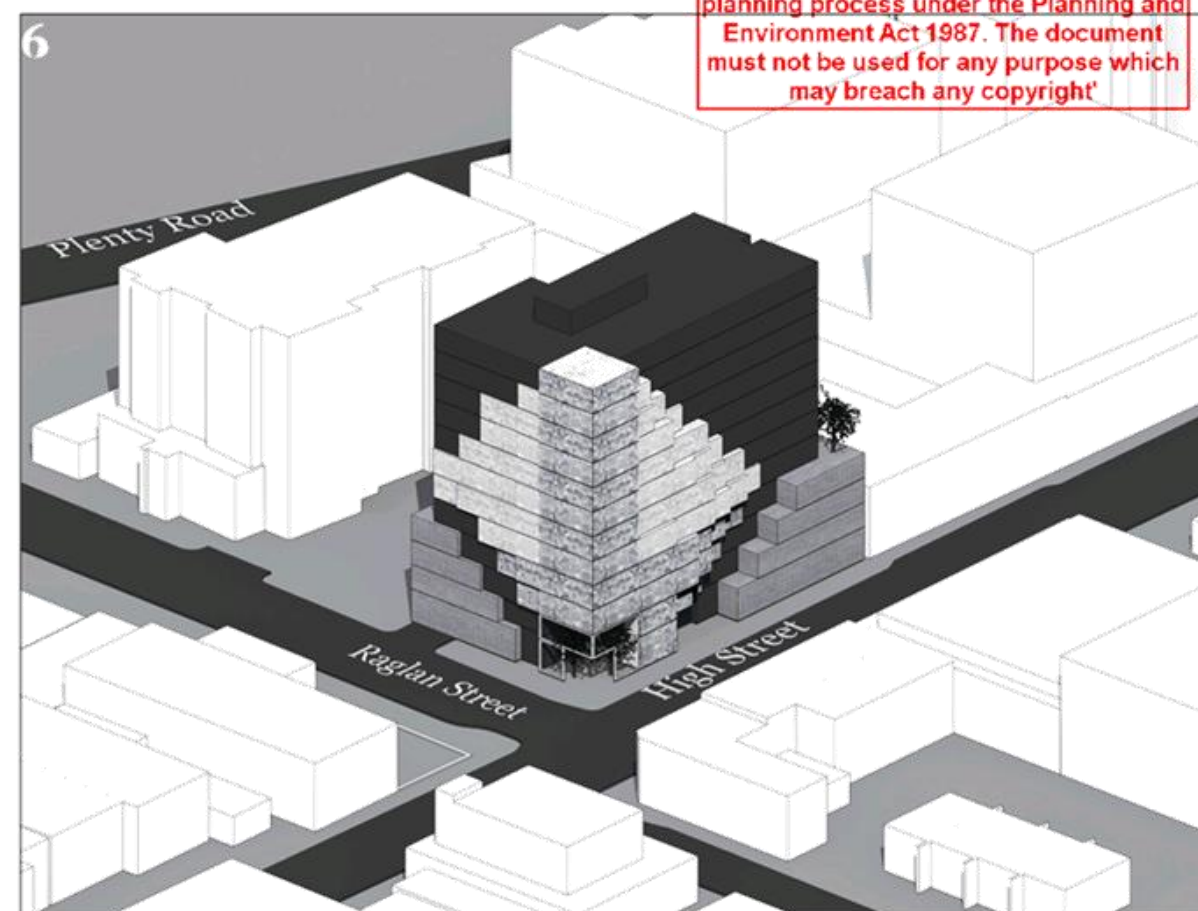
Project Name: 70 High Street
Project Number: 11562
Date: 26/10/2017
Scale:

Drawing Name: Built Form - Streetscape & Massing
Drawing Number: **TP118**
Revision:



The Steps

- Street setbacks established
- Refining the architectural form



Final Result

- Materiality introduced
- Overall architectural form achieved

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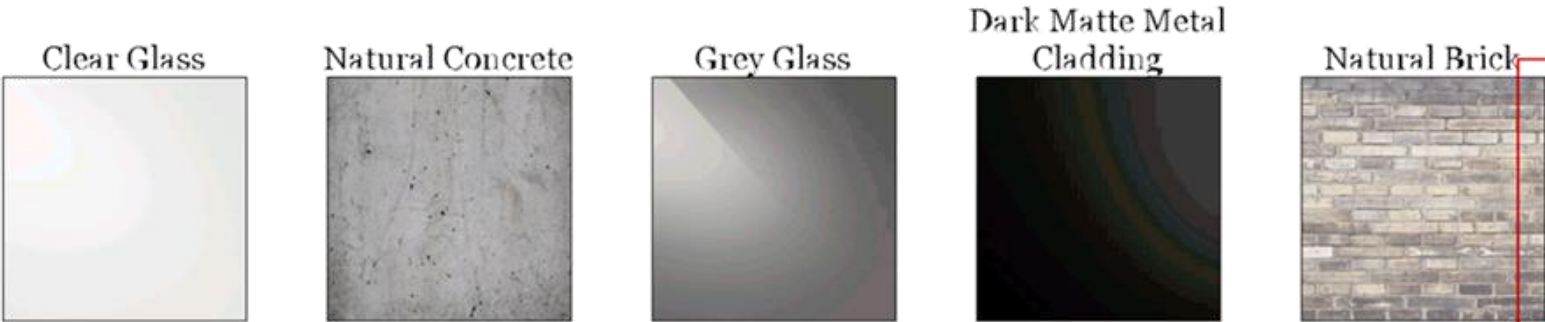
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Built Form - Streetscape & Massing

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Project Number: 11562
Date: 26/10/2017
Scale:

Drawing Name: Built Form - Streetscape & Massing
Drawing Number: TP119
Revision:



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Date 26/10/2017
Scale

Drawing Name Materials
Drawing Number TP120
Revision

Materials

Concrete Entry



Planter Box



Pixelated Facade



Dark Metal Balustrade



Landscaped Podium



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Drawing Name Design Detail
Drawing Number TP121
Revision

Design Detail

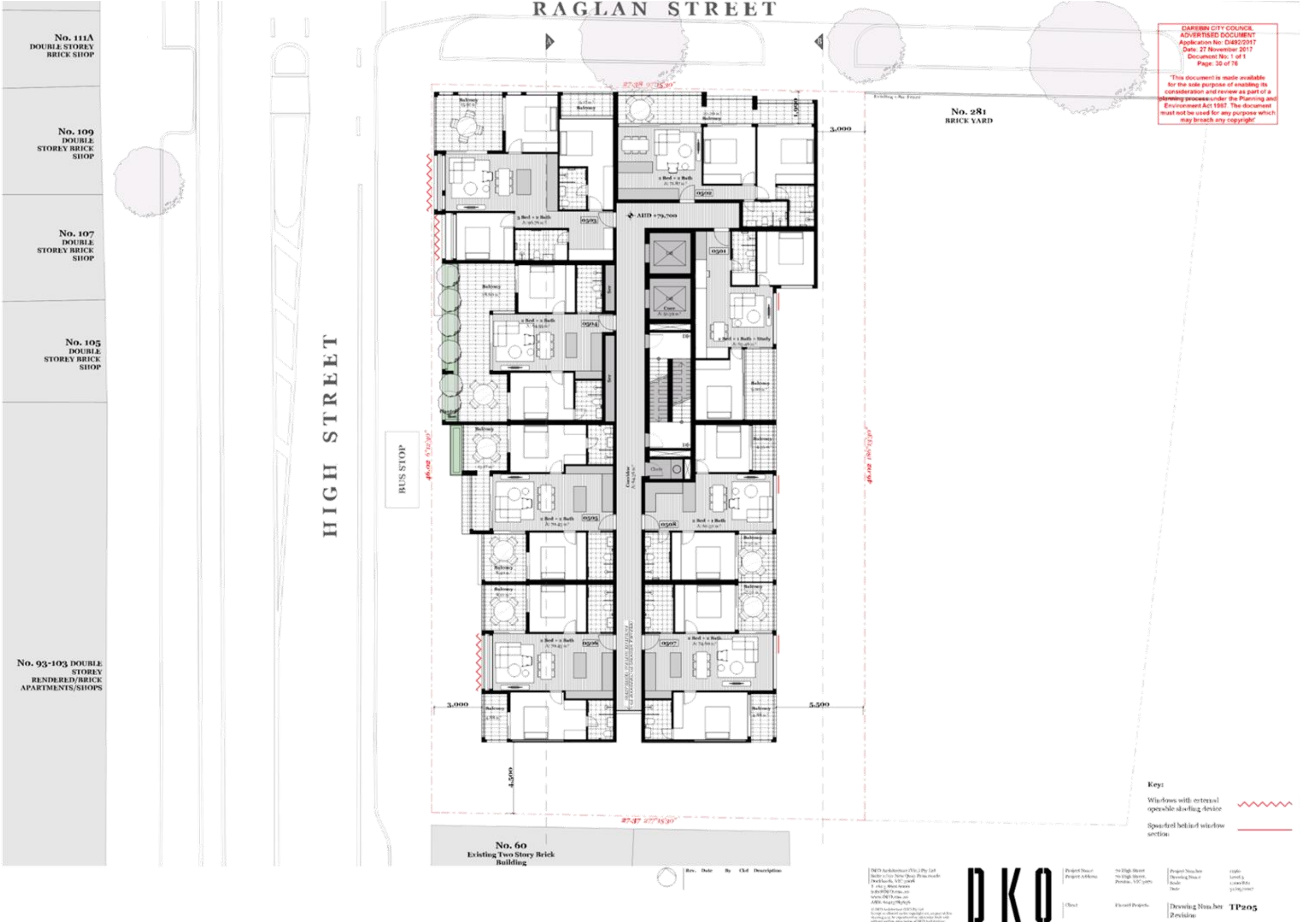


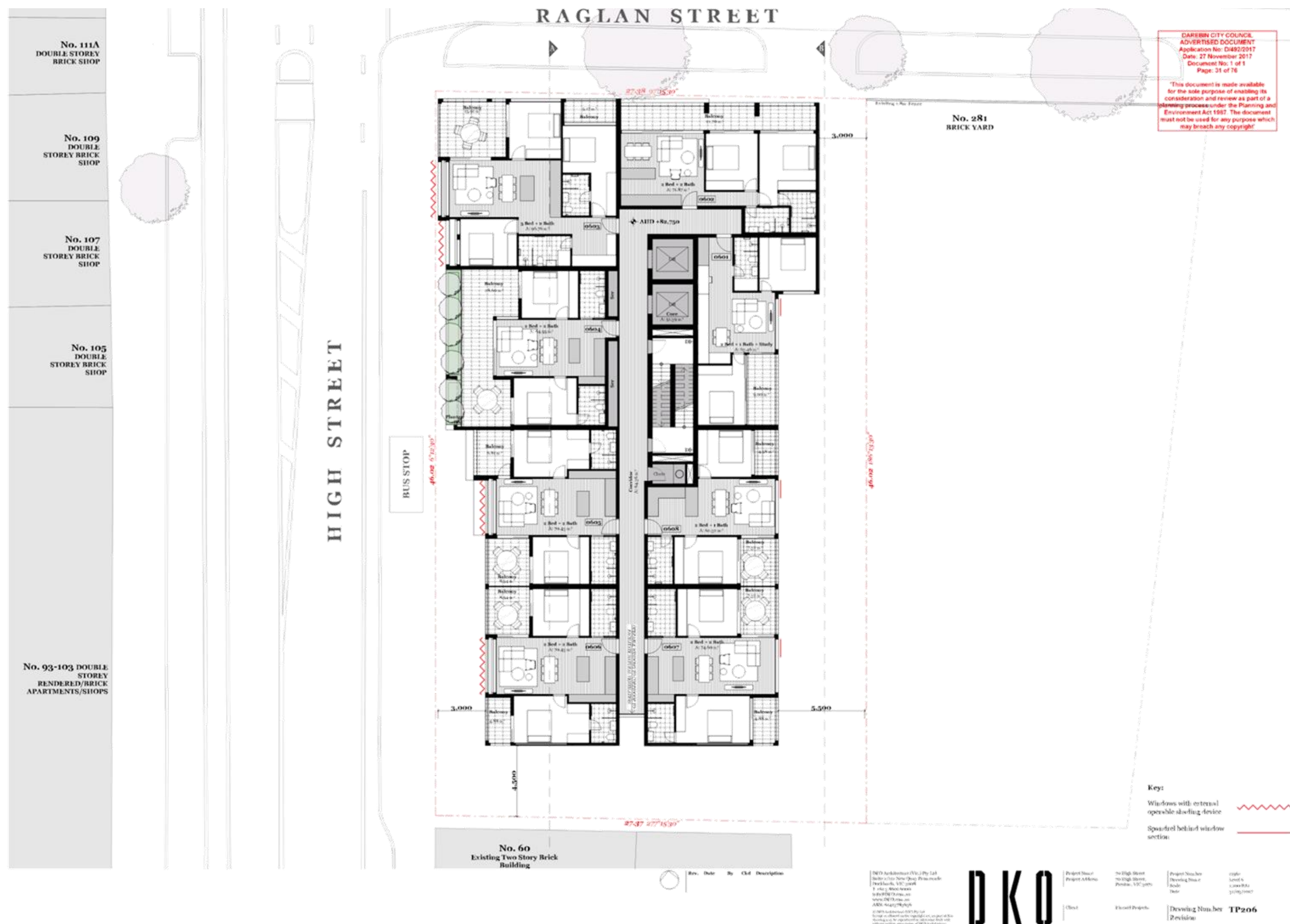


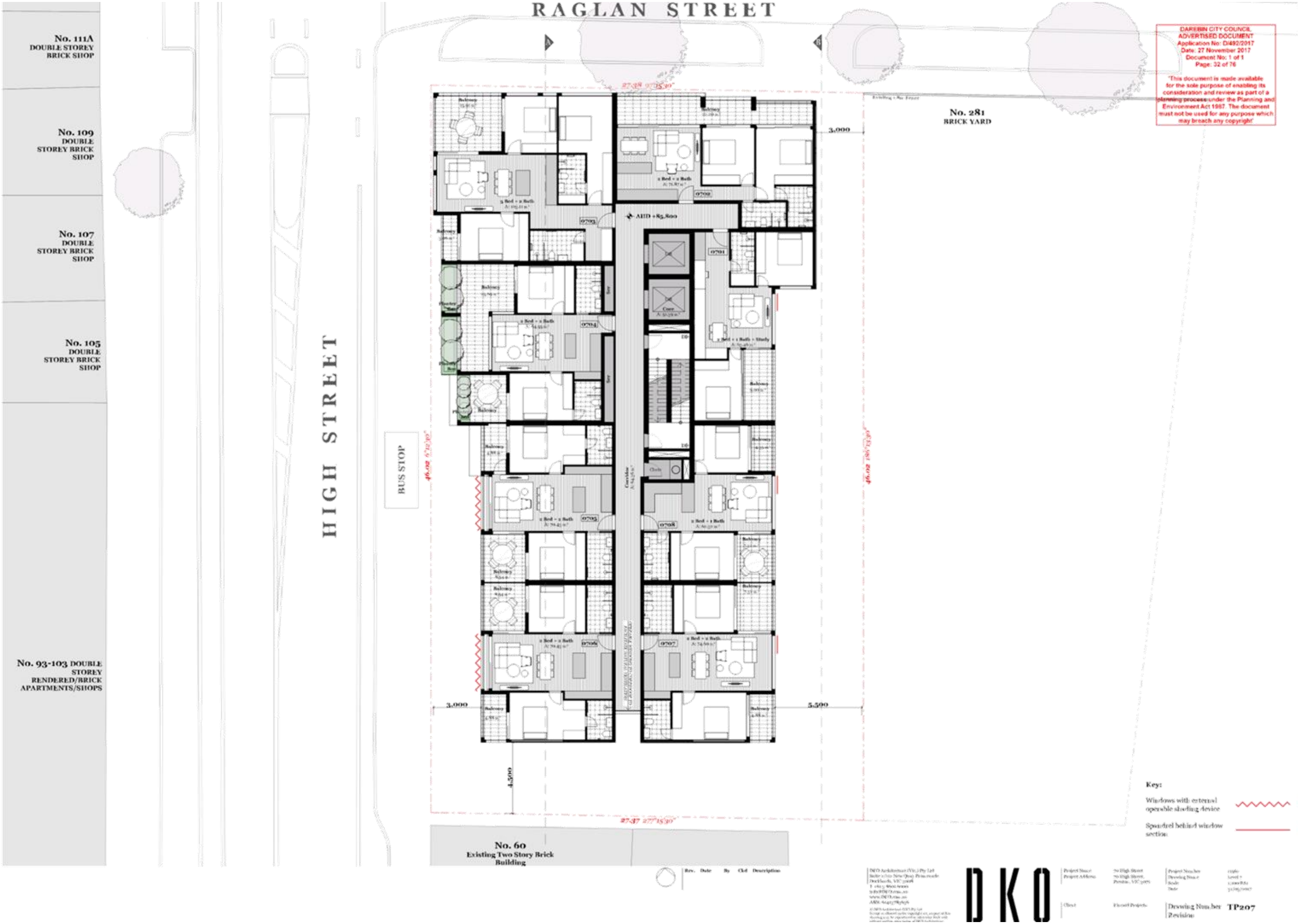


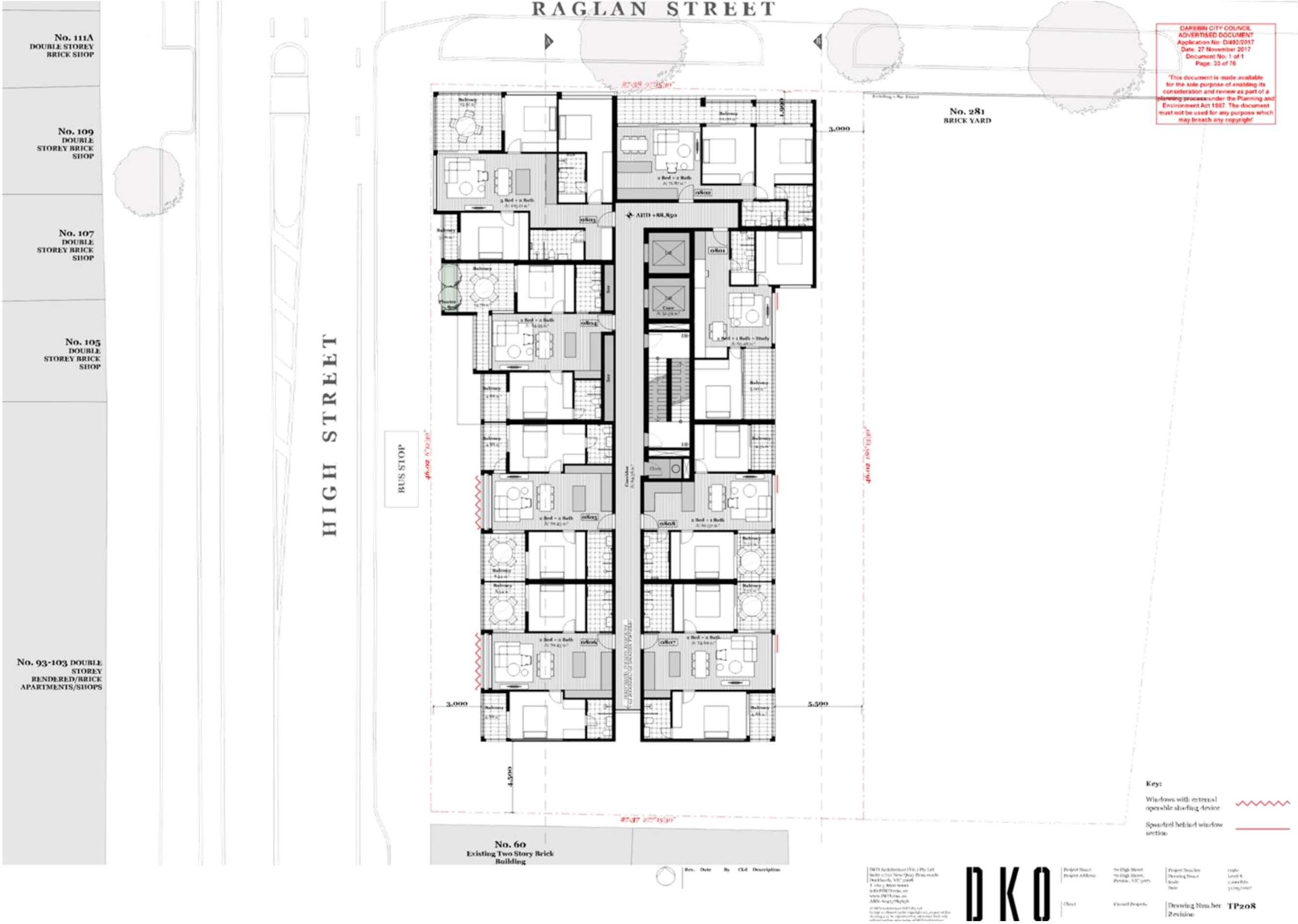


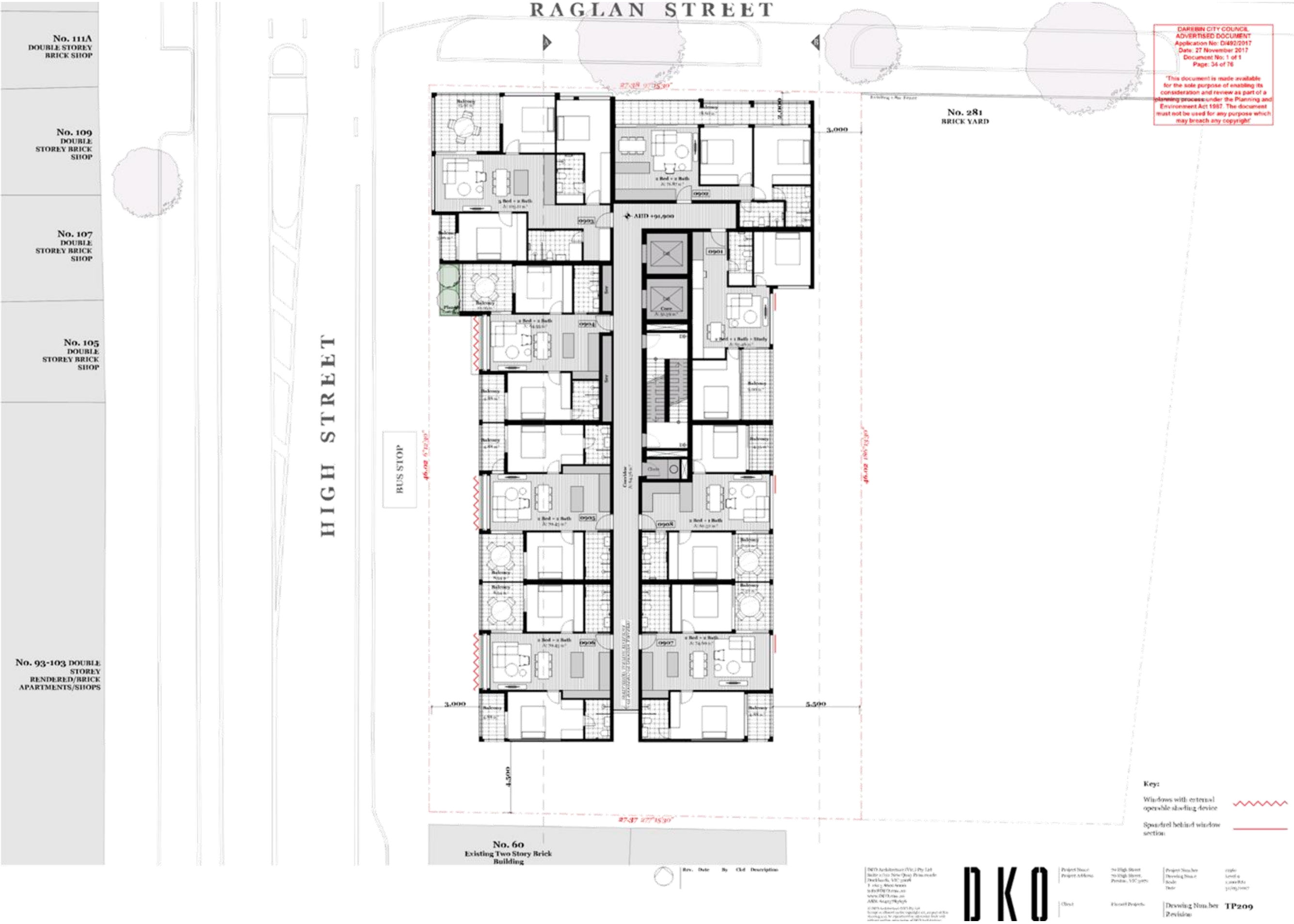


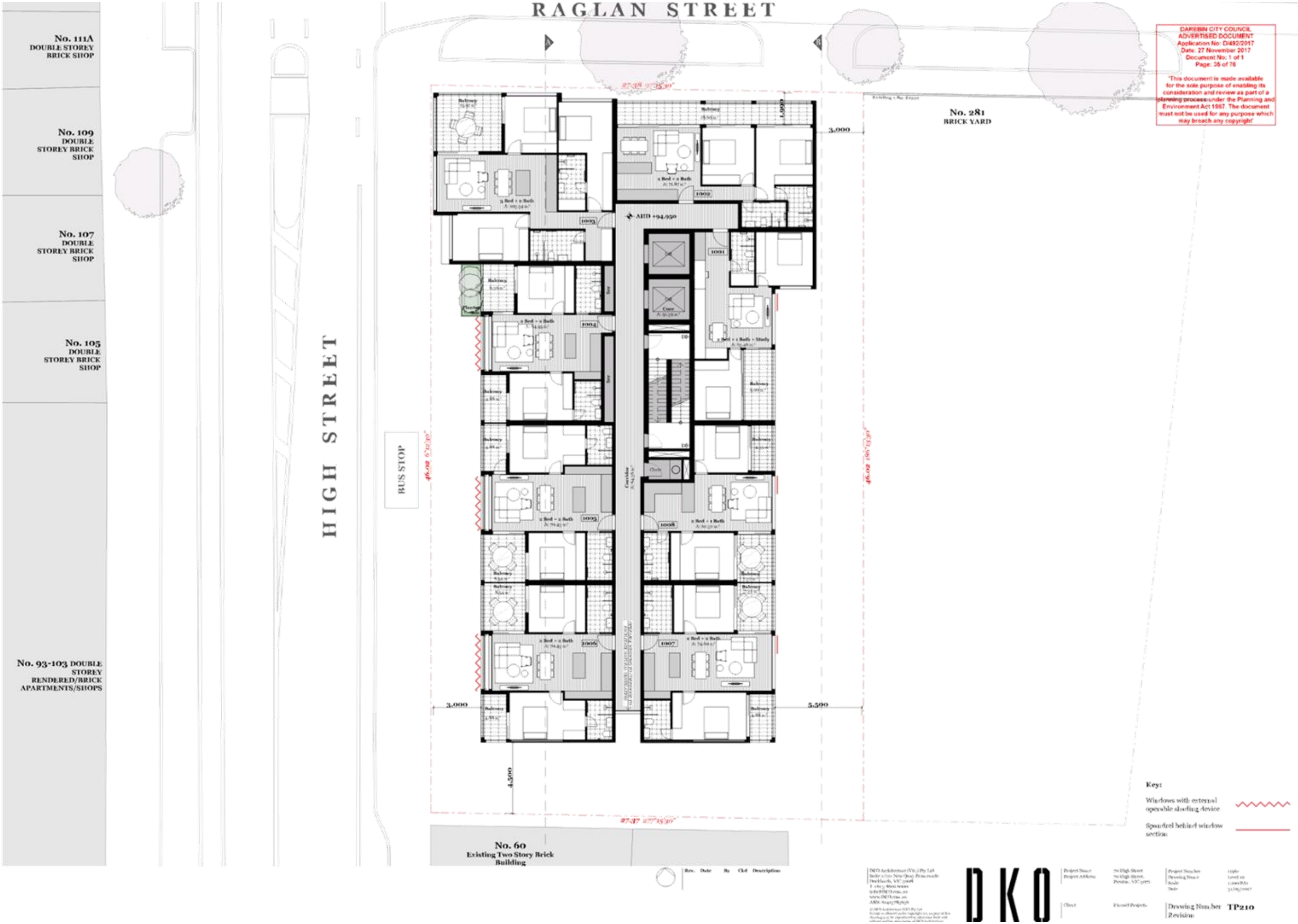




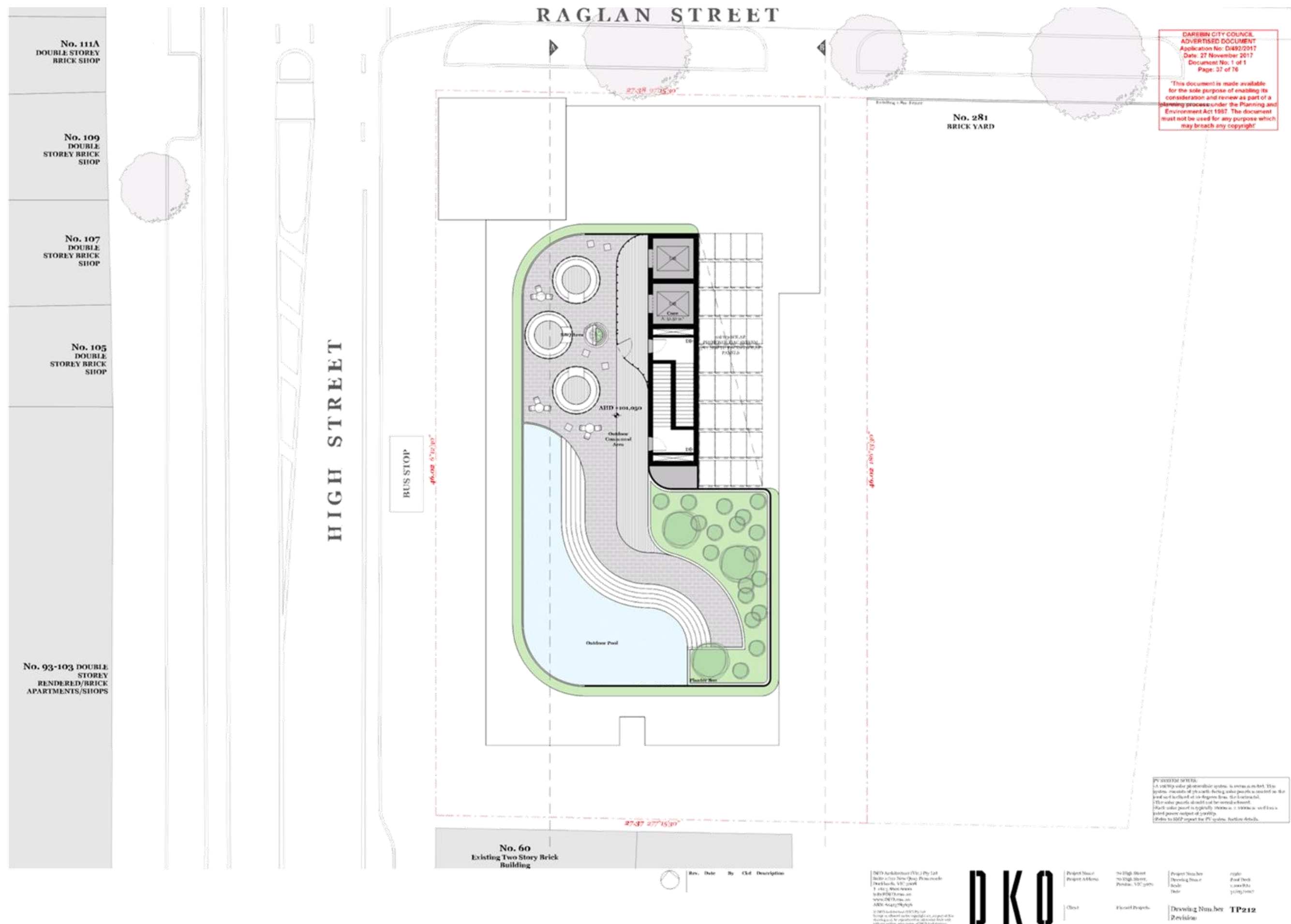




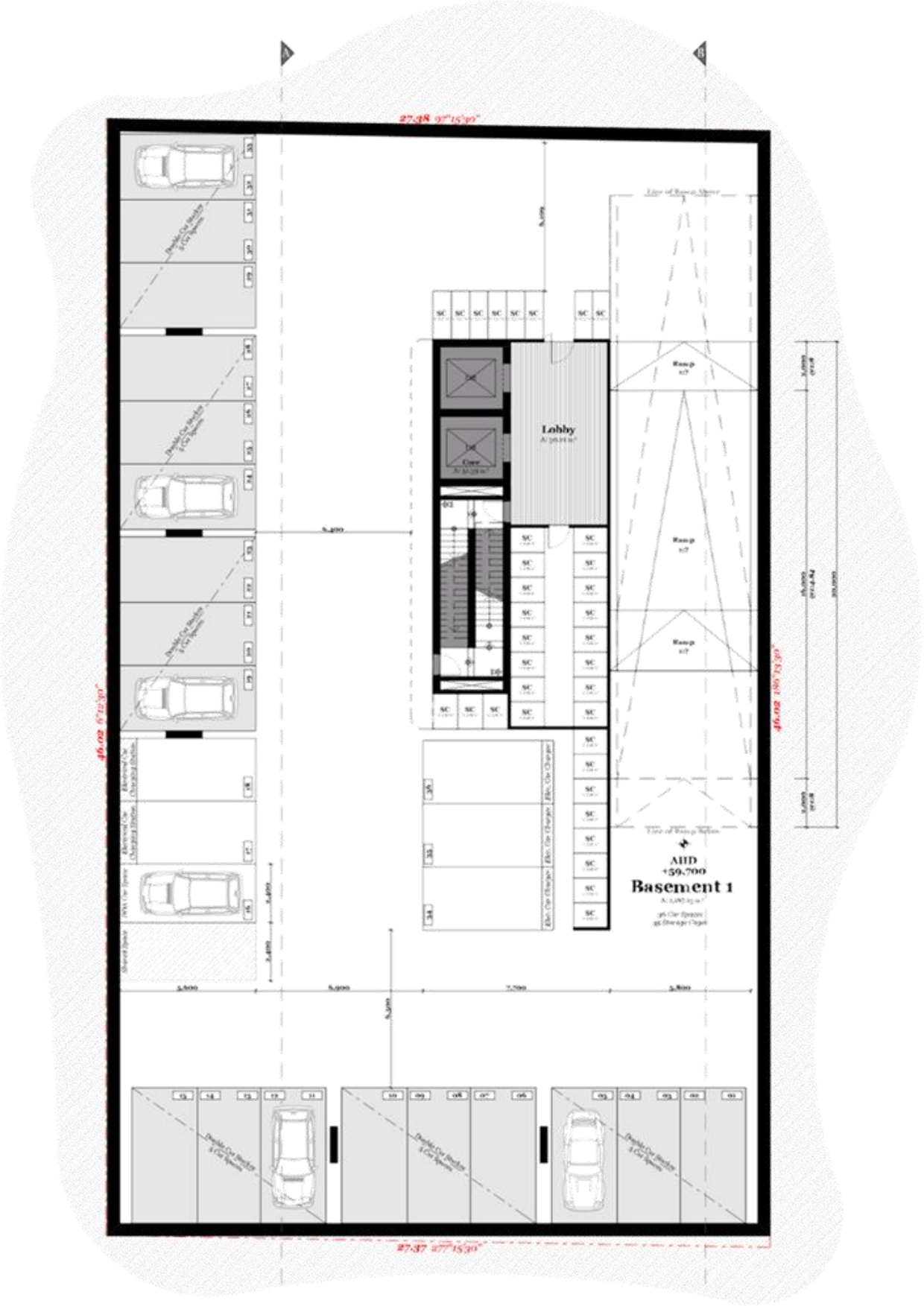












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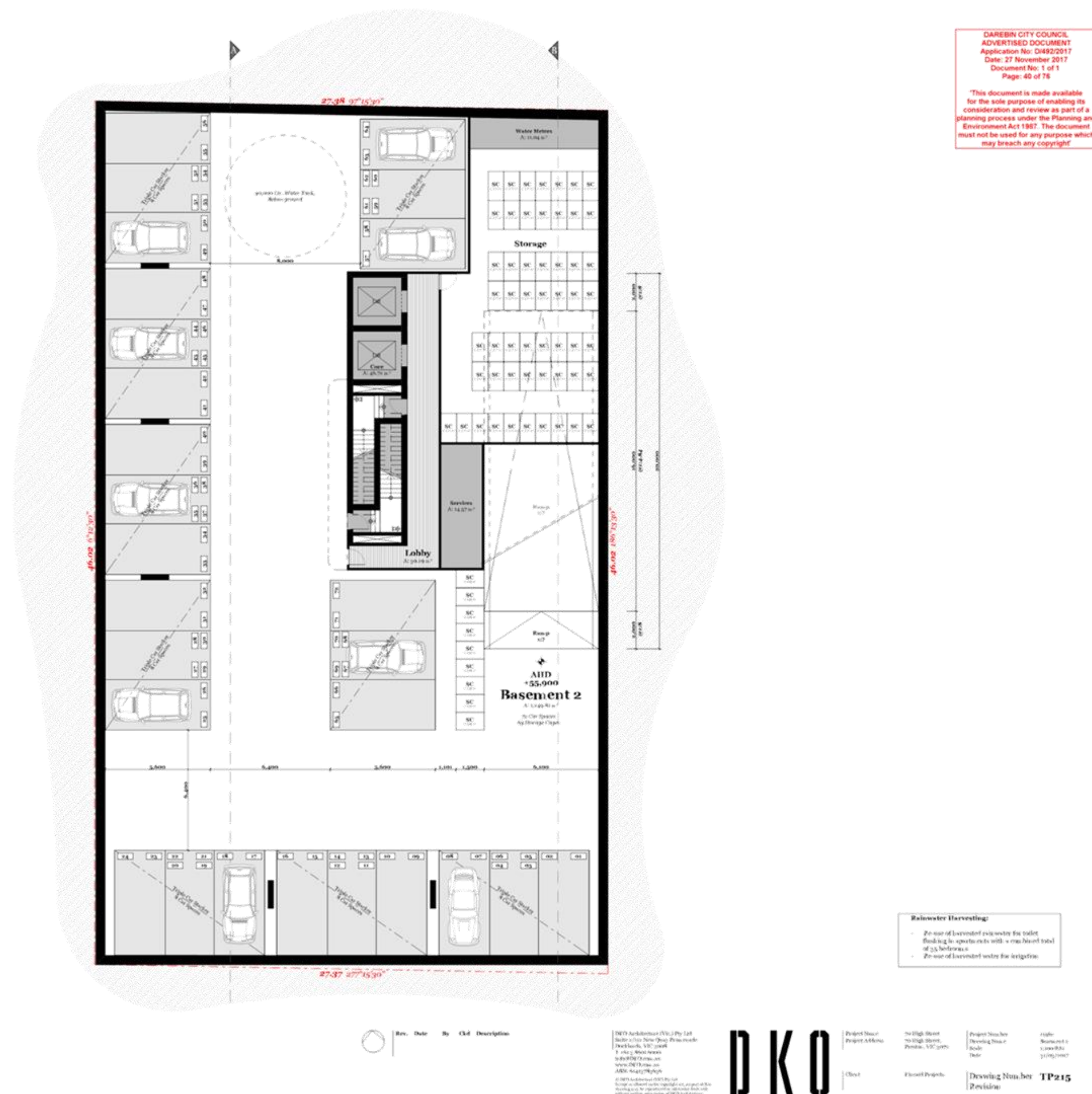
Rev.	Date	By	Old Description
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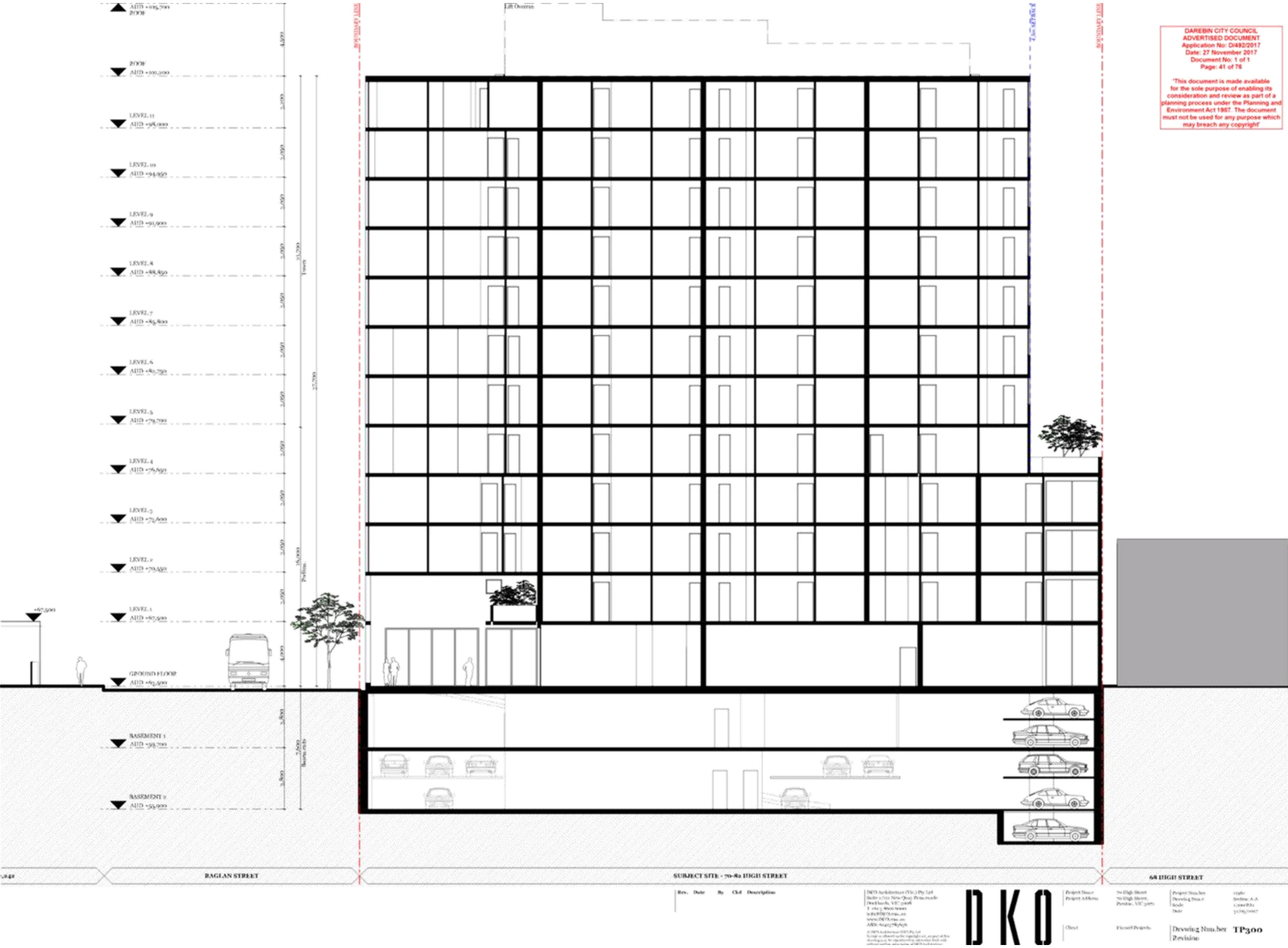
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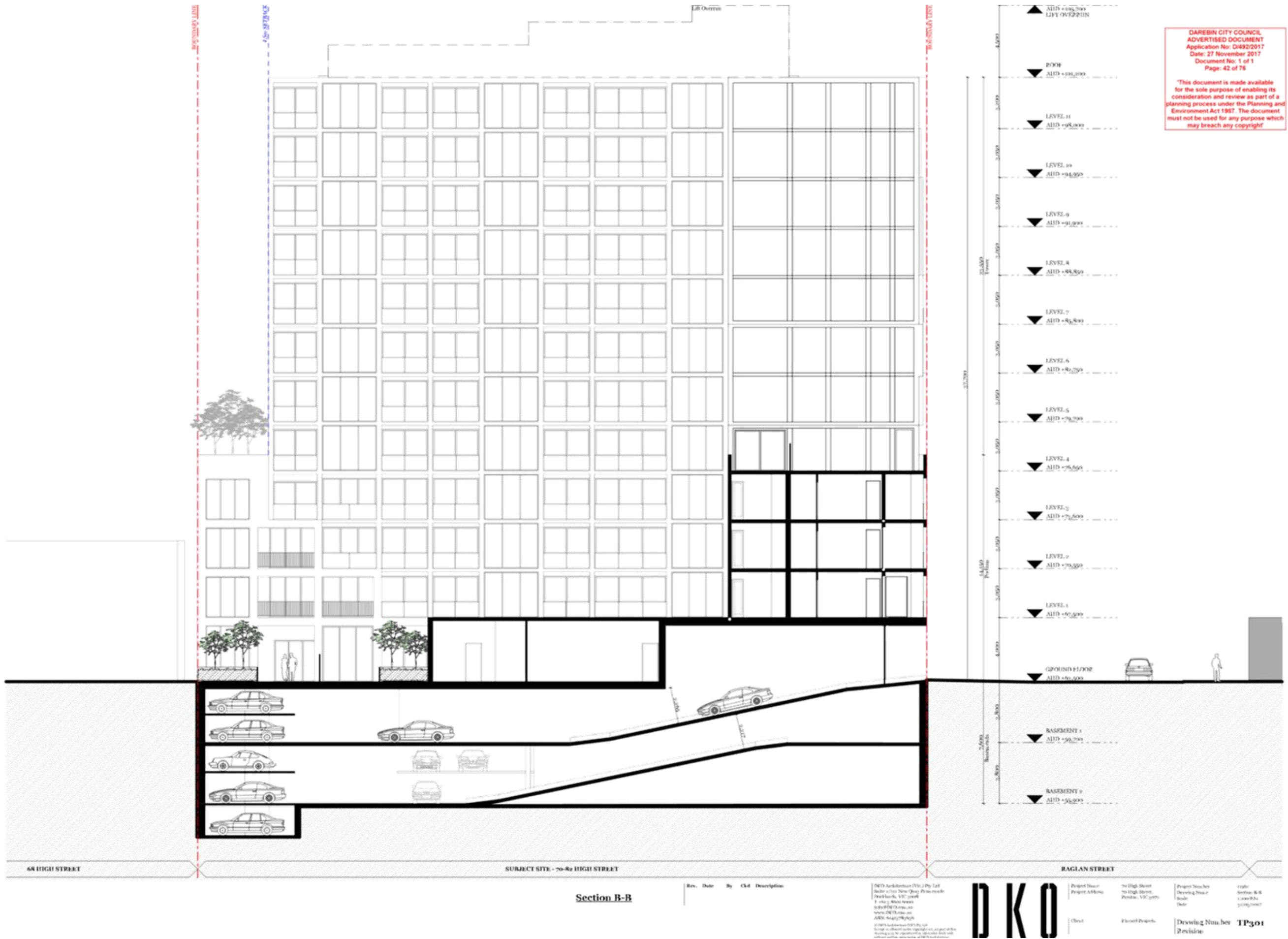
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Project Name	100 High Street
Project Address	100 High Street, Melbourne, VIC 3000
Project Number	1492
Drawing Number	TP214
Revision	

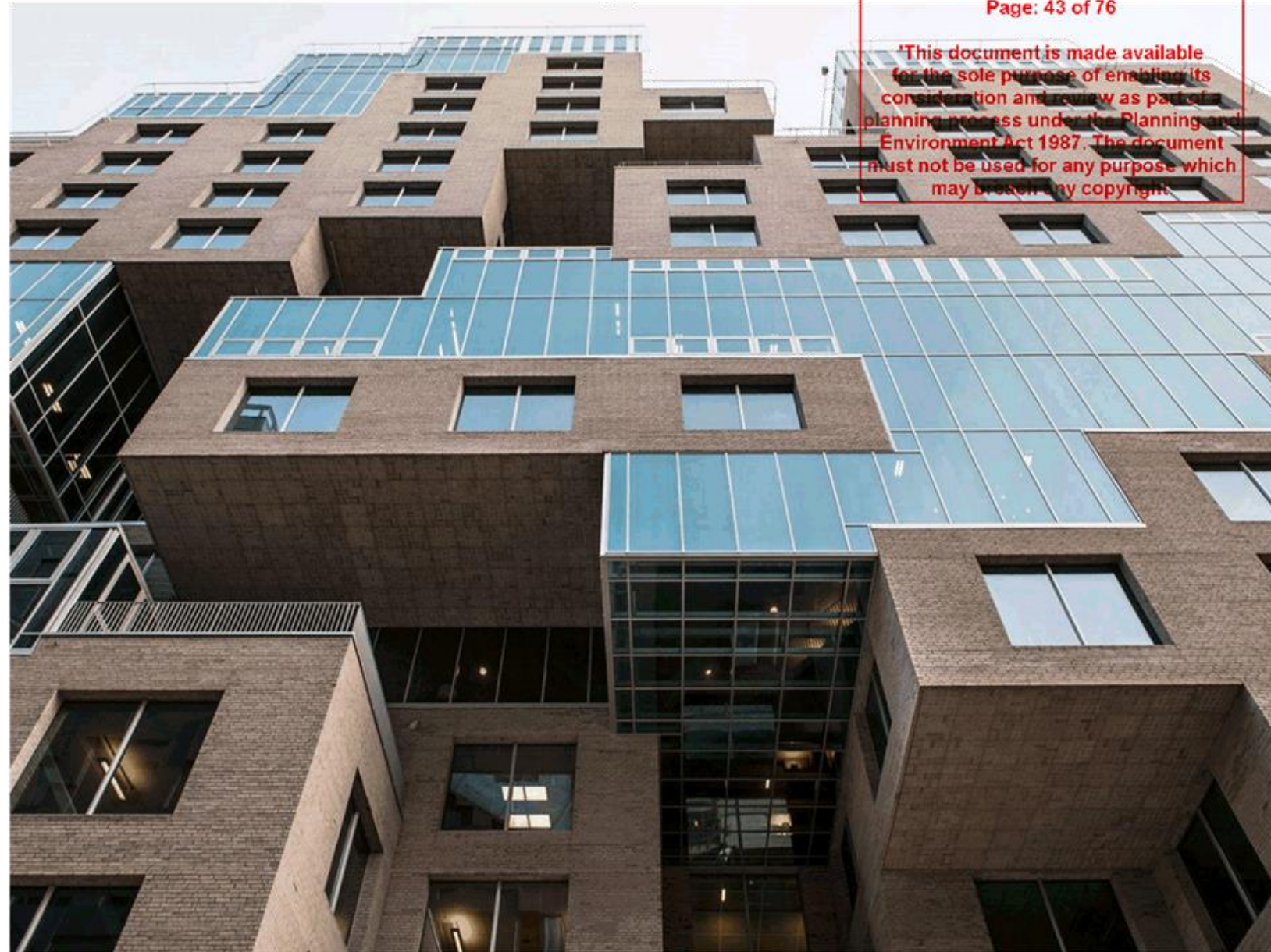








DNB House
Oslo, Norway - 2007



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Project Name 70 High Street
Project Number 11562
Date 26/10/2017
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Architectural Precedents

Drawing Name Architectural Precedents
Drawing Number TP302
Revision



Baltyk Tower
Poznan, Poland - 2011



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Project Name 70 High Street
Project Number 11562
Date 26/10/2017
Scale

Architectural Precedents

Drawing Name Architectural Precedents
Drawing Number TP303
Revision



2222 Jackson Avenue
New York, USA - 2017



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Architectural Precedents

Drawing Name Architectural Precedents
Drawing Number TP304
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Date 26/10/2017
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Drawing Name Artist Impression
Drawing Number TP305
Revision

Artist Impression



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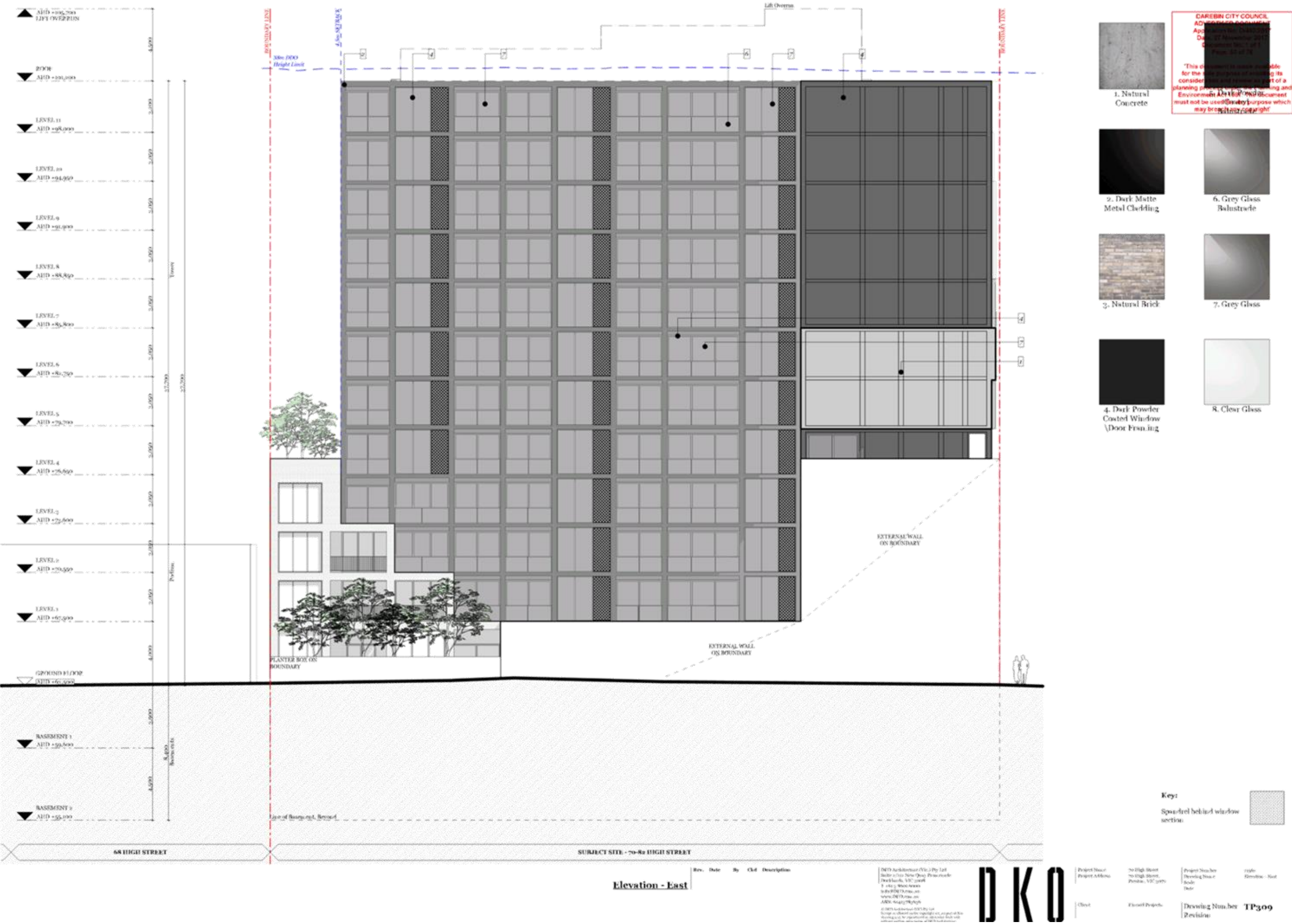
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Project Number 11562
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Scale

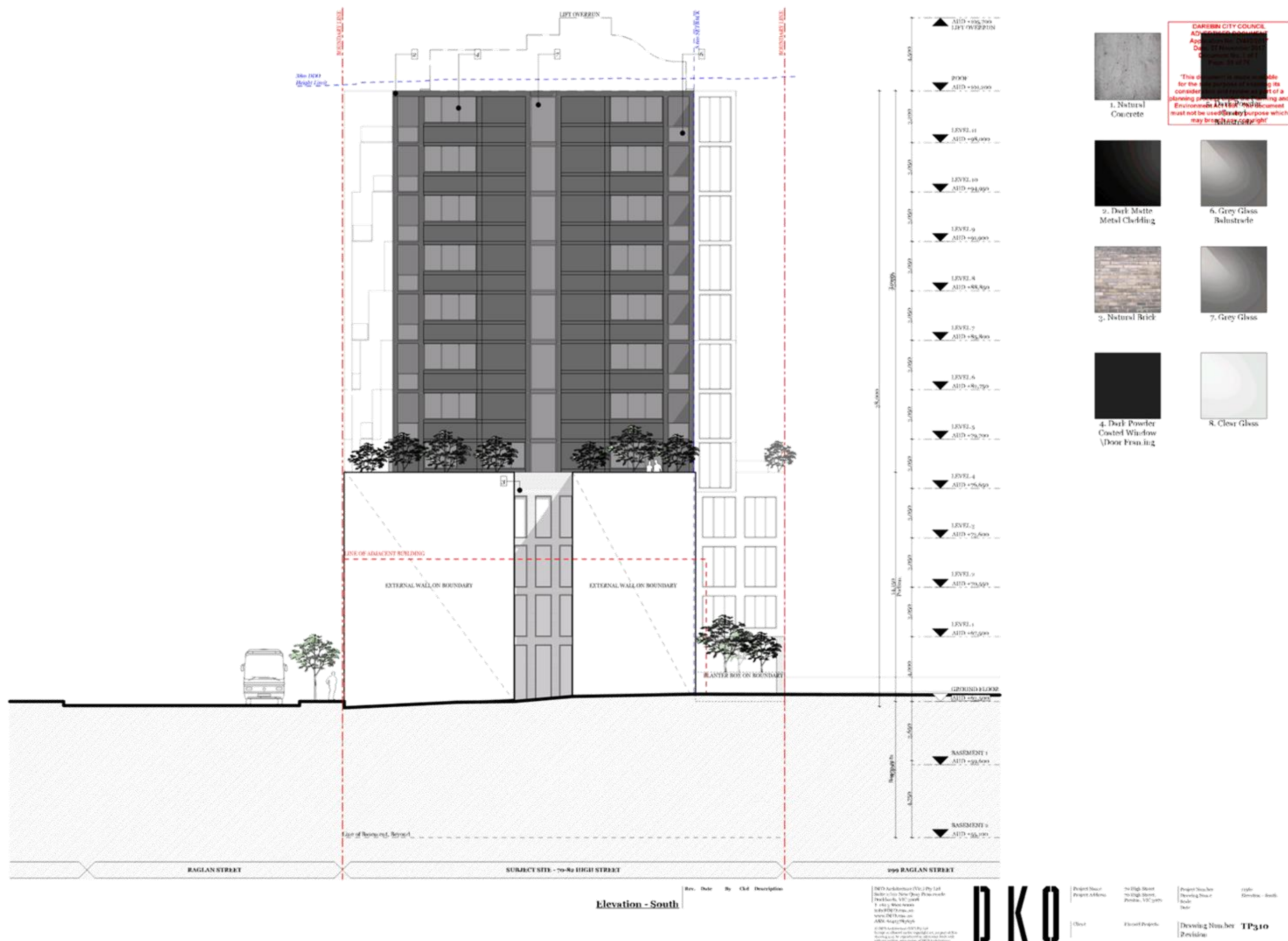
Drawing Name Artist Impression
Drawing Number TP306
Revision

Artist Impression









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Proposed Shadow - 22nd of September, 9 am



Proposed Shadow - 22nd of September, 11 am

Shadow Diagrams

Rev. Date By Cld Description

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Website: www.dko.com.au

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Project Name
Project Address

100 High Street
Perth, WA 6000

Project Name
Drawing Number

100 High Street
TP400

Revision

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Proposed Shadow - 22nd of September, 1 pm



Proposed Shadow - 22nd of September, 3 pm

Shadow Diagrams

Rev. Date By Cld Description

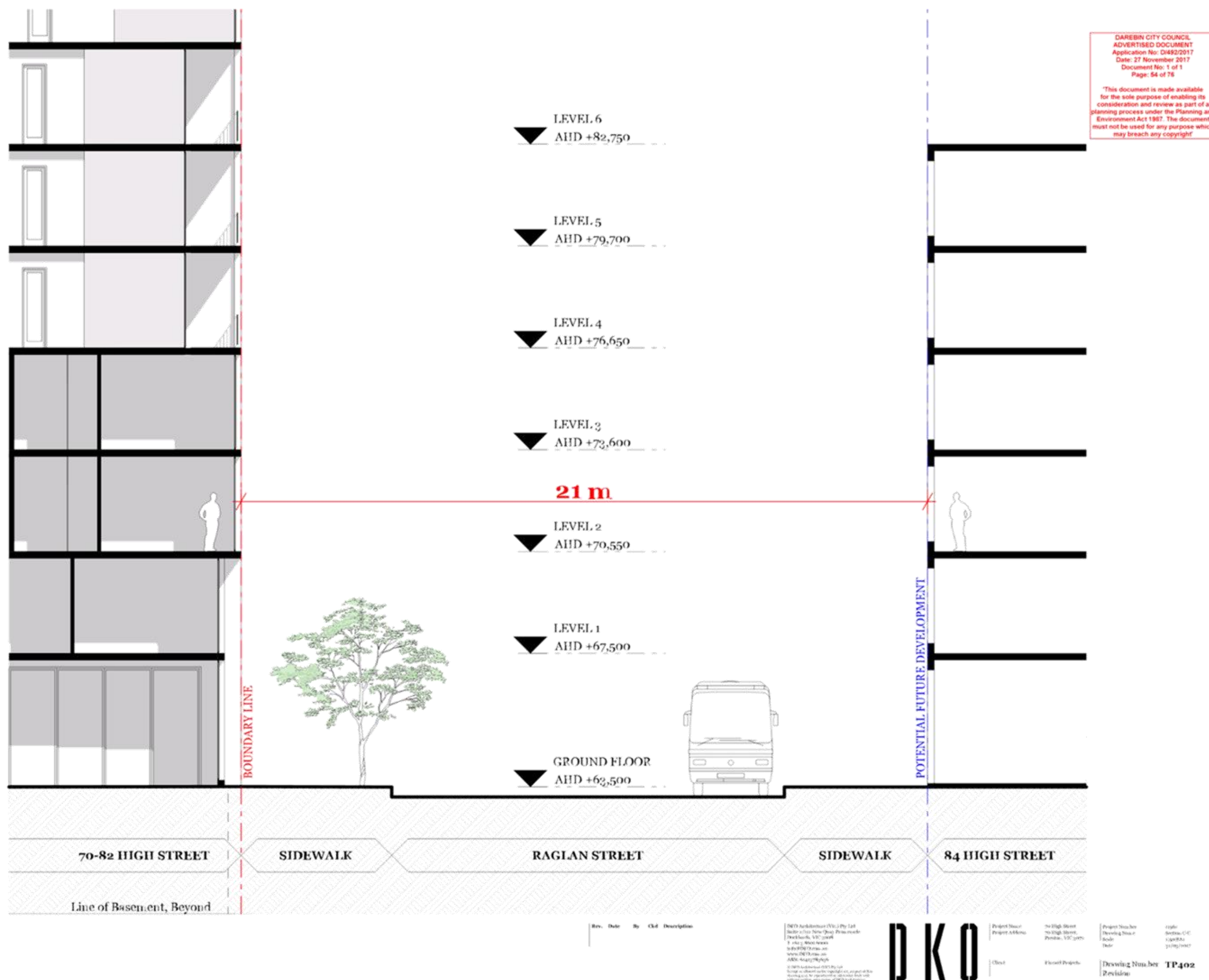
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Drawing Number:
Drawing Date:
Drawing Scale:

Drawing Number: TP401
Revision:



	Site Area: 1259 sqm
--	---------------------

[illegible]



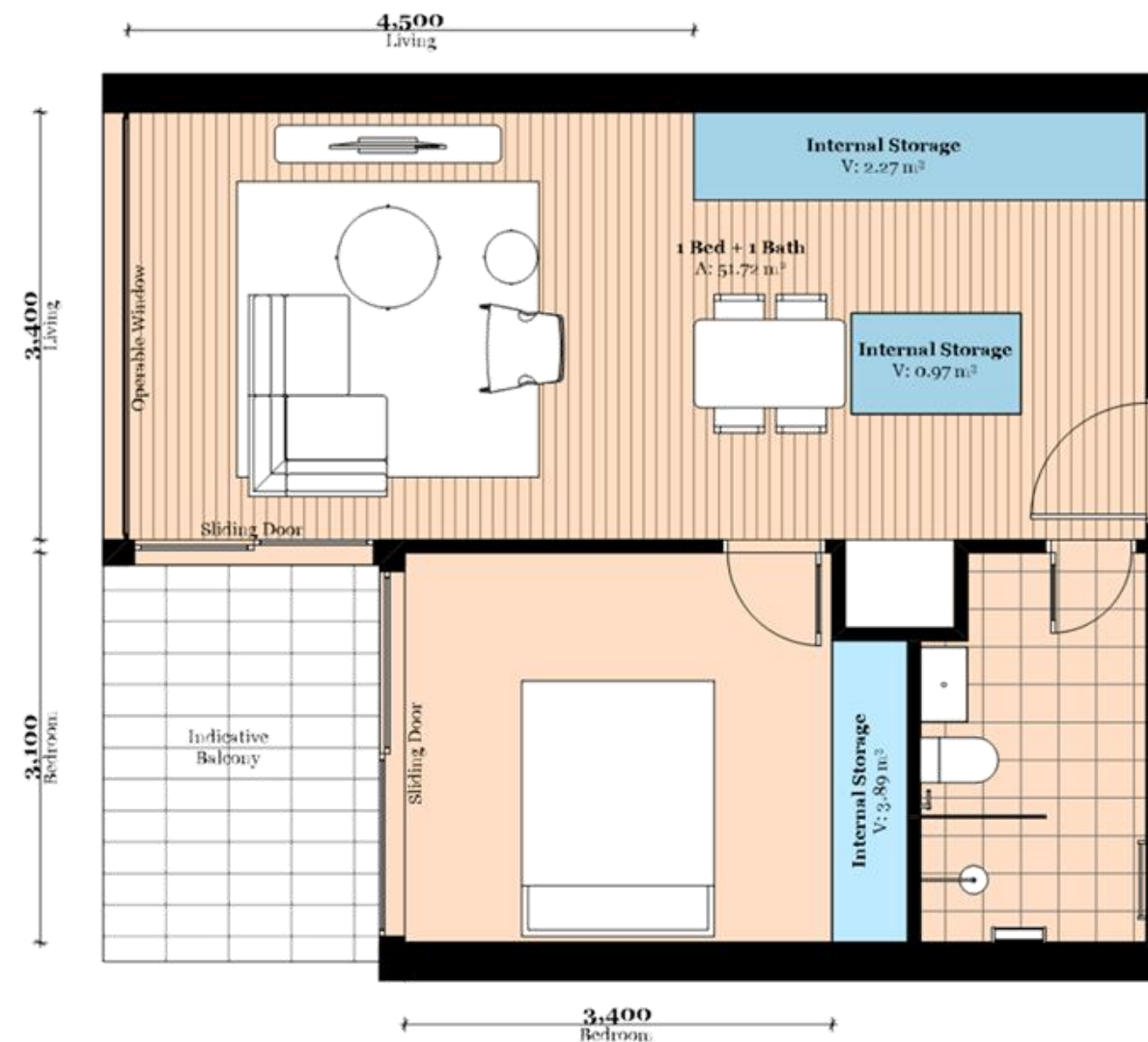
Key Plan: Typical Podium Plate



Key Plan: Level 1



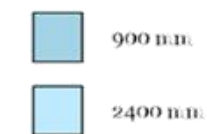
Key Plan: Ground



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Key:
(Internal Storage Height)



Apartment Type 1A
1 Bed, 1 Bath
Internal Storage: 7.16 m³
Apartments:
**GF02, 0106, 0207,
0307**

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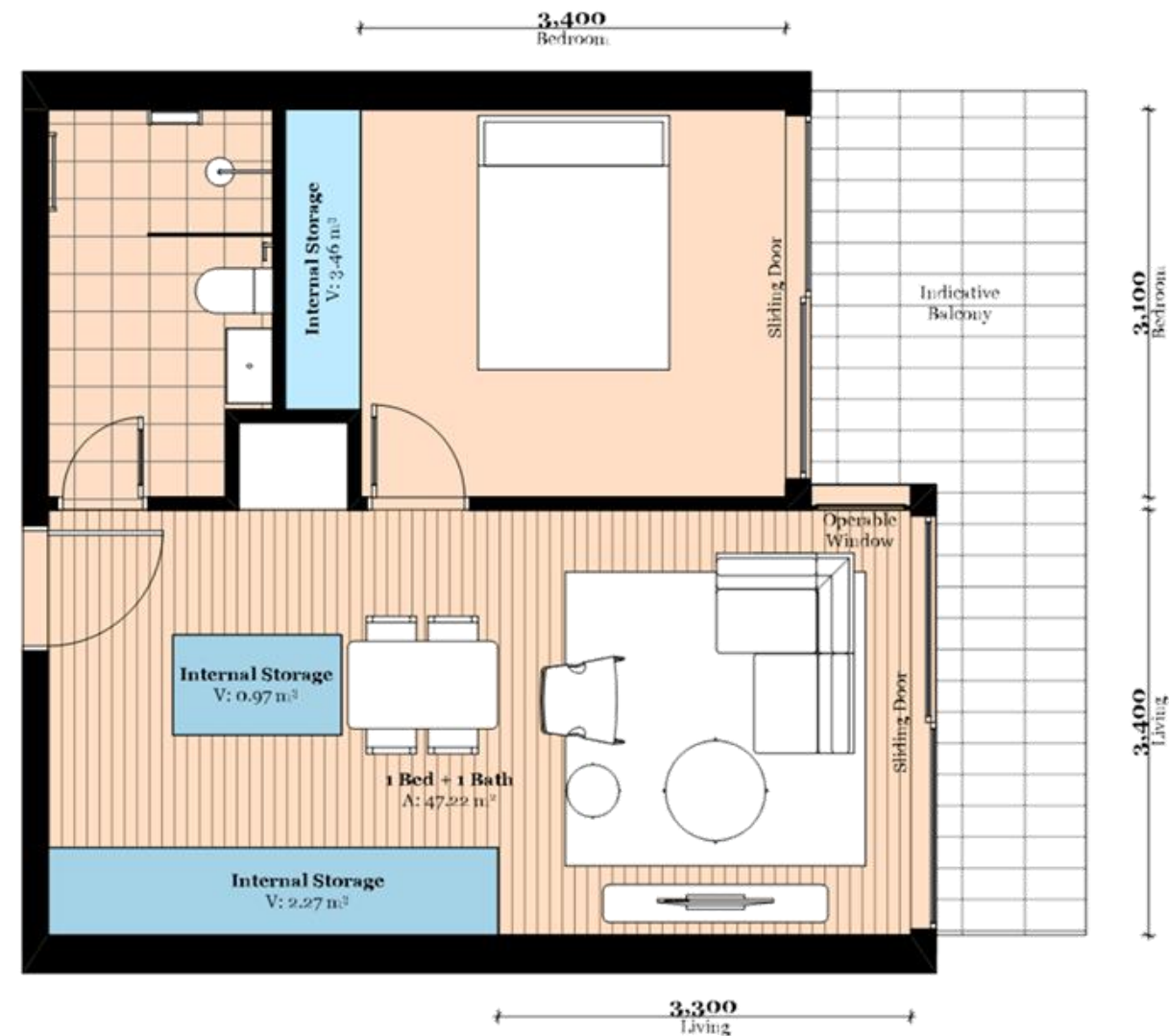
Drawing Name Apartment Type 1A
Drawing Number TP300
Revision



Key Plan: Typical Podium Plate



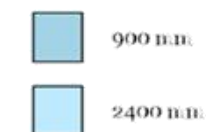
Key Plan: Level 1



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Key:
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**Apartment Type 1A.1****1 Bed, 1 Bath****Internal Storage: 6.7 m³****Apartments:****0109, 0210, 0310**

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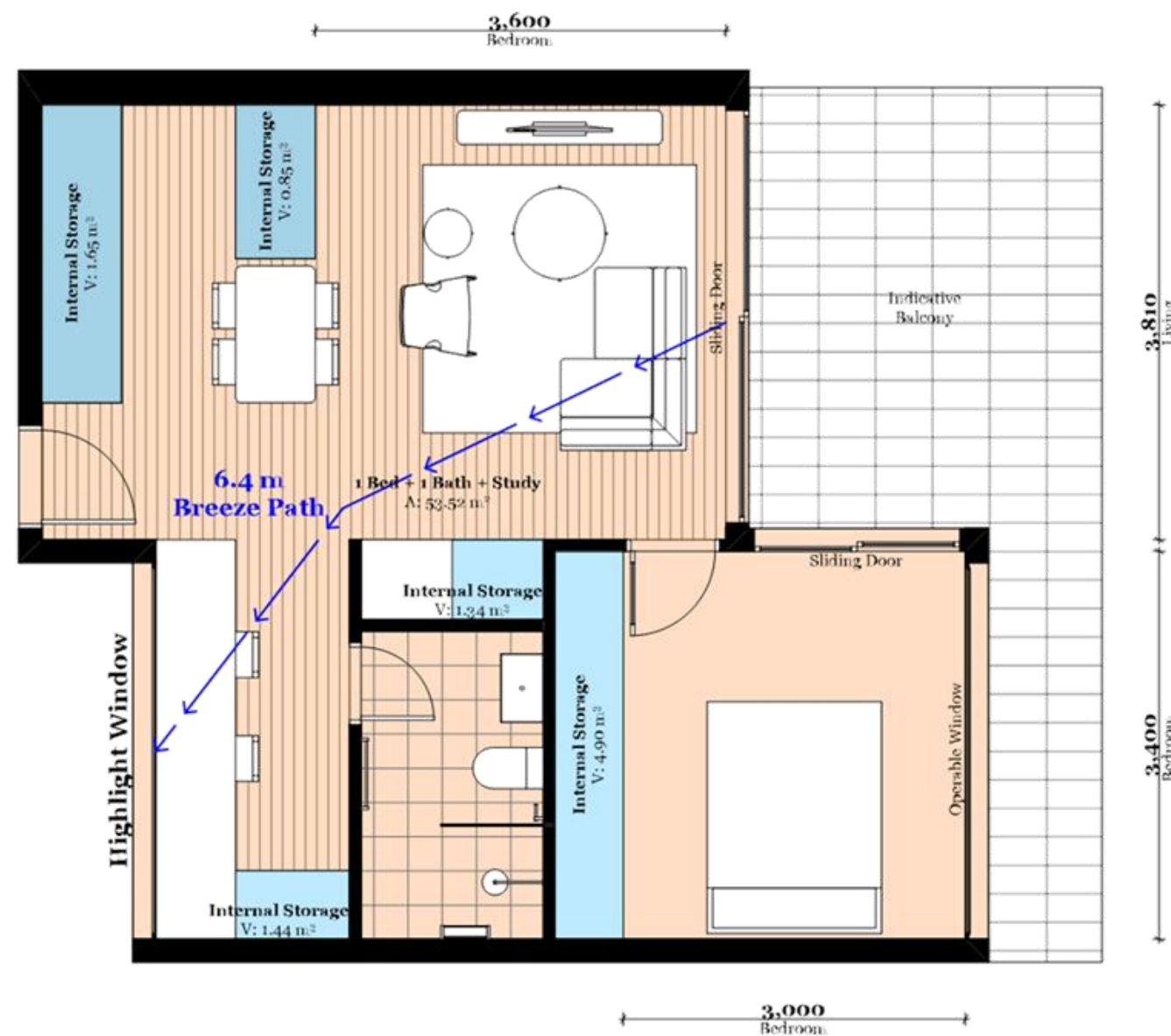
Drawing Name: Apartment Type 1A.1
Drawing Number: TP301
Revision:



Key Plan: Level 1



Key Plan: Ground



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Apartment Type 1B 1 Bed, 1 Bath Internal Storage: 10.18 m³ Apartments: GF01, 0108, 0209, 0309

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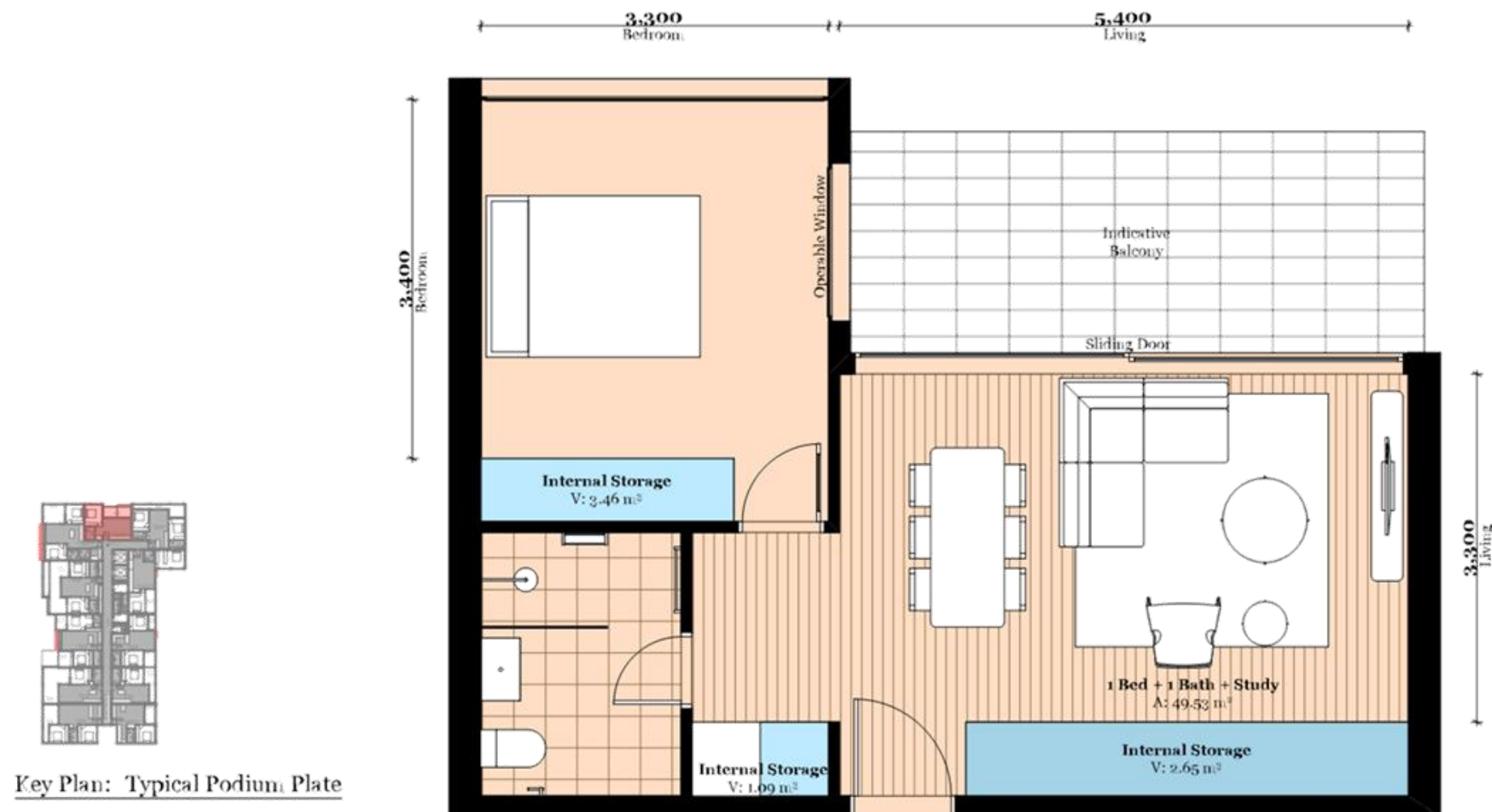
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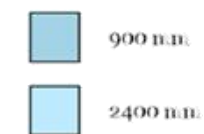
Drawing Name Apartment Type 1B
Drawing Number TP502
Revision



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Key:
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Apartment Type 1C
1 Bed, 1 Bath
Internal Storage: 7.20 m³
Apartments:
0203, 0303

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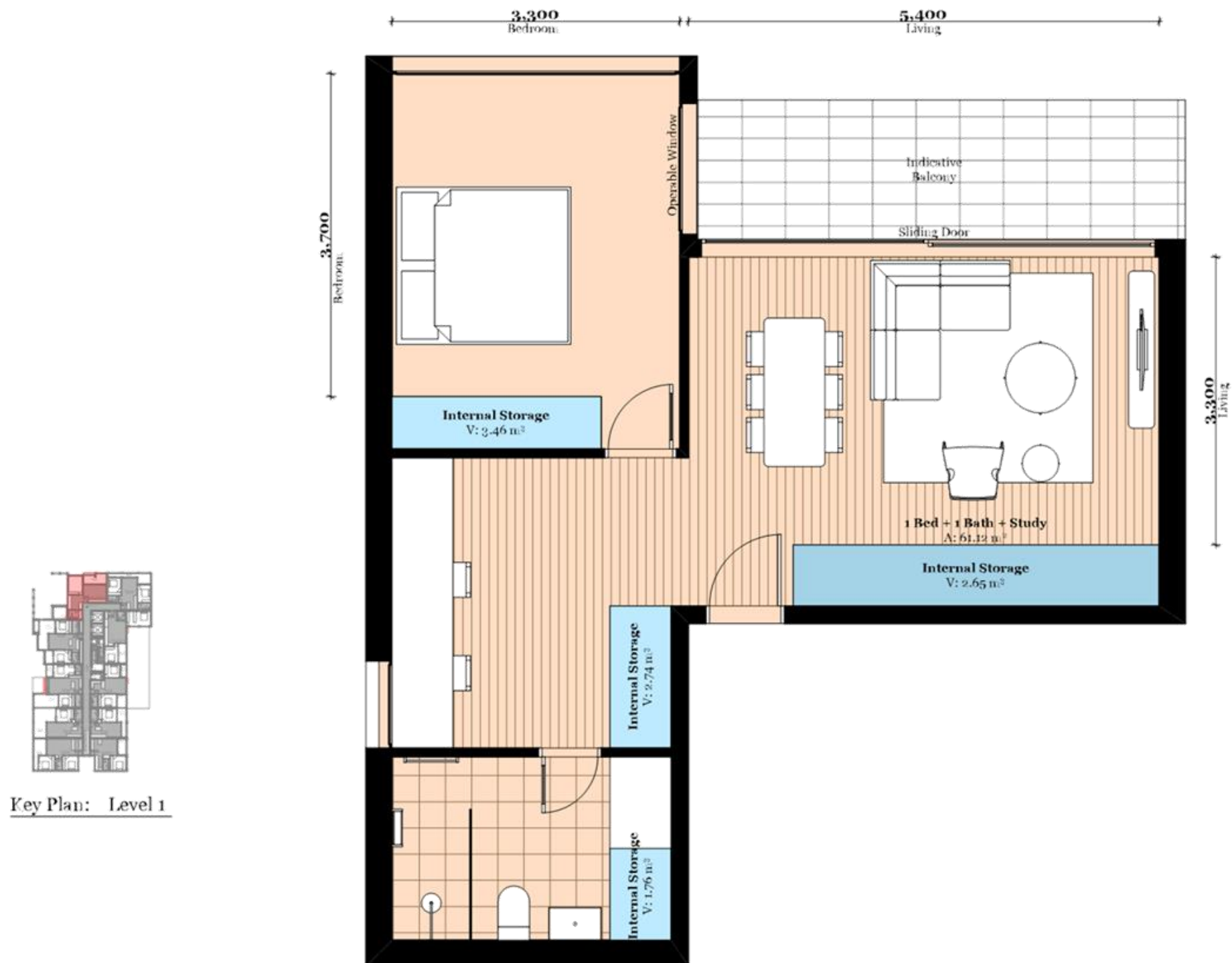
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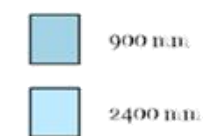
Drawing Name Apartment Type 1C
Drawing Number TP503
Revision



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Key:
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Apartment Type 1C.1
1 Bed, 1 Bath + Study
Internal Storage: 10.61 m³
Apartment:
0103

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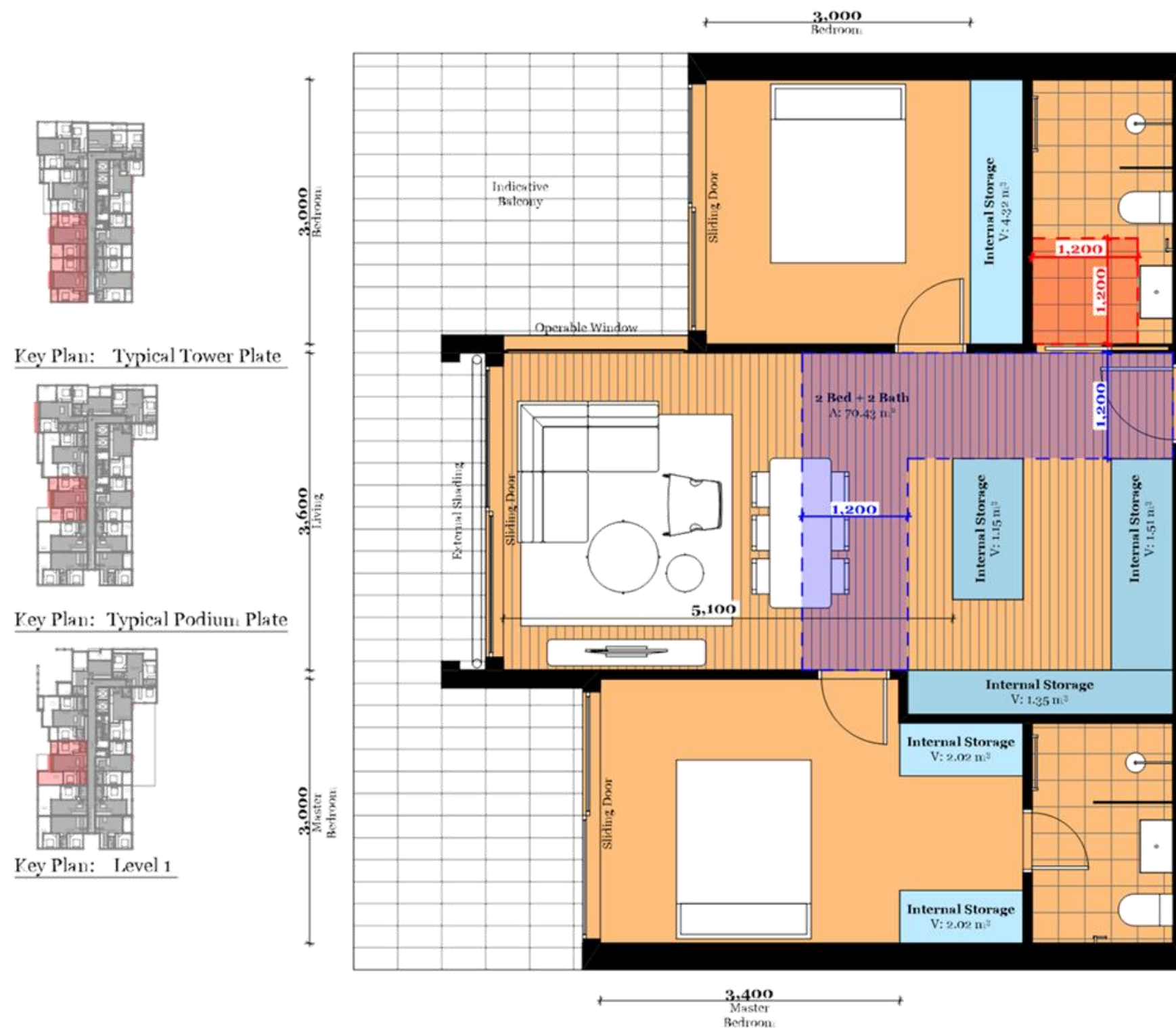
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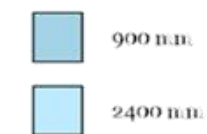
Drawing Name Apartment Type 1C.1
Drawing Number TP504
Revision



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Key:
(Internal Storage Height)



Apartment Type 2A

2 Bed, 2 Bath

Internal Storage: 12.37 m³

Apartments:

0105, 0206, 0306, 0405,
0505, 506, 0605, 606,
0705, 706, 0805, 806,
0905, 906, 1005, 1006,
1105, 1106

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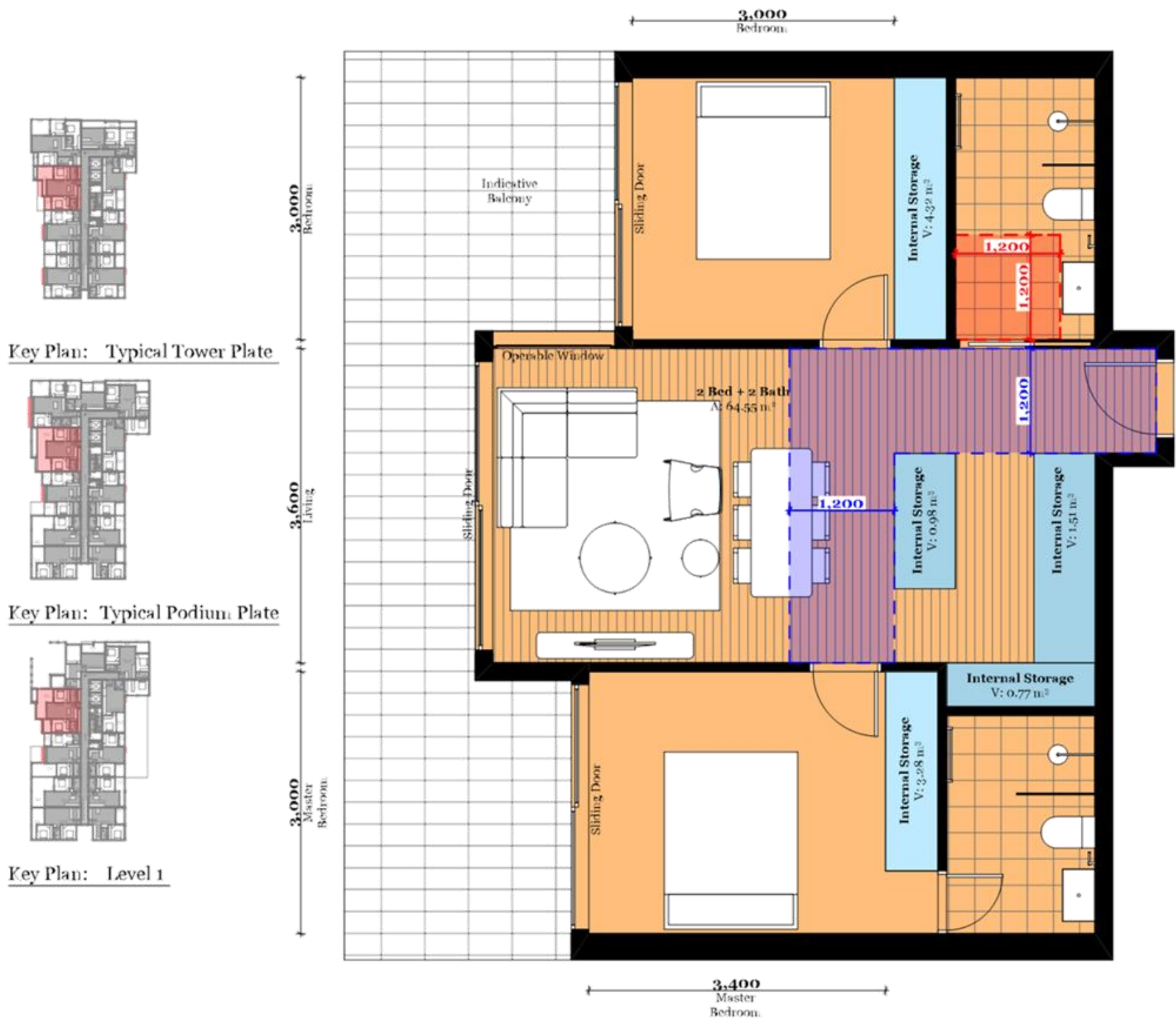
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Drawing Name Apartment Type 2A
Drawing Number TP305
Revision



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Key:
(Internal Storage Height)



Apartment Type 2A.1
2 Bed, 2 Bath
Internal Storage: 10.86 m³
Apartments:
0104, 0205, 0305,
0404, 0504, 0604,
0704, 0804, 0904,
1004, 1104



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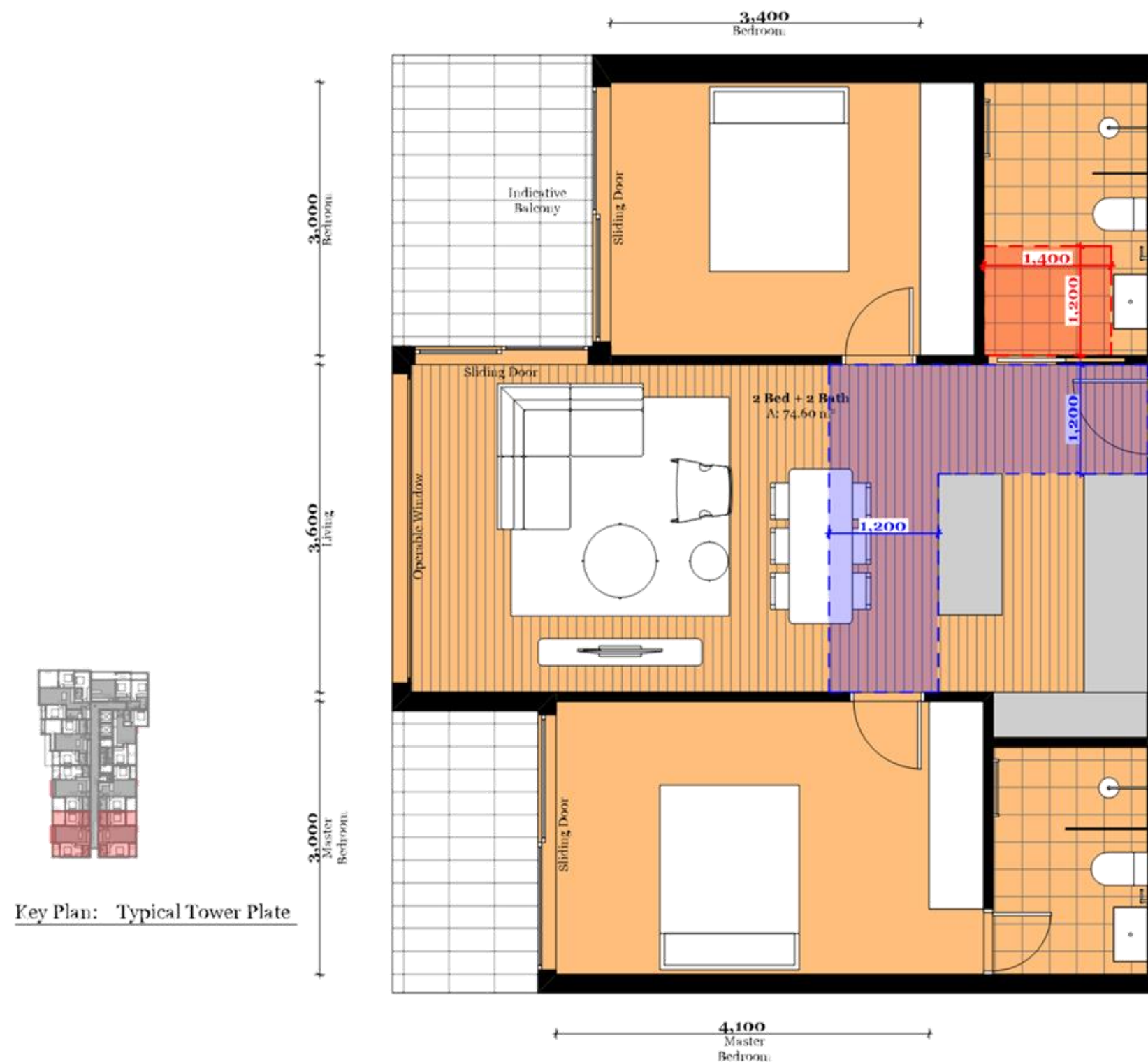
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Drawing Name Apartment Type 2A.1
Drawing Number TP306
Revision

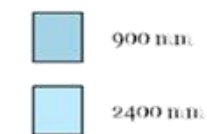


Key Plan: Typical Tower Plate

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Key:
(Internal Storage Height)



Apartment Type 2A.2

Internal Storage: 10.86 m³
2 Bed, 2 Bath

Apartments:
**0407, 0507, 0607, 0707,
 0807, 0907, 1007, 1107**

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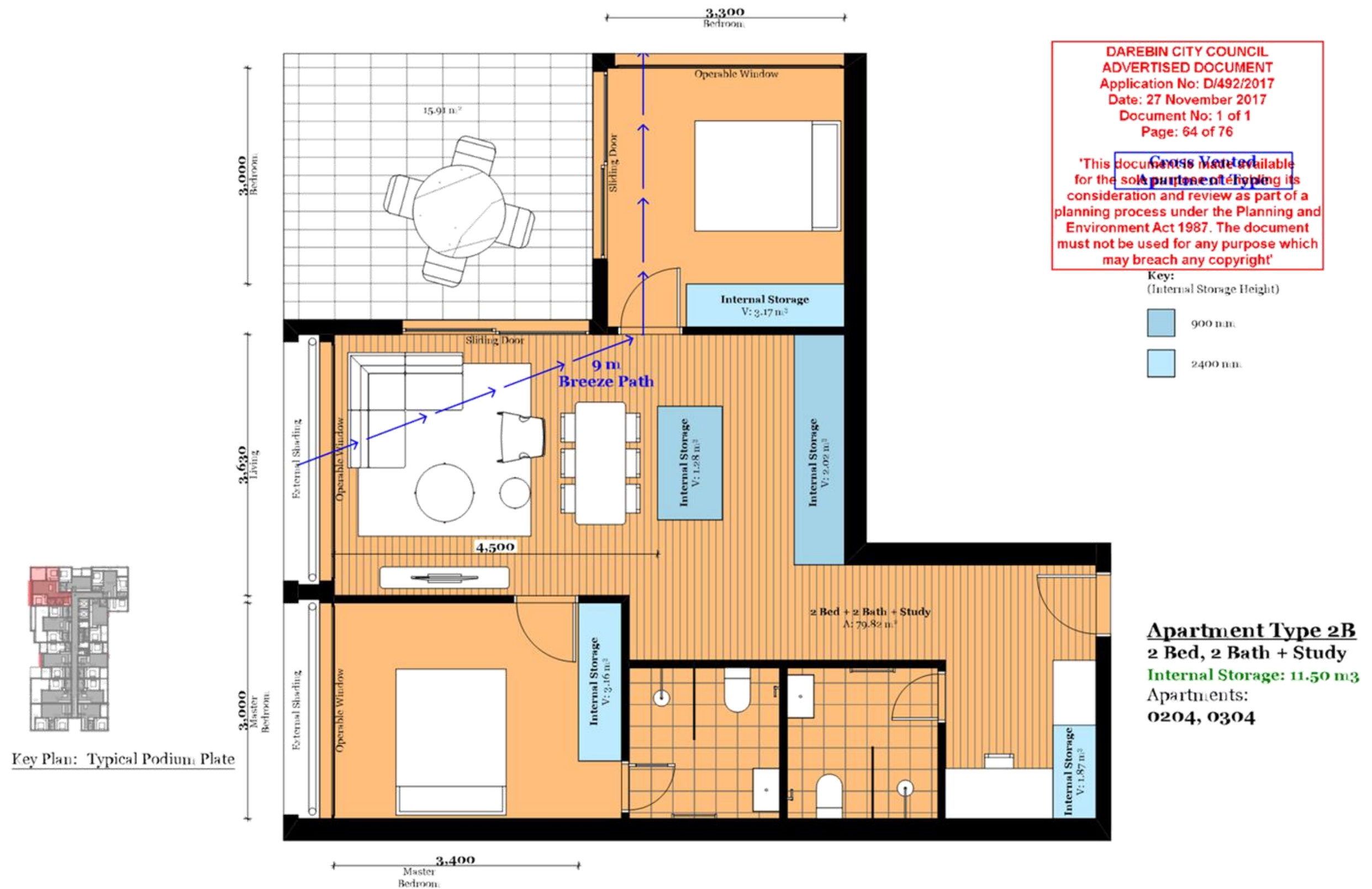
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Drawing Name: Apartment Type 2A.2
 Drawing Number: TP307
 Revision:



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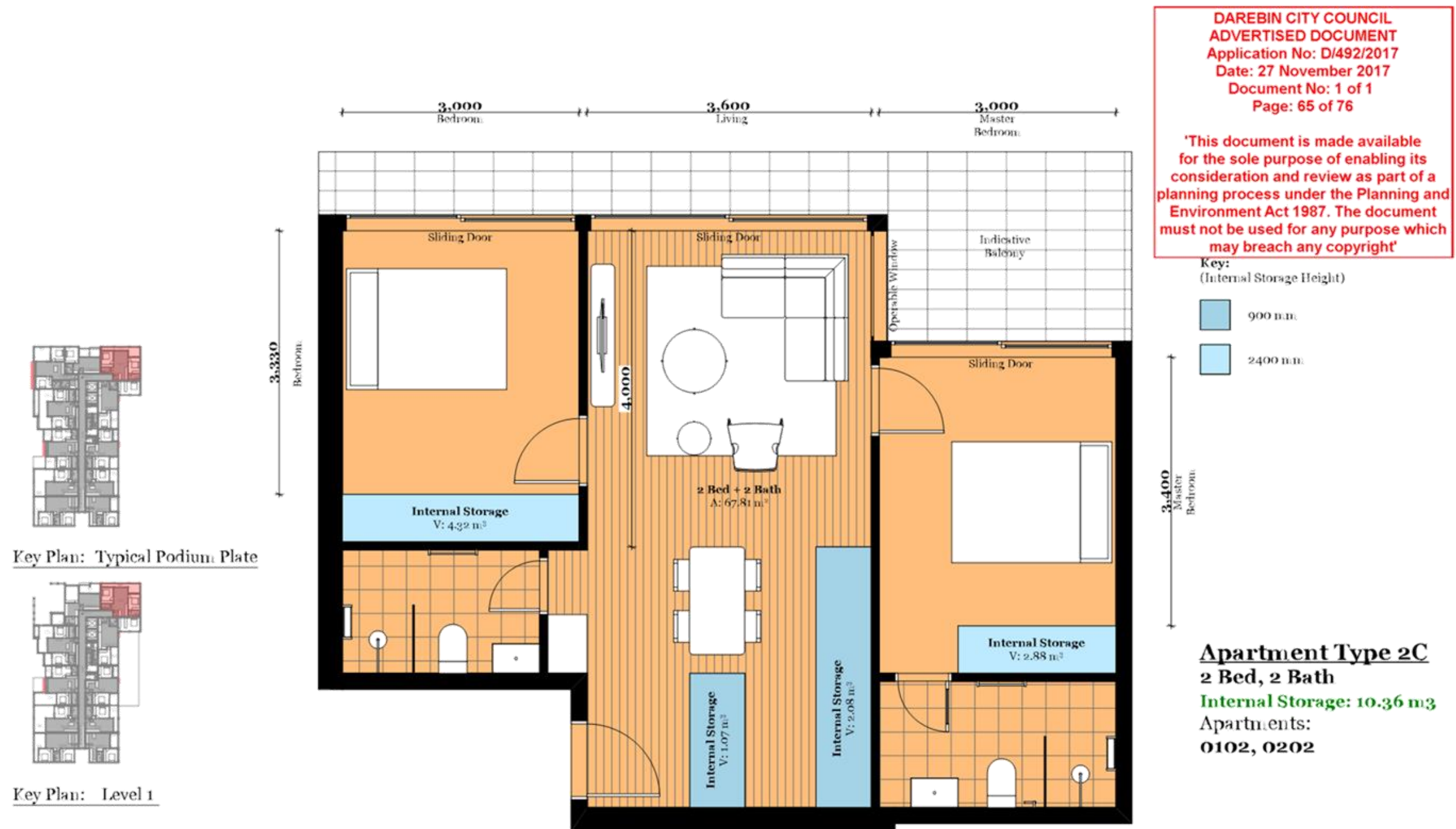
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Drawing Name Apartment Type 2B
Drawing Number TP508
Revision



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Drawing Name Apartment Type 2C
Drawing Number TP309
Revision



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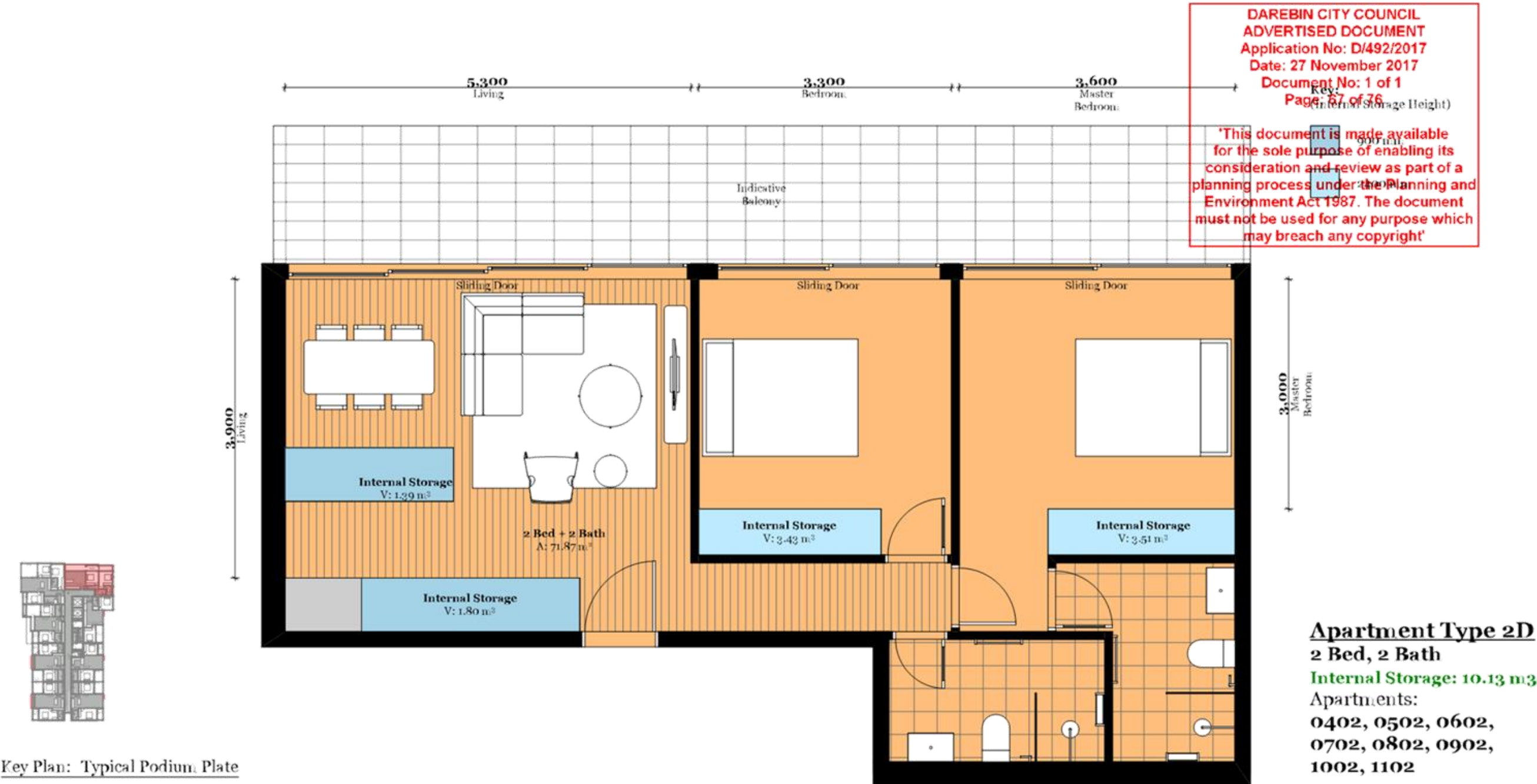
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Drawing Name Apartment Type 2C.1
Drawing Number TP510
Revision



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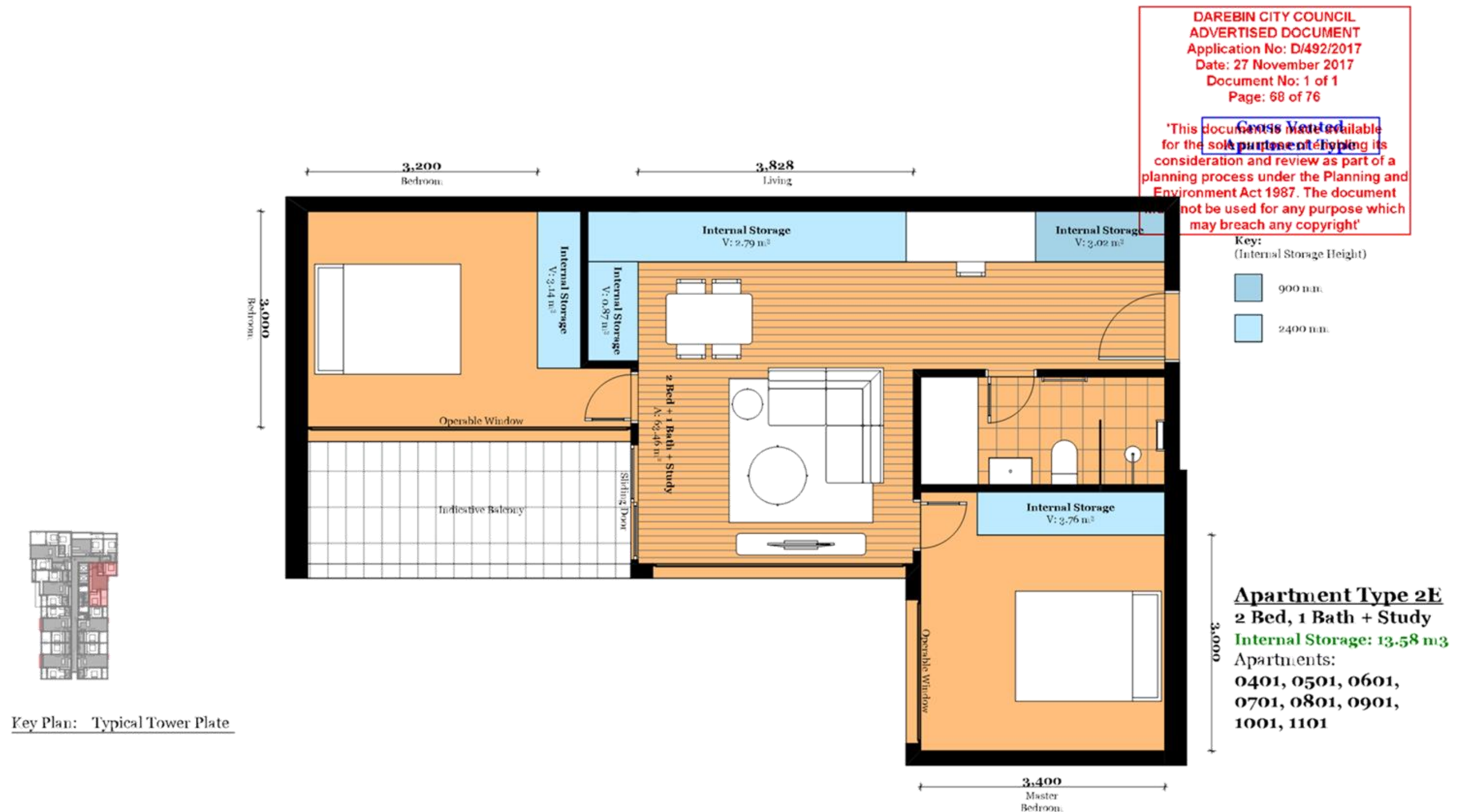
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Drawing Name Apartment Type 2D
Drawing Number TP511
Revision



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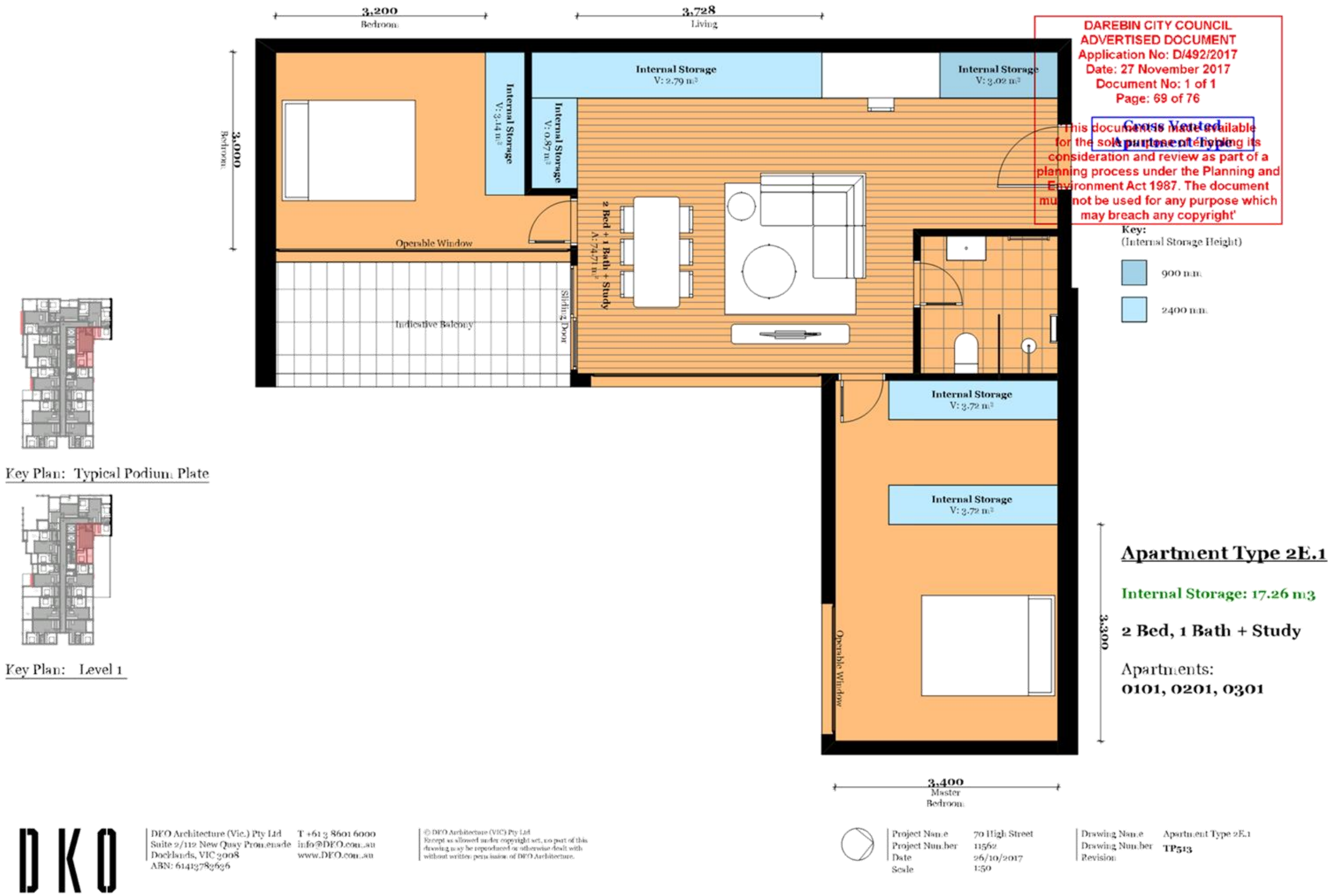
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Drawing Name Apartment Type 2E
Drawing Number TP512
Revision



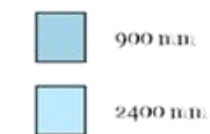


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Key:
(Internal Storage Height)



Apartment Type 2F
2 Bed, 1 Bath
Internal Storage: 14.84 m³
Apartments:
0110, 0211, 0311,
0408, 0508, 0608,
0708, 0808, 0908,
1008, 1108

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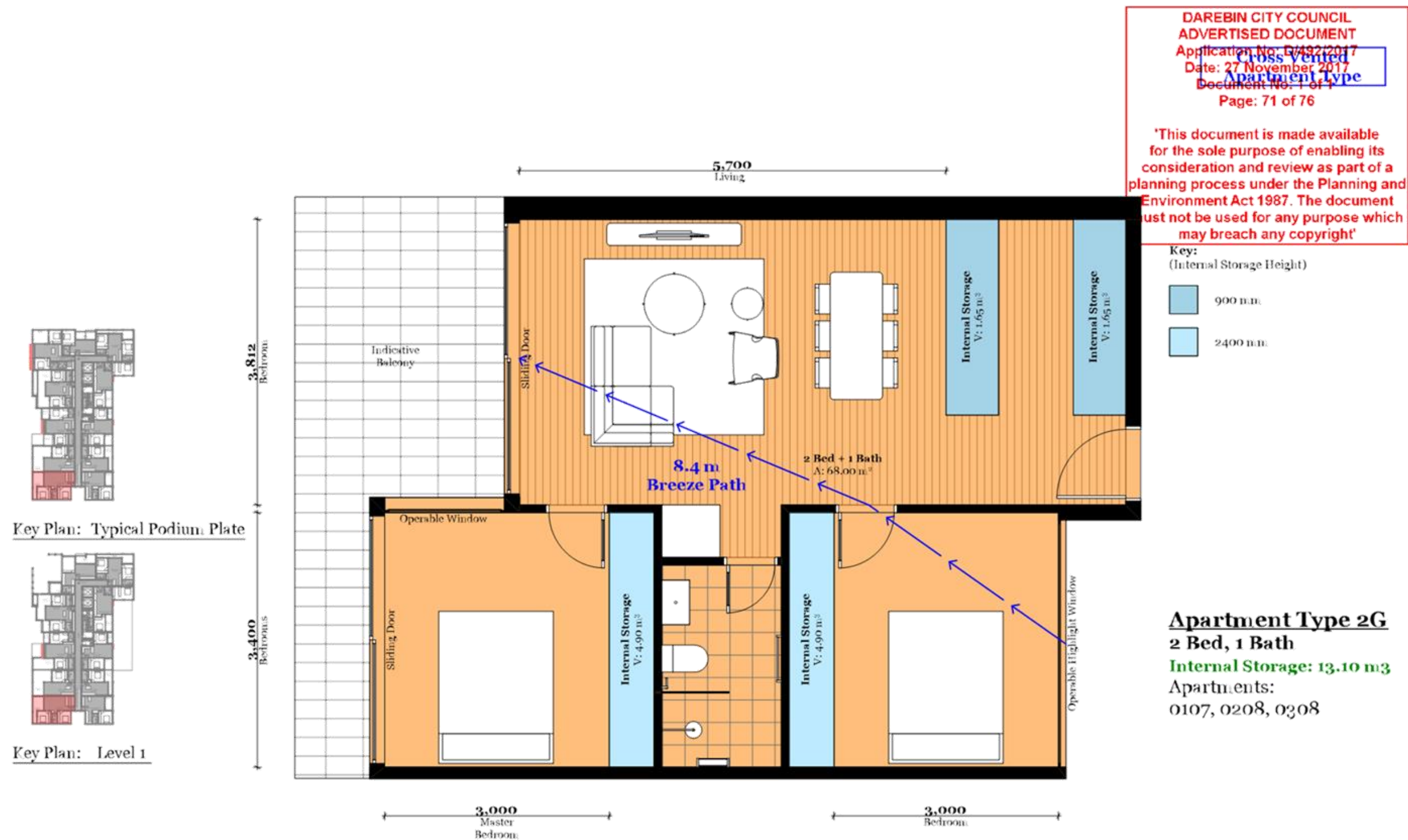
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Drawing Name Apartment Type 2F
Drawing Number TP514
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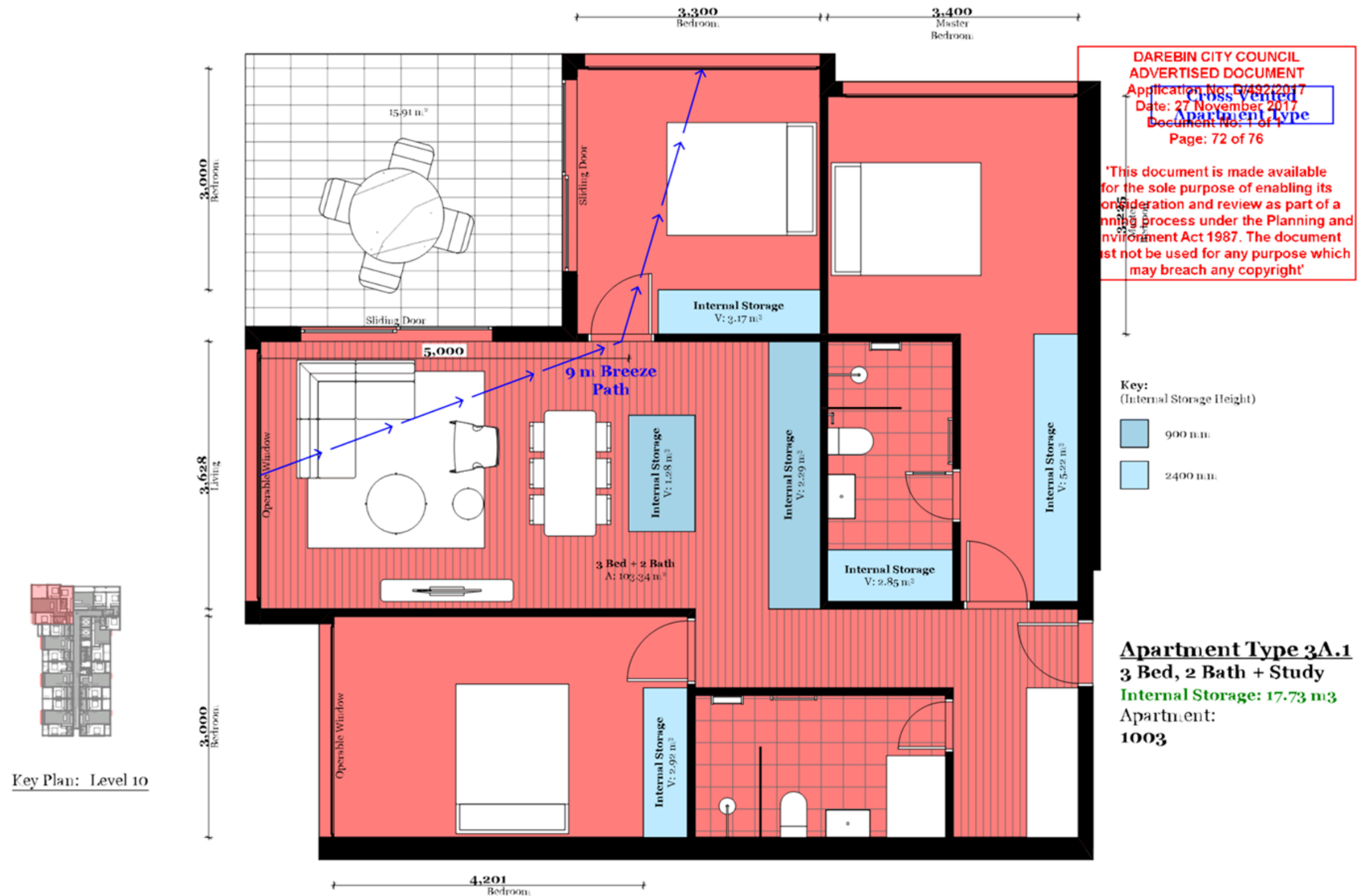
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Drawing Name Apartment Type 2G
Drawing Number TP515
Revision



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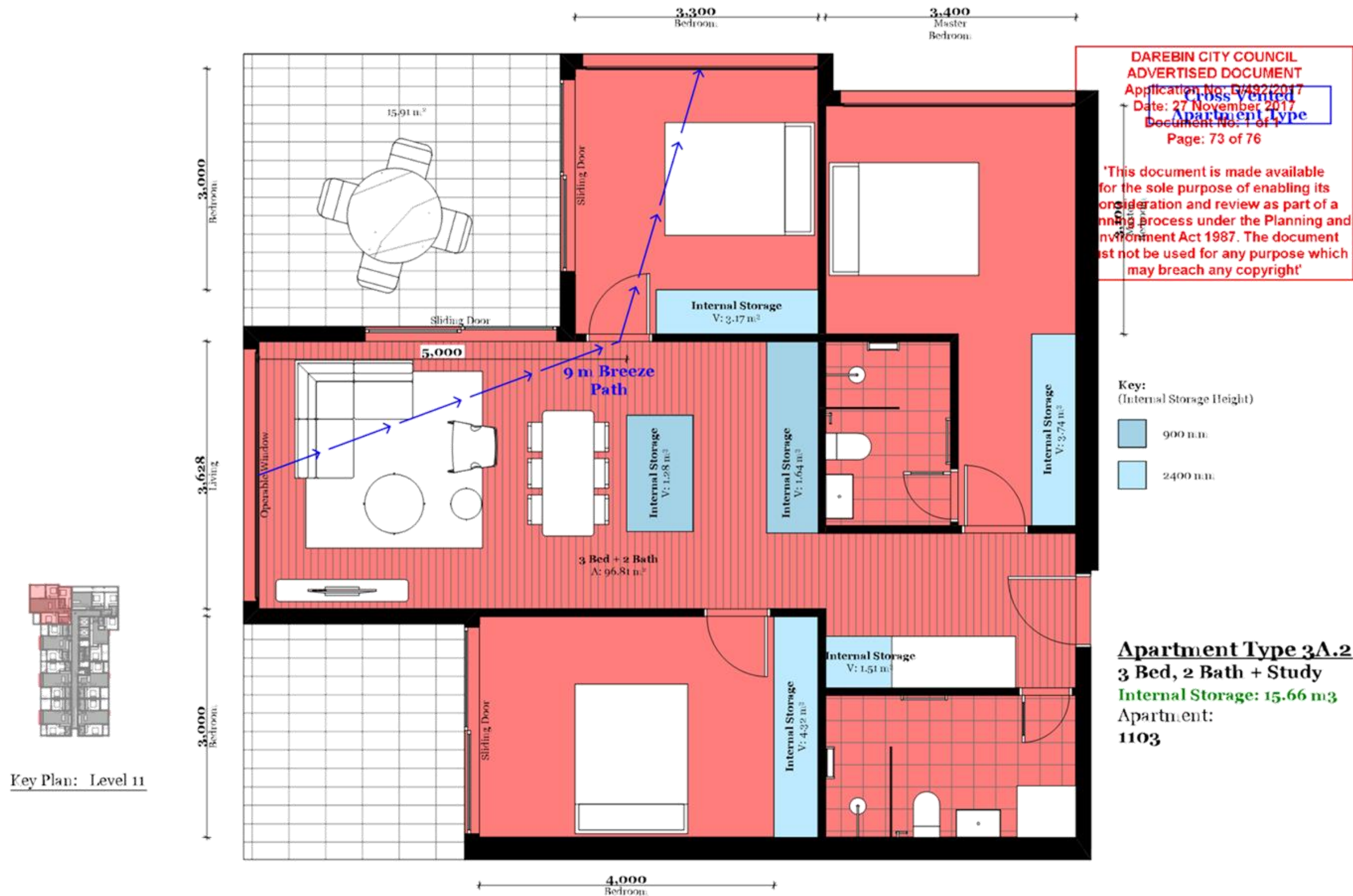
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Drawing Name Apartment Type 3A.1
Drawing Number TP516
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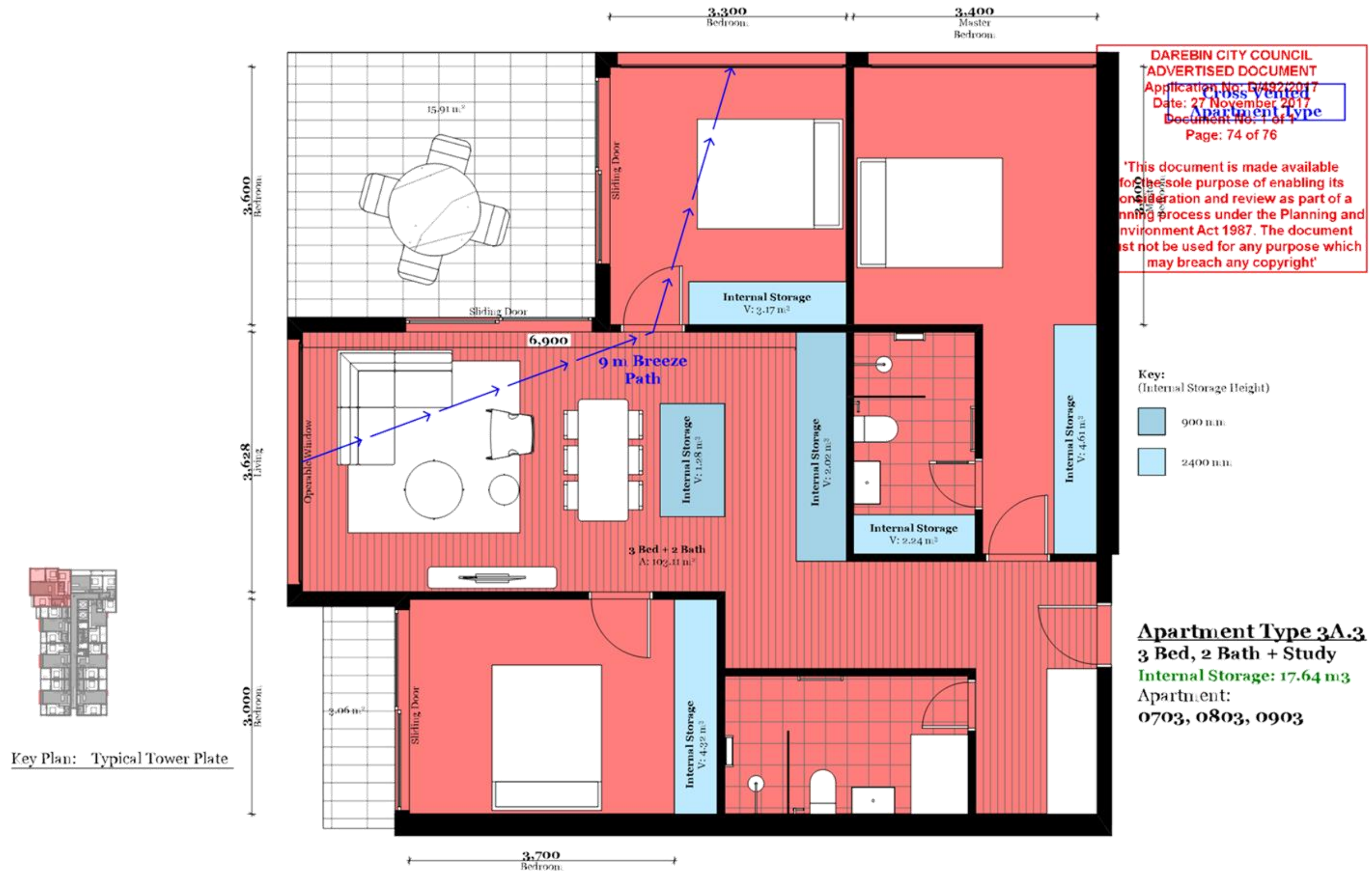
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Drawing Name Apartment Type 3A.2
 Drawing Number TP517
 Revision



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 ABN: 61413782626

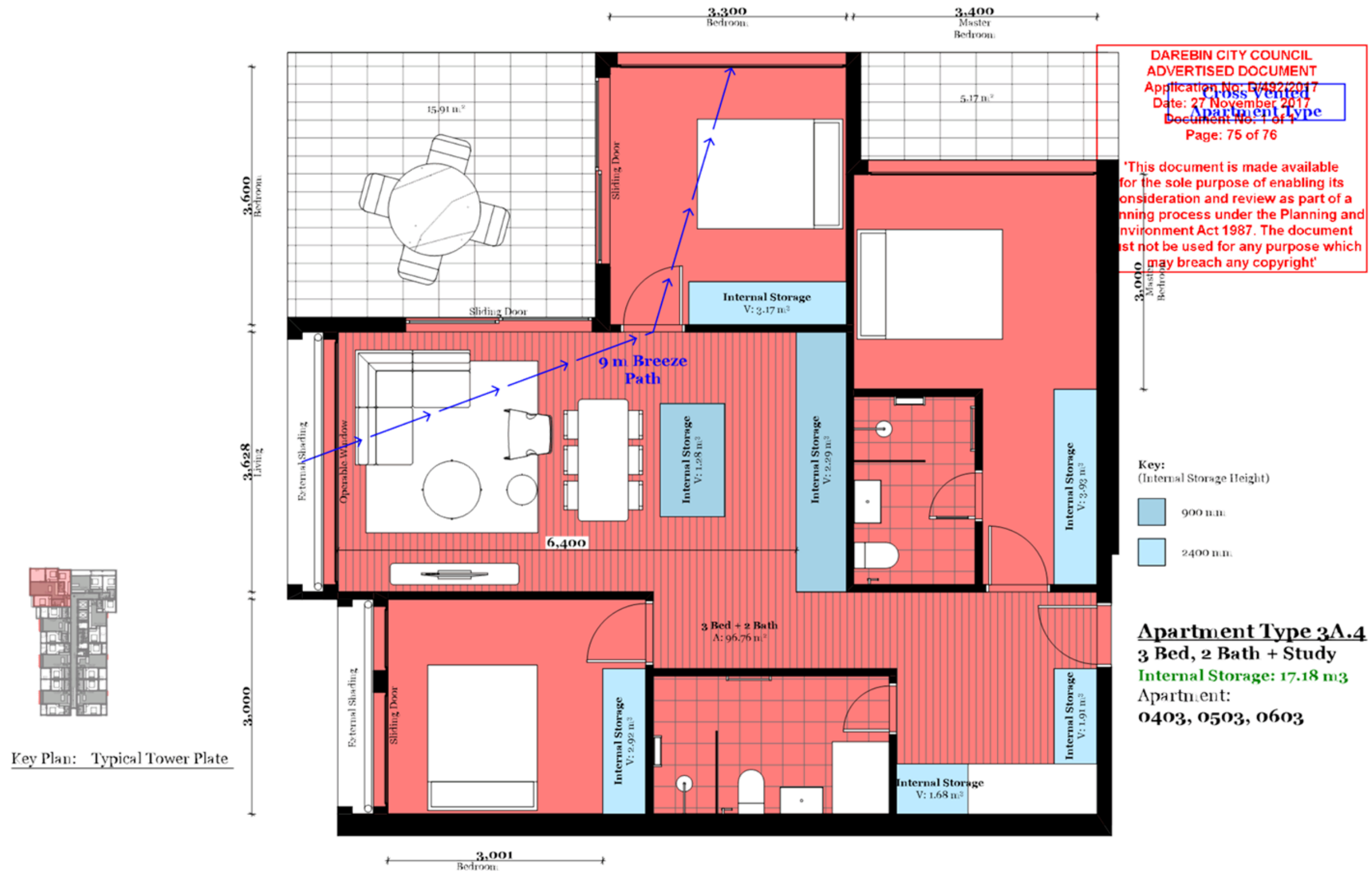
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Project Name 70 High Street
 Project Number 11562
 Date 26/10/2017
 Scale 1:50

Drawing Name Apartment Type 3A.3
 Drawing Number TP518
 Revision



DKO

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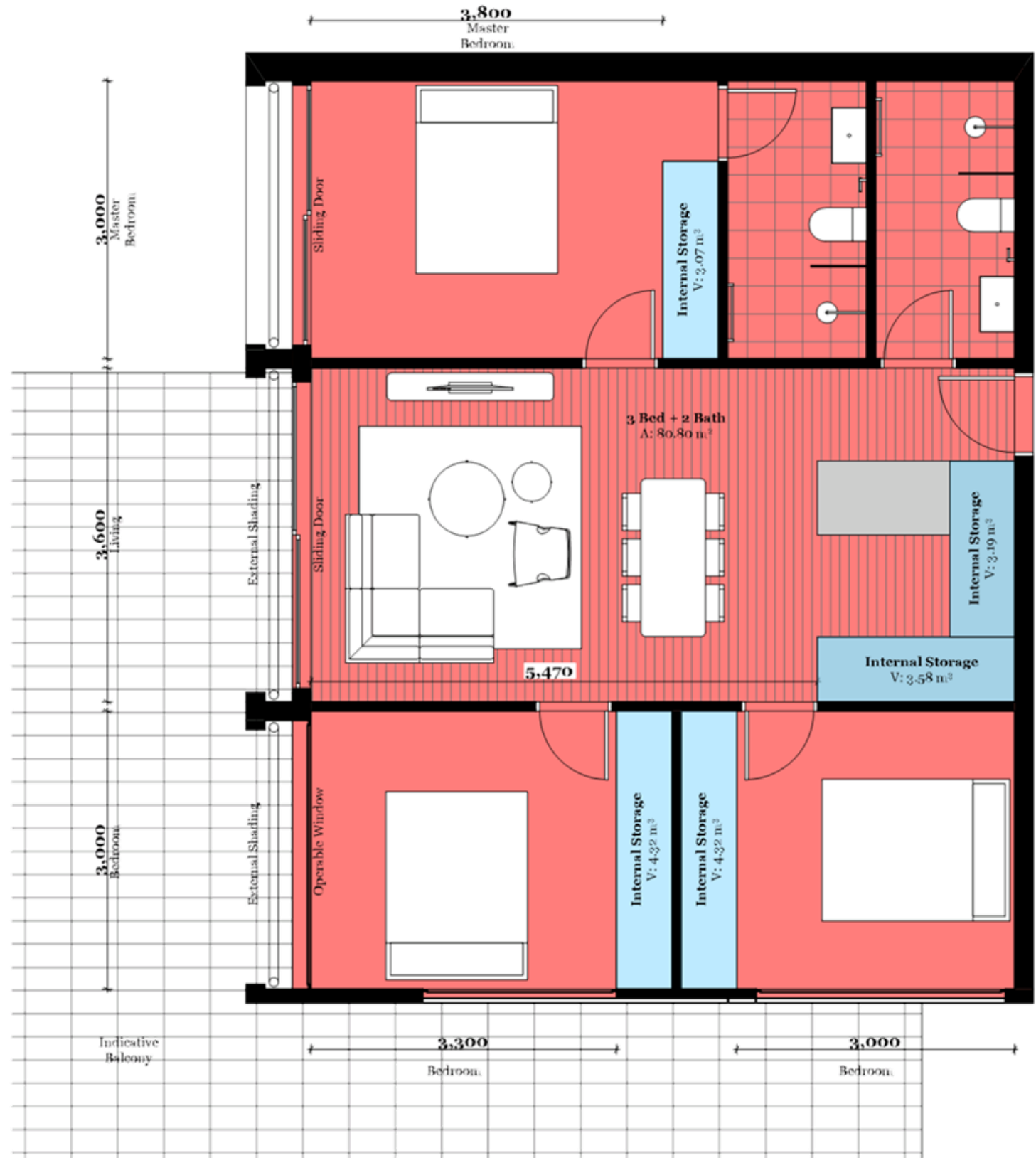
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Project Name 70 High Street
Project Number 11562
Date 26/10/2017
Scale 1:50

Drawing Name Apartment Type 3A.4
Drawing Number TP519
Revision



**DAREBIN CITY COUNCIL
ADVERTISED DOCUMENT**
Application No: D/492/2017
Date: 27 November 2017
Document No: 1 of 1
Page: 76 of 76

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Key:
(Internal Storage Height)

900 mm

2400 mm

Apartment Type 3B
3 Bed, 2 Bath + Study
Internal Storage: 18.48 m³
Apartment:
0406



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Project Name 70 High Street
Project Number 11562
Date 26/10/2017
Scale 1:50

Drawing Name Apartment Type 3B
Drawing Number TP520
Revision

**5.2 APPLICATION FOR PLANNING PERMIT D/179/2017
43 Station Street Fairfield****Author:** Town Planner**Reviewed By:** Acting Director Corporate Services

Applicant	Owner	Consultant
Unison Housing Ltd - c/ - Urbis	Yarra Community Housing Ltd	Urbis Stoll Long Architects Ark Resources Traffix Group C & R Ryder Consulting P/L Leigh Design Bryce Raworth Pty Ltd

SUMMARY

- It is proposed to refurbish the existing two (2) storey building and construct a four (4) storey addition to the side for the purpose of social housing. Some storage, office and communal areas will be provided on the ground floor.
- A total of 37 dwellings are provided comprising six (6) studios and 31 single bedroom dwellings.
- A total of three (3) car parking spaces will be provided within the front setback and accessible via a crossover from Station Street.
- A total of 20 bicycle spaces are proposed towards the rear of the site and accessible from the footpath to Station Street.
- The site is zoned Residential Growth Zone - Schedule 4 and is affected by the Development Contributions Plan Overlay, Design and Development Plan Overlay - Schedule 20 and the Heritage Overlay.
- No mandatory garden area requirements apply.
- There is no restrictive covenant on the title for the subject land.
- Two (2) objections were received against this application.
- The proposal is generally consistent with the objectives and standards of the Darebin Planning Scheme.
- It is recommended that the application be supported.

CONSULTATION:

- Public notice was given via one (1) sign posted on site and letters sent to surrounding owners and occupiers.
- This application was referred internally to Council's Darebin Parks, Transport Management and Planning, Capital Works and Public Realm units and to Council's Urban Designer, Council's ESD Officer and Council's Heritage Advisor.
- This application was referred externally to VicRoads.

Recommendation

That Planning Permit Application on D/179/2017 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 drawings TP02 and TP03 Rev. 0 dated 9.6.2017, TP04 Rev. 1 dated 4.7.2017, TP05, TP06, TP07, TP08 Rev. 1 dated 26.5.2017, TP09 Rev. 1 dated 1.6.2017 and TP10 Rev. 0 dated 1.6.2017 and prepared by Stoll Long Architecture) but modified to show:

- (a) The front fence height to units G01 and G02 reduced to a maximum of 1.5 metres with any fencing over 1.2m in height to be semi-transparent.
- (b) The bin enclosure to be relocated as per TP04D Revision 3 and dated 18.10.2017.
- (c) Any modifications in accordance with the Sustainable Design Assessment/ Sustainable Management Plan (Refer to Condition 5).
- (d) External operable sun shading devices (excluding roller shutters) to the east-facing glazing of Units 207, 303 and 304 and to all west facing habitable room windows and glazed doors.

The sun shading devices to the heritage building need to be to the satisfaction of the Responsible Authority.

Where sun shading devices are being utilised a section diagram or photograph must be included to demonstrate the shading type and effectiveness.

- (e) Fixed external sun shading devices to all north facing habitable room windows/glazed doors. Where possible, the device is to extend over glazing sections of the window and past the framed window sides the distance shown below:

- 450mm where window height is 900-1,200mm.
- 600mm for a window height of 1,200-1,350mm.
- 900mm for a window height of 1,350-2,100mm.
- 1,000mm for a window height of 2,100-2,700mm.

Where sun shading devices are being utilised a section diagram must be included to demonstrate their effectiveness. Shading should not sit directly above the glazing and is not to extend within 1 metre of a property boundary.

- (f) The level of glazing to the living spaces and bedrooms on the northern and southern edges of the building reduced for better insulation by replacing bottom sections of the obscured windows with render or brick to the satisfaction of the responsible authority.
- (g) Additional operable windows to the south facing stairwell for more passive ventilation.
- (h) The bicycle enclosure to the rear of the property increased to accommodate 28 bicycle spaces, provided under cover and the gates to the enclosure a minimum of 1.2 metres in width as per TP04D Revision 3 and dated 18.10.2017.
- (i) The provision of communal clotheslines as per TP04D Revision 3 and dated 18.10.2017 and an external retractable clothesline to each unit.

- (j) The carpark surfaces drained into surrounding gardens.
- (k) Roof plant and all other plant and equipment shown, located and screened to be minimally visible from adjacent properties and the public realm. Solar hot water tanks are to be flush mounted on pitched roofs / not elevated on stands or located in secluded private open spaces at ground level. Screening is not to affect the operation of solar panels.
- (l) A landscape plan including at least 2 suitable medium canopy trees and 8 suitable small canopy trees in conjunction with condition 6.
- (m) Annotations detailing Tree Protection Zone(s) (TPZ), associated tree protection fencing and tree protection measures in accordance with the requirements of Condition 10 of this Permit and in accordance with the following:
 - The proposed private open space within the TPZ for Tree 1 to be constructed at or above existing grade.
 - Existing asphalt within the TPZ for Tree 14 to be removed by hand
 - Proposed driveway to be constructed at or above existing grade
 - Proposed driveway to be constructed using permeable materials on a porous sub-base.
 - The bike enclosure within the TPZs of Trees 27 and 29 to be built at or above existing grade and constructed using permeable materials.
- (n) A waste management plan in conjunction with the requirements of Condition 13 of this permit.
- (o) The setback of the northern second storey wall and eastern first and second storey walls compliant with the requirements of Standard B17 and Schedule 20 to the Design and Development Overlay.
- (p) The height of fences on the northern, eastern and southern property boundaries to be a minimum height of 1.8 metres as measured above natural ground level.

Where necessary, the fence height may be increased by raising the height of the fence or by the provision of free-standing, self-supporting trellis adjacent the fence to the required height. If utilised, such trellis must be a maximum of 25% open and be fixed, permanent, durable and coloured or painted to blend with the development.
- (q) A section diagram for the screening to the second floor balcony screening of Units 203 to 206 demonstrating how the screens minimise overlooking of adjoining properties.
- (r) The balcony to Unit 207 screened to avoid overlooking of adjoining properties.
- (s) The east-facing windows of Units 107, 110, 111 and 206 provided with either:
 - A sill with a minimum height of 1.7 metres above finished floor level,
 - A fixed screen with a maximum permeability of 25% to a minimum height of 1.7 metres above finished floor level or
 - Fixed obscure glazing (not film) with a maximum transparency of 25% to a minimum height of 1.7 metres above finished floor level.

Where fixed screens are being utilised a section diagram must be included to demonstrate how the screens minimise overlooking of adjoining properties.
- (t) The stairwell to the east of the existing building removed from the east-elevation as per demolition plan.

- (u) The lift and stairwell overrun reduced to a maximum of 14.7 metres above natural ground level.
- (v) Changes to the first and second storey built form as per TP05D and TP06D Revision 2 and dated 28.09.2017. These changes allow better solar access into the ground floor units.
- (w) Alterations to Units 301 to 304 (inclusive) as per TP07D Revision 1 and dated 6/9/2017.
- (x) The west-facing kitchen windows to Unit 203 oriented vertically to match those of Unit 202 on drawing no. TP06D Revision 2 and dated 28/9/2017.
- (y) The pedestrian path from Station Street to the foyer to have a minimum width of 1.5 metres.
- (z) The brick paving along the southern boundary in accordance with TP04D Revision 3 and dated 18.10./2017 at a minimum width of 1.5 metres and extending from Station Street to the bicycle enclosure.
- (aa) The pedestrian ramp on the ground floor between the riser and communal laundry shown with a maximum gradient of 1:14.
- (bb) Bicycle spaces provided at a rate of a minimum of one (1) space/unit in conjunction with the discussion plan TP04D Revision 3 and dated 18.10./2017.
- (cc) The location and design layout of site services including metres. Plans must demonstrate how these are co-located where possible, screened to be minimally visible from the public realm and adjacent properties, located as far as practicable from site boundaries and integrated into the design of the building.

The meters must be co-located where possible (this can be hard for applicants as service providers usually provide direction re location)

- (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 and/or use start(s), the owner of the land at 43 Station Street Fairfield must enter into an Agreement with the Responsible Authority under Section 173 of the *Planning and Environment Act 1987* to the satisfaction of the Responsible Authority to the effect that, without the written consent of the Responsible Authority:
 - a) The property must only be used for the purpose of social housing.

Before completion of the development, application must be made to the Registrar of Titles to enter a memorandum of the Agreement on Title to the land and the owner must pay the costs of the preparation and execution of the Agreement and entry of the memorandum on Title.

- (5) Before the development starts, a revised Sustainable Design Assessment (SDA) generally in accordance the document identified as Sustainable Design Assessment & Water Sensitive Urban Design Response, prepared by Ark Resources and dated 12 September 2017 detailing sustainable design strategies to be incorporated into the development to the satisfaction of the Responsible Authority must be submitted to, and approved in writing by the Responsible Authority. The document is to be revised as follows:
- a. The energy rating improved so the cooling load is under 22Mj for all apartments.
- The development must be constructed in accordance with the requirements/recommendations of the SDA to the satisfaction of the Responsible Authority.
- Prior to the occupation of the development, a report from the author of the SDA Report, prepared by Keystone Alliance and dated March 2017 approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the SDA Report, prepared by Keystone Alliance and dated March 2017 have been implemented in accordance with the approved Plan.
- (6) 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) A minimum of 2 suitable medium canopy trees and 8 suitable small canopy trees.
 - b) 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.
 - c) A planting schedule of proposed vegetation detailing the botanical name, common name, size at maturity, pot size and quantities of all plants.
 - d) A diversity of plant species and forms. All proposed planting must be to the satisfaction of the Responsible Authority.
 - 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, raised planter bed and decking.
 - g) 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.
 - h) Hard paved surfaces at all entry points to dwellings.
 - i) All constructed items including letter boxes, garbage bin receptacles, lighting, clotheslines, tanks, outdoor storage etc.

- j) Type and details of edge treatment between all changes in surface (e.g. grass (lawn), gravel, paving and garden beds).
 - k) 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.
 - l) Clear graphics identifying trees (deciduous and evergreen), shrubs, grasses/sedges, groundcovers and climbers.
 - m) Scale, north point and appropriate legend. Landscape plans are to be clear, legible and with graphics drawn to scale, and provide only relevant information.
 - n) WSUD.
- (7) 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.
- (8) 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.
- (9) 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.
- (10) Before buildings and works (including demolition) start, tree protection fencing must be erected in accordance with the following requirements to define a Tree Protection Zone (TPZ).

<i>Tree (as defined in Construction Impact Assessment prepared by C&R Ryder Consulting and dated 6 July 2017)</i>	<i>TPZ (radius from the base of the trunk)</i>
Tree 1 - Crataegus phaenopyrum (Washington Thorn)	4.2 metres
Tree 3 - Celtis occidentalis (American Hackberry)	2.76 metres
Tree 10 - Syzygium australe (Brush Cherry)	2.88 metres
Tree 11 - Celtis occidentalis (American Hackberry)	7.92 metres
Tree 14 - Schinus Molle (Peppercorn Tree)	15.0 metres
Tree 27 - Morus alba (Mulberry)	4.8 metres
Tree 29 - X Cuprocyparis leylandii (Leyland Cypress)	4.8 metres

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

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

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

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

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

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

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

- (11) The land must be drained to the satisfaction of the Responsible Authority.
- (12) Floor levels shown on the endorsed plans must be confirmed. The confirmation of the ground floor level must take place no later than at the time of the inspection of the subfloor of the development required under the *Building Act 1993* and the Building Regulations 2010. This confirmation must be in the form of a report from a licensed land surveyor and must be submitted to the Responsible Authority no later than 7 days from the date of the sub-floor inspection. The upper floor levels must be confirmed before a Certificate of Occupancy is issued, by a report from a licensed land surveyor submitted to the Responsible Authority.
- (13) Before the development starts, a waste management plan, to the satisfaction of the Responsible Authority, demonstrating the operation of the garbage and recyclables storage area must be submitted to the Responsible Authority.

The plan/documentation must demonstrate the means by which garbage and recyclables will be stored on the site and must clearly detail: what waste services will be provided (ie. cardboard paper plastic and metals recycling or comingled waste, general waste and even organic waste), types of bins, types of collection vehicles, frequency of collection, times of collection, location of collection point for vehicles and any other relevant matter. The plan must require that collection be undertaken by a private contractor.

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

- (14) All outdoor lighting must be designed, baffled and/or located to ensure that no loss of amenity is caused to adjoining and nearby land to the satisfaction of the Responsible Authority.
- (15) 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.
- (16) 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.
- (17) With the exception of guttering, rainheads and downpipes, all pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
- (18) No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building/s without the prior written consent of the Responsible Authority.
- (19) Provision must be made on the land for letter boxes and receptacles for newspapers to the satisfaction of the Responsible Authority. (20) No goods, equipment, or any other material/object must be stored, or left exposed, outside a building so as to be visible from any public road or thoroughfare, to the satisfaction of the Responsible Authority.

NOTATIONS

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

- 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.
- 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.
- 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.

- 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.
- This planning permit does not represent approval for residential siting. Residential siting would be assessed by the Building Surveyor under relevant Building Regulations when considering an application for a building permit.

INTRODUCTION AND BACKGROUND

There is no known recent planning history for the subject site.

It should be noted that following the RFI response received on the 11/7/2017 and discussions between the applicant and Council ‘discussion plans’ were provided by the applicant dated 28/9/2017 (TP04D, TP05D, TP06D) and dated 6/9/2017 (TP07D). The application was not formally amended, so that the plans received on the 11/7/2017 were advertised. However, the discussion plans have also been taken into consideration for the final assessment.

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

- The land is irregular in shape, measures 42.06 metres along the southern boundary and 40.28 metres along the northern boundary and has a width along Station Street of 42.67 metres with a site area of 1,909 square metres.
- The land is located on the eastern side of Station Street some 140 metres to the north of the intersection with Heidelberg Road.

- The site currently contains a mix of single and double storey buildings used for an existing social housing facility. Site access is provided via a crossover to Station Street and car spaces are located to the front of the site. Existing vegetation is located within the front setback and along the southern part of the site.
- To the north of the subject site is a double storey apartment building setback 6.2 metres from Station Street and 3.1 metres from the common boundary. A front yard is located within the front setback and service yards are located within the side setback towards the common boundary.
- To the south is a single storey building used for the purpose of a medical centre and setback 13.1 metres from Station Street and 3.2 metres from the common boundary. Vehicle access is provided via a crossover to Station Street along the common boundary.
- To the east are the backyards of dwellings facing Arthur Street. Some outbuildings are located within backyards. Dwellings are setback a minimum of approximately 14 metres from the common boundary.
- To the west across Station Street are three properties. The southernmost contains a recently constructed five storey apartment building. The central lot contains a single storey dwelling and the northernmost site contains a single storey building which currently appears vacant and has previously been used as a medical centre.
- There are no on-street parking restrictions along this part of Station Street.
- The site has access to public transport including a bus stop some 200 metres to the north and Fairfield Station approximately 350 metres to the north-west.
- The site is located 200 metres from the Fairfield activity centre.

Proposal

- The proposal seeks to extend the existing use of the site and provide self-contained units for low income occupants (single women).
- The proposal seeks to partially demolish the existing buildings, in particular in the northern half of the site, and construct a new 4-storey addition comprising 29 units, offices and a communal room.
- The existing 2-storey heritage building will provide a total of eight (8) units and will be connected to the new addition via a foyer on the ground floor.
- Some communal open space is located on the ground floor to the rear of the site. All new units of the 4-storey addition are provided with a balcony, the units in the existing building have no private open space.
- Three (3) car spaces are proposed within the front setback accessible via the existing crossover and 20 bicycle spaces are located in an enclosure within the rear setback.
- The addition is a contemporary design attached to the existing traditional building.
- The facility is to be managed by Unison Housing. Unison Housing operates a range of long term housing located in 190 different properties in Melbourne, Geelong and Adelaide for different tenant groups such as singles, couples and families.

Objections summarised

- Loss of privacy to courtyard
- Alterations to heritage buildings and surrounds detract from the heritage significance of the building

Officer comment on summarised objectionsLoss of privacy to courtyard

Windows and/or balconies within 9m of existing adjacent habitable room windows and secluded private open space areas are to be screened to accord with planning controls.

Alterations to heritage buildings and surrounds detract from the heritage significance of the building

The application has been accompanied by an assessment of the heritage impact and the application has been referred to Council's Heritage Advisor who considered the proposal to be generally consistent with the significance of the heritage place.

PLANNING ASSESSMENT

The subject site is currently already used for the purpose of social housing and the development of this location for the purpose of social housing is generally supported by relevant state and local policies:

Clause 11.06-2 Housing choice

A strategy to provide housing choice close to jobs and services is to provide a range of housing types in growth areas through a variety of lot sizes and housing types. The proposed development will allow additional social housing to be provided in an area that is accessible and proximate to an activity centre and the City of Melbourne.

Clause 16.01-1 Integrated Housing

Planning is to promote a housing market that meets community needs by ensuring that the planning system supports the appropriate quantity, quality and type of housing, including the provision of social housing. As per information provided by the applicant there is a demand for social housing in our community.

16.01-5 Housing affordability

Affordable housing is encouraged closer to jobs, transport and services. The subject site is in a suitable location allowing good access to transport and services in the nearby activity centre as well as jobs due to the central location in the Melbourne region.

21.03-3 Housing Diversity and Equity

Housing affordability is a particular housing issue in Darebin. Lack of affordable housing and high rental prices can add to housing stress and homelessness. Housing affordability, income levels and demand for social and public housing are highly correlated. An increase in the supply of affordable housing could ease housing stress of low income earners and can decrease the demand for social housing.

Therefore, the housing strategy seeks to increase the supply of affordable and social housing with the following strategies:

- *Encourage the provision of affordable housing development in identified Substantial Housing Change Areas in the Strategic Housing Framework Plan.*

The subject site is located in the Residential Growth Zone and has been identified as substantial change area and is therefore suitable for an affordable housing development.

- *Ensure housing in the municipality is sufficiently diverse to provide more affordable and appropriate choices and opportunities.*

The subject site is located in a residential area and the proposal will add to a diverse mix of housing by adding an affordable choice in particular for single women.

A section 173 agreement will be request via condition of any planning permit issued. This agreement will request that the building be used for social housing and not conventional residential accommodation.

- *Facilitate the provision of affordable housing in terms of purchase price as well as lower ongoing operational costs, by promoting housing growth in areas with good access to services and public transport and encouraging best practice environmentally sustainable housing design to minimise ongoing utility costs.*

Even though the site has good locational attributes it is not a sustainable design. Appropriate conditions have been imposed to boost the sustainability aspects of the building so that utility costs are reduced and liveability and overall general internal amenity of the building is improved.

Complies subject to condition

Clause 22.06 Multi-Residential and Mixed Use Development

- **Sustainability**

The current development design is not guided by environmentally sustainable design principles. Improvements will be required via conditions imposed on any permit issued.

- **Design and Materials**

The design of the external western section of the building to Station Street provides an acceptable design with a good mix of articulated elements. To improve pedestrian interaction and visibility of the ground floor section of the building, the proposed front fence will be required to be reduced in height.

- **Building Height**

In conjunction with the requirements of the zoning the overall building height will have to be reduced slightly by 200mm. This affects only the lift and stairwell overrun and does not compromise internal amenity.

- **Dwelling Diversity**

The proposal provides for a mix of 1 bedroom units and studios.

- **Parking and Vehicle Access**

Vehicle access to car parking is provided via an existing single crossover. Parking numbers and provision have been assessed in a different section in this report.

- **Street Address**

Dwellings at ground level should engage with the street, therefore the front fencing will be required to be below or at 1.5m in height. Further to this any fencing over 1.2m in height is to be semi-transparent.

- **Amenity Impacts**

Amenity impacts have been addressed below and are generally acceptable.

- **On-Site Amenity and Facilities, including Private Open Space**

The north-facing single aspect dwellings on the ground floor are partly overhung with balconies or other protruding structures. A condition of approval will require the setbacks of the upper level to be increased to improve internal amenity. The communal areas provide sufficient space to accommodate furniture.

- **Waste Management**

A waste management plan has been provided and is acceptable.

- **Equitable Access**

The ground floor units of the proposal are accessible.

Clause 32.07 - Schedule 4

Clause 32.07 identifies a maximum building height of 13.5 metres for the subject site. In addition, any lift overrun may be up to 1.2 metres above this reaching an overall height of 14.7 metres. The current proposal at 14.81 metres slightly exceeds the maximum height and a condition of approval will require the height of the proposal to be reduced to a maximum of 14.7 metres.

Complies subject to condition

Clause 43.01 - Heritage

It should be noted that the application comprises the partial demolition of the existing buildings on site with the original building largely retained. The application has been referred to Council's Heritage Advisor and was considered acceptable.

Complies

Clause 43.02 - Schedule 20 to the Design and Development Overlay

A built form of up to 4 storeys is envisaged for the area. A lobby has been provided for convenient access to the facility. The internal amenity to the dwellings is acceptable. The front, rear and side setbacks comply with the requirements of the Overlay subject to condition.

Car and bicycle parking is acceptable subject to conditions.

Complies subject to condition

Clause 55 Assessment

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

Clause 55.02-5 B5 Integration with the street

The proposal is generally considered to be sufficiently integrated with the street. However, the front units facing Station Street have been provided with a front fence at a height of between 1.8 metres and 1.92 metres. In conjunction with the requirements of Clause 22.06, a condition of approval will require the fence height to be reduced to a maximum of 1.5 metres with any fencing over 1.2m in height to be semi-transparent.

In addition, the bin enclosure, currently located adjoining the Station Street front property boundary, will be required to be setback from this location in accordance with the discussion plans dated 18.10.2017.

Complies subject to conditionClause 55.03-1 B6 Street setback

The front setbacks of the adjoining dwellings are 6.15 metres and 13.1 metres. The standard therefore requires a setback of 9.0 metres.

The proposed front setback of 6.0 metres 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 Design and Development Overlay in that it allows adequate provision for landscaping.
- The design provides a graduated and staggered setback leading from the lesser setback to the north to the greater setback of 35 Station Street.
- The 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 existing streetscape is not consistent and provides for varied setbacks.

Complies with objectiveClause 55.03-2 B7 Building height

Schedule 4 to the Residential Growth Zone states that a building used as a dwelling or a residential building must not exceed a height of 4 storeys (13.5 metres) and a lift overrun, plant and services that are appropriately screened and other building appurtenances may exceed the mandatory height requirements by no more than 1.2 metres.

The height of the 4 storey component complies with the maximum height of 13.5 metres. However, the stairwell to the roof enclosure exceeds the maximum height and will be conditioned to comply with a maximum of 14.7 metres.

Complies subject to conditionClause 55.03-5 B10 Energy efficiency

The proposal is considered to be generally energy efficient due to the following:

- Attached construction.
- The development does not unreasonably affect the solar access and energy efficiency of neighbouring dwellings.

- Open space and living areas with access to north light.

To further improve the sustainability performance of the building additional design measures will be added to the development. These measures will be requested as conditions of any approval.

Complies subject to condition

Clause 55.04-1 B17 Side and rear setbacks

The setbacks of Schedule 20 to the Design and Development Overlay vary from the side and rear setbacks of Clause 55. The setbacks in the table below show the development setbacks compared to the varied setbacks as per Schedule 20 of the Design and Development Overlay.

Ground floor

Boundary	Wall height	Required Setback	Proposed setback
Northern	3.62 metres	1.0 metres	2.4 metres
Eastern	Approx. 3.6 metres	3.0 metres	3.0 metres
Southern	Approx. 4.0 metres	1.1 metres	6.37 metres

First Floor

Boundary	Wall height	Required Setback	Proposed setback
Northern	6.72 metres (wall) Approx. 5.2 metres (balcony)	1.94 metres 1.48 metres	2.4 metres 1.8 metres
Eastern	Approx. 6.8 metres (wall) Approx. 4.9 metres (balcony)	5.5 metres 5.5 metres	<u>5.0 metres</u> <u>Approx. 3.45 metres</u>
Southern	Approx. 7.5 metres	2.6 metres	6.37 metres

Second Floor

Boundary	Wall height	Required Setback	Proposed setback
Northern	9.52 metres (wall) Approx. 7.7 metres (balcony)	4.62 metres 2.8 metres	<u>4.36 metres</u> <u>Approx. 2.2 metres</u>
Eastern	Approx. 9.6 metres (wall) Approx. 7.4 metres (balcony)	6.59 metres 5.5 metres	<u>6.59 - 7.78 metres</u> <u>Approx. 5.2 metres</u>
Southern	Approx. 9.6 metres	4.7 metres	Approx. 22.5 metres

Third Floor

Boundary	Wall height	Required Setback	Proposed setback
Northern	12.52 metres (wall)	7.62 metres	7.87 metres
Eastern	13.32 metres(wall) Approx. 10.6 metres (balcony)	10.32 metres 7.6 metres	10.85 metres Approx. 9.1 metres
Southern	Approx. 13 metres	8.1 metres	Approx. 24.4 metres

The proposal currently does not comply with the required side and rear setbacks and compliance with the standard will be required subject to any approval.

Complies subject to condition

Clause 55.04-6 B22 Overlooking

The proposed dwellings on the ground floor have finished floor levels less than 0.8 metres above natural ground level at the boundary. Paling fences have been shown on the northern, eastern and southern boundaries, but no height has been nominated. A condition of approval will require appropriate fencing to be provided to sufficiently limit overlooking from the ground floor dwellings.

A section diagram will be required for the 1.1 metre high glass balustrade and perforated louvres confirming no overlooking occurs from the second storey balconies.

The balcony of Unit 207 currently allows views into the secluded private open spaces of adjoining properties and this will need to be addressed via condition.

All other third storey balconies are setback adequately from adjoining properties to not cause overlooking.

The following windows will be required to be screened to limit views into adjoining residential properties:

- The east-facing windows of Units 107 and 206.
- The east-facing windows of Units 110 and 111.

Complies subject to conditions

Clause 55.05-4 B28 Private Open Space

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

Ground floor of proposed addition

The ground floor units of the proposed addition have been provided with private open spaces ranging in size between 16 and 76 square metres. Although not all yards comply with the required sizes of the standard they provide sufficient space for the occupants considering single households are envisaged for all units.

Several open spaces on the ground floor are not secluded. The reason for this is partly due to the need for maintenance, access and the nature of the facility as a social housing project. This is considered acceptable as these spaces are not readily overlooked by other units.

Initially concern was raised with the applicant regarding limited solar access to ground floor Units G03, G04, G05 and G06. The applicant improved solar access to the ground floor units facing north by siting upper levels further away from the northern property boundary. Changes shown on the discussion plans will be required to be implemented into the proposal subject to any approval.

Upper levels of proposed addition

The upper storeys have been provided with a minimum of 8 square metres of balcony space and a minimum dimension of 1.6 metres. Although most of the balconies will have to be screened to avoid overlooking of adjoining properties the proposal is considered acceptable as they still provide some outlook and therefore guarantee reasonable recreation. The balconies also have sufficient sizes.

Existing building

The units in the existing building have not been provided with individual private open space. This is considered acceptable taking into account retention and re-use of a heritage place and physical constraints i.e. limited space. Nevertheless, to compensate this, the proposal incorporates communal space at the ground floor which is expected to be used by all residents.

Complies with objective subject to condition

Clause 55.05-6 B30 Storage

The proposed units have not been provided with 6 cubic metres of storage space. A common storage space of 23 square metres is to be provided on the ground floor. This combined with some internal storage space within each unit is considered to be satisfactory.

The owner Unison Housing who will manage this social housing facility continues to manage several other facilities including over 500 Victorian households across 32 locations in Melbourne's northern and western suburbs.

As this is an ongoing venture, the owner intricately knows the storage needs of occupants and combined with the development being occupied by single person households equates to lesser storage needs.

Complies with objective

Clause 55.06-1 B31 Design detail

The western wall of the development presents appropriately to Station Street and this is attributed to a good mix of robust external material finishes and articulated surfaces.

In the main, windows have a vertical orientation which is considered sympathetic to the existing heritage place on the site. Further fine tuning of window types will be requested via condition of any planning approval.

As discussed earlier in the report additional sustainability measures will be requested via condition of any planning approval. In particular, a reduction of south and west facing windows is to be requested to level 3 and particularly units 301 to 304.

Complies subject to condition

Clause 55.06-2 B32 Front fence

The proposed 1.8-1.95 metre high front fence to the new addition will be required to be reduced to a maximum of 1.5 metres with any fencing over 1.2m in height to be semi-transparent in conjunction with the requirements of Clause 22.06. This is also considered more suitable to match the existing timber picket fence to the Station Street frontage.

Complies subject to condition**Clause 52.06 Car Parking**Number of Parking Spaces Required

The proposed development will provide for a total of 37 dwellings. Table 1 of Clause 52.06-5 identifies a car parking requirement of one (1) car space to each 1 bedroom dwelling and one (1) visitor car space to each five (5) dwellings, which equates to a total of 44 car spaces.

<i>Use</i>	<i>Rate</i>	<i>Number</i>	<i>Requirement</i>
Dwelling	1 to each 1&2 bedroom dwelling	37	37
Dwelling Visitor	1 space to each 5 dwellings	37	7
<i>Total Requirement</i>			<i>44</i>

Three (3) car spaces are provided on site, so that the application is for a waiver of 41 car spaces.

The proposed reduction has been considered against the relevant criteria as follows:

- The Car Parking Demand Assessment.

The applicant has submitted an assessment of the car parking demand and concludes that the proposed provision of car parking is satisfactory based on the following:

- Local policies which support reduced car usage and ownership,
- The Car Parking Demand Assessment which identifies that there is significant demand for social housing without car parking,
- The availability of alternative car parking in the nearby area and;
- The availability of alternative transport modes (public transport, walking, cycling etc).

Council's Transport Management and Planning unit has reviewed the assessment and considers the site to benefit from good accessibility to multiple public transport modes as well as being conveniently located in proximity to the Railway Place and Station Street Activity Centres. Darebin's Council Plan and Integrated Transport Strategy support development in proximity to public transport and commercial and entertainment hubs to reduce the reliance on private motor vehicle use.

Moreover, it is accepted that Social Housing generates a parking demand that is less than the statutory parking rate for the equivalent dwelling typology. Consequently, given the factors outlined above it is accepted that the development would be considered appropriate for some form of a parking waiver.

Notwithstanding the above, the applicant proposes to provide three (3) off-street parking spaces at a rate of 0.08 car spaces per dwelling. In support of the car parking waiver the applicant has sourced car parking rates from various state and private social housing providers as follows:

Table 5: Empirical Resident Parking Demand Summary

Data Source	Parking Rate
Nation Building Guidelines	0.33 spaces per dwelling (1 or 2 bedroom apartment)
GTA Review of Social Housing Car Parking Demands, Inner Melbourne	0.19 spaces per dwelling (single bed units)
Office of Housing Parking Surveys	0.31 cars per dwelling (one person dwelling)
Yarra Community Housing Surveys	0.04-0.38 cars per dwelling (Melbourne Metropolitan sites)

The suggested parking rates vary between 0.04 to 0.38 cars per dwelling, with the average car parking rate for the above sources being 0.3025 cars per dwelling.

The City of Darebin has sourced car ownership statistics for suburbs in Darebin including Preston, Thornbury, Reservoir and Northcote using 2011 ABS data. The average ABS rates for the weighted average of the nominated Darebin suburbs are as follows (this data provides a robust guide with a sample size of 1876 dwellings and could be used in the first instance of planning):

1. One Bedroom: 0.31 spaces per dwelling
2. Two Bedroom: 0.61 spaces per dwelling
3. Three Bedroom: 0.91 spaces per dwelling

Council has recently assessed proposed Amendment C158 - Walker Street, Northcote which proposes social housing and is in a comparable location to the current application. For Amendment C158, Transport Management supported car parking for dwellings of social housing at 0.6 car spaces to each dwelling.

The applicant's traffic report also states that *'Those residents who require a car and associated parking would be accommodated within alternate housing provided by Unison Housing that includes on-site parking areas.'*

Further information has been provided by the applicant in relation to parking demands and car ownership data from Unison Housing. This information has been summarised as follows:

- Tenant parking is typically not provided for locations with access to public transport services.
- Car parking is utilised by staff, other support workers or visitors.
- The site at 43 Station Street is proposed to accommodate single women receiving social welfare benefits. As such, it is expected that this level of income is unlikely to support the costs associated with owning and maintaining a vehicle.
- The key factor determining likelihood of car ownership is household type, with properties accommodating families at roughly 30%, and singles accommodation typically at <5%. Proximity to transport and distance from CBD is also a consideration with higher ownership in western and outer northern suburbs. Car ownership at existing Rooming Houses in the inner-east is <0.5%, this includes the tenant group at 43 Station St.

Taking into consideration the expected future residents of the estate and anecdotal evidence from Unison Housing, it is accepted that the development would generate a parking demand at the lower end of the parking rates established for similar social housing providers i.e. 0.04-.0.10 spaces per resident.

Subject to Council and the owner of the site entering into a 173 agreement tying the use of the site to the project/provider proposed so that the units cannot be converted into dwellings, the car parking reduction and end provision of three (3) on-site car parking spaces is satisfactory.

Further to the above the following decision guidelines have been considered in the assessment of the car parking waiver:

- *The availability of alternative car parking in the locality of the land, including:*
 - *Efficiencies gained from the consolidation of shared car parking spaces.*
 - *Public car parks intended to serve the land.*
 - *On street parking in non-residential zones.*
 - *Streets in residential zones specifically managed for non-residential parking.*

On-street parking on Station Street is unrestricted on the eastern side (site frontage) and subject to a 1P (8am-6pm Mon-Sat) restriction on the western side.

- *On street parking in residential zones in the locality of the land that is intended to be for residential use.*

On Street parking in Arthur Street and Gillies Street, the nearest residential streets running parallel to Station Street, is mostly unrestricted. However, access to these street from the subject site is not convenient.

- *The practicality of providing car parking on the site, particularly for lots of less than 300 square metres.*

The southern part of the subject site contains the existing building. Any additional car parking provisions would be likely to reduce the number of dwellings which can be accommodated within the new addition.

- *Any adverse economic impact a shortfall of parking may have on the economic viability of any nearby activity centre.*

Based on the demand assessment car ownership by the residents of this development will be very low and therefore is not considered to significantly impact on the viability of the Fairfield activity centre.

- *The future growth and development of any nearby activity centre.*

In accordance with the above the future growth and development of the Fairfield activity centre is considered to be not impacted upon.

- *Any car parking deficiency associated with the existing use of the land.*

N/A

- *Any credit that should be allowed for car parking spaces provided on common land or by a Special Charge Scheme or cash-in-lieu payment.*

N/A

- *The impact of fewer car parking spaces on local amenity, including pedestrian amenity and the amenity of nearby residential areas.*

Based on the demand assessment provided car ownership by the residents of this development will be very low. It is therefore concluded the local and immediate amenity of nearby residential areas would not be negatively impacted by reduced car parking provision for this development.

- *Access to or provision of alternative transport modes to and from the land.*

The site benefits from good accessibility to multiple public transport modes as well as being conveniently located in proximity to the Railway Place and Station Street Activity Centre.

- *The character of the surrounding area and whether reducing the car parking provision would result in a quality/positive urban design outcome.*

Allowing for a reduced car parking provision on-site results in retention of the existing heritage place whilst at the same time allowing the facility to be expanded to provide increased and better accommodation for residents in need.

CLAUSE 55 COMPLIANCE SUMMARY

Clause	Std		Compliance	
			Std	Obj
55.02-1	B1	Neighbourhood character		
		The subject site is in located in the Residential Growth Zone.	N/A	N/A
55.02-2	B2	Residential policy		
		The proposal complies with the relevant residential policies outlined in the Darebin Planning Scheme.	Y	Y
55.02-3	B3	Dwelling diversity		
		At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin has been included at ground floor level.	Y	Y
55.02-4	B4	Infrastructure		
		Adequate infrastructure exists to support new development	Y	Y
55.02-5	B5	Integration with the street		
		Subject to conditions the proposal appropriately integrates with the street.	Y	Y
55.03-1	B6	Street setback		
		The required setback is 9.0 metres; the dwellings are set back 6.0 metres from the street frontage.	N	Y
55.03-2	B7	Building height		
		A condition will require the overall height to be reduced and comply.	Y	Y
55.03-3	B8	Site coverage		
		45.9%	Y	Y
55.03-4	B9	Permeability		
		31.3%	Y	Y

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

Clause	Std		Compliance	
55.05-1	B25	Accessibility		
		The ground levels of the proposal can be made accessible for people with limited mobility.	Y	Y
55.05-2	B26	Dwelling entry		
		Entries to the dwellings are identifiable and provide an adequate area for transition.	Y	Y
55.05-3	B27	Daylight to new windows		
		Adequate setbacks are proposed to allow appropriate daylight access.	Y	Y
55.05-4	B28	Private open space		
		Please see assessment in the body of this report.	N	Y
55.05-5	B29	Solar access to open space		
		Sufficient depth is provided for adequate solar access.	Y	Y
55.05-6	B30	Storage		
		Sufficient storage areas are provided.	N	Y
55.06-1	B31	Design detail		
		Subject to condition design details of the proposal is appropriate in the neighbourhood setting.	Y	Y
55.06-2	B32	Front fences		
		A condition will require a reduction of the front fence height.	Y	Y
55.06-3	B33	Common property		
		Common property areas are appropriate and manageable.	Y	Y
55.06-4	B34	Site services		
		Sufficient areas for site services are provided.	Y	Y

REFERRAL SUMMARY

Department/Authority	Response
Capital Works	No objection, subject to condition included in recommendation
Transport Management and Planning	No objection, subject to condition included in recommendation
Darebin Parks	No objection, subject to condition included in recommendation
ESD Officer	No objection, subject to condition included in recommendation
VicRoads	No objection, subject to condition included in recommendation

PLANNING SCHEME SUMMARY

Darebin Planning Scheme clauses under which a permit is required

- 32.07-5 - Construct two or more dwellings on a lot.
- 43.02-2 - Construct a building or construct or carry out works.

- 43.01-1 - Partial demolition and constructing a building and carrying out works.
- 52.06-3 - Reduce the number of car parking spaces required under Clause 52.06-5.

Applicable provisions of the Darebin Planning Scheme

Section of Scheme	Relevant Clauses
SPPF	11.02-1, 11.06-2, 15.01-1, 15.01-5, 15.02, 15.03-1, 16.01-1, 16.01-5, 19.03-1
LPPF	21.02-3, 21.02-4, 21.03-3, 21.05-1, 21.05-2, 21.05-3, 22.06, 22.12
Zone	32.07
Overlay	43.01, 43.02, 45.06
Particular provisions	52.06, 52.34, 55
General provisions	65.01
Neighbourhood Character Precinct	N/A

POLICY IMPLICATIONS

Environmental Sustainability

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

Social Inclusion and Diversity

Nil

Other

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

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

FUTURE ACTIONS

Nil

DISCLOSURE OF INTERESTS

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

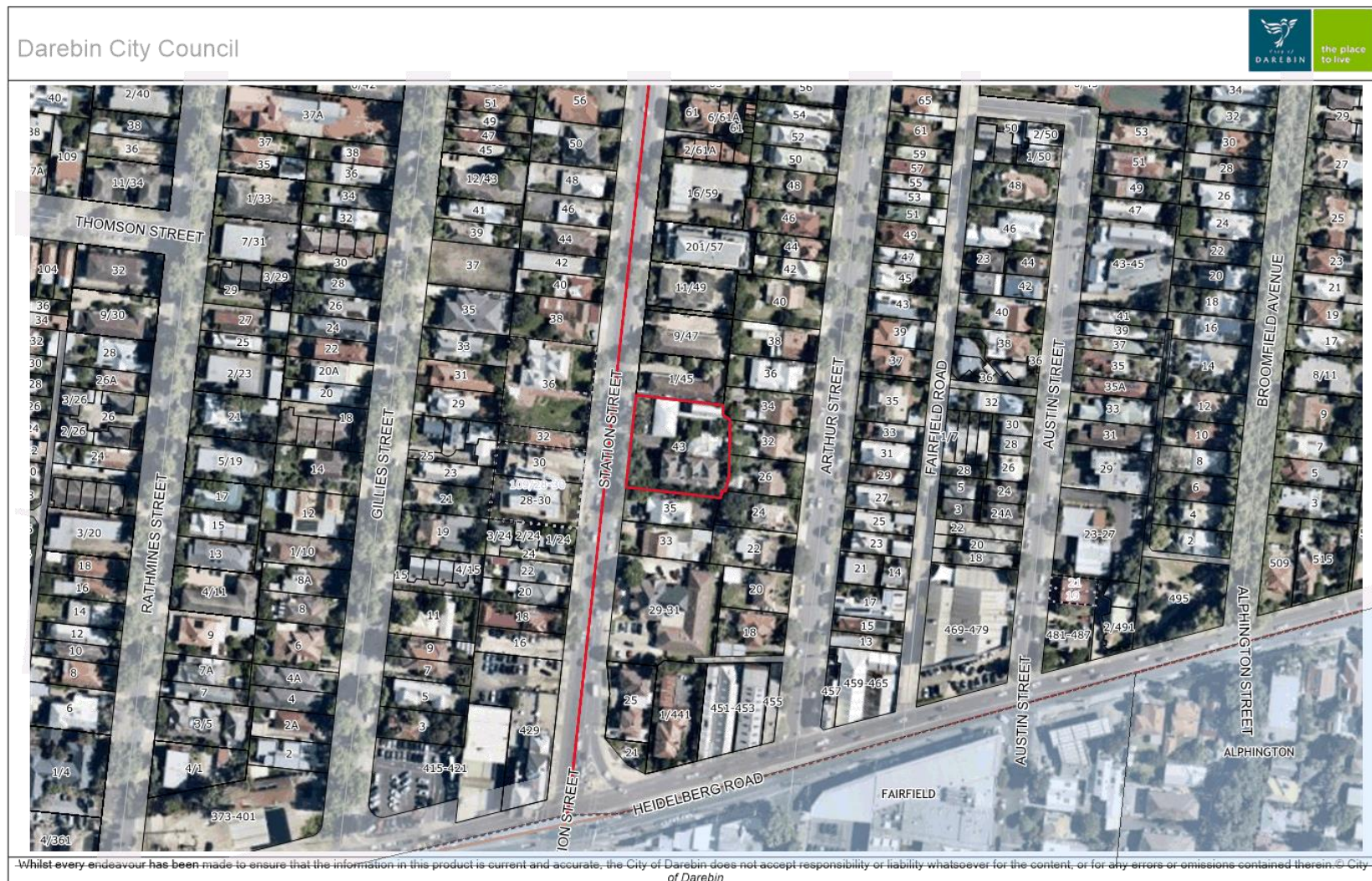
The Manager authorising this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

RELATED DOCUMENTS

Nil

Attachments

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





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ADVERTISED DOCUMENT
Application No: D/178/2017
Date: 30 November 2017
Document No: 1 of 8
Page: 1 of 15

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43 STATION STREET, FAIRFIELD

REVISIONS	NO.	DATE	DESCRIPTION

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DRAWING SCHEDULE

- TP00 COVER PAGE
- TP01 SITE CONTEXT/NEIGHBOURHOOD CHARACTERISTIC PLAN
- TP02 DEMOLITION PLAN
- TP03 DEMOLITION ELEVATIONS
- TP04 SITE & GROUND FLOOR PLAN
- TP05 LEVEL 1 FLOOR PLAN
- TP06 LEVEL 2 FLOOR PLAN
- TP07 LEVEL 3 FLOOR PLAN
- TP08 ROOF PLAN/DESIGN RESPONSE & PLANT ROOM
- TP09 ELEVATIONS
- TP10 ELEVATIONS
- TP11 9AM SHADOW DIAGRAM
- TP12 12PM SHADOW DIAGRAM
- TP13 3PM SHADOW DIAGRAM

PROJECT NAME
RESIDENTIAL DEVELOPMENT
43 STATION STREET
FAIRFIELD

CLIENT
UNISON

DRAWING TITLE
COVER PAGE

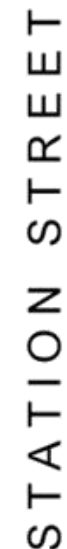
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PRELIMINARY DRAWING

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CITY OF DAREBIN
STATUTORY PLANNING







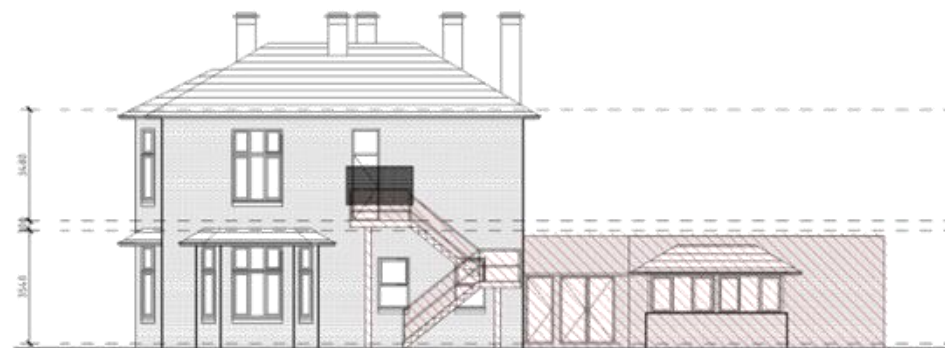
NORTH ELEVATION 1:100



SOUTH ELEVATION 1:100

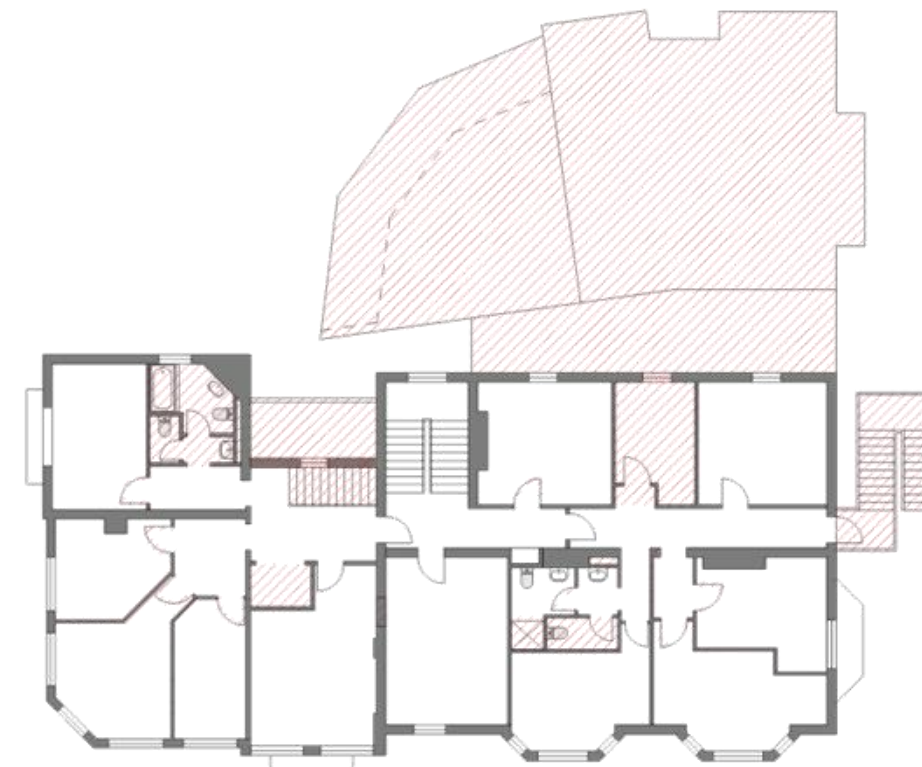


SOUTH ELEVATION 1:100



EAST ELEVATION 1:100

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EXISTING/DEMOLITION FIRST FLOOR PLAN 1:100

HATCHING
DENOTES AREAS TO BE
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PROJECT NAME
RESIDENTIAL DEVELOPMENT
43 STATION STREET
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CLIENT
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DRAWING TITLE
LEVEL 1 EXISTING/DEMO PLAN
EXISTING ELEVATIONS

PROJECT NO. 101175
FILE 1515-TP03-0.DWG
SCALE 1:100 (A1, 1:200 (A3)
DRAWN: CL

DWG NO. TP03
REVISION 0

TOWN PLANNING ISSUE

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WEST (STATION STREET) ELEVATION 1:200



WEST (STATION STREET) ELEVATION 1:100



FINISHES SCHEDULE

Existing Finishes:

- E1 Pressed red brickwork wall, retained and protected
- E2 Clear glazed timber window,

Proposed Finishes:

- F1 Cement Rendered finish - Resene 'Alabaster' N96-006-099
- F2 Cement Rendered finish - Resene 'Half Tea' Y85-015-083
- F3 Paint finish - Resene 'Foundary' N33-007-254
- F4 Pressed red brickwork (to match existing)
- F5 Colorbond roof, color - Woodland Grey,
- F6 Horizontal Super Slat - plant room screening, colour - Woodland Grey
- F7 1.7m high balustrade screening with obscure glazing
- F8 1.1m high obscure glass balustrade with .5m deep oblique louvre screening

GENERAL NOTES

- a) All typical external doors & windows to be made of black powdercoated aluminium frames unless stated otherwise.
- b) All typical external windows and glazed doors to have clear glass unless stated otherwise.
- c) All rainwater heads and downpipes to be painted to match adjacent wall systems unless stated otherwise.
- d) All roof and gutters to be Colorbond Woodland Grey unless stated otherwise.

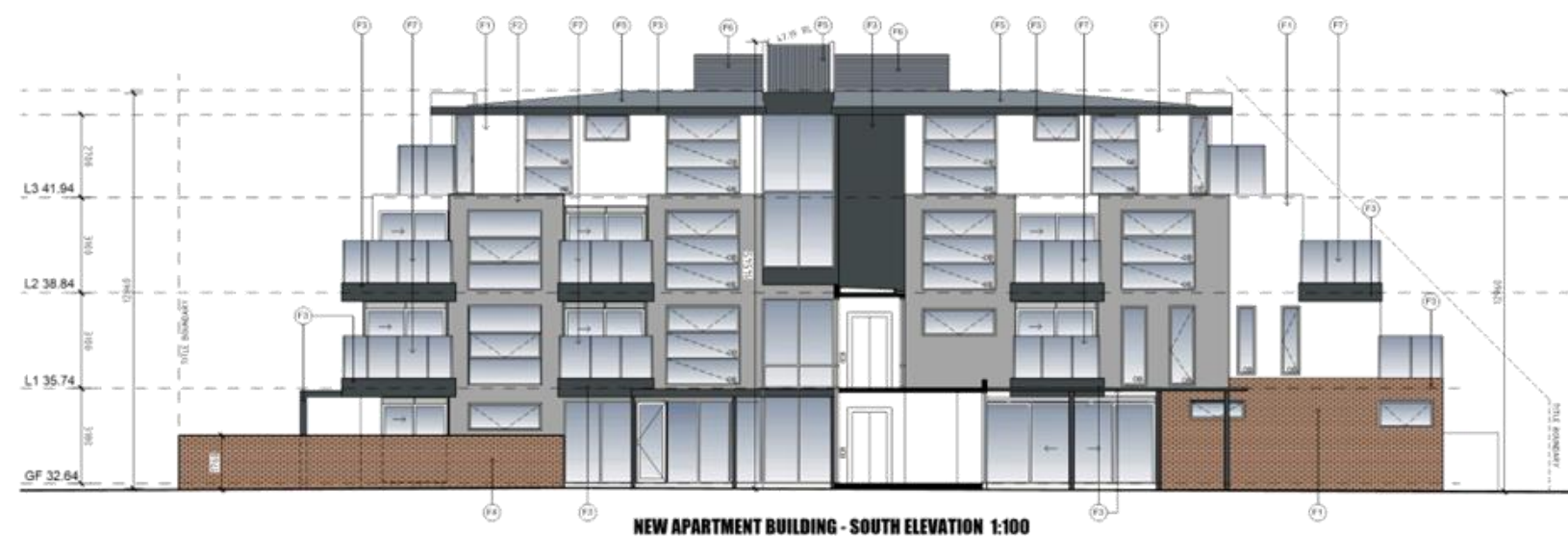
NO.	DATE	DESCRIPTION
1	17/03/17	ISSUED FOR TOWN PLANNING
2	01/06/17	ISSUED FOR EXCLUSION

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ELEVATIONS

PROJECT NO. 90115
FILE 1115-TP09-1.DWG
SCALE AS INDICATED
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DWG NO. TP09
REVISION 1
TOWN PLANNING ISSUE

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Existing Finishes:
E1 Pressed red brickwork
E2 Clear glazed timber window,

Proposed Finishes:

- F1 Cement Rendered finish - Resene 'Alabaster' N95-006-099
- F2 Cement Rendered finish - Resene 'Half Tea' Y85-015-083
- F3 Paint finish - Resene 'Foundary' N33-007-254
- F4 Pressed red brickwork (to match existing)
- F5 Colorbond roof, color - Woodland Grey
- F6 Horizontal Super Slat - plant room screening, colour - Woodland Grey
- F7 1.7m high balustrade screening with obscure glazing
- F8 1.1m high obscure glass balustrade with 5m deep oblique louvre screening

GENERAL NOTES

- a) All typical external doors & windows to be made of black powdercoated aluminium frames unless stated otherwise.
- b) All typical external windows and glazed doors to have clear glass unless stated otherwise.
- c) All rainwater heads and downpipes to be painted to match adjacent wall unless stated otherwise.
- d) All roof and gutters to be Colorbond Woodland Grey unless stated otherwise.

NO.	DATE	DESCRIPTION
1	07.06.17	ISSUED FOR DISCUSSION

STOLL LONG
ARCHITECTURE
39 DRUMMOND STREET
CARLTON, VIC 3061, AUSTRALIA
T +613 9662 1131
E SLA@STOLL-LONG.COM.AU

PROJECT NAME
**RESIDENTIAL DEVELOPMENT
43 STATION STREET
FAIRFIELD**

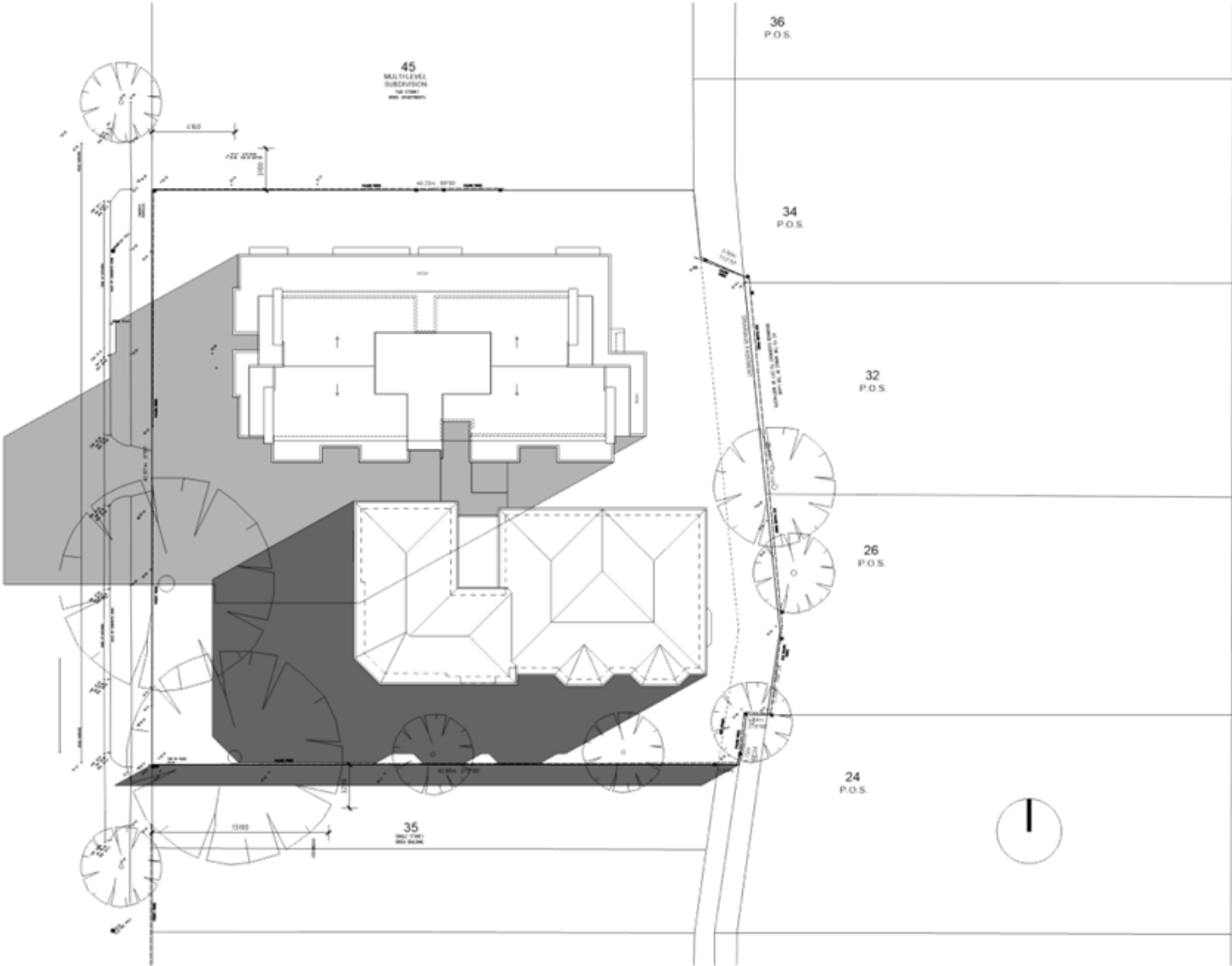
CLIENT
UNISON

DRAWING TITLE
ELEVATIONS

PROJECT NO. 501175
FILE 1515-TP04-1.DWG
SCALE 1:100 @ A1, 1:200 @ A3
DRAWN CL

DWG NO. REVISION
TP10 0

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Shadow Diagram 1 1:200
9am 22 Sep

- Shadow cast by existing buildings & fences.
- Additional shadow cast by proposed development.

DAREBIN CITY COUNCIL
ADVERTISED DOCUMENT
Application No: D/178/2017
Date: 30 November 2017
Document No: 1 of 8
Page: 12 of 15

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REVISIONS		
NO.	DATE	DESCRIPTION
1	17.02.17	ISSUED FOR TOWN PLANNING

**STOLL
LONG**
ARCHITECTURE

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PROJECT NAME
RESIDENTIAL DEVELOPMENT
43 STATION STREET
FAIRFIELD

CLIENT
UNISON

DRAWING TITLE
9AM SHADOW

PROJECT NO.	101115
FILE	1115-TP010-DWG
SCALE	1:100@A1, 1:200@A3
DRAWN	DL

DWG NO.	REVISION
TP11	0
TOWN PLANNING ISSUE	

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Page: 13 of 15

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Shadow Diagram 1 1:200
12pm 22 Sep

- Shadow cast by existing buildings & fences.
- Additional shadow cast by proposed development.



REVISIONS		
NO.	DATE	DESCRIPTION
1	17.02.17	ISSUED FOR TOWN PLANNING

STOLL
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PROJECT NAME
RESIDENTIAL DEVELOPMENT
43 STATION STREET
FAIRFIELD

CLIENT
UNISON

DRAWING TITLE
12PM SHADOW

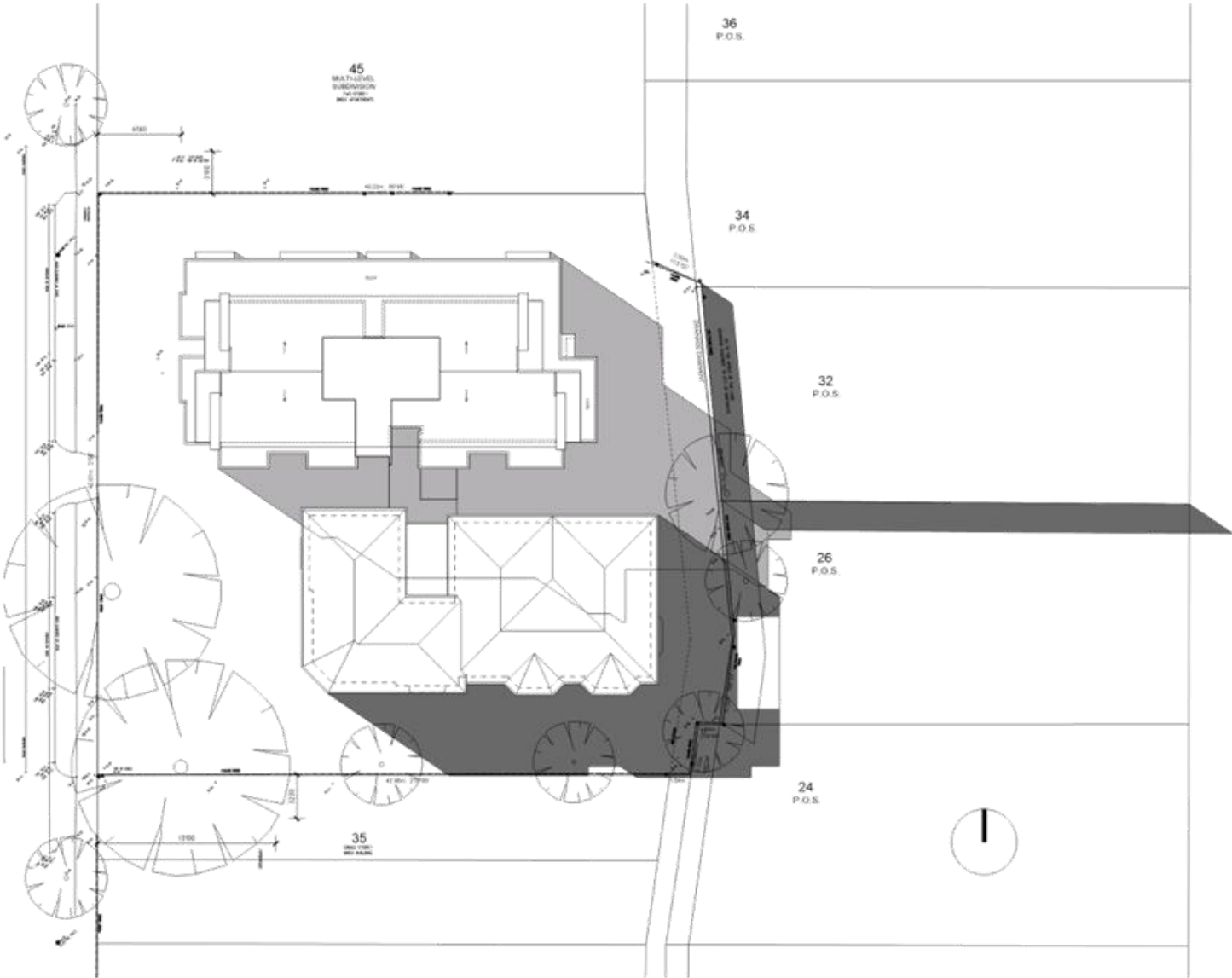
PROJECT NO.	15115
FILE	1515-TP010-DWG
SCALE	1:100 @ A1, 1:200 @ A3
DRAWN BY	CL

DWG NO.	REVISION
TP12	0

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Shadow Diagram 1 1:200
3pm 22 Sep

- Shadow cast by existing buildings & fences.
- Additional shadow cast by proposed development.

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ADVERTISED DOCUMENT
Application No: D/178/2017
Date: 30 November 2017
Document No: 1 of 8
Page: 14 of 15

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**STOLL
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ARCHITECTURE

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PROJECT NAME
RESIDENTIAL DEVELOPMENT
43 STATION STREET
FAIRFIELD

CLIENT
UNISON

DRAWING TITLE
3PM SHADOW

PROJECT NO. 151175
FILE 1515-TP010-DWG
SCALE 1:100 @ A1, 1:200 @ A3
DRAWN CL

DWG NO. REVISION
TP13 0
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SPECIFICATION NOTES

Soil Preparation

Gravelly soil, concrete splashage and any other material restrictive to plant growth (e.g. large rocks) shall be removed from the site of any planting beds and subsoil shall be amended. All trees to be removed shall be stump ground and all subsoil shall be amended. The amended soil shall be a minimum of 150mm deep in planting areas and shall be compacted to a minimum depth of 150mm.

No imported top soil is to be used within the root zones of trees to be protected. Any preparation of existing soil for planting within these areas is to be done by hand only. (e.g. as the result of plant removal) and unless soil levels may be prepared using topsoil as specified below.

Any imported topsoil is to be free of weeds, rubble and other materials damaging to plant growth and is to be a medium loam sandy clay with a pH of 6.0-7.0. Top soil is to be laid over a prepared sub-base which has had any materials damaging to plant growth (e.g. rubble and large rocks) removed, spread to the appropriate depth and cultivated into the existing soil to a minimum depth of 150mm.

Imported top soil is to be lightly and uniformly compacted in 150mm layers to a minimum depth of 150mm on lawn areas and 300mm on excavated planting beds.

Weed Removal

All weeds shall be thoroughly removed. All vegetative material, including roots and stumps of non-woody perennials and woody suckering weeds, is to be removed or appropriately contained using chemical means. The stumps of non-suckering woody perennials are to be stump ground. All vegetative material shall be appropriately disposed of off site in a manner which will not allow them to re-establish elsewhere. Any chemical controls are to be used in accordance with manufacturer's instructions and standard occupational health and safety procedures.

Care must be taken to ensure that all trees to be retained are not damaged during weed removal. This also implies that any herbicides used are suitable for use around the vegetation to be retained.

Planting

Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely.

All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root cut or pot bound restriction or damage, vigorous, well established, free from disease and pests and of good form, consistent with the species or variety.

Planting holes for shrubs and groundcovers are to be of minimum size 15mm larger than the planting pot in all directions. Semi-advanced tree planting holes are to be the same depth as the container and 2.5 times the diameter, with the top of the material being at grade. A 15mm high berm is to be constructed at edge of root ball to hold water. All plants are to be thoroughly watered after planting and slow release fertiliser added at the quantities specified by the manufacturer.

Timber Edges

Provide 75 x 25mm treated pine edges to all borders between gravel mulch paths and garden beds using 150x150mm long treated pine stakes at 200mm maximum centres. An additional stake is to be provided at joints in the plants.

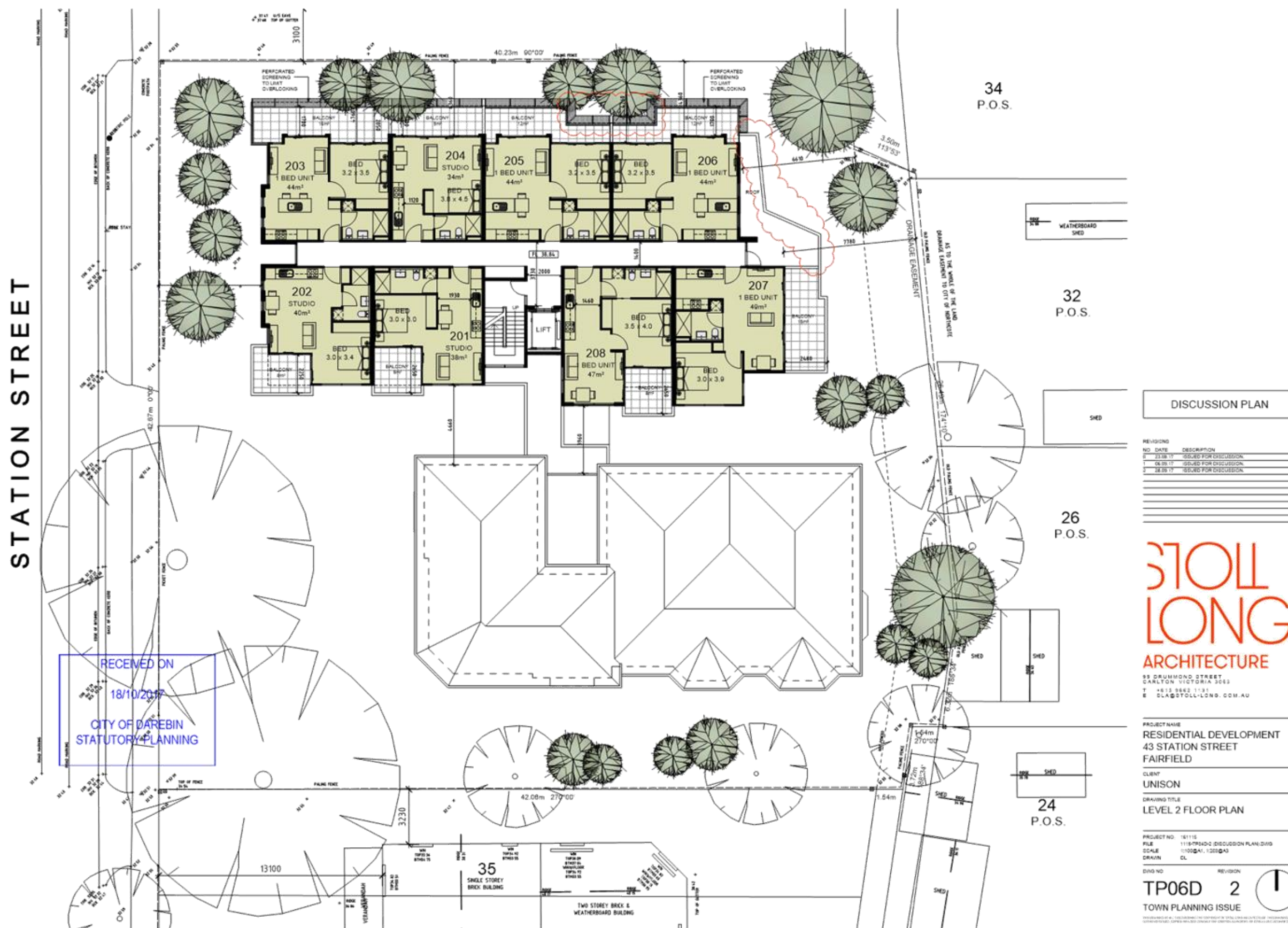
PLANT SCHEDULE

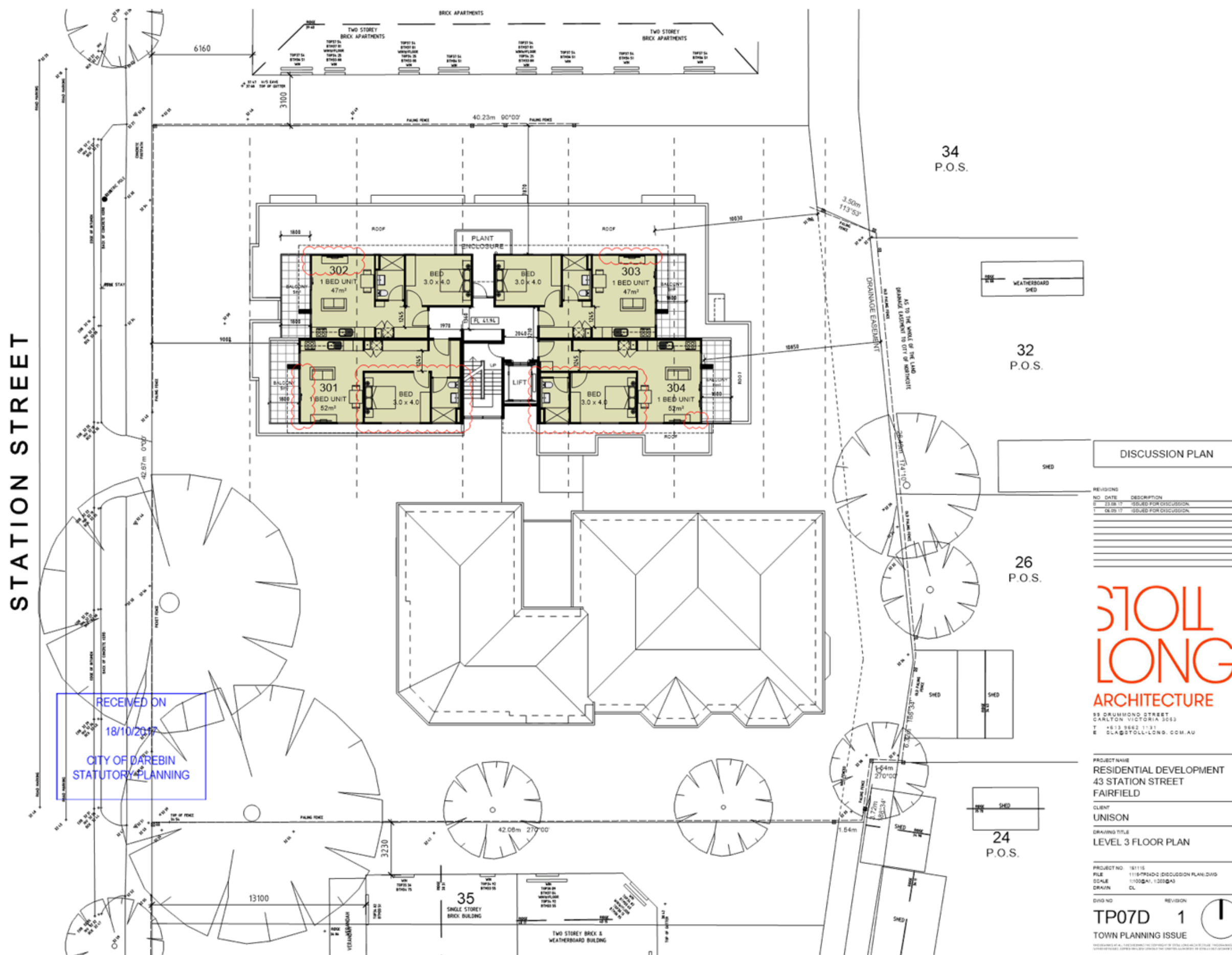
SYM	BOTANICAL NAME	COMMON NAME	DE. HDB.	HEIGHT X WIDTH AT MATURITY	MIN SUPPLY SIZE	QTY
TREES						
AzQ	Acer palmatum 'Osakazuki'	Japanese Maple 'Osakazuki'	D/B	5 x 3m	50cm/2.0m	3
Av	Arbutus unedo	Irish Strawberry Tree	D/B	7 x 5m	50cm/2.0m	3
GdS	Caryophyllus ciliolatus 'Scentious'	De ar Scentious Lemon-scented	EN	6-8 x 4-5m	50cm/2.0m	2
CF	Corymbia forsteri	Red Flow-ering Gum	EN	12 x 8m	50cm/2.0m	2
BYD	Elaeagnus reticulata 'Vireo Donal'	Pink Flow-ering Blueberry Ash	EN	5-8 x 3m	50cm/2.0m	1
Dr	Eucomia alberti	Maria Gum	EN	10-15 x 10m	50cm/2.0m	1
LT	Lagerstroemia forsteri 'Fantasy'	Fantasy Crepe Myrtle	D/B	9 x 8m	50cm/2.0m	2
Lc	Laphrodium confertus	Queensland Brush Box	EN	10-15 x 5-8m	50cm/2.0m	1
TL	Tristania laurina 'Lukouso'	Lukouso Kanakaka/Water Gum	EN	7-10 x 5m	50cm/2.0m	3
Vt	Viburnum lucens	Pumpkin	D/B	8 x 5m	50cm/2.0m	3
Qp	Quercus parvifolia	Pink Oak	D/B	14 x 8m	50cm/2.0m	1
SHRUBS						
AAH	Azalea 'Alba Magnifica'	White Azalea	D/B	12 x 1.2m	140mm pot	140
G	Camellia japonica	Japanese Camellia	D/B	3 x 2m	200mm pot	200
Ca	Camellia sasanqua	Christmas Camellia	D/B	2 x 1.5m	200mm pot	200
Gp	Conium pendunculatum	Swamp Lily	D/B	1.5-3 x 1.5m	140mm pot	140
Dp	Daphne odora	Winter Daphne	D/B	1 x 1.5m	140mm pot	140
Dr	Dryopteris australis	Queen's Lily	EN	2.5 x 1.5m	140mm pot	140
Er	Euphorbia characias wulfenii	Milky and Spurge	D/B	1.2 x 1.5m	140mm pot	140
Hg	Heliotropium peruvianum	Ginger Kahl	D/B	2 x 1.2m	140mm pot	140
HdS	Hydrangea quercifolia 'Siles De art'	Prostrate Oak-leaf Hydrangea	D/B	0.7 x 1.2m	200mm pot	200
Mp	Murraya paniculata	Orange Jessamine	D/B	2 x 1m (Dipped)	200mm pot	200
Ra	Rhododendron argenteum	Silver Rhododendron	EN	1 x 1.5m	140mm pot	140
Rb	Rhododendron indicum 'Oriental Pearl'	Oriental Pearl Indian New Thorn	D/B	0.5 x 0.5m	140mm pot	140
RCP	Rhododendron indicum 'Oriental Pearl'	Oriental Pearl Indian New Thorn	D/B	1 x 1m	140mm pot	140
SaAS	Styphidium australe 'Kuske Southern'	Aussie Southern Lily-pilly	EN	4 x 1m (Dipped)	200mm pot	200
GROUNDCOVERS & GRASSES						
AG	Agapanthus 'Gullfrost'	Gullfrost Agapanthus	D/B	0.8 x 0.8m	140mm pot	140
Az	Antirrhinum coronatum	Antirrhinum	D/B	0.7 x 0.7m	140mm pot	140
On	Ononis montana	Ononis	D/B	0.6 x 0.6m	140mm pot	140
DcB	Dianella caerulea 'Bleed'	Bleed-ers Periwinkle	EN	0.7 x 0.7m	140mm pot	140
DcB	Dianella caerulea 'Cassia Blue'	Cassia Blue Periwinkle	EN	0.5 x 0.4m	140mm pot	140
Dg	Dietes grandiflora	Wild Iris	D/B	0.7 x 0.7m	140mm pot	140
LmR	Liriodendron 'Just Right'	Just Right Lily-turf	D/B	0.5 x 0.5m	140mm pot	140
LT	Liriodendron longifolium 'Tender'	Tender Lily-turf	EN	0.50-0.6 x 0.6m	140mm pot	140
Mp	Mitella pentstemonifolia	Creeper Rock-rose	EN	0.2 x 0.3m	140mm pot	140
Q	Quercus laevis	Great Mimosa Grass	D/B	0.4 x 0.4m	140mm pot	140
Ta	Trachelium peruvianum	Yellow Star Jasmine	D/B	0.2 x Spreading	140mm pot	140
CLIMBERS						
Fp	Ficus pumila	Climbing Fig	D/B	Self-climbing Climber	140mm pot	140
T	Trachelium peruvianum	Star Jasmine	D/B	Climber	140mm pot	140
TOTAL						

DAREBIN CITY COUNCIL
ADVERTISED DOCUMENT
Application No. 15/2017
Date: 20 November 2017
Council Meeting: 14 December 2017
Status: 1 of 3
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5.3 APPLICATION FOR PLANNING PERMIT D/335/2017
1 Mendip Road Reservoir

Author: Principal Planner

Reviewed By: Acting Director Corporate Services

Applicant	Owner	Consultant
Ikonomidis Reid Pty Ltd	Mendy Pty Ltd	<ul style="list-style-type: none">- Ikonomidis Reid Pty Ltd- Melbourne Planning Solutions- Treespace

SUMMARY

- The proposal is to demolish the existing single storey dwelling and construct a commercial unit (office/shop) and six (6), two (2) bedroom dwellings.
- The commercial unit is to be located at ground level to the front of the site and would have an area of 41.5 square metres. Kitchen and bathroom facilities are provided. It is to be constructed to the site boundary, with an awning to the façade.
- A pedestrian access path is proposed to the north boundary of the site providing dedicated, secure access to the residential units.
- Dwelling 1 is three (3) storeys and is to be located to the rear and above the commercial premises. At ground level it is to have an entry and single garage. The first floor level is to have a bedroom and kitchen/meals/living area, with balcony to the street frontage of 26 square metres. The second floor is to have a bedroom and bathroom.
- Dwellings 2, 3, 4 and 5 are also three (3) storeys and are located progressively to the rear of the site. The units would have a similar layout and level of accommodation, with the ground floors having a single garage, storage, laundry, sitting room and entry. The first floors each have a kitchen/meals/living area, with north-facing balconies of 8.6 square metres. The second floor levels have two (2) bedrooms a bathroom and ensuite.
- Dwelling 6 is double storey and located to the rear of the site. It would have a bedroom, bathroom, laundry and storage area at ground floor level. The first floor is to have a bedroom, bathroom, toilet and kitchen/meals/living area, with a north-facing balcony of 9.19 square metres.
- All of the dwellings have two (2) bedrooms and a single garage. The commercial unit is not provided with on-site car parking and no-onsite visitor car parking is provided. A reduction of the standard car parking requirement is sought in the order of two (2) car spaces.
- The proposal is to be constructed to the front boundary and would have a contemporary design, with brick walls to the ground floor level, render and lightweight cladding with to the upper floors and flat roofs.
- The site is zoned Commercial 1 and was recently identified to be retained the Commercial 1 Zone through the Darebin Economic Land Use Strategy.
- There is no restrictive covenant on the title for the subject land.

- 31 objections were received against this application. A petition with 29 signatures was also received.

The proposal is generally consistent with the relevant objectives and standards of the Darebin Planning Scheme.

- It is recommended that the application be supported subject to conditions.

CONSULTATION:

- Public notice was given via a sign posted on site and letters sent to surrounding owners and occupiers.
- The application was referred internally to Councils Urban Designer, Darebin Parks, Capital Works Unit and the Transport Management and Planning Unit. Referral comments are included later in this report.
- This application was not required to be referred to any external authorities.

Recommendation

That Planning Permit Application D/335/2017 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 drawing nos TP-04, TP-05, TP-06, TP-07, Revision C, dated November 2017, job no. 011678 and prepared by Ikonmidis Reid) but modified to show:
 - (a) External operable sun shading devices (excluding roller shutters) to all east and 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.
 - (b) 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. All north facing habitable room windows and doors provided with fixed shading devices (not roller shutters). This shall be appropriately detailed on the floor plans and elevations.
 - (c) The height of fence on the northern boundary to be a minimum height of 1.8 metres, as measured above natural ground level.

Where necessary, the fence height may be increased by raising the height of the fence or by the provision of free-standing, self-supporting trellis adjacent the fence to the required height. If utilised, such trellis must be a maximum of 25% open and be fixed, permanent, durable and coloured or painted to blend with the development.
 - (d) Location and details of waste storage area for the shop premises, to be screened from public view.
 - (e) A waste management plan in accordance with condition 9 of this permit.
 - (f) The balcony to Unit 6 provided with:
 - A fixed screen with a maximum permeability of 25% to a minimum height of 1.7 metres above finished floor level.

A section diagram must be included to demonstrate how the screens minimise overlooking of adjoining to the neighbouring residential property to the west in accordance with Rescode standard B22.

- (g) The balconies of Units 2-5 to be provided with fixed screens with a maximum permeability of 25% to limit direct overlooking down to the habitable room windows to the dwelling at the rear of the neighbouring commercial premises. A section diagram must be included to demonstrate how the screens minimise overlooking of neighbouring habitable room windows.
- (h) The access is to be confirmed to have a minimum of 3 metre width and dimensioned on the plans.
- (i) Floor to ceiling heights of the uppermost level reduced from 2,500mm to 2,400mm.
- (j) Provision of a minimum 2.1 metres headroom beneath overhead obstructions in the garages (including beneath stair encroachments into the garages) detailed on the plans.
- (k) Annotations detailing Tree Protection Zones (TPZ) in accordance with condition 7 of this permit.
- (l) The location of all plant and equipment (including air conditioners and the like). These are to be co-located where possible, screened to be minimally visible from the public realm and adjacent properties, located as far as practicable from site boundaries and integrated into the design of the building.
- (m) A landscape plan in accordance with Condition No. 4 of this Permit. Landscaping proposed to the west and south boundaries shall be specifically designed with screen plants to help soften the development.
- (n) Modifications in accordance with the Sustainable Design Assessment (refer to Condition No. 8 of this Permit).
- (o) A comprehensive schedule of construction materials, external finishes and colours (including colour samples).

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) Provision of a minimum of one (1) suitable medium canopy trees and five (5) suitable small canopy trees
 - (b) 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.
 - (c) A planting schedule of proposed vegetation detailing the botanical name, common name, size at maturity, pot size and quantities of all plants.
 - (d) A diversity of plant species and forms. All proposed planting must be to the satisfaction of the responsible authority.
 - (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, raised planter bed and decking.
 - (g) 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.
 - (h) Hard paved surfaces at all entry points to dwellings.
 - (i) All constructed items including letter boxes, garbage bin receptacles, lighting, clotheslines, tanks, outdoor storage etc.
 - (j) Type and details of edge treatment between all changes in surface (e.g. Grass (lawn), gravel, paving and garden beds).
 - (k) 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.
 - (l) Clear graphics identifying trees (deciduous and evergreen), shrubs, grasses/sedges, groundcovers and climbers.
 - (m) 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 buildings and works (including demolition) start, tree protection fencing must be erected in accordance with the Tree Impact Assessment prepared by Treespace, submitted with the application and dated 22 August 2017. The tree Protection fences must be erected as follows: Tree 1 (located within the adjoining property to the west) at a radius of 4.8 metres, Tree 2 (located within the adjoining property to the south) at a radius of 2.4 metres, Tree 3 (located in the adjoining property to the south-west) at a radius of 3.6 metres and Tree 4 (located in the adjoining property to the west) at a radius of 2.0 metres from the trunk edge to define a 'Tree Protection Zone'.

Tree protection fencing must be installed prior to any works on-site and remain in place for the duration of construction and installed in accordance with Australian Standard AS4970-2009: Protection of trees on development sites.

This fence must be constructed of star pickets and chain mesh (or similar) to the satisfaction of the Responsible Authority.

The tree protection fence must remain in place until construction is completed.

No vehicular or pedestrian access, trenching or soil excavation is to occur within the Tree Protection Zone.

No storage or dumping of tools, equipment or waste is to occur within the Tree Protection Zone.

The ground surface of the Tree Protection Zone must be covered by a protective 100mm deep layer of mulch prior to the development commencing and be watered regularly to the satisfaction of the Responsible Authority.

Any pruning works must be carried out in accordance with the Australian Standard AS4373 - 2007: Pruning of Amenity Trees, and undertaken by a suitably qualified arborist.

8. Before the development starts, a Sustainable Design Assessment (SDA) detailing sustainable design strategies to be incorporated into the development to the satisfaction of the Responsible Authority must be submitted to, and approved in writing by the Responsible Authority. The SDA must outline proposed sustainable design initiatives within the development such as (but not limited to) energy efficiency, water conservation, stormwater quality, waste management and material selection. It is recommended that a Built Environment Sustainability Scorecard (BESS) report is undertaken as part of the SDA.

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

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

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

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

10. 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.
11. Only one (1) communal television antenna may be erected on the building. Individual antennae for individual dwellings/tenancies must not be erected.
12. 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.
13. 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.
14. Boundary walls facing adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.
15. The land must be drained to the satisfaction of the Responsible Authority.
16. 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.
17. 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.
18. Provision must be made on the land for letter boxes and receptacles for newspapers to the satisfaction of the Responsible Authority.
19. 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; and
 - c) Drainedto the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.
20. Before the development is occupied, vehicular crossing(s) must be constructed to align with approved driveways to the satisfaction of the Responsible Authority. All redundant crossing(s), crossing opening(s) or parts thereof must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority.

NOTATIONS

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

- N1 Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.
- N2 Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.
- N3 The amendments specified in Condition 1 of this Permit and any additional modifications which are “necessary or consequential” are those that will be assessed by Council when plans are lodged to satisfy that condition. Any “necessary or consequential” amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.
- If any other modifications are proposed, application must also be made for their approval under the relevant sections of the *Planning and Environment Act 1987*. They can only be approved once the required and consequential changes have been approved and the plans endorsed. It is possible to approve such modifications without notice to other parties, but they must be of limited scope. Modifications of a more significant nature may require a new permit application.
- N4 This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Darebin City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria to that adopted for the approval of this Planning Permit.
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INTRODUCTION AND BACKGROUND

There is no relevant planning history for the site.

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

- The subject site is regular in shape, with frontage of 18.29 metres, a depth of 36.58 metres and an area of 669 square metres.
- The land is located within the Commercial 1 Zone and is affected by a Development Contribution Plan Overlay (DCPO). It is noted that the provisions of the DCPO are currently expired.
- The site is located to the western side of Mendip Road, approximately 19 metres to the south of Storey Road and 17 metres to the north of the intersection with Rubicon Street.
- The site is somewhat unique in that it has remained as a single storey residential dwelling despite being zoned Commercial 1. The site adjoins a pocket of commercial/retail premises along Mendip Road. The character around this neighbourhood centre is residential comprising of single and double storey dwellings.

- The subject site contains a single storey brick dwelling, with a pitched and hipped tile roof. The site has vehicle access to a garage at the rear along the southern common boundary. The fall of the site is approximately 800mm from the north-west (rear) corner to the south-east (front).
- To the east of the site, on the opposite side of Mendip Street, are a number of single storey brick dwellings.
- To the west is the rear yard area of a single storey dwelling fronting Storey Road. It is noteworthy that further to the west is a medium density development of four (4) double storey dwellings.
- To the north of the site is a pocket of three (3) single storey shopfront premises which are constructed to the street frontage and have awnings over the footpath area. The abutting commercial building is constructed to the front and common boundaries, with the rear part of the building used as a dwelling and set back approximately 1.1 metres from the common boundary. The rear of this site is paved and used for car parking.
- To the south of the site is a single dwelling which has recently been renovated including a double storey extension. The dwelling has a pitched and hipped tile roof. This dwelling is set diagonally to the street, due to the curved street alignment. The dwelling is set back approximately 4.59 metres from the street frontage and 1.55 metres from the common boundary. To its west (also abutting the common boundary), is the rear yard area of a single storey dwelling fronting Oakhill Avenue.
- The prevailing character of the area is therefore a mix of one and two storey single dwellings of varying but generally traditional styles.
- On-street parking is subject to a 1 hour parking restriction (8.30am-6.30pm Monday to Friday & 8am-12.30pm Saturday) to the front of the subject site.
- The site is located in a local convenience centre containing convenience uses (café and convenience store). The #555 bus route runs along Mendip Road to the front of the site. The site is approximately 530 metres to the north-west of the #86 tram route along Plenty Road. Reservoir East Primary School is approximately 650 metres to the north east and Reservoir High School is approximately 1.1km to the east. Reservoir Activity Centre is approximately 900 metres to the north-east and Reservoir Railway Station is approximately 1km to the north-east.

Proposal

- The proposal is to demolish the existing single storey dwelling and construct a commercial unit and six (6) dwellings.
- The commercial unit is to be located at ground level to the front of the site and would have an area of 41.5 square metres, with a kitchen and amenities to the north. It is to be constructed to the street frontage, with an awning to the façade.
- Dwelling 1 is three (3) storeys and is to be located to the rear and above the commercial premises. At ground level it is to have an entry and single garage. The first floor level is to have a bedroom and kitchen/meals/living area, with balcony to the street frontage of 26 square metres. The second floor is to have a bedroom and bathroom.
- Dwellings 2, 3, 4 and 5 are also three (3) storeys and are located progressively to the rear of the site. The units would have a similar layout and level of accommodation, with the ground floors having a single garage, storage, laundry, sitting room and entry. The first floors each have a kitchen/meals/living area, with north-facing balconies of 8.6 square metres. The second floor levels have two (2) bedrooms a bathroom and ensuite.

- Dwelling 6 is double storey and located to the rear of the site. It would have a bedroom, bathroom, laundry and storage area at ground floor level. The first floor is to have a bedroom, bathroom, toilet and kitchen/meals/living area, with a north-facing balcony of 9.19 square metres.
- The dwellings will each have a single garage accessed via the existing crossover to a common accessway along the southern boundary.
- The commercial unit would not have any on site car parking and the application seeks a reduction in the standard car parking requirement.
- The proposal would have a contemporary design, with brick walls to the ground floor level, render and lightweight cladding with to the upper floors and flat roofs.

Objections

- 31 objections were received against this application. A petition with 29 signatures was also received.

Objections summarised

- Three (3) storey height not acceptable in single and double storey area.
- Inadequate car parking and impact on parking congestion.
- Increased traffic congestion, traffic noise and safety issues.
- Overdevelopment of the area.
- Contemporary design is contrary to neighbourhood character.
- Reduction in property values.
- Overlooking.
- Sets an undesirable precedent.
- Excessive height, visual bulk and scale.
- Loss of outlook and views.
- Difficulty entering and exiting driveways/cars obstructing driveways.
- Overshadowing.
- Replacement of boundary fence.
- Inadequate time for objections.
- Demolition of older dwelling is inappropriate.
- Further details of client and future residents required.
- Rear garage boundary wall should be retained.
- Damage and disruption during construction.
- Waste collection.
- Inadequate loading facilities.
- Excessive noise.
- Contrary to neighbourhood character policy.
- Poor internal amenity.
- Adversely affect daylight.
- Does not support family demographic.

- Adversely affecting bus route.
- Does not provide a high standard of sustainable design.

Officer comment on summarised objectionsThree (3) storey height not acceptable in single and double storey area.

In terms of building height Council must assess the proposal in relation to the applicable planning policy framework and in regards to the site context. The fact that the subject land is included in a Commercial Zone means factors such as neighbourhood character cannot be given considerable weight and more intensive development including larger building heights are strategically encouraged. The Planning Scheme provisions are an established tool for determining whether a development is of an appropriate scale relative to the site and its specific context and characteristics. The proposal is for a part two (2) but predominantly three (3) storey development on commercially zoned land. It is noted that the planning provisions for commercial land is significantly different from residentially zoned land and as such more intensive development outcomes are anticipated and encouraged. As detailed in the assessment within this report the proposed level of change in context area is quite significant, however the proposal includes a transition in scale to the adjoining buildings and would respond acceptably to the relevant policy objectives and policies of the Planning Scheme for the zone. As such the height would not be considered unreasonable although a condition reducing the floor to ceiling height of the uppermost level from 25,500mm to 2,400mm is recommended to further limit building height.

Inadequate car parking and impact on parking congestion.

Car parking has been provided for the proposed dwellings in accordance with the provisions of Clause 52.06 of the Darebin Planning Scheme. The reduction in parking associated with visitor parking and the shop premises would be within reasonable limits and will not negatively impact on the surrounding streets or lead to unreasonable parking congestion (see assessment against Clause 52.06 below).

Increased traffic congestion, traffic noise and safety issues.

It is considered that whilst there would be increase in traffic movements in the abutting streets, arising from the proposed development these would be incremental and would not unreasonably affect local traffic conditions. It is not considered that the proposed traffic would lead to unreasonable noise impacts. Vehicles are able to exit the site in a forward gear and would not need to reverse onto the street. No traffic safety issues have been raised in referral comments from Council's Transport Management and Planning Unit.

Overdevelopment of the area.

Established areas of Melbourne are to absorb a high proportion of Melbourne's expected growth. State and Local Planning Policy envisage an increase in housing density in well serviced areas such as this. While any increase in population density will likely increase the level of activity around the site and area, it is not envisioned that such an increase would be unreasonably intensive.

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

In looking at the proposal, Council must assess the application on its merits in the context of relevant planning policy, the site and area.

The proposed development is a two (2) and three (3) storey development in a commercial zone, which is generally considered largely acceptable (for this zone). In addition, compliance with the Planning Scheme provisions is an established tool for determining whether a development is of an appropriate scale, relative to the site and its specific context and characteristics. As can be seen in the assessment, the proposal adequately complies with the applicable objectives and policies of the Planning Scheme and in this instance would not be considered an overdevelopment.

Contemporary design is contrary to neighbourhood character.

It is a long held principle that for a development to be 'respectful' of the neighbourhood character it is not necessary to replicate the existing building forms. Rather, the notion of 'respectful' development must embrace the need for change and diversity in the type of dwellings and an increase in the intensity of development in circumstances where this is encouraged by Planning Policy and the purpose of the zone.

Importantly, the site is located in a local activity centre in a Commercial 1 Zone where Clause 22.06 and more general Neighbourhood Character policy would not directly apply.

Whilst there would be a significant contrast of character between the proposal, what is existing on the site and the prevailing buildings, there would be some connection with the neighbouring commercial development which is also located within the Commercial 1 Zone. The assessment in this report indicates that the proposal provides an acceptable design response with regard to using domestic materials and providing acceptable setbacks. The location of the subject site within a Commercial 1 Zone means the proposal is considered suitable in terms of its height, design and streetscape presentation and would have setbacks to residential properties in line with Rescode requirements which are considered suitable given the policy framework.

Reduction in property values.

Fluctuations in property prices are beyond the scope of the Planning Scheme.

Overlooking.

Whilst compliance with Rescode is not a specific obligation in assessing an application within a commercial zone it should be still considered. In this instance it is appropriate that overlooking of private open spaces and habitable room windows of neighbouring residential properties is addressed by appropriate screening in accordance with ResCode Standard B22 and this would form a condition of any approval.

Sets an undesirable precedent.

The subject site quite unique in that it is commercially zoned land located within an established residential area. It is considered that the development will not create an undesirable precedent, as each proposal is assessed on its merits in the context of the relevant planning policy framework and neighbourhood character considerations.

Excessive height, visual bulk and scale.

The development does propose a substantial level of change in terms of height, bulk, extent of development and scale over the existing single storey dwelling on the site. Whilst higher than the surrounding one (1) to two (2) storey building heights the upper floors are set back from the side and rear boundaries where adjacent residential properties.

The proposal takes into consideration the location of the site in a lower order activity centre and relies on relevant planning policy applicable to the commercial zoning to justify the scale and extent of development.

On balance and given the zoning the proposal provides a reasonable transition to adjoining buildings and the streetscape with some relief and articulation of the three (3) storey form to the facade with the form also scaling back from two (2) storeys at the rear. The building would be considered too accord with the relevant objectives and policies of the Planning Scheme as detailed in the assessment below.

Loss of outlook and views.

It is a well-recognised planning principle that there is no right to a view and that over time views within cities may change. However building bulk, extent of development and heights may have an adverse effect on the aspect and amenity of adjoining residential properties.

It is considered that the reduction in the scale of the building down to two (2) storeys at the rear would be appropriate in regards to limiting some off-site impacts to the west and south-west.

In regards to the residential property directly to the south of the development the three storey of the building extending across the length of this property. Considerations around this interface is assessed in further detail below.

Again the design of the proposal takes into consideration the location of the site in a lower order activity centre and relies on relevant planning policy applicable to its commercial zoning to justify the scale and extent of development. The proposal provides reasonable setbacks and articulation to the sensitive southern interface which is discussed further below.

Difficulty entering and exiting driveways/cars obstructing driveways.

The existing crossover would be utilised which is acceptable. Vehicles would be able to exit the site in a forward gear which is an improvement on the existing layout which requires vehicles to reverse onto the street.

Overshadowing.

Although shadow diagrams indicate that the development will overshadow a portion of the adjoining private open space areas, the extent of overshadowing is within the prescriptive measures of Rescode Standard B21 which should be considered in the assessment.

Replacement of boundary fence.

The retention or replacement of boundary fences is a matter between the relevant parties and is not a planning consideration (unless required to be addressed for amenity issues, such as a 1.8 metre high fence required for overlooking).

Inadequate time for objections.

The application was subject to an appropriate notification period of a minimum of 14 days, offices communicated with objectors and offered additional time to object where necessary and objections have been able to be considered up until the point of a decision being made.

Demolition of older dwelling is inappropriate.

Whilst the character study does encourage the retention of existing valued interwar buildings, the existing building the site is not located in a Heritage Overlay, therefore the dwelling may be demolished without planning permission. This would be a decision for the owner of the land.

Further details of client and future residents required.

The details of who the client and future ownership/tenure are not a relevant planning consideration requiring assessment.

Rear garage boundary wall should be retained.

The retention or replacement of a boundary wall to the existing rear garage is a matter between the relevant parties. It is noted that the development plans show retention of the garage wall.

Damage and disruption during construction.

Impact during the construction phase of development is a temporary and unavoidable consequence of development and not a reason to refuse an application.

Construction impacts and asset protection are issues considered at the building permit stage and are beyond the scope of the Planning Scheme.

Waste collection

Waste collection may be addressed by an appropriate Waste Management Plan condition.

Inadequate loading facilities.

The floor area of the retail premises is limited and as per many small commercial/retail uses, loading and unloading can be accommodated via the front entrance. It is considered that adequate on-street provision is made for loading and unloading vehicles similar to the adjoining commercial businesses.

Excessive noise.

The proposed development will have noise impacts consistent with those normal to a commercial zone and probably more in line with a residential zone. Speech, laughter, music and movement of vehicles are noises associated with people living their lives and are part of life in an urban area. It is not expected that the proposed commercial use to the front of the site would lead to unreasonable noise disturbance to adjoining properties, noting that the commercial use does not require a permit under the zone provisions.

Contrary to neighbourhood character policy.

The site is located in a Commercial 1 Zone, the application of neighbourhood character standards insofar as they relate to residential zones cannot be considered or applied.

Poor internal amenity.

The provision of dwellings above shops in activity centres is encouraged and although the proposal provides small dwellings, they have adequate living areas, acceptable secluded private open space and ample access to natural daylight and ventilation. Therefore, the internal amenity could not be considered unreasonable.

Adversely affect daylight.

Given the proposed setbacks, the proposal will not unreasonably impact on any habitable room windows or open space in the adjacent General residential zone as per Rescode standards.

Des not support family demographic.

Council's Municipal Strategic Statement (MSS) sets out the key strategic planning, land use and development objectives for the municipality and the strategies and actions for achieving the objectives. The MSS actually encourages more intense residential development within the commercial zone. Relevantly, Clause 21.02-2 sets out the following key influence with respect to population growth and change:

"Ageing families and declining household sizes are placing pressure on housing supply as fewer people occupy more housing."

The MSS continues with the following future housing issue at 21.01-4:

"Facilitation of well-designed housing to meet anticipated housing needs, both in terms of number and diversity."

The policy guidance with respect to housing is contained in Clause 21.03. While there is strong policy support for appropriate medium density in-fill in well serviced locations, it is Clause 21.03-3 (Housing Diversity and Equity) that is of particular relevant to the objectors' concerns. The overview sets out (extracted as relevant):

"Housing affordability is a particular housing issue in Darebin. Lack of affordable housing and high rental prices can aggravate housing stress and homelessness. Housing affordability, income levels and demand for social and public housing are highly correlated. An increase in the supply of affordable housing could ease housing stress of low income earners and can decrease the demand for social housing."

This informs the following objectives (extracted as relevant):

"To ensure that housing diversity is increased to better meet the needs of the local community and reflect demographic changes and trends."

"To increase the supply of affordable and social housing."

The proposal provides a medium density development and appropriately contributes to dwelling diversity in the area.

Adversely affecting bus route.

It is not considered that the proposal will adversely affect the operation of the bus route, given that the closest bus stops are to the north and opposite. Any potential impact during construction is temporary and an unavoidable consequence of development and not a reason to refuse an application.

Does not provide a high standard of sustainable design.

This is assessed below and it is considered that the proposed development is broadly energy efficient. A Sustainable design assessment would be required as a condition of any approval.

PLANNING ASSESSMENT

The level and type of change anticipated on a site is dictated by the zone and associated policy, as well as the strategic and physical context. This is problematic to the views raised in objections as it sets an expectation of development potential that is beyond the prevailing character of the broader residential setting. The planning scheme through the Commercial 1 Zone sets the tone for a greater site coverage and scale of development than the nearby residential context.

CLAUSE 15.01 URBAN ENVIRONMENT ASSESSMENT

In assessing and determining residential development applications not specifically covered by Clause 55, regard must be had to Clause 15.01.

Context

At a high level, the proposal generally provides for a design response which provides for commercial and residential uses on the site, furthering urban consolidation objectives. Given the commercial zoning and the detailed assessment below the proposal has had sufficient regard to the context of the location.

The applicant has undertaken a site analysis as part of the design process, which has informed the height, scale and massing of the development. The façade provides for a double storey form to the street frontage with the upper floors marginally set back, providing a reasonable transition to the street and adjoining residential properties. The development is considered to provide an appropriate graduated increase in height over the nearby buildings (noting a single/double storey scale). To a large extent the design response for this site has given due consideration to residential amenity requirements that typically do not apply to a Commercial Zoned site. This has been done through providing side/rear setbacks, scale transition and measures to prevent overlooking that would comply with Rescode.

The development includes a small commercial use at ground floor, ensuring an active street frontage within the commercial zone; dwellings on the upper levels and car parking at the rear. The mix of uses are considered appropriate and considered to further urban consolidation objectives of the policy.

Whilst the proposal is a substantial change over the existing single storey dwelling, given the policy context, the design would not be considered unreasonable given the site context and response to the sensitive residential interfaces which is discussed in further detail below.

The public realm

Typically, development in commercial activity centres comprising shopfronts should be constructed with zero setbacks to the front boundary, which is provided in the proposal. At ground level the façade is appropriate, with an active shop front and weather protection tying in with the existing commercial shopfronts.

Safety

The proposal maintains the surveillance of the street with appropriate pedestrian access, a balcony and windows to the street. It provides an appropriate sense of address, which can be secured and maintains passive surveillance.

Landmarks, Views and Vistas

The proposal provides appropriate articulation to the facades through materials, design and varied setbacks. It is considered to provide a suitable outlook. There are no strategic views, vistas or landmarks requiring protection.

Pedestrian Spaces

The design provides appropriate pedestrian interaction and pedestrian amenity. Vehicle access is via the existing accessway and will not detract from the frontage or adversely impact pedestrian amenity. Vehicles are able to exit the site in s a forward gear and pedestrian visibility splays are shown on the plans. The design is considered appropriate in terms of safety, interaction and surveillance.

Heritage

The site is not located on land or within an area covered by a Heritage Overlay or proposed Heritage Overlay.

Consolidation of Empty Sites

The development scale is consistent with planning policy expectations and maintains an active frontage. The development is consistent with the strategic intent of the area and provides appropriate works to complement the complexity and diversity of the built environment.

Light and Shade

loss of sunlight/daylight to the public realm.

Energy Resource and Efficiency

The proposal provides a mixed use development and is sited to make best use of its northern orientation and to take advantage of existing services.

The proposal is considered to be generally energy efficient as: habitable rooms have adequate daylight and ventilation; the development does not unreasonably affect the solar access and energy efficiency of neighbouring dwellings; open space and living areas have access to light. A sustainable design assessment would be required as a condition of any approval.

The development will also be required to achieve appropriate sustainability standards under the Building Regulations.

Architectural Quality

The development will have a contemporary appearance and with wall materials being masonry, render and lightweight cladding, with a flat roof. The materials are relatively domestic. The materials and their application result in an acceptable architectural response for a commercial zone given the site context.

Landscape Architecture

The site is located in a Commercial zone comprising shopfronts with zero front setbacks and limited or no landscape character. The adjoining residential area has a significant landscape character with spacious landscaped gardens.

The preferred character within a commercial zone is generally to maintain the minimal landscaped areas and narrow setbacks consistent with more intensive development. The proposal provides some opportunities for landscaping to the south and west, to provide a softer transition to the residential zone. It also provides some landscaping to the north boundary to ensure amenity to the dwelling entries.

The landscaped areas are appropriate in the context of the commercial zone within which the site sits whilst considering the adjoining residential zone. A landscape plan would be required subject to a condition of any approval.

Zoning:

The site is located in a Commercial 1 zone where the purpose is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.
- To provide for residential uses at densities complementary to the role and scale of the commercial centre.

The 'office/shop' use does not require a permit in a Commercial 1 Zone. The use of the site for residential accommodation requires a permit as the entry exceeds two (2) metres in width. Under the provisions of the zone a planning permit is required for dwelling use and for buildings and works.

In a Commercial zone generally less weight is placed on amenity considerations than in a Residential Zone in terms of uses on the site and the interface with adjoining uses as there must be an expectation for more intensive development within a Commercial zone.

Any development must acknowledge the adjoining uses and buildings and the strategic context of the site and be designed accordingly. A balance should be reached which maintains an acceptable level of amenity on and off the site.

The zoning controls include decision guidelines for assessing planning permit applications for use and buildings and works. The following is an assessment against the decision guidelines at Clause 34.01-8:

General

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

Given the assessment detailed in this report it is considered that the proposed development would respond positively to the overarching planning policy framework.

- The interface with adjoining zones, especially the relationship with residential areas.

The site is located in a local convenience centre, where policy encourages that these centres should be supported and improved for commercial and residential purposes to ensure ongoing viability of centres. The proposal provides only a small commercial unit to the street and additional housing on commercially zoned land capable of supporting increased densities. An appropriate commercial use is provided to the street to tie in with the neighbouring shop fronts, maintaining an active frontage to the street.

The residential use would be considered appropriate for the site and area, as it supports the viability of convenience based retail offers. The dwellings are at the rear and do not adversely impact on the active commercial frontage. \

The site is located in an established suburban area proximate to existing transport infrastructure and facilities. The balance of a small commercial component to the street with the remainder of the site being residential is not unreasonable given the area is predominantly residential with the commercial component contributing to local centre. In this respect the proposal complies with the SPPF and the LPPF, in that the development provides an acceptable commercial and residential use for the area.

Although the site is in a Commercial 1 zone, it abuts dwellings in a residential zone to the south and west. Therefore, it must be appropriately sensitive to impacts on the adjacent dwellings.

The development sought does propose a substantial change from the existing single storey dwelling and as such has resulted in significant community opposition to the proposal. The assessment below considers the off-site impacts of the proposal against relevant planning policy. The assessment also considers the amenity of the proposed dwellings for future residents. Whilst mostly applicable to new residential developments a supplementary assessment tool to assess these aspects of a development is Rescode (Clause 55). An assessment against Clause 55 is provided below.

Use

- The effect that existing uses may have on the proposed use.

As noted above it is considered that the proposed residential and commercial uses are appropriate for the site. Planning policy relevant to the local centre generally encourages increased densities in Commercial 1 Zones. It is not considered that existing uses will have an adverse impact on the proposed use.

- The drainage of the land.

The site is in an established area and has access to drainage.

- The availability of and connection to services.

The site is in an established area and has existing access to required services.

- The effect of traffic to be generated on roads.

It is considered that the increase in traffic, arising from the additional dwellings will be incremental, can be adequately absorbed by the local road network and would not unreasonably affect local traffic conditions.

The design provides adequate movement for pedestrians from the street frontage, as well as vehicle access via the existing crossover and proposed common accessway.

Car parking provision is further considered below and is adequate, with one (1) car space per dwelling. The waiver of the parking for the shop and residential visitors could not be considered unreasonable.

- The interim use of those parts of the land not required for the proposed use.

The development proposes use of the whole site.

Building and works

- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.

The proposal provides an active façade with a shopfront and awning to the street. Appropriate access is provided at street level for the commercial premises and a separate, secure pedestrian entry is provided for the residential units.

A waste management plan would be required as a condition of approval.

It is not considered that the proposed development would unreasonably impact the movement of emergency services, public transport or bicycles.

- The provision of car parking.

This is assessed in detail below against the provision of Clause 52.06.

- The streetscape, including the conservation of buildings, the design of verandas, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, illumination of buildings or their immediate spaces and the landscaping of land adjoining a road.

In regards to the appropriateness of how the proposed development would sit within the streetscape, on the site and in the immediate context it is acknowledged that the proposed building is of a much larger scale, covers more of the site and would have a greater impact on the streetscape and neighbouring residential properties than the existing single storey dwelling. However somewhat uniquely the site is located within a commercial zone and Council must assess the development with this in mind.

The prevailing scale of the area comprises one (1) and two (2) storey buildings. It's noted that even in the surrounding General Residential Zone Schedule 2 the State Government has set a maximum height under the zone of 11 metres (three (3) storey maximum). The maximum building height proposed in the application is nine (9) metres and this is within a commercial zone where no maximum height limit exists. Regardless of this any building would need to be appropriate for its context.

The façade and veranda of the proposed building is designed to match in with the neighbouring shop fronts and provide an active frontage which is an appropriate design response. The upper levels are setback from the ground level façade, with the uppermost level also set in from the side boundaries to moderate the impacts of the form to the street. Materials are domestic and comprise of brick, horizontal and vertical board cladding which would tie in with materials commonly found in the area and is appropriate.

Units 1-5 are three (3) storeys in height with Unit 6 to the rear being two (2) storeys. The ground and first floors of the development mostly extend the length of the site with a 2.5 metre setback at the ground level to the rear and 3.1 metres at the first floor. The first floor side setback to the south ranges from 3.5 metres to 3.8 metres. Some additional relief is provided at the uppermost level where the footprint is reduced in size and an 8.6 metre setback is proposed to the rear boundary with setbacks ranging between 5.5 metres and 7 metres to the south boundary which are both residential interfaces. It is considered that the uppermost level should be reduced in scale as far as possible and a condition would require the floor to ceiling height should be dropped to the minimum 2.4 metres and this would form a condition of any approval. There is no doubt that the change in the extent of development on the site is significant however for a commercial site the design response could not be considered unreasonable.

Whilst Rescode (Clause 55) does not technically apply to a Commercial Zone the decision guidelines allow for Rescode to provide a level of guidance assisting assessment particularly regarding the height and form of the building and offsite impacts to neighbouring residential properties.

- The storage of rubbish and materials for recycling.

The design provides space for storage of garbage and recyclables in the garages and rear yard areas. Waste storage for the shop must be provided in an appropriate location and this would form a condition of any approval.

- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.

The proposal is provided with paved accessways and landscaping that may easily be managed by the owner's corporation (in common areas) or the individual property owners (in private areas).

- Consideration of the overlooking and overshadowing as a result of building or works affecting adjoining land in a General Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

Consideration of the overlooking and overshadowing to adjoining land in the General Residential Zone is addressed below in the Rescode assessment.

- The availability of and connection to services.

Services are available to the site.

- The design of buildings to provide for solar access.

The buildings have been designed with appropriate solar access to the dwellings and allowing adequate solar access to the adjoining dwellings consistent with Rescode standards.

- The objectives, standards and decision guidelines of Clause 54 and Clause 55. This does not apply to an apartment development.

The relevant objectives, standards and decision guidelines are considered below particularly to assess off-site impacts to neighbouring residential properties. In addition, Clause 22.06 provides an additional method of assessing the development.

- For an apartment development, the objectives, standards and decision guidelines of Clause 58.

The application is not for an apartment development.

On balance the proposed development would be considered to respond positively to the decision guidelines under the Commercial 1 Zone.

Local Policies:

Clause 21.03 – Housing

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

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

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

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

Housing (Clause 21.03)

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

- *A diversity of housing stock, diversity of lot sizes and a more varied neighbourhood character. Typically areas include some medium density and small apartment development, but the predominant dwelling stock is single to double storey dwellings.*
- *Have some stand-alone or small clusters of heritage sites, including along strategic corridors, however are generally unaffected by extensive heritage recognition.*
- *Are located:*
 - *Within an 800 metre walkable catchment of an activity centre*
 - *Generally within an 800 metre walkable catchment of train, tram or SmartBus services.*

The proposed development of two (2) and three (3) storey dwellings and a small commercial component is considered to be an appropriate development envisaged in the context given the location in Commercial 1 Zone. As the site is located in a Commercial 1 Zone in a local convenience centre, it is considered suitable for an increase in housing density, greater than that of the surrounding residential area given the relevant planning policy framework.

The scale and form of proposal is an appropriate transition to the nearby buildings and is considered to be an acceptable level of change for the site and surrounding area given the relevant planning policy framework.

Clause 21.03-2 Housing Development: Objective 1 – Housing Provision

It is policy to ensure that the design of development at interfaces between Substantial Change and Incremental or Minimal Change Areas, or between Incremental and Minimal Change Areas, provides a sensitive transition, with particular consideration given to:

- Design and layout which avoids unreasonable amenity impacts on adjoining sensitive residential interfaces due to overshadowing, loss of privacy and unreasonable visual intrusion.
- Site orientation, layout and topography in determining the appropriate built form envelope and in assessing the impact of proposed development on adjoining amenity.
- Sympathetic response to the identified values of any adjoining heritage overlays.

The proposal, as discussed in elsewhere in this report, provides an adequate transition in scale and avoids unreasonable amenity impacts on adjoining residential land.

Clause 21.03-2 Housing Development: Objective 2 – Housing Density

It is policy to achieve higher density housing outcomes in identified locations to accommodate Darebin's projected population growth.

Planning policy relating to the site is somewhat contradictory in that the site is zoned commercial where higher densities are encouraged however pursuant to the Strategic Housing Framework the site is located within an incremental housing change area. An Incremental Housing Change Area anticipates low scale housing development that respects existing neighbourhood character. Policies encourage new housing near retail and employment precincts (and above ground floor level within these precincts), and are to ensure new housing is located so as to allow pedestrian access to local services, employment and facilities, including commercial areas.

Other objectives at clause 21.03-3 also ensure that housing diversity is increased and increase the supply of affordable housing areas.

Clearly as the site is within a local convenience centre and has access to a bus route and other nearby services there is policy support for these areas to accommodate increased densities and dwelling diversity, so that the character of the area will change over time and that existing character will not limit the ability to provide increased densities.

Clause 21.03-2 Housing Development: Objective 3 – Residential Amenity

It is policy to facilitate residential and mixed use developments that display a high standard of design, limit off-site amenity impacts and provide appropriate internal amenity for residents. Mixed use developments are to be designed to provide adequate amenity to residences on the site, minimising the need for screening and limiting unreasonable negative amenity impacts on surrounding residential uses.

The proposed development is considered to meet policy objectives identified above in regard to the extent of impact it will have on surrounding residential land. It provides appropriate articulation and transition in building heights, with no unreasonable overshadowing or solar access impacts on the adjacent dwellings located in the General Residential Zone (GRZ2). This is considered below in the Rescode assessment.

Clause 21.04 – Economic Development:

This policy is to enhance the viability of retail/activity centres in the municipality and places activity centres in a hierarchy. It generally encourages intensive use and development in and around activity centres and supports the accommodation of residential or mixed-use development. Additionally, retention and development of active frontages in activity centres is encouraged.

The Darebin Retail Activity Centres Strategy (a reference document at clause 21.04-3 of the Planning Scheme) indicates that the site is in the Mendip Road precinct (No. 35). The core role/function of the precinct is as follows:

Local centre with milk bar and cafe. Convenience role to be retained.

Clause 21.04-3 provides a number of policies with which use and development should comply. The proposal is considered to be acceptable in that:

- Mixed use developments development is encouraged in and around activity centres.

- Policy is to facilitate a higher intensity of activity in and around neighbourhood centres and local centres
- There is an active frontage at ground floor, with access to the dwellings from the side. Additionally, a canopy is incorporated in the design for weather protection.

It is also noted that the residential entry does not dominate the street frontage and car parking and waste storage are at the rear. With the intensification of the site, the proposal provides better use of services and facilities in the area.

It is considered that the proposal complies with the policy requirements of clause 21.04.

CLAUSE 22.06: Multi Residential and Mixed Use Development

Objectives:

- To facilitate residential and mixed use development which promotes housing choice, displays a high standard of urban design, limits off-site amenity impacts, and provides appropriate on-site amenity for residents.
- To facilitate development that demonstrates the application of environmentally sustainable design principles.
- To facilitate a high quality street edge that relates to the public realm.
- To encourage efficient design outcomes that consider the development potential of adjoining sites.
- To encourage the consolidation of lots to facilitate better design and amenity outcomes for higher density development in locations where substantial housing change is directed

Element	Comment	Compliance
Sustainability	<p>The development provides shared floors, internal stairs, multi storey construction, all of which contribute to energy efficiency.</p> <p>Dwellings and private open space is orientated to the north to make use of passive solar energy. Cross ventilation is provided in the design</p> <p>Adequate natural light and ventilation is available to all habitable rooms within the dwellings.</p> <p>A Sustainable Design Assessment will be required by condition.</p>	Complies subject to condition
Design and Materials	<p>The development is proposed at two (2) and three (3) storeys and maintains a double storey height to the façade and rear, to provide a graduated increase in height over adjoining building forms. Two (2) and three (3) storey buildings in metropolitan Melbourne are not uncommon particularly on commercially zoned land.</p> <p>Unit 1 is appropriately orientated towards Mendip Street however the remainder of the units are side facing. Whilst not usually encouraged in this instance the orientation of the dwellings is appropriate given they are orientated to face over the neighbouring commercial lots.</p> <p>The development exhibits an appropriate standard of design, materials of construction and external finishes.</p>	Complies

	<p>The proposed materials consist of brick and lightweight cladding. These are considered to be reasonable and present a contemporary but domestic design.</p> <p>The proposed design provides an active street frontage, awning to the façade, passive surveillance, articulation through setbacks and materials and an acceptable contemporary design.</p> <p>Further detail of air conditioning and plant would be requested via conditions of any approval to ensure they would be appropriately located.</p>	
Building Height	<p>Surrounding development is predominantly single and double storey in scale.</p> <p>A consideration of height requires a balanced deliberation of all the related policy drivers such as: urban design; policy direction; housing diversity; affordability; and urban consolidation. Furthermore, any discussion of height should be balanced against the design and massing of the building and its response to its context.</p> <p>The State planning policy framework generally encourages Melbourne to become a more compact city by accommodating a substantial portion of its future household growth within its established urban areas.</p> <p>The provision of a two (2) and three (3) storey building height would be generally appropriate in the wider area, given the transition provided to the front and rear and setbacks to the south.</p> <p>The upper floor is reasonably set back from the side and rear boundaries where adjacent residential properties. The proposal takes into consideration the location of the site in a lower order activity centre. As detailed above it is considered that the uppermost level should be reduced in height as far as possible to reduce off site impacts and as such a condition would require the floor to ceiling height to be lowered to 2.4 metres.</p> <p>Therefore, considering the above, the building height has been reasonably determined with regard to the site context and policy.</p>	Complies
Dwelling diversity	<p>The development provides a diversity of layouts comprising 6x2 bedroom dwellings with a variety of configurations and offering dwelling diversity in the area.</p> <p>No three (3) bedroom dwellings are provided.</p>	Partly Complies
Parking and vehicle access	<p>Vehicle access is appropriately provided from the common accessway to the south of the site, via the existing crossover. Parking is located behind the front shop area. The vehicle access is acceptable.</p> <p>The site is located in proximity to public transport (i.e. approximately 530 metres to the north of the #86 tram route, a bus route to Mendip Road and Reservoir Railway Station is approximately 1km to the north east).</p>	Complies

	The parking reduction is considered to be appropriate in this instance – refer to the Clause 52.06 assessment below.	
Street address	<p>The proposal meets the policy guidelines in respect to street address in that the retail premises has an active street frontage and the residential addresses are accessed via a dedicated secure side entrance.</p> <p>The proposal provides good pedestrian access directly from the street frontage. The dwellings provide windows and/or balconies to the accessways.</p> <p>Mailboxes may be located to the entry area and the entry area is to have a recess of approximately 300mm and be adequately lit.</p>	Complies
Amenity Impacts Including Overshadowing and Overlooking	<p>There are adjacent dwellings in a General Residential Zone to the west and south. Issues of overlooking and overshadowing impacts are considered in detail further below in the assessment against Clause 55. However, it is considered that impacts would be within acceptable limits in that:</p> <ul style="list-style-type: none"> • Unreasonable overlooking will not occur from windows of balconies, with appropriate screening. • The adjacent dwellings will not be unreasonably affected by overshadowing or reduced daylight to habitable room windows. <p>Services and plant are not detailed and would be required to be further detailed on plan.</p> <p>These services would be required to be co-located where possible, screened to be minimally visible from the public realm and adjacent properties, located as far as practicable from site boundaries and integrated into the design of the building.</p>	Complies subject to condition
On-Site Amenity and Facilities, including Private Open Space	<p>The ground floor of the dwellings will be accessible although only unit 6 has a bedroom and bathroom at the ground level.</p> <p>The dwellings have an appropriate sense of address and entry, in compliance with Clause 55.05-2.</p> <p>Habitable room windows will have access to natural light and ventilation and will face an appropriate outdoor area in compliance with Clause 55.05-3.</p> <p>Open spaces are provided in balconies in excess of 8 square metres acceptable, as they are well integrated with principal living areas, have varying aspects, good northern exposure and provide sufficient amenity, in compliance with Clause 55.05-4.</p> <p>The dwellings have external storage, with a volume of 6 cubic metres.</p> <p>Appropriate space is available for services.</p> <p>The dwellings have ample daylight and ventilation.</p> <p>Weather protection is incorporated to the private open space areas.</p>	Complies

Waste Management	An area to store waste and recyclables is provided at ground level. A Waste Management Plan would be required by condition.	Complies subject to condition
Equitable Access	The ground floor of the development is accessible to persons of limited mobility. Appropriate disabled access may be provided to the commercial premises. Only Unit 6 would have a bedroom and bathroom at the ground level. Access to all upper levels of the building is via stairs and would not be fully accessible.	Partly complies

Clause 55 Assessment

The site is located in a Commercial 1 Zone therefore any amenity impacts need to be balanced against the purpose of the zone which is to enable vibrant mixed use commercial centres for retail, office, business, entertainment and community uses as well as provide for residential uses at densities complementary to the role and scale of the commercial centre. The operation of Clause 55 does not apply to land in the Commercial 1 Zone; however, they are required to be considered as part of the decision guidelines of Clause 34.01-7 of the Darebin Planning Scheme.

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

Clause 55.03-2 B7 Building Height

The proposed dwellings are to have a maximum height of 9.06 metres.
The site is located on commercially zoned land where no maximum building height is specified.

The surrounding residential land is located within the General Residential Zone Schedule 2 which allows a maximum height of 11 metres or three (3) storeys (Clause 32.08-9). It is generally considered that the Commercial 1 zone would allow for a more intensive level of development than a residential zone.

The façade and rear dwelling are double storey which transition to the larger three storey height. It is noted that the footprint of the uppermost level is reasonably well articulated and provides for increased boundary setbacks from the west and south where there is a residential interface. As detailed above it is considered that the uppermost level should be reduced in height as far as possible to reduce off-site impacts and as such a condition would require the floor to ceiling height to be lowered to 2.4 metres. It is submitted that the height would not be unreasonable in its transition to adjoining dwellings and the streetscape. Given the above it is considered that the height is acceptable.

Complies

Clause 55.04-1 B17 Side and Rear Setbacks

Ground floor

Boundary	Wall height	Required Setback	Proposed setback
Southern – Shop 1	4.335 metres	1.22 metres	5.01 metres
Southern – Dwelling 2	2.805 metres	1.0 metre	5.95 metres
Southern – Dwelling 3	2.72 metres	1.0 metre	5.95 metres
Southern – Dwelling 4	2.72 metres	1.0 metre	5.95 metres
Southern – Dwelling 5	2.72 metres	1.0 metre	5.95 metres
Southern – Dwelling 6	2.72 metres	1.0 metre	5.01 metres
Western – Dwelling 6	3.28 metres	1.0 metre	2.5 metres

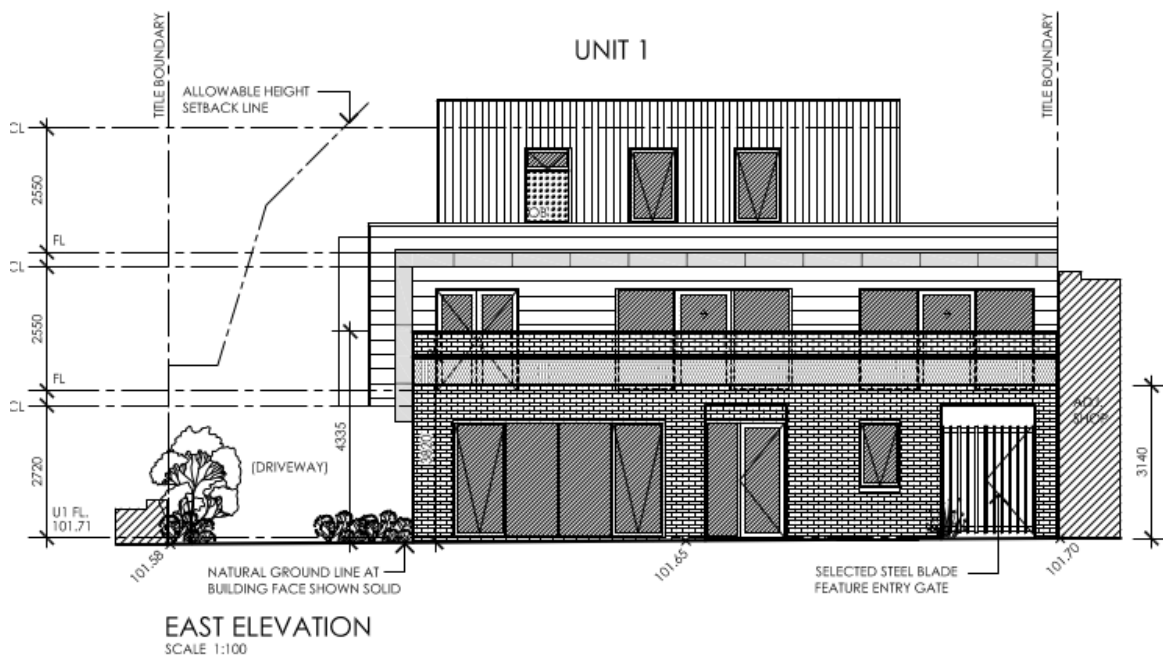
First Floor

Boundary	Wall height	Required Setback	Proposed setback
Southern – Dwelling 1	6.51 metres	1.873 metres	4.1 metres
Southern – Dwelling 2	5.965 metres	1.71 metres	3.5 metres
Southern – Dwelling 3	6.07 metres	1.741 metres	3.5 metres
Southern – Dwelling 4	5.985 metres	1.716 metres	3.5 metres
Southern – Dwelling 5	6.205 metres	1.782 metres	3.5 metres
Southern – Dwelling 6	6.44 metres	1.85 metres	3.5 metres
Western – Dwelling 6	6.44 metres	1.85 metres	3.12 metres

Second Floor

Boundary	Wall height	Required Setback	Proposed setback
Southern – Dwelling 1	9.01 metres	4.1 metres	6.12 metres
Southern – Dwelling 2	8.815 metres	3.905 metres	5.51 metres
Southern – Dwelling 3	8.925 metres	4.015 metres	5.51 metres
Southern – Dwelling 4	8.83 metres	3.92 metres	5.51 metres
Southern – Dwelling 5	9.03 metres	4.12 metres	5.51 metres
Western – Dwelling 5	9.03 metres	4.12 metres	8.68 metres

Diagram showing the B17 building envelope:



The proposed setbacks do not exceed residential siting standards.

Complies

Clause 55.04-5 B21 Overshadowing

Overshadowing of adjoining open space meets the standard and objective.

Overshadowing of neighbouring properties to the south and west by the proposed dwellings is minimal, with at least 40 square metres of neighbouring dwellings' secluded private open space with a minimum dimension of 3.0 metres, or 75% (whichever is the lesser) receiving a minimum of five (5) hours sunlight between 9am and 3pm on 22 September.

Complies

Clause 55.04-6 B22 Overlooking

The ground floor level of the proposed dwellings have finished floor levels less than 0.8m above natural ground level at the boundary. The existing 1.8 metre high boundary fences on the south and west boundaries, will sufficiently limit overlooking. The 1.7 metre high fence to the north should be increased to 1.8 metres by condition to comply with the requirements of the standard.

All upper storey windows are appropriately designed and/or screened to ensure overlooking is restricted in accordance with the standard. Additionally although not technically required bathroom and stairwell windows are treated with obscure glazing.

The balcony of unit 6 requires additional screening to limit overlooking to the dwelling to the west in accordance with the standard. The balconies of units 2-5 would need screening to restrict unreasonable overlooking to the habitable room windows of the residence to the rear of the neighbouring commercial premises. This would form a condition of any approval.

Complies subject to condition

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. The standard requires balconies with a minimum area of 8 square metres and a minimum dimension of 1.6 metres.

	Total Secluded POS	Minimum dimension of secluded POS
Dwelling 1	26.5 square metres (balcony)	2.0 metres
Dwelling 2	8.5 square metres (balcony)	2.3 metres
Dwelling 3	8.6 square metres (balcony)	2.3 metres
Dwelling 4	8.6 square metres (balcony)	2.3 metres
Dwelling 5	8.5 square metres (balcony)	2.3 metres
Dwelling 6	9.1 square metres (balcony)	2.5 metres

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

Complies**Clause 52.06 – Car Parking**

Table 1 to Clause 52.06-5 sets out the car parking requirement that applies to a use listed in the Table, as follows:

Use	Rate	Area/Number	Required	Provision
Shop	4.0 spaces per 100sqm	41.51sqm	1 space (1.66)	0 spaces
Dwelling	1 space per 1 or 2 bedroom dwelling	6 dwellings	6 spaces	6 spaces
	1 space per 5 dwellings for visitors		1 spaces	0 spaces
Total			8 spaces	6 spaces

The premises at the front of the site is noted as a 'office/shop' and a parking reduction would be required for both of these uses and no onsite parking is proposed. In this instance (for the purpose of the parking calculation) it is considered that the use with the higher parking requirement should be used which is a shop.

The proposal provides a total of six (6) spaces for the dwellings and no parking for the shop or residential visitors. Therefore, a reduction of two (2) car spaces is sought.

The reduction of car parking for the development is considered acceptable due to the following:

- The site has access to the #555 bus route and is in proximity to the #86 tram route and a bus route to the frontage.
- The site has good access to shops and services, encouraging multi-purpose trips, as well as being readily accessible by public transport.

- The parking reduction for the shop staff and visitors, which will generally be during the daytime period (minimising the effect on the nearby residential area). The on-street car parking spaces in the area are adequate to cater to the expected demand from retail clients/visitors.
- Although one (1) residential visitor car space is required, there is no provision for visitor parking on the site. Nevertheless, this reduction is considered to be acceptable in that the intermittent demand of one (1) car space will not place an unreasonable burden on the on-street parking in the area.
- In addition to the above, Council's Transport Management and Planning Unit are supportive of the reduction.

The reduction of the car parking is considered to be generally acceptable.

Complies

Clause 52.06-8 - Design Standards for Car parking

The following matters are to be addressed via conditions of any approval to ensure the parking design, access and layout comply with Clause 52.06-8 of the Darebin Planning Scheme:

- The access is to be confirmed to have a minimum of 3 metres in width.
- Adequate headroom appears to be provided to the garage. However, conditions should require a minimum headroom of 2.1 metres, including beneath stair encroachments into the garages.
- Vehicles are able to enter and exit the street network in a forward direction.
- Garage dimensions a minimum of 6.0 metres length x 3.5 metres width comply with the requirements of the standard.
- Visibility splays are required at the accessway interface with the footpath to protect pedestrians. This can be requested via conditions.

It is not considered that the additional movements would result in traffic levels beyond the reasonable operating capacity of the adjacent roads.

Complies subject to conditions

CLAUSE 55 COMPLIANCE SUMMARY (for guidance only)

Clause	Std		Compliance	
			Std	Obj
55.02-1	B1	Neighbourhood character		
		The subject site is located within a Commercial Zone and neighbourhood character considerations are not applicable.	Y	Y
55.02-2	B2	Residential policy		
		The proposal generally complies with the relevant residential policies outlined in the Darebin Planning Scheme.	Y	Y
55.02-3	B3	Dwelling diversity		
		N/A as development contains less than 10 dwellings.	Y	Y

Clause	Std		Compliance	
55.02-4	B4	Infrastructure		
		Adequate infrastructure exists to support new development	Y	Y
55.02-5	B5	Integration with the street		
		The development is appropriately integrated with the Street, with appropriate dwelling and shop entries, as well as dedicated vehicle access.	Y	Y
55.03-1	B6	Street setback		
		The site is in a Commercial 1 Zone, where the front setbacks under this standard should not apply as typically retail/commercial buildings are encouraged to be constructed to front boundaries. Neighbouring shops are constructed to the front boundary.	N/A	N/A
55.03-2	B7	Building height		
		The site is in a Commercial 1 Zone, where a maximum height is not specified. See detailed assessment in the body of this report.	N/A	N/A
55.03-3	B8	Site coverage		
		The site is in a Commercial 1 Zone, where typically higher site coverages and more intense development is generally appropriate.	N/A	N/A
55.03-4	B9	Permeability		
		The site is in a Commercial 1 Zone, where typically lesser permeability and more intense development is found.	N/A	N/A
55.03-5	B10	Energy efficiency		
		Dwellings are considered to be generally energy efficient and would not unreasonably impact adjoining properties. An appropriate Sustainable Design Assessment will be required by condition.	Y	Y
55.03-6	B11	Open space		
		N/A as the site does not abut public open space.	N/A	N/A
55.03-7	B12	Safety		
		The proposed development is secure and the creation of unsafe spaces has been avoided. The dwellings and shop will have appropriately secure entries	Y	Y
55.03-8	B13	Landscaping		
		The site is in a Commercial 1 Zone, where typically lesser landscaping and more intense development is found. Adequate areas are provided for appropriate landscaping and a landscape plan has been required as a condition of approval.	Y	Y

Clause	Std		Compliance	
55.03-9	B14	Access		
		Access is sufficient and respects the character of the area. The proposal uses the existing crossover.	Y	Y
55.03-10	B15	Parking location		
		Parking facilities are proximate to the dwellings they serve, the access is observable, habitable room windows are sufficiently set back from accessways.	Y	Y
55.04-1	B17	Side and rear setbacks		
		Dwellings are set back in accordance with the requirements of this standard. See assessment in the body of this report.	Y	Y
55.04-2	B18	Walls on boundaries		
		There are no walls on boundaries to the General Residential zone.	Y	Y
55.04-3	B19	Daylight to existing windows		
		Sufficient setbacks exist to allow adequate daylight	Y	Y
55.04-4	B20	North-facing windows		
		There are no north facing windows within 3.0 metres of the common boundary with the subject site.	N/A	N/A
55.04-5	B21	Overshadowing open space		
		Shadow cast by the development is within the parameters set out by the standard. Please see assessment in the body of this report.	Y	Y
55.04-6	B22	Overlooking		
		Please see assessment in the body of this report.	Y	Y
55.04-7	B23	Internal views		
		There are no unreasonable internal views	Y	Y
55.04-8	B24	Noise impacts		
		Noise impacts are consistent with those in a Commercial Zone.	Y	Y
55.05-1	B25	Accessibility		
		The ground levels of the proposal can be made accessible for people with limited mobility.	Y	Y
55.05-2	B26	Dwelling entry		
		Entries to the dwellings are identifiable and provide an adequate area for transition.	Y	Y
55.05-3	B27	Daylight to new windows		
		Adequate setbacks are proposed to allow appropriate daylight access.	Y	Y

Clause	Std		Compliance	
55.05-4	B28	Private open space		
		Please see assessment in the body of this report.	Y	Y
55.05-5	B29	Solar access to open space		
		Sufficient depth is provided for adequate solar access.	Y	Y
55.05-6	B30	Storage		
		Sufficient storage areas are provided.	Y	Y
55.06-1	B31	Design detail		
		Design detail of dwellings is appropriate in the neighbourhood setting.	Y	Y
55.06-2	B32	Front fences		
		No front fence is proposed which is acceptable.	N/A	N/A
55.06-3	B33	Common property		
		Common property areas are appropriate and manageable.	Y	Y
55.06-4	B34	Site services		
		Sufficient areas for site services are provided. A Waste Management Plan will be required by condition.	Y	Y

REFERRAL SUMMARY

Department/Authority	Response
Capital Works	No objection, subject to condition included in recommendation
Transport Management and Planning	<ul style="list-style-type: none"> On-street parking is subject to 1P restriction (8.30am-6.30pm M-F & 8am-12.30pm Sat) on the western side (site frontage). The number and location of crossovers is acceptable. The waiver of the visitor car space is acceptable. Crossover width is acceptable It is considered that there is sufficient on-street parking to waive the requirement for a visitor parking space. Accessways are at least 3 metres wide. Accessways have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide. At least 2.1 metres headroom is to be provided beneath overhead obstructions, calculated for a vehicle with a wheel base of 2.8 metres, is provided. Pedestrian visibility splays are provided.

	<ul style="list-style-type: none"> Car spaces in garages or carports are at least 6 metres long and 3.5 metres wide.
Darebin Parks	<p>The applicant's arborists report is acceptable.</p> <ul style="list-style-type: none"> Trees are to be protected by appropriate Tree Protection Zones.
Urban designer	<ul style="list-style-type: none"> Greater setbacks preferred for the 3 storey form. Prefer brickwork finishes to provide a more domestic appearance. <p><u>Officer's comments:</u></p> <p>The above comments have been addressed in later amending plans that provide an 'office / shop' for the front (not associated with a dwelling); provide appropriate upper floor setbacks; and alter materials to more domestic (such as brick). These amending plans have been subject to notification.</p>

PLANNING SCHEME SUMMARY

Darebin Planning Scheme clauses under which a permit is required

- Clause 34.01-1 (Commercial 1 zone) a planning permit is required for accommodation as the frontage at ground floor level exceeds 2 metres.
- Clause 34.01-4 (Commercial 1 zone) a planning permit is required to construct building or construct or carry out works.
- Clause 52.06 – reduce or waive the parking requirements.

Applicable provisions of the Darebin Planning Scheme

Section of Scheme	Relevant Clauses
SPPF	11.01, 11.02-1, 11.04-2, 15.01-1, 15.01-2, 15.01-5, 15.02, 16.01, 17.01, 18, 19.03-1
LPPF	21.02-3, 21.03-1, 21.03-2, 21.03-3, 21.03-4, 21.04, 21.05, 22.06
Zone	34.01
Overlay	45.06
Particular provisions	52.06,
General provisions	65.01
Neighbourhood Character Precinct	Not applicable

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 Photo 1 Mendip Road (**Appendix A**) [↓](#)
- Plans 1 Mendip Road (**Appendix B**) [↓](#)





MULTI UNIT DEVELOPMENT
1 MEMDIP ROAD
RESERVOIR
NEIGHBOURHOOD &
SITE DESCRIPTION

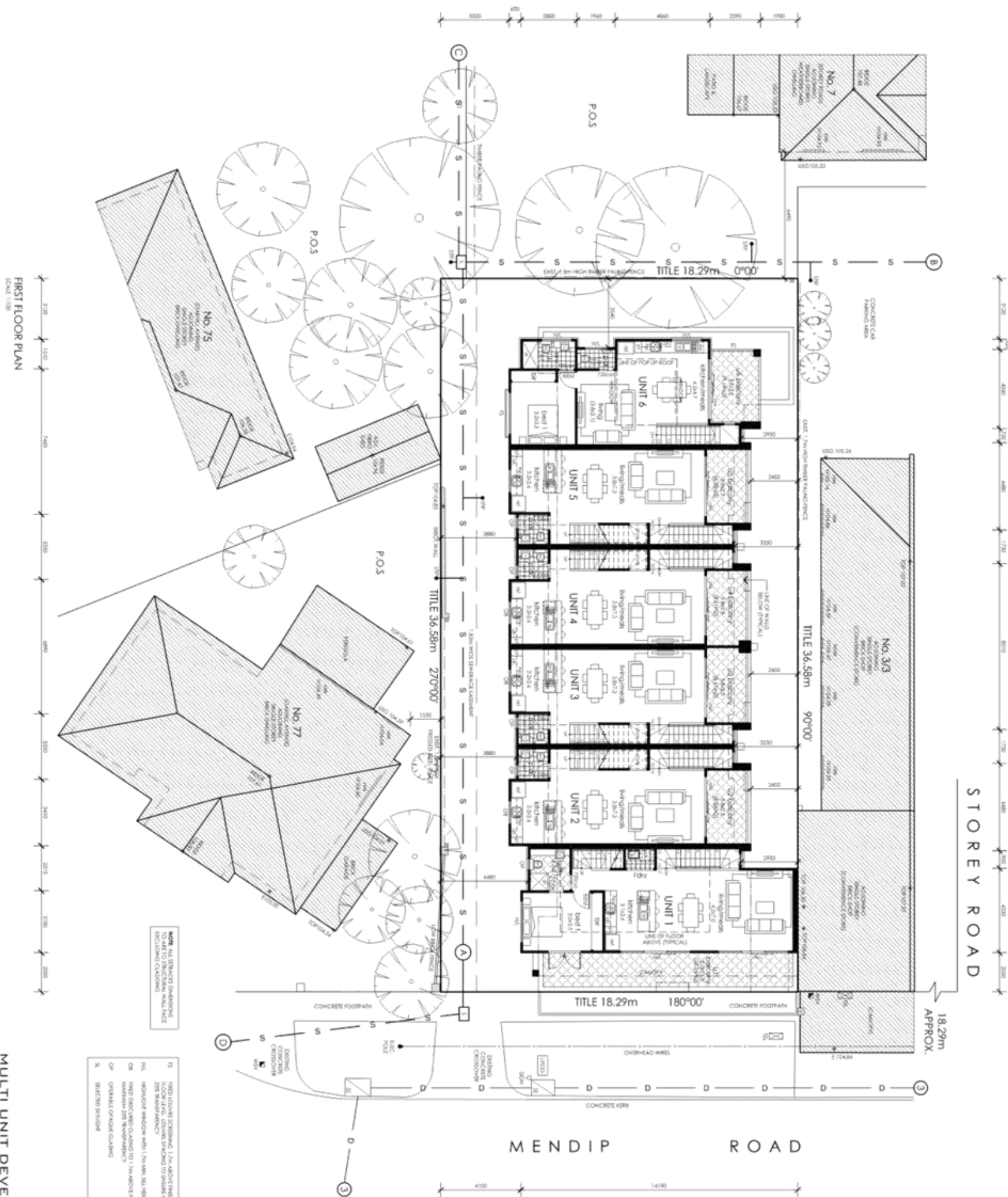
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REV DATE ISSUE

REV	DATE	ISSUE
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A	APR 17	TOWN
REV	DATE	ISSUE

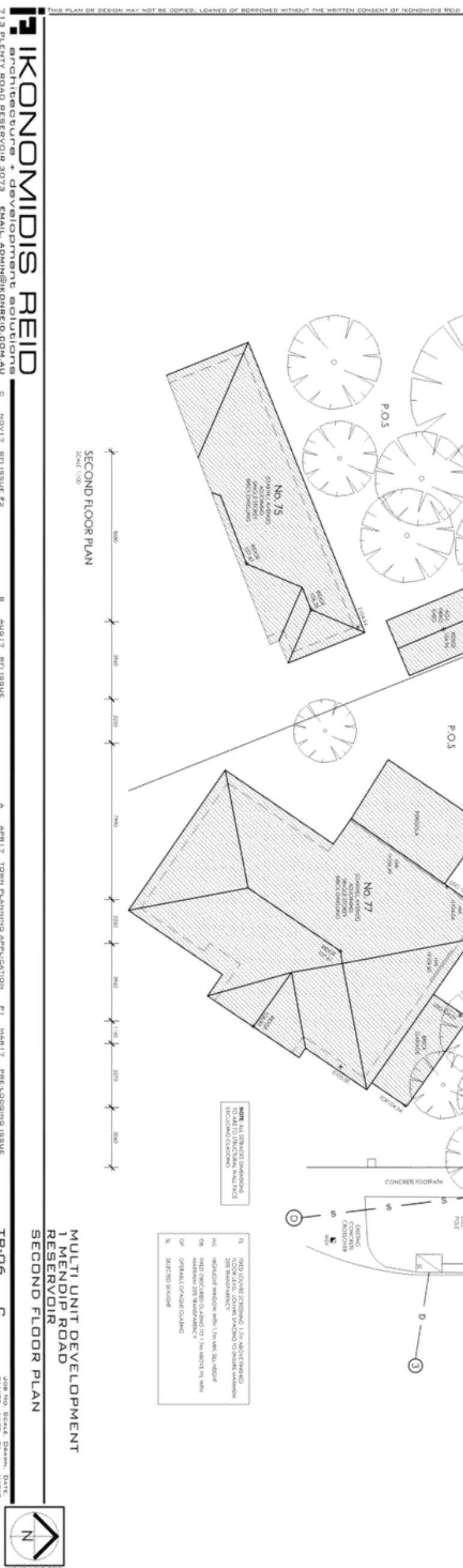
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MULTI UNIT DEVELOPMENT
1 MENDIP ROAD
RESERVOIR
FIRST FLOOR PLAN

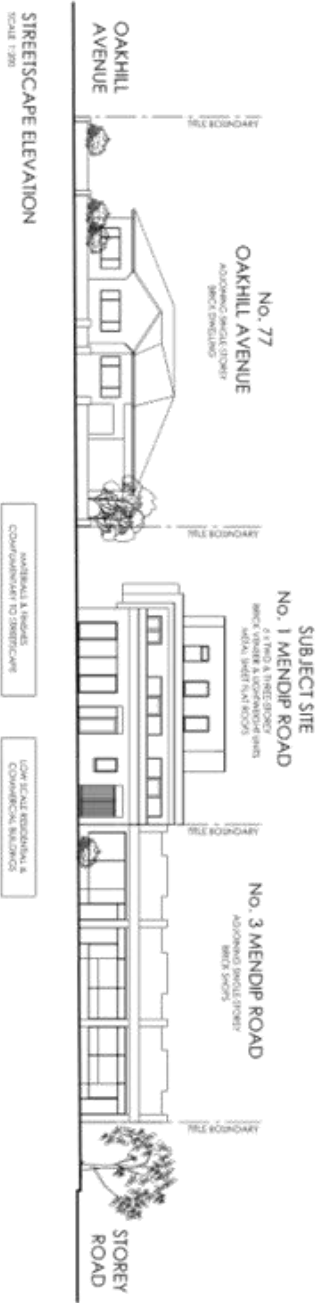
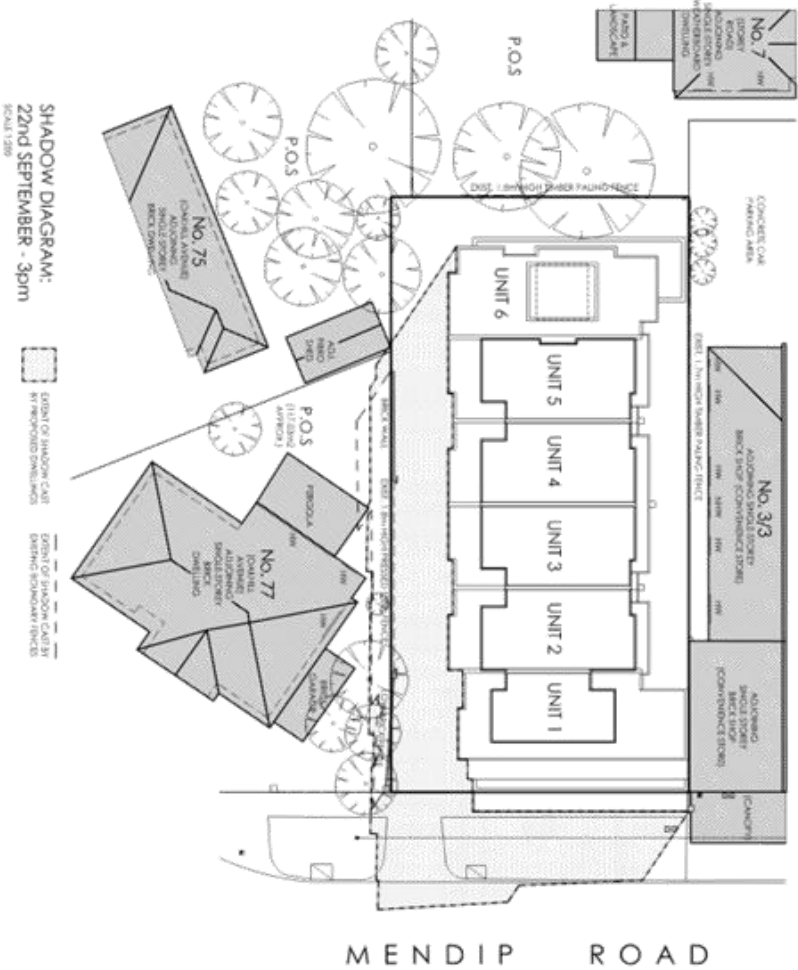
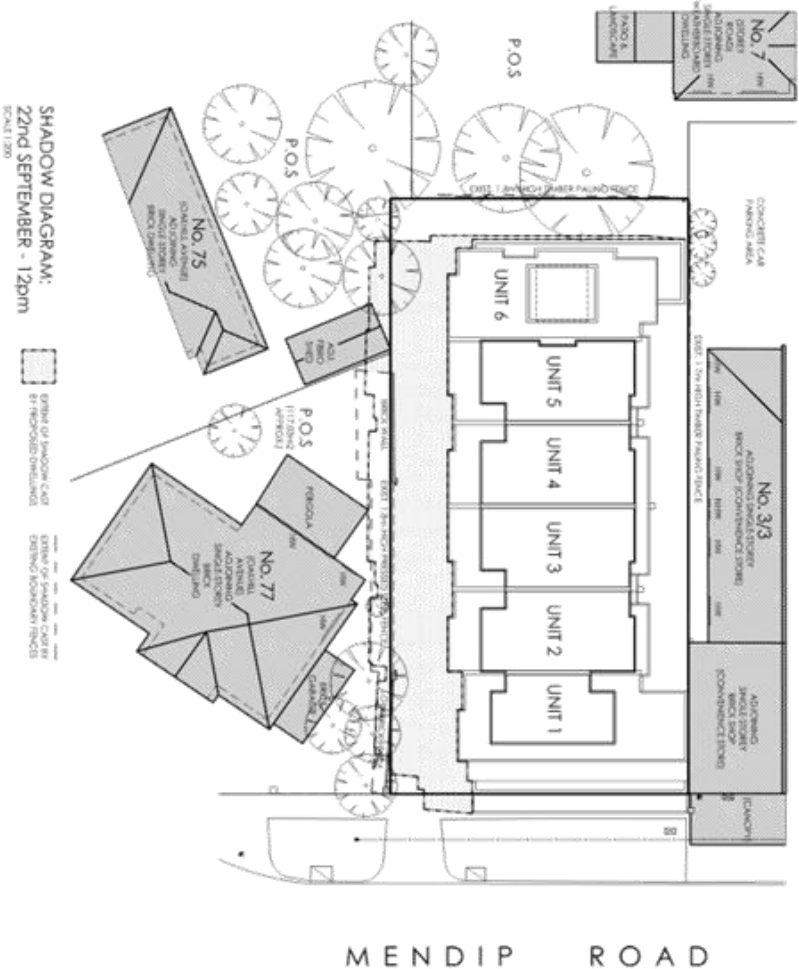
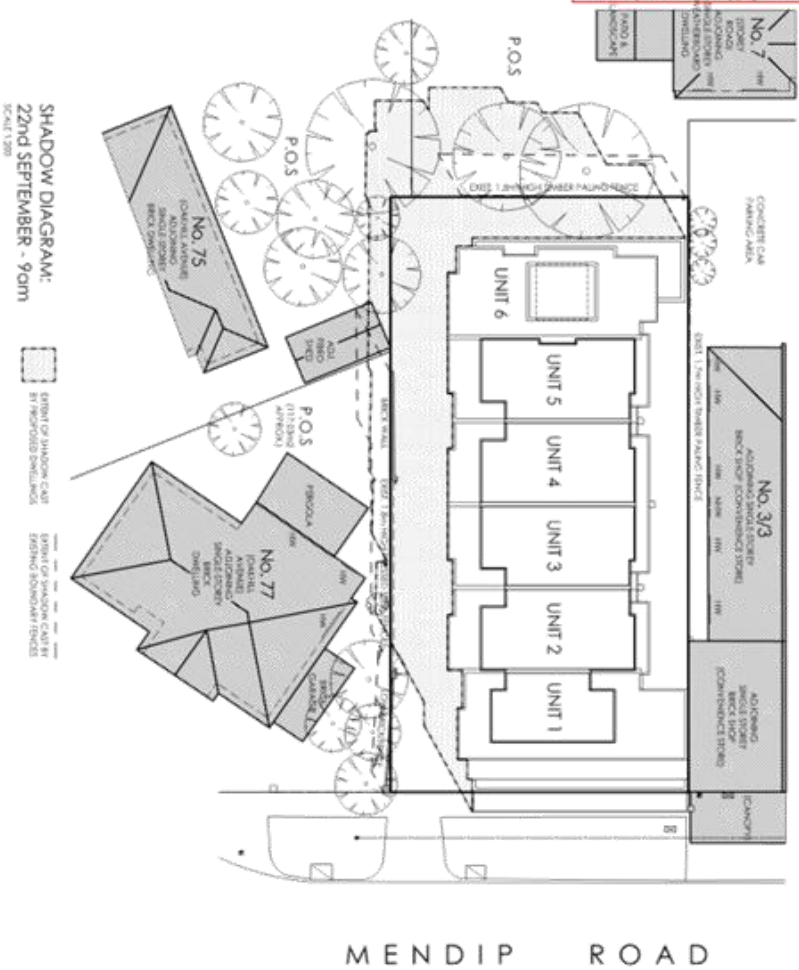






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C	NOV17	REV ISSUE #2	B	AUG17	REV ISSUE	A	APR17	TOWN PLANNING APPLICATION	P1	MAR17	PRE-LOADING ISSUE

MULTI UNIT DEVELOPMENT
1 MENDIP ROAD
RESERVOIR
SHADOW DIAGRAMS &
STREETSCAPE ELEVATION
TP-03 C



6. OTHER BUSINESS

Nil

7. URGENT BUSINESS

8. CLOSE OF MEETING