



the place
to live

AGENDA

Planning Committee Meeting to be held at
Darebin Civic Centre,
350 High Street Preston
on Monday 14 November 2022 at 6.30pm.

This meeting will be a scheduled hybrid meeting, at which both councillors and members of the public may participate either in person or virtually. This meeting will also be livestreamed and may be accessed from Councils website www.darebin.vic.gov.au.



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

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

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

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

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



English

This is the Agenda for the Council Meeting. For assistance with any of the agenda items, please telephone 8470 8888.

Arabic

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

Chinese

这是市议会会议议程。如需协助了解任何议项，请致电8470 8888。

Greek

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

Hindi

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

Italian

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

Macedonian

Ова е Дневниот ред за состанокот на Општинскиот одбор. За помош во врска со која и да било точка од дневниот ред, ве молиме телефонирајте на 8470 8888.

Nepali

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

Punjabi

ਇਹ ਕੌਂਸਲ ਦੀ ਮੀਟਿੰਗ ਵਾਸਤੇ ਏਜੰਡਾ ਹੈ। ਏਜੰਡੇ ਦੀਆਂ ਕਿਸੇ ਵੀ ਆਈਟਮਾਂ ਸੰਬੰਧੀ ਸਹਾਇਤਾ ਵਾਸਤੇ, ਕਿਰਪਾ ਕਰਕੇ 8470 8888 ਨੂੰ ਟੈਲੀਫੋਨ ਕਰੋ।

Somali

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

Spanish

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

Urdu

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

Vietnamese

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

Table of Contents

Item Number		Page Number
1.	MEMBERSHIP	1
2.	APOLOGIES	1
3.	DISCLOSURES OF CONFLICTS OF INTEREST	1
4.	CONFIRMATION OF THE MINUTES OF PLANNING COMMITTEE	1
5.	CONSIDERATION OF REPORTS	2
5.1	APPLICATION FOR PLANNING PERMIT D/745/2021	2
	700 HIGH STREET THORNBURY	2
6.	OTHER BUSINESS	64
6.1	GENERAL PLANNING INFORMATION: SCHEDULED VCAT APPLICATIONS	64
7.	CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL	80
8.	CLOSE OF MEETING	80

Agenda

1. MEMBERSHIP

Cr. Lina Messina (Mayor) (Chairperson)

Cr. Trent McCarthy (Deputy Mayor)

Cr. Emily Dimitriadis

Cr. Gaetano Greco

Cr. Tom Hannan

Cr. Tim Laurence

Cr. Susanne Newton

Cr. Susan Rennie

Cr. Julie Williams

2. APOLOGIES

3. DISCLOSURES OF CONFLICTS OF INTEREST

4. CONFIRMATION OF THE MINUTES OF PLANNING COMMITTEE

Recommendation

That the Minutes of the Planning Committee Meeting held on 10 October 2022 be confirmed as a correct record of business transacted.

5. CONSIDERATION OF REPORTS

**5.1 APPLICATION FOR PLANNING PERMIT D/745/2021
700 HIGH STREET THORNBURY**

Author: Principal Planner

Reviewed By: General Manager City Sustainability & Strategy

Applicant	Owner	Consultants
C. Kairouz Architects	Walter Stragan	C. Kairouz Architects Infinity Landscape Design EcoHarmony Amber Traffic and Transport Wastewise Environmental

SUMMARY

- The application relates to the proposed construction of a six (6) storey, mixed-use development comprising a ground floor commercial/retail premises, dwellings, office at fifth-floor, a rooftop communal open space area and a reduction in the statutory car parking requirement of fourteen (14) car parking spaces.
- The site is zoned Commercial 1 Zone (C1Z) and is affected by a Development Contributions Plan Overlay – Schedule 1 (DCPO1 – which is currently expired) and the Environmental Audit Overlay (EAO). The site is located in the Principal Public Transport Network Area and Substantial change area under the local housing policy.
- Five (5) objections were received against the application, on the key grounds of neighbourhood character, the overall scale of the proposal, overshadowing, amenity impacts on the adjoining properties and the proposed car parking reduction.
- The proposal is largely compliant with Clause 58 of the Darebin Planning Scheme save some minor variation requests in relation to Standard D7 (Communal Open Space Objective), Standard D20 (Private Open Space Objective) and Standard D26 (Functional Layout Objective).
- The proposal is seeking multiple variations to design standards within the High Street Corridor Land Use and Urban Design Guidelines. In particular, the proposed height and setback variations are supported due to the precedence set by the six-storey building to the south of the site and the existence of a commercial building to the east of the site, as well as the proposal incorporating a high standard of design.
- It is recommended that the application be supported, subject to conditions.

CONSULTATION:

- Public notice was given via two signs posted on site and letters sent to surrounding owners and occupiers.
- The application was referred internally to the following units and officers within Council: Infrastructure and Capital Delivery, Climate Emergency and Sustainable Transport, Environmental Sustainability Officer, City Designer, City Design Unit and the Principal Environmental Risk Officer.

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

Recommendation

That Planning Permit Application D/745/2021 for the construction of a six (6) storey, mixed-use development comprising a ground floor commercial premises, dwellings and an office and a reduction in the statutory car parking requirement 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. When approved, the plans will be endorsed and will then form part of this Permit. The plans must be drawn to scale with dimensions and must be generally in accordance with advertised plans identified as A02, A03, A05.1, A05.2, A05.3, A05.4, A06.1, A06.2, A07 prepared by C. Kairouz Architects, Job No. CKA 21-031 dated 28 March 2022 and L01A, L02A and L03A prepared by Infinity Landscape Architects, Project Number 008.2022, dated 23 February 2022 but modified to show:
 - (a) The location of all plant and equipment (including air-conditioners, condenser units, rainwater tanks, solar panels, hot water units and the like). These are to be:
 - (i) co-located where possible;
 - (ii) located or screened to be minimally visible from the public realm;
 - (iii) air conditioners located as far as practicable from neighbouring bedroom windows or acoustically screened; and
 - (iv) integrated into the design of the building.
 - (b) The lift core and entire central core shifted 200mm towards High Street to enable vehicle maneuverability to be contained entirely within the subject site and rear laneway.
 - (c) The rooftop communal open space area increased to 67.5 square metres.
 - (d) Showers to 50 per cent of dwellings being hobless.
 - (e) Toilets to 50 percent of the dwellings rearranged to allow full compliance with Standard D18 of Clause 58.05-1 of the Darebin Planning Scheme.
 - (f) At least 50 percent of bathrooms having a clear path with a minimum width of 900mm from the door opening to the circulation area to allow full compliance with Standard D18 of Clause 58.05-1 of the Darebin Planning Scheme.
 - (g) The east and west opposing windows to bedrooms facing the light well to be screened in accordance with Standard D15 of Clause 58.04-2 of the Darebin Planning Scheme to the satisfaction of the Responsible Authority.
 - (h) Bedroom 3 to dwellings 1.2 and 2.2 (formerly identified as 'Study') updated to be identified as 'Bedroom 3' respectively, with associated, accurate dimensions.
 - (i) The access corridor from Gooch Street leading to the bicycle parking compound at ground floor having a minimum width of 1.5 metres with all doors on route automated.
 - (j) Internal and external storage units to each dwelling in accordance with Standard D21 of Clause 58.05-4 of the Darebin Planning Scheme.
 - (k) Indicate on the plans water efficient irrigation, connection of irrigation system to rainwater tank or water efficient plant selection.

- (l) The capacity (22kW) of the proposed solar systems must be indicated on the plans and elevations.
- (m) All bathrooms and ensuites must incorporate an openable window or openable skylight or exhaust fans with humidity sensors to allow daylight and ventilation.
- (n) Plans and elevations must demonstrate appropriate external shading to east, west and north facing glazing of commercial areas. Shade structures must not extend more than 150mm beyond title boundaries.
- (o) Notations on plans demonstrating that the Transport 1.4 Bicycle Parking – Non-residential commitment.
- (p) The Urban Ecology 2.1 Vegetation BESS credit to include only turfed or planting areas and no other landscaping elements such as hard paving/pavers (including permeable paving), loose pavers/stepping stones aggregate/pebbles, synthetic grass, decks, pool, RW tanks, or storage sheds. This area must be demarcated on the landscape plan accurately and entry in BESS must be updated accordingly.
- (q) For the non-visible flat roofs and exposed concrete driveway, specification of high SRI paints and materials (SRI>50) to mitigate the urban heat island effect. This must be reflected on plans.
- (r) Any modifications required as a result of the approved Landscape Plan required by Condition No.3 of this Permit.
- (s) Annotations detailing Tree Protection Zone(s), associated tree protection fencing and tree protection measures in accordance with the requirements of Conditions 4 and 5 of this Permit.
- (t) Any modifications required as a result of the approved Sustainability Management Plan (SMP) required by Condition No. 6 of this Permit.
- (u) Any modifications required as a result of the approved Waste Management Plan (WMP) required by Condition No. 6 of this Permit.
- (v) The provision of a Stormwater Management System Plan, including a Water Sensitive Urban Design Plan, in accordance with Standard W1 of Clause 53.18-4 of the Darebin Planning Scheme. Refer to Condition No. 7 of this Permit.
- (w) The provision of a Site Management Plan (SMP) in accordance with Standard W3 of Clause 53.18-6 of the Darebin Planning Scheme. Refer to Condition No. 8 of this Permit.
- (x) Any modifications required as a result of the approved Wind Impacts Assessment or statement required by Condition No. 17 of this Permit.
- (y) Any modifications required as a result of the approved Acoustic Report required by Condition 18 of this Permit.

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

2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
3. Before plans are endorsed under Condition No. 1 of this Permit, an amended Landscape Plan to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. When approved, the Landscape Plan will be endorsed and will then form part of this Permit. The Landscape Plan must be prepared by a suitably qualified person and drawn to scale with dimensions. The Landscape Plan must be generally in accordance with L01A, L02A and L03A prepared by Infinity Landscape Architects, Project Number 008.2022, dated 23 February 2022 but modified to show:

- (a) Tree protection measures in accordance with Condition No. 4 and No. 5 this Permit.
- (b) Any modifications relating to landscaping required as a result of the amended SMP required by Condition No. 6 of this Permit.
- (c) Any modifications relating to landscaping required as a result of the Water Sensitive Urban Design Plan/Report required by Condition No. 7 of this Permit.
- (d) A planting schedule of proposed vegetation detailing the botanical name, common name, size at maturity, pot size and quantities of all plants.
- (e) A diversity of plant species and forms.
- (f) The incorporation of six (6) small canopy trees within the rooftop communal open space area. All canopy trees must have a minimum height of 1.6 metres in 40 litre containers at the time of installation and must incorporate a minimum width of four (4) metres at maturity.
- (g) Annotated graphic construction details showing all landscape applications and structures including tree and shrub planting and raised planter beds.
- (h) The location of all plant and equipment as shown (including air conditioners, letter boxes, garbage bins, lighting, clotheslines, tanks, storage, bike racks and the like).
- (i) Landscape specification notes including general establishment and maintenance requirements.
- (j) 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.

The requirements of the endorsed Landscape Plan must be complied with and implemented to the satisfaction of the Responsible Authority.

The development must not be occupied, unless otherwise approved by the Responsible Authority in writing, until the landscaping works shown on the endorsed Landscape Plan are completed to the satisfaction of the Responsible Authority.

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.

The landscaping shown on the endorsed Landscape Plan must be maintained to the satisfaction of the Responsible Authority, including by replacing any dead, diseased, dying or damaged plants to the satisfaction of the Responsible Authority.

All landscaped areas must be provided with an appropriate irrigation system to the satisfaction of the Responsible Authority.

4. Before the development (including demolition) starts, tree protection fencing (TPF) must be erected in accordance with the following requirements to provide a Tree Protection Zone (TPZ):

Tree*	Location	TPZ (radius from the base of the tree trunk)
Tree 1 - Nature strip tree	Nature strip of Gooch Street	2 metres
Tree 2 – Nature strip tree	Corner of High Street and Gooch Street	2 metres

-
5. The following tree protection measures must be implemented for trees identified in the table to Condition No. 4 of this Permit:
- (a) Tree protection measures must be in accordance with Australian Standard AS4970 – 2009: Protection of trees on development sites or as otherwise approved in writing by the Responsible Authority.
 - (b) Tree protection fencing must be constructed to the satisfaction of the Responsible Authority. The tree protection fence must remain in place until construction is completed or unless otherwise agreed by the Responsible Authority in writing.
 - (c) 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 Tree Protection Zone (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.
 - (d) Except with the written consent of the Responsible Authority:
 - (i) The area within the TPZ and Tree Protection Fencing (TPF) must be irrigated during the summer months with 1 litre of clean water for every 1cm of trunk girth measured at the soil/trunk interface on a weekly basis.
 - (ii) The area within the TPZ of 1 must be provided with 100mm layer of coarse mulch.
 - (iii) No vehicular or pedestrian access, trenching or soil excavation is to occur within a TPZ, save for that allowed to complete the approved development.
 - (iv) No storage or dumping of tools, equipment or waste is to occur within a TPZ.
 - (e) 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.
 - (f) Where applicable to a nature strip tree, a TPZ is confined to the width of the nature strip.
 - (g) Where applicable to a tree on a neighbouring lot, a TPZ only applies where within the site.
 - (h) Before any development (including demolition) starts, all existing vegetation shown on the endorsed plan(s) to be retained must be marked and that vegetation must not be removed, destroyed or lopped without the written consent of the Responsible Authority.
6. Before plans are endorsed under Condition No. 1 of this Permit, an amended Sustainability Management Plan (SMP) and set of plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. When approved, the amended SMP will be endorsed and will then form part of this Permit. The amended SMP must be generally in accordance with the SMP prepared by EcoHarmony dated 1 April 2022 but modified to address the following matters:
- (a) The project maintaining the proposed 58% overall score and meet minimums in Energy (50%), Water (50%), IEQ (50%) and Stormwater (100%) categories in BESS. Should any category fall short of the minimum targets, adjustments must be made to demonstrate that the project meets the BESS minimums.
 - (b) Indication on the plans water efficient irrigation, connection of irrigation system to rainwater tank or water efficient plant selection.

- (c) The capacity (22kW) of the proposed solar systems indicated on the plans and elevations.
- (d) All bathrooms and ensuites incorporating an openable window or openable skylight or exhaust fans with humidity sensors to allow daylight and ventilation.
- (e) The BESS built-in calculation tool removed in relation to all bedrooms that have single windows to the lightwell.
- (f) Details about how 100% of the commercial spaces are naturally ventilated.
- (g) Plans and elevations demonstrating appropriate external shading to east, west and north facing glazing of commercial areas.
- (h) Notations demonstrating that the Transport 1.4 Bicycle Parking – Non-residential commitment is being delivered.
- (i) The Urban Ecology 2.1 Vegetation BESS credit including only turfed or planting areas and cannot include other landscaping elements such as hard paving/pavers (including permeable paving), loose pavers/stepping stones aggregate/pebbles, synthetic grass, decks, pool, RW tanks, or storage sheds. This area must be demarcated on the landscape plan accurately and entry in BESS must be updated accordingly.
- (j) Specification of high SRI paints and materials (SRI>50) for the non-visible flat roofs and exposed concrete driveway, to help mitigate the urban heat island effect. This must be reflected on plans.
- (k) All fabricated structural steelwork being supplied by a steel fabricator/contractor accredited to the Environmental Sustainability Charter of the Australian Steel Institute and minimum of 60% of all reinforcing bar and mesh is produced using energy-reducing processes in its manufacture.

The requirements of the endorsed SMP must be implemented and complied with to the satisfaction of the Responsible Authority.

7. Before plans are endorsed under Condition No. 1 of this Permit, a detailed Stormwater Management System Report to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. When approved, the Stormwater Management System Report will be endorsed and will then form part of this Permit. The report must include:
- (a) Details of how the stormwater management system is designed to meet the current best practice performance objectives for stormwater quality contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999), including:
 - (i) An assessment using an industry recognised stormwater tool;
 - (ii) The type of water sensitive urban design (WSUD) stormwater treatment measures to be used and details of these treatment measures including cross sections, materials, plants and drainage directions;
 - (iii) The location of stormwater treatment measures in relation to buildings, sealed surfaces, neighbouring properties and landscaped areas;
 - (iv) A plan illustrating where all impervious surfaces will be treated and drained;
 - (v) A construction and maintenance schedule;
 - (b) Details of how the stormwater management system contributes to cooling, improving local habitat and providing attractive and enjoyable spaces;
 - (c) Consideration of how the WSUD stormwater treatment measures will integrate with on-site detention requirements.

The requirements of the endorsed Stormwater Management System Report must be implemented and complied with to the satisfaction of the Responsible Authority.

8. Before plans are endorsed under Condition No. 1 of this Permit, a Site Management Plan (SMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Site Management Plan will be endorsed and will then form part of this Permit. The Site Management Plan must be generally in accordance with Melbourne Water's *Keeping Our Stormwater Clean – A Builder's Guide* (2002) and must describe how the site will be managed prior to and during the construction period, including requirements for:

- (a) Erosion and sediment.
- (b) Stormwater.
- (c) Litter, concrete and other construction wastes.
- (d) Chemical contamination.

The requirements of the endorsed Site Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.

9. At the completion of the constructed ground floor level(s), and before the starting of the building frame or walls, a report prepared by a licensed land surveyor to the satisfaction of the Responsible Authority must be submitted to the Responsible Authority, confirming the ground floor level(s). The report must be submitted to the Responsible Authority no later than 7 days from the date of the inspection.

The development must not be occupied until a report prepared by a licensed land surveyor to the satisfaction of the Responsible Authority is submitted to the Responsible Authority, confirming the floor level(s).

10. Before the use starts, an automatic external lighting system capable of illuminating the rear ROW 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 located to prevent any adverse effect on adjoining and nearby land to the satisfaction of the Responsible Authority.

11. The land must be drained to the satisfaction of the Responsible Authority.

12. All guttering, rainheads, pipes including downpipes, fixtures, fittings and vents servicing any building on the site including those associated with a balcony must be:

- (a) concealed in service ducts or otherwise hidden from view; or
- (b) located and designed to integrate with the development,

to the satisfaction of the Responsible Authority.

13. No plant, equipment, services or structures other than those shown on the endorsed plans are permitted above the roof level of the buildings without the prior written consent of the Responsible Authority.

14. Before the development starts a Construction Management Plan (CMP) must be submitted to the satisfaction of the Responsible Authority and approved by the Responsible Authority. When approved, the Construction Management Plan will be endorsed and will then form part of this Permit. The Construction Management Plan must address, without limitation, the following:

- Contact details for key construction site staff including after-hours contact numbers.

- Hours for the construction activity.
 - Measures to control the escape of noise, dust, litter, water and sediment laden runoff from the site.
 - Measures to control mud, crushed rock or other debris being carried onto public roads or footpaths from the site.
 - The protection measures for site features to be retained (e.g. vegetation, retaining walls, buildings, other structures and pathways, etc).
 - On site facilities for vehicle washing.
 - Delivery and unloading points and expected frequency.
 - The location of parking areas for construction vehicles and construction workers vehicles, to ensure that vehicles associated with demolition and/or construction activity cause minimal disruption to surrounding land uses and traffic flows.
 - Any traffic management plans and measures that will be required to allow vehicles to safely access the site and to safely undertake deliveries/works.
 - Management of laneway access during construction.
 - An outline of requests to occupy public footpaths, bicycle paths or roads, and anticipated disruptions to public transport services.
 - The processes to be adopted for the separation, re-use and recycling of demolition materials.
 - The measures for prevention of the unintended movement of building waste and hazardous materials and other pollutants on or off the site, whether by air, water or other means.
 - The measures to minimise the amount of waste construction materials; the provision for the recycling of demolition and waste materials; and the return of waste materials to the supplier (where the supplier has a program of reuse or recycling).
 - Any requirements of the Statement of Environmental Audit Report and/ or Preliminary Site Assessment, including the ongoing management measures as relevant to the construction phase of the development.
 - Any other relevant matters.
15. Before plans are endorsed under Condition No. 1 of this Permit either:
- (a) A contribution must be made (equivalent to four (4) bicycle spaces) to cycling infrastructure near the site (where possible) or within the municipality, or
 - (b) Four (4) ground mounted bicycle parking spaces must be provided on the site in a location conveniently accessible by visitors/patrons.
- Visitor bicycle parking spaces on the site must be installed and maintained to the satisfaction of the Responsible Authority.
16. Before the use commences, the owner/developer must pay a financial contribution (establishment fee of \$1,100) to facilitate the installation of a new car share pod on Gooch Street, in accordance with Council's Car Share Policy, to the satisfaction of the Responsible Authority.
17. The provision of a Wind Impacts Assessment or statement prepared by a qualified professional, confirming either that the development will not have detrimental wind tunnel impacts along Gooch Street and High Street near the subject site; or provision of

recommended measures to ensure wind tunnel impacts are appropriately managed. If further measures are required, details of must be provided and incorporated into the development.

18. Before plans are endorsed under Condition No. 1 of this Permit, an Acoustic Report to the satisfaction of the Responsible Authority must be submitted and approved by the Responsible Authority. When approved, the Acoustic Report will be endorsed and will then form part of this Permit. The Acoustic Report must be prepared by a suitably qualified acoustic engineer and must include recommended acoustic attenuation measures and treatments to ensure that:
- (a) Noise levels associated with the operation of High Street and the ground floor car stackers do not impact adversely on the amenity of the dwellings.
 - (b) Dwellings are designed to achieve the following noise levels:
 - (i) Not greater than 35dB(A) for bedrooms, assessed as an LAeq,8h from 10pm to 6am.
 - (ii) Not greater than 40dB(A) for living areas, assessed LAeq,16h from 6am to 10pm.

Noise levels should be assessed in unfurnished rooms with a finished floor and the windows closed.

- (c) Noise levels within the development (including the operation of plant, mechanical car stackers, roller doors and the use of the car park) do not impact adversely on the amenity of dwellings within the development and neighbouring residential properties.
- (d) The car stackers must be routinely serviced and maintained, including in accordance with the provisions, recommendations and requirements of the endorsed Acoustic Report, to the satisfaction of the Responsible Authority to prevent any adverse effect on adjoining land by the emission of noise.

The requirements of the approved Acoustic Report must be implemented and complied with to the satisfaction of the Responsible Authority.

19. The Waste Management Plan (WMP) to be endorsed and which will then form part of this Permit is the WMP submitted with the application prepared by WasteWise Environmental dated 29 March 2022.

The requirements and management procedures as set out in the approved Waste Management Plan must be implemented to the satisfaction of the Responsible Authority.

If collection occurs offsite, bins will be removed from the street or public road promptly after collection.

The waste storage areas must be screened from public view at all times through approved screening measures, as shown on the endorsed plans.

The waste storage and collection area must not be used for any other purpose and must be maintained in a clean and tidy condition, and free from offensive odour, to the satisfaction of the responsible Authority.

20. The plant and equipment proposed on the roof of the building must be located to be minimally visible from the public realm or screened in a manner that integrates with the design of the development, to the satisfaction of the Responsible Authority.

21. Provision must be made on the land for letter boxes and a slot for newspapers to the satisfaction of the Responsible Authority.
22. Before occupation of the development, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
 - (a) constructed;
 - (b) properly formed to such levels that they can be used in accordance with the plans;
 - (c) surfaced with an all-weather sealcoat;
 - (d) drained;to the satisfaction of the Responsible Authority.
23. Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.
24. Before the occupation of the development all 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, nature strip and kerb and channel to the satisfaction of the Responsible Authority.
25. Before the use commences (or the certification or issue of a statement of compliance under the Subdivision Act 1988); or before the construction or carrying out of buildings and works in association with the use commences, with the exception of buildings or works required to facilitate the undertaking of the PRSA or Audit process:
 - (a) A preliminary risk screen assessment statement in accordance with the *Environment Protection Act 2017* must be issued stating that an environmental audit is not required for the use or the proposed use; or
 - (b) An environmental audit statement under Part 8.3 of the *Environment Protection Act 2017* must be issued stating that the land is suitable for the use or proposed use; or
 - (c) A certificate of environmental audit must be issued for the land in accordance with Part IXD of the *Environment Protection Act 1970*; or
 - (d) A statement of environmental audit must be issued for the land in accordance with Part IXD of the *Environment Protection Act 1970* stating that the environmental conditions of the land are suitable for the use or proposed use.

If an Environmental Audit Statement issued:

- (e) The Environmental Audit Statement including the Environmental Audit Report, must be submitted to the responsible authority within 5 business days of issue, as set out in s 210 of the *Environment Protection Act 2017*.
- (f) All the recommendations of the environmental audit statement must be complied with to the satisfaction of the responsible authority, prior to commencement of use of the site.
- (g) Written confirmation of compliance must be provided by a suitably qualified environmental consultant or other suitable person acceptable to the Responsible Authority.
- (h) Compliance sign off must be in accordance with any requirements in the environmental audit statement recommendations regarding verification of works.

In the absence of a site management order and where there are recommendations on an environmental audit statement require ongoing maintenance and/or monitoring, before the use starts 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. This agreement must be to the effect that except with the written consent of the Responsible Authority all management measures of the site assessment or conditions of the Statement of Environmental Audit issued in respect of the land will be complied with.

Before use starts (or the certification or issue of a statement of compliance under the Subdivision Act 1988), application must be made to the Registrar of Titles to register the section 173 agreement on the title to the land under section 181 of the Act.

The owner must pay the costs of the preparation, execution and registration of the section 173 agreement, including the Responsible Authority's costs and expenses (including legal expenses) incidental to the preparation, registration and enforcement of the agreement.

26. This Permit will expire if either:

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

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

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

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 planning permit may result in the issue of an Enforcement Order against some or all persons having an interest in the site. Non-compliance may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.
- N2. This planning permit is one of several approvals required before use or development is allowed to start on the site. The planning permit holder is required to obtain other relevant approvals and make themselves aware of easements and restrictive covenants affecting the site.
- N3. Amendments made to plans noted in Condition No. 1 of this Permit are the only ones that will be assessed by Council. If additional amendments are made to the plans, they must be brought to the attention of Council as additional planning assessment may be required through a separate planning approval.
- N4. This Planning Permit represents the planning approval for the development of the site and does not represent the approval of other Council departments or statutory authorities. Other approvals may be required before the development allowed by this planning permit starts.

- N5. Numbering on plans should be allocated in a logical clockwise direction and follow existing street number sequence. Please contact Revenue Office on 8470 8888 for further information and assistance.
- N6. This planning permit is to be attached to the “statement of matters affecting land being sold”, under Section 32 of the Sale of *Land Act 1962* and any tenancy agreement or other agreement under the Residential Tenancies Act 1997, for all purchasers, tenants and residents of any dwelling shown on this planning permit, and all prospective purchasers, tenants and residents of any such dwelling are to be advised that they will not be eligible for on-street parking permits pursuant to the Darebin Residential Parking Permit Scheme.

INTRODUCTION AND BACKGROUND

Council records has revealed the following planning and use history for the site

Planning Permit Number	Proposal	Outcome
D/600/2002	Hand car wash.	Planning Permit issued 11 September 2002.
D/600/2002/A	Amendment to hours of operation.	Planning Application Refused 10 January 2005.
D/911/2003	The construction of a carport and the display of non-illuminated business identification signage.	Planning Permit issued on 12 May 2004.
D/911/2003/A	Amendment to the plans	Planning Permit D/911/2003 expired and could not be amended. Amendment application did not proceed.
D/440/2013	Change of use to a food truck premises	A response was never received to Council Request for Further Information. The application subsequently lapsed on 4 September 2013.
D/686/2013	Buildings and works comprising the construction of a food and drink premises (kebab van) on the land.	Planning Application refused on 28 February 2014.
D/179/2014	Buildings and works comprising of a carport, and shed and the display of two (2) business identification signs and one internally illuminated business identification pole sign.	Planning Permit issued 2 January 2015.

Planning Permit Number	Proposal	Outcome
D/546/2016	Change of use for the purpose of a food truck.	A response was never received to Council Request for Further Information. The application subsequently lapsed on 6 March 2017.
D/745/2021 (Pre-Application Meeting)	A pre-application meeting was held on 3/9/2021. The proposal was largely similar in nature to the proposal currently before Council, save for the inclusion of a 7 th level in the earlier version of the plans.	The applicant was advised that the 7th storey would not be supported, and as a result, amended the final proposal was amended to a maximum of six (6) storeys. The applicant also amended the plans to include a variety of recommended alterations as advised by Council's City Designer. This advice is detailed and explored further in this report.

Further to the above Council's Rates records indicate that the site was used circa 1954 for the purposes of Office and Garage.

ISSUES AND DISCUSSION

Subject site and surrounding area

- The subject site is identified as Lot 1 on Title Plan 157206P (Parent Title Volume 06411 Folio 007). The site includes a frontage to High Street of 13.716 metres, a depth along Gooch Street (the northern periphery) of 32.03 metres, a depth along the southern periphery (adjoining the site to the south, 692 High Street) of 32.06 metres and adjoins the rear Right of Way for a length of 13.716 metres. The site incorporates an approximate overall area of 439.54 square metres.
- There is no restrictive covenant on the title for the subject land
- The subject site is located on the eastern side of High Street, on the corner of High Street and Gooch Street.
- The site is located within a recognised activity centre retail/commercial corridor (High Street).

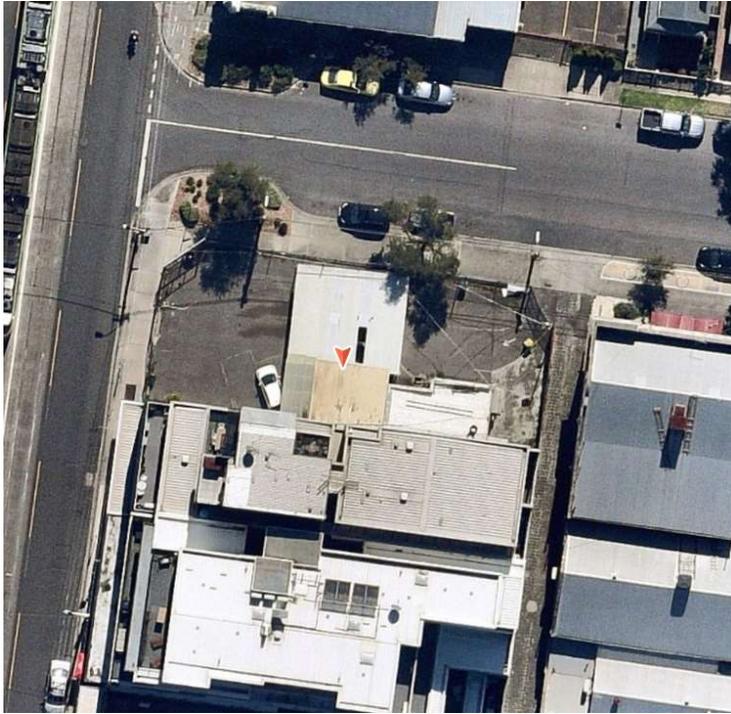


Figure 1: Aerial image of the subject site taken from Nearmap dated 14 September 2022

- The subject site is a largely vacant lot save a single-storey brick building and associated canopy which was previously utilised by a business titled 'ART Hand Car Wash and Detailing':
- To the north of the site is 710 High Street, improved by the historic Salvation Army Hall and Salvation Army Thornbury Corps Church, located on the adjacent corner of High Street and Gooch Street. This site is protected under Heritage Overlay HO285 (*Salvation Army Hall and Sunday School*).
- 692 High Street interfaces with the subject site's southern boundary. This site contains a six (6) storey, mixed use development comprising a commercial component at ground and first floor and residential dwellings above.
- To the east of the site is 2 Gooch Street, on the opposite side of the rear Right of Way, which is improved by a double storey commercial building. The building is located within a Heritage Overlay (HO283), identified as the *former UFS Dispensary*, currently utilised as an adult ballet school.
- To the west of the site are a collection of four (4), attached, commercial and mixed-use buildings. A single-storey food and drink premises (757 High Street) is located on the corner of High and Smith Street and a double storey building comprising a pharmacy at ground floor level is located at 755 High Street. Further south, the adjoining building at 753 High Street is improved by a three (3) storey building comprising a medical centre at ground floor level and residential dwellings at first and second floor levels. The final building in the row of four is 751 High Street which includes a double storey building for which the current associated use is unclear.
- There are varying parking restrictions located along this section of High Street, including 1-hour parking areas, clearway zones and no-standing zones. There are 1-hour parking restrictions located along Gooch Street.
- The site has convenient access to a variety of public transportation options including the Route 86 tram (with a tram stop fronting 688-690 High Street), Route 11 Tram running along St Georges Road, Bus Route 510 running along Normanby Avenue and

Thornbury Railway Station located approximately 390 metres away from the subject site.

Proposal

It is proposed to construct a six (6) storey, mixed-use development comprising a ground floor retail premises, dwellings and an office and a reduction in the statutory car parking requirement, specifically comprising:

- A 124 square metre retail/commercial premises at ground floor level.
- Four (4) dwellings at the first-floor level consisting of three (3), two (2)- bedroom dwellings and one (1), three (3)-bedroom dwelling.
- Four (4) dwellings at the second-floor level consisting of three (3), two (2)- bedroom dwellings and one (1), three (3)-bedroom dwelling.
- Four (4) dwellings at the third-floor level consisting of two (2), two (2)- bedroom dwellings and two (2), one (1)-bedroom dwellings.
- Three (3) dwellings at the fourth-floor level consisting of one (1), three (3)-bedroom dwelling and two (2), two (2)-bedroom dwellings.
- A 250 square metre office premises at the fifth-floor level.
- A 60 square metre communal open space area at the rooftop level.
- Fifteen (15) car parking spaces. The application is seeking a total car parking reduction of fourteen (14) spaces.
- A total of nineteen (19) bicycle spaces on the ground floor for use by residents and staff and an additional four (4) bicycle spaces provided adjacent to the site within Gooch Street to be utilised by visitors and customers.

Objections summarised

Five (5) objections were received against the application with the predominant concerns raised relating to:

- Overall built-form, scale and neighbourhood character;
- Car parking reduction;
- Overshadowing and reduced sunlight;
- Possible damage and impacts to the rear laneway;
- Safety and noise from construction;
- Overlooking and privacy;
- Laneway access; and
- Potential wind tunnel impact on the laneway.

Officer comment on summarised objectionsVisual bulk/neighbourhood character concerns/adverse visual impacts

An assessment of the proposal's height, bulk and built-form has been undertaken below. The assessment of the height and built form relies on the requirements of Clause 22.05, 22.06 and Clause 58 of the Darebin Planning Scheme, as well as the views of Council's City Designer who has supported the overall height, form, setbacks and the architectural expression of the proposal. Overall, the context of the subject site warrants the six (6) storey height of the proposal on balance of the considerations below.

The Darebin Planning Scheme identifies the High Street spine as an area where substantial change and development is intended to occur and as a suitable location within Darebin to accommodate the current and projected population growth. This is set out at Clause 21.03 Darebin Housing Strategy 2013 (revised 2015) and within Clause 22.05 High Street Corridor Land Use and Urban Design policy which envisages higher built form along the High Street corridor.

From the point of view of the physical context of the site, the building height of six (6) storeys is acceptable given the site's corner location with no abuttal to residential properties and the existence of a six-storey mixed-use building adjoining to the south. Gooch Street to the north and High Street to the west provide for a separation of the building form from the dwellings and commercial buildings nearby. Along the immediate section of High Street, existing five (5) to six (6) storey buildings can be found, as well as the existence of a seven (7) storey building located at 642 High Street to the south of the subject site meaning the height of the proposal coupled with its robust and contemporary design, will allow for a positive contribution to the streetscape.

Furthermore, the built form appropriately delineates a three-storey podium to continue the prevailing street wall expression of adjoining and surrounding lower scale buildings. The upper floors are visually more recessive and clearly distinguishable from the street wall.

The proposed car parking reduction

The application has been referred to Council's Climate Emergency and Sustainable Transport Unit who do not object to the proposed car parking reduction. The car parking spaces on site would be allocated as follows:

- Zero (0) car parking spaces provided to each of the one (1) bedroom dwellings;
- One (1) car parking space provided to each of the two (2) and three (3) bedroom dwellings;
- The remaining two (2) car parking spaces provided to the office component of the proposal.

Council's traffic engineers have advised that subject to a condition that a shared parking bay is provided in conjunction with the proposal, the proposed reduction is acceptable.

As the site is located within the *Principal Public Transport Network* area, there is no statutory requirement to provide parking for residential visitors and a lesser rate of parking is required for office and retail uses under the Darebin Planning Scheme. It is evident that there are a number of alternative transportation options within close proximity to the subject site, with the following public transportation services located within the vicinity of the site:

- Thornbury Railway Station, located approximately 400 metres northwest of the site.
- Tram Route 86 (Bundoora RMIT to Waterfront City Docklands) operates along High Street at the site frontage with stops provided on both sides of the road approximately 20 metres south of the site.
- Tram Route 11 (West Preston to Victoria Harbour Docklands) operates along the central median of St Georges Road approximately 600 metres west of the site.
- Bus 510 (Essendon Station to Ivanhoe Station via Brunswick and Northcote and Thornbury) operates along Clarendon Street approximately 160 metres south of the site.
- Bus 552 (Northcote Plaza via High Street) operates along Dundas Street approximately 640 metres north of the site.

Additionally, on-road bicycle lanes are provided on both sides of High Street, Darebin Road, and St David Street within the vicinity of the site. A shared path is also provided within the centre of St Georges Road which links with nearby cycle trails and provides a link to the Melbourne CBD. These bicycle access routes will allow for additional alternative transportation options coupled with the number of bicycle parking spaces which would be provided with this development.

Overshadowing and reduced sunlight

The impacts of overshadowing do not form part of the planning assessment for this particular application for an apartment/mixed use development specifically (such as would be the case if the proposal was subject to a Clause 55 assessment for a townhouse development). This is due to the fact that the predominant controls on the site relate to Clause 58, the Commercial 1 Zone and Clause 22.05 – High Street Corridor Land Use and Urban Design Policy which do not require the consideration of overshadowing impacts. Although, the Commercial 1 Zone and Clause 22.06 do call for consideration of potential shadowing impacts and these are discussed under the above-mentioned policies.

The adjoining site to the south includes an existing, six storey mixed-use building, to the west and north are High Street and Gooch Street respectively, and to the east is 2 Gooch Street, on the opposite side of the Right of Way, which is improved by a double storey commercial building. Due to the site's specific location and existing adjoining premises, the development is unlikely to cause an increased level of detriment of overshadowing particularly to any existing residentially utilised premises. Although the adjoining residential development (apartments) to the south appear to have a light court and balconies on the third and fourth level which may be impacted by overshadowing, the fourth level balcony appears to be deep enough to ensure it has not borrowed amenity from the subject site; the remaining balconies located on the common boundary will receive sunlight from the west. It is noted that no objections were received from owners or occupiers of the site to the south.

The full suite of shadow diagrams were not included with the originally advertised plans and associated documentation. The shadow diagrams provided were in relation to 9am, 10am and 11am. Consequently, objectors were provided with a full set of shadow diagrams at hourly intervals from 9am through to 3pm. This did not result in the withdrawal of any received objections.

Possible damage and impacts to the rear laneway

This is a matter at the Building permit stage which is picked up through the asset protections process and other legislation.

Safety and noise concerns in relation to construction and operation

Noise from trucks etc. during the construction phase of development is a temporary and unavoidable consequence of development and not a reason to refuse a development. Furthermore, noise and other related matters during the construction phase are regulated by the EPA and will also be picked up in the Construction Management Plan to be requested via conditions.

The proposed uses are a mix of residential, commercial and office, located in Commercial Zone on a busy, arterial road. Their associated noise impacts will be consistent with those normal to a development located in a zone such as this.

Impact on laneway access

Any closure of the rear laneway for construction purposes would be subject to approval by Council's Climate Emergency and Sustainable Transport Department. This entails the submission of a Traffic Management Plan and the assurance that residents requiring access via the laneway can be provided with access at any point that it may be required.

Potential wind tunnel impact on the laneway

A condition of approval will require the submission of a Wind Impacts Assessment or statement prepared by a qualified professional, confirming either that the development will not have detrimental wind tunnel impacts along Gooch Street and High Street near the subject site; or provision of recommended measures to ensure wind tunnel impacts are appropriately managed. If further measures are required, details of must be provided and incorporated into the development.

PLANNING ASSESSMENT**Planning Policy Framework**

The starting point with respect to policy analysis is relevant Planning Policy Framework. The comprehensive redevelopment gathers widespread support from State policy, in particular:

- Clause 11.02-1S seeks to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.
- Clause 15.01-1S sets out urban design guidance to achieve a high-quality built environment and public realm.
- Clause 16.01-1S seeks to encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.
- Clause 17.02-1S encourages development that meets the community's needs for retail, entertainment, office and other commercial services and provides adequate supply of commercial land in appropriate locations.

On consideration of the above policy, it is evident that the subject site is well located and is presently underutilised and therefore is suitable for redevelopment that facilitates a mixture of residential and commercial uses.

The question therefore becomes one of execution and the form, scale and intensity of the redevelopment response. The provisions of the Local Planning Policy Framework provide further guidance on these matters.

Clause 21.03 - Darebin Housing Strategy

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

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

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

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 Substantial Change Areas generally display one (1) or more of the following characteristics:

- Have an evolving character where there is an eclectic mix of new and old forms of architectural style and housing typologies. This includes more recent apartment developments at higher densities and in mixed-use formats.
- Are identified locations for increased residential densities to support economic investment and growth in the La Trobe National Employment Cluster.
- Are within or immediately adjacent to activity centres that possess superior access to the Principal Public Transport Network.
- Have a frontage to a strategic corridor.
- Are generally within 400 metres of a train station or tram route.

The proposed development of a six (6) storey mixed-use building allows for an acceptable level of development envisaged in this context, given the site area and location and in proximity to services and public transport.

Complies

Clause 22.05 High Street Corridor Land Use and Urban Design Design Guidelines – All Precincts

Where vehicular access to the site is obtained by a laneway, the laneway is to be widened to 6 metres.

This particular design guideline is one which is difficult to request and/or enforce, as well as in this particular instance, it would likely be an impractical request. However the intention is to ensure the laneway is sufficiently wide to ensure convenient vehicle access and manoeuvrability. The existing laneway includes two multi-level, mixed use developments both located directly south of the subject site at 692 and 688 High Street, which are both built to the boundary of the laneway.

The existing laneway incorporates a width of three (3) metres. In the current design of the proposal a B85 vehicle would require partial manoeuvrability occurring on public land. As a result, the permit will be conditioned to require the lift core and entire central core shifted 200mm towards High Street to enable vehicle maneuverability to occur entirely within the subject site and rear laneway without encroaching into the footpath area on Gooch Street. This ensures adequate aisle width, including the laneway of 3 metres, for convenient vehicle manoeuvrability as deemed acceptable by Council's traffic engineers.

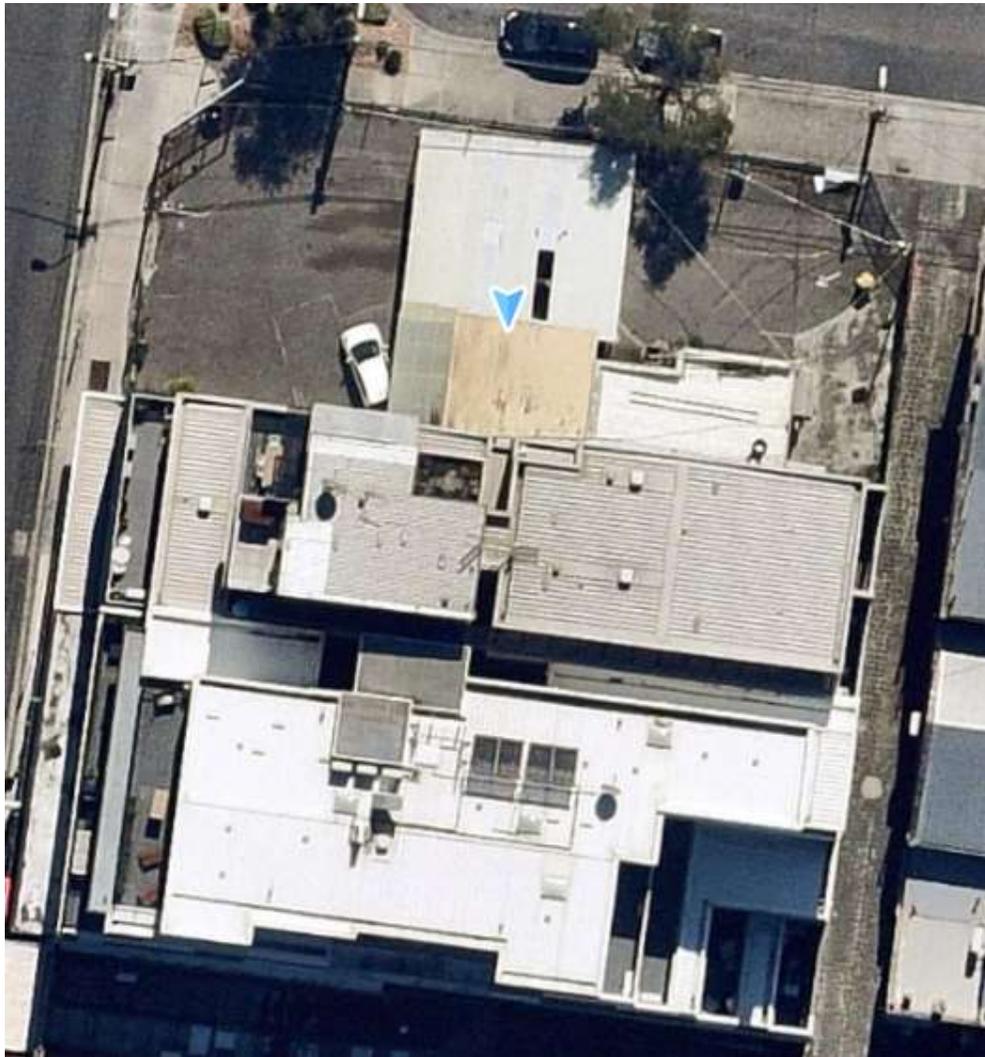


Figure 2 – Aerial image of 700 High Street (Nearmap, 14 September 2022)

Requiring the laneway to be widened to six (6) metres for the width of the rear of 700 High Street, up to the boundary with 692 High Street, would not serve as either functional nor provide additional benefit. It would concurrently be impractical to have the full length of laneway interface widened for a length of 13.716 metres and then to retain its original width for the remainder of the laneway. This may be a design aspect which could be implemented into a proposal adjoining a laneway which does not include adjoining major existing developments built to the boundary of the laneway, however, in relation to the application in question, it is neither practical nor necessary.

New development is required to have rear setbacks adjacent to residential properties in accordance with the diagrams below:

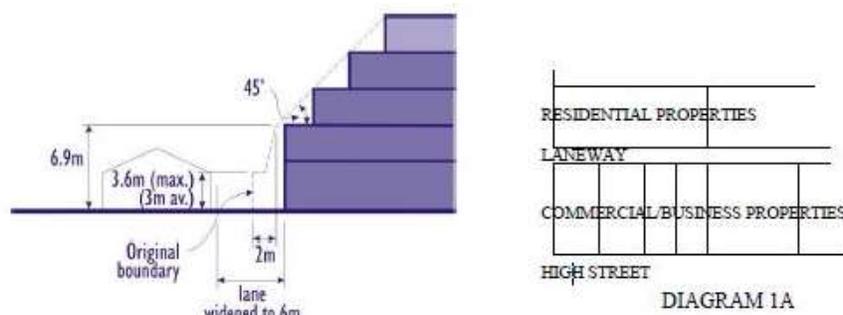


Figure 3 – Diagram 1A in Clause 22.05

The proposal does not incorporate the above required setbacks. The rear setback requirements are in relation to adjacent residential properties. The property located due east of the subject site is 2 Gooch Street, which includes a double storey commercially operated building. The building is located within a Heritage Overlay (HO283), identified as the *former UFS Dispensary*.

The adjoining eastern building incorporates a sheer double storey form and is built to the boundary of the adjoining laneway predominantly as blind walls (no windows). The building does not include any secluded private open space areas which may be impacted by the overshadowing of the proposal and importantly, acts as a barrier between the proposal and the residential dwelling at 6 Gooch Street. The proposed development does not pose an amenity threat to No.2 Gooch Street in its current form. Regarding impacts to potential redevelopment of No.2 Gooch Street, it is not anticipated that the proposal will unreasonably impact on its development potential in the future. The zoning of 2 Gooch Street (General Residential Zone) will not allow an overall height of more than three storeys, or 11.0 metres. This, coupled with the three (3) metre buffer from the laneway, is unlikely to impact on any future development potential of the site. It is considered that equitable development opportunity of the adjoining eastern property will not be unreasonably impacted.

Buildings with street frontage are to maintain a street wall height of 8-10 metres with upper levels set back

The application seeks a variation to the this, as the application proposes a three-storey street wall height of 12.3 metres, setback above that. The application (at pre-application stage) originally proposed a four-storey street wall height, with the upper levels setback. Regarding this design component, Council’s City Designer advised the applicant to “provide a 3-storey street wall to appropriately respond to the High Street policy, High Street context and heritage building at rear”. The permit applicant successfully implemented this design aspect at formal application stage:



Figure 4 – Previous iteration of the proposal for the subject site



Figure 5 – Revised proposal for the subject site in relation to the application in question

Comparing the previous design iteration (at pre-application stage) to the current design, there is a reduction in both overall height (from seven (7) storeys to six (6)) and the one level reduction in the wall height.

These changes remove the sense of an imposing building to one which allows for a transition in height and does not look out of place in the context of the existing streetscape built-form.

The slight variation is appropriate having regards to the context of the site and the immediate area, as well as when being considered against the *Darebin Good Design Guides for Apartment Development*.

Where preferred building height is expressed as a number of storeys, the ground floor storey is expected to be up to 4 metres high and storeys above ground floor to be 3 metres high.

The application is seeking a variation to the above design parameter, whereby the ground floor storey is proposed at 4.61 metres in height, with each storey above proposed to be 3.2 metres in height. This minor variation is acceptable in the context of the existing streetscape, particularly as the ground floor component is broken up through the inclusion of the weather protective awning which is to be 3.01 metres in height, placed to match the height of the existing awning to the building adjoining due south (692 High Street), as recommended by Council’s City Designer, and successfully incorporated into the proposal (refer to figures 11, 12 and 13):

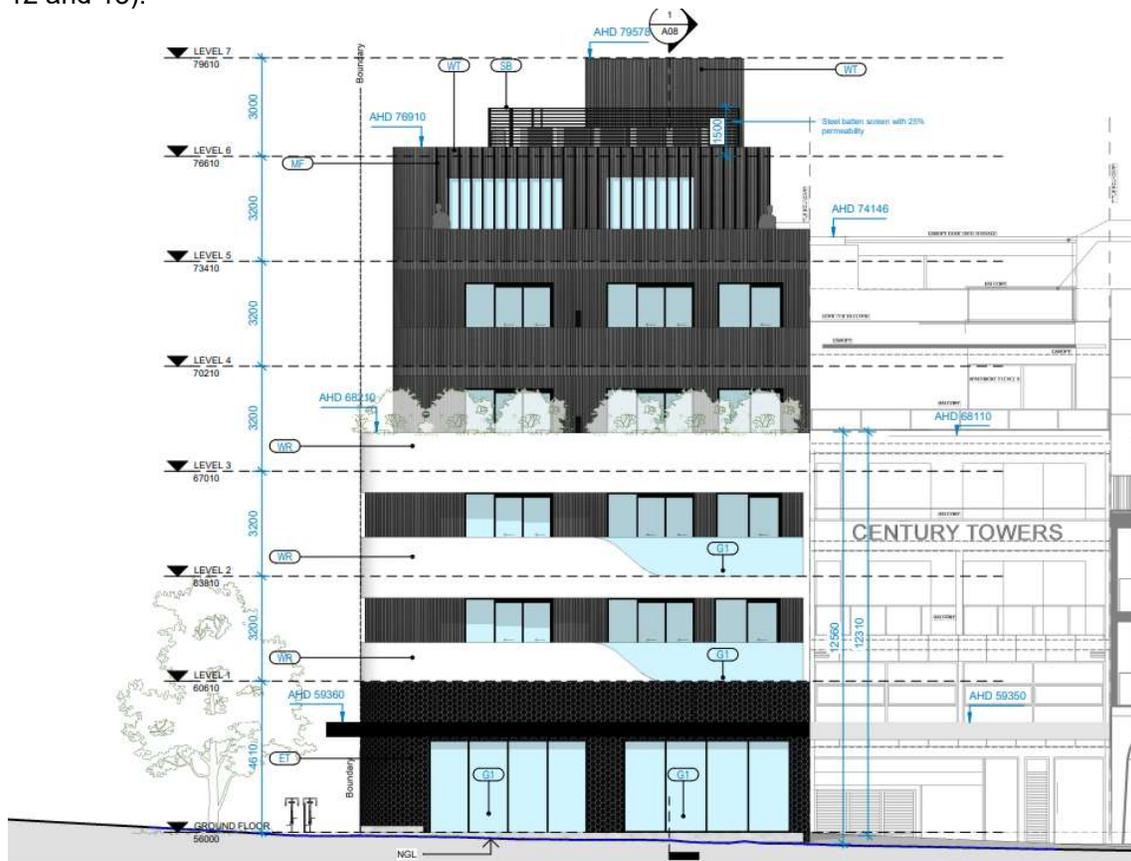


Figure 6 – Proposed streetscape elevation of the proposal in question

The subject site is located within Precinct 6: Thornbury Central of the High Street Corridor Land Use and Urban Design Policy

Within this precinct, it is policy:

- To encourage the redevelopment of this area for ground floor showroom uses and residential uses primarily above and behind.

- **To provide for office uses at ground floor level.**
- **To discourage small scale retail uses from locating in this area, other than to provide small scale convenience shops that serve the immediate locality.**
- **To ensure new development is designed to protect the amenity of adjoining residential properties**

Although the proposal allows for a generally small ground floor commercial component of 124 square metres, and thus could be identified as a 'small scale retail use', it is unlikely to be viewed as an oddity within the streetscape. The area set aside for retail floor space is commensurate with the overall site area where retail objectives are required to be balanced against building services, utility, access, vehicle/bicycle parking and entry areas that are required to be located at ground floor. The development complements the commercial area available at ground floor with additional space for office space at the 6th level, thereby providing an overall acceptable level of office/retail uses on the site to contribute to the ongoing viability of the commercial centre in this part of High Street.

There are a variety of small ground floor retail premises located along this section of High Street, which have been in operation for many years. Given this precedent and the above factors, the proposed retail component is deemed acceptable. A commercial component of this size is acceptable despite the policy objectives, given the above factors.

Residential dwellings are to be located on all floors above, apart from the fifth floor. The location of office above ground floor is an acceptable design response given the overall site area being limited. Additionally, the design and, more specifically, the location and proximity of the site and adjoining properties will ensure that the immediate residential area will not be detrimentally impacted by the proposal.

Precinct 6: Thornbury Central Design Guidelines

Buildings are not to exceed five (5) storeys.

Buildings over 8 metres in height are:

- **To be built to the front and side boundaries up to a height of between 8 and 10 metres above ground level, and then set back a minimum of 1.5 metres from the front boundary per floor**
- **To include measures (such as contrasting external wall materials) to ensure any part of the building above and set back from the front wall is visually recessive.**

On balance, the building height of six (6) storeys has been assessed and has been found to be acceptable in its immediate context. This is particularly given the corner location with no abuttal to residential properties and the existence of a six-storey mixed-use building adjoining to the south of the subject site. Gooch Street to the north and High Street to the west provide for a separation of the building form from the dwellings on the north-east side of Gooch Street and commercial buildings nearby. The Darebin Planning Scheme under various policy headings (as discussed throughout this report) identifies the High Street spine as an area where substantial change and development is intending in the future and it has generally been identified as a positive location within Darebin for accommodating the current and projected population growth.

Along the immediate section of High Street, existing five (5) to six (6) storey buildings can be found, as well as the existence of a seven (7) storey building located at 642 High Street meaning the height of the proposal coupled with its robust and contemporary design, will allow for a positive contribution to the streetscape.

Further, due to the application's positive design response having regards to the *Darebin Good Design Guide – Apartment Development*, and robust material utilisation, the proposal, despite its requested variations, will not appear as an obtrusive, dominant built-form on the streetscape. The built form is suitable for a corner location and will provide a robust anchor to the High Street and Gooch Street intersection.

Complies with objectives

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

The below assessment is to be read in conjunction with the requirements of Clause 58 and the assessments above and below, where considerations are repeated.

Design & Materials

The application proposes an overall positive design with strong internal amenity, incorporating desirable architectural components such as the proposed northern wrap-around balconies and three (3) storey street wall.

The development provides a high-quality design with robust materiality. Consequently, the application has received support from Council's City Designer who has outlined that the proposal successfully responds to the *Darebin Good Design Guide – Apartment Development* and would be a welcome design additional to the streetscape.

Building Height

The building height of six (6) storeys is acceptable in its immediate context given the corner location with no abuttal to residential properties and the existence of a six-storey mixed-use building adjoining to the south of the subject site. Gooch Street to the north and High Street to the west provide for a separation of the building form from the dwellings and commercial buildings nearby.

Along the immediate section of High Street, existing five (5) to six (6) storey buildings can be found, as well as the existence of a seven (7) storey building located at 642 High Street meaning the height of the proposal coupled with its robust and contemporary design, will allow for a positive contribution to the streetscape.

Further, due to the application's positive design response having regards to the *Darebin Good Design Guide – Apartment Development*, and robust material utilisation, the proposal, despite seeking variations, will not appear as an obtrusive, dominant built-form on the streetscape.

Dwelling Diversity

The proposal provides a range of dwelling sizes and types, incorporating one (1), two (2) and three (3) bedroom dwellings, which is acceptable.

Overshadowing

Clause 22.06 does require consideration of overshadowing impacts, as does the Commercial 1 Zone. Based on the information submitted with the application, the development does not result in an unreasonable level of overshadowing of adjoining private open spaces to the south or have a direct impact on secluded private open space areas on other sites which are remote from the subject site.

Although the adjoining residential development (apartments) to the south appear to have a light court and balconies on the third and fourth level which may be impacted but overshadowing, the fourth level balcony appears to be deep enough to ensure it has not borrowed amenity from the subject site and the proposed development provides a simultaneous light court opposite the balcony to respect and protect the amenity of the adjoining development. The remaining balconies located on the common boundary will receive sunlight from the west. It is noted that no objections were received from owners or occupiers of the site to the south.

Clause 22.12 Environmentally Sustainable Development

In accordance with Clause 22.12-4, an application must be accompanied by a Sustainability Management Plan (SMP) as specified in Table 1 of the Clause.

Type of Development	Application requirements	Example tools
10 or more dwellings	Sustainability Management Plan (SMP)	BESS Green Star MUSIC STORM

The application has been accompanied by an SMP which is considered satisfactory by Council’s ESD Officer, subject to conditions.

Clause 34.01 - Commercial 1 Zone

Clause 34.01-8 (Decision Guidelines – Buildings and Works)

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

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

The proposal, being located on a corner site, will not impede on the movement of pedestrians and cyclists. Further, the application proposes a large number of bicycle parking spaces (23 spaces) well in excess of the numerical requirement. Consequently, the proposal will strongly encourage active modes of transport. Additionally, a Waste Management Plan has been submitted to Council, referred to Council’s Waste Management Unit and found to be satisfactory.

Complies

- **The provision of car parking.**

The proposed number of car parking spaces and associated car parking reduction have been deemed acceptable by Council's Climate Emergency and Sustainable Transport Unit. This is due to the fact that the proposal allows for a number of bicycle parking spaces in excess of the statutory requirement and is well serviced by way of alternative modes of public transportation. Council's traffic engineers have recommended the inclusion of a condition requiring a shared parking bay in associated with the development, which will be included as a condition of any approval. The offsets such as bicycle parking on site, bicycle parking contribution to the public realm for shoppers/visitors (to be requested via conditions), the availability of public transport, extensive cycling routes, parking restrictions in the area and the activity centre location of the site supports the sought waiver.

Complies subject to conditions

- **The streetscape, including the conservation of buildings, the design of verandahs, 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.**

No structure located on the subject site is one which is impacted by any Heritage Overlay, nor one which has been identified as being recommended for conservation. As such, its demolition is supported. As recommended by Council's City Designer, the proposed verandah/awning along High Street has been designed to match the height of the existing awning located at the site to the south (692 High Street) allowing for adequate weather protection of residents, patrons and pedestrians alike. The treatment and presence of the ground floor commercial component along High Street and access along Gooch Street will allow for the appropriate activation of both frontages.

Complies.

- **The storage of rubbish and materials for recycling.**

The application has been accompanied by a Waste Management Plan, which has been referred internally to Council's Environmental Operations Unit and found to be satisfactory.

Complies.

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

These responsibilities will be those of any associated Owner's Corporation of the overall development.

Complies.

- **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.**

The land to the south is an existing, six storey mixed-use building in the Commercial 1 Zone; to the west and north are High Street and Gooch Street respectively, and to the east is 2 Gooch Street, on the opposite side of the Right of Way, which is improved by a double storey commercial building in the General Residential Zone and Heritage Overlay. Due to the site's specific location and the nature of existing adjoining uses, the development is unlikely to cause an increased level of detriment of overshadowing or overlooking particularly to any

existing residentially utilised premises located within a General Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

Complies.

- **The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.**

There are no adjoining rooftop solar energy systems which will be impacted by this proposal.

Complies.

- **The availability of and connection to services.**

The subject site is adequately located in order to provide a range of services and amenities, being located on a busy road within a Commercial 1 Zone.

Complies.

- **The design of buildings to provide for solar access.**

The location (on a corner) and the floor-plate layout of the proposal allows for an adequate level of solar access to each dwelling.

Complies.

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

Please see assessment further in report.

Clause 45.03 – Environmental Audit Overlay

The site is affected by the Environmental Audit Overlay which identifies the site as having potential for contamination.

The purpose of the overlay is to ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.

In accordance with the provisions of the overlay the following requirement will be included as a condition of any approval:

Before the construction or carrying out of buildings and works in association with the approved uses commence the following must be satisfied:

- An environmental audit statement under Part 8.3 of the *Environment Protection Act 2017* must be issued stating that the land is suitable for the use or proposed use; or
- A certificate of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970; or
- A statement of environmental audit must be issued for the land in accordance with Part IXD of the Environment Protection Act 1970 stating that the environmental conditions of the land are suitable for the use or proposed use.

Clause 52.06 - Traffic and car parking matters

Car Parking Demand

The proposed development generates the following statutory car parking demand as per *Clause 52.06-5 of the Scheme*:

Use	Rate	Number / Area	Requirement
Dwelling	1 to each 1& 2 bedroom dwelling	12 one & two bedroom dwellings	12
	2 to each 3 bedroom dwelling	3 three bedroom dwellings	6
Dwelling Visitor	N/A, as located within the PPTN	0	0
Shop	3.5 car spaces to each 100sqm of leasable floor area	124sqm	4
Office	3.0 spaces to each 100sqm of net floor area	250sqm	7
Total Requirement			29

Car Parking Allocation

Car parking is proposed to be allocated as follows:

Land Use	Parking Provision	Parking Provision Rate	Parking Reduction
One-bedroom dwellings	0 spaces	0 spaces per dwelling	2 spaces
Two-bedroom dwellings	8 spaces	0.80 spaces per dwelling	2 spaces
Three-bedroom dwelling	3 spaces	1 space per dwelling	3 spaces
Shop Staff	1 space	0.81 spaces per 100sqm	3 spaces
Shop Customers	0 spaces	0 spaces per 100sqm	
Office Staff	3 spaces	1.2 spaces per 100sqm	4 spaces
Office Visitors	0 spaces	0 spaces per 100sqm	
Total	15 spaces	-	14 spaces

The applicant seeks a reduction of fourteen (14) car spaces.

Car Parking Assessment

In conjunction with Council's Climate Emergency and Sustainable Transport Unit, the proposed number of car parking spaces and associated car parking reduction have been deemed acceptable. This is on balance of a number of considerations, including that the proposal provides bicycle parking spaces in excess of the numerical requirement and is well

serviced by way of alternative modes of public transportation. Council's traffic engineers have recommended the inclusion of a condition requiring a shared parking bay in associated with the development, which will be included as a condition of any approval.

More specifically, the overall reduction is acceptable and car parking spaces are provided to Council's satisfaction for the following reasons:

- The site has excellent access to public transportation infrastructure, including trains, trams and buses, and the use of public transport is considered a viable alternative to private motor vehicle use in this location.
- The relatively small size of the commercial component will likely generate a short-term parking demand. Thus, it would be reasonable to expect this demand will be accommodated on the streets nearby to the site. Council's transport engineers raise no objection to the reduction in the provision of carparking.
- The site's proximity to public transport and walking and cycling routes justifies a reduction of parking.
- Any overspill of parking can be readily accommodated within available on-street parking areas and would not be considered to represent any adverse impact upon the amenity of the surrounding area, noting the long-term parking demands associated with residents and some staff will be accommodated on-site.
- Adequate bicycle parking is provided on site (see below).

Car Parking Design Assessment

The proposed car parking layout is generally acceptable, or can be conditioned to comply with the relevant requirements as follows:

- Accessways have appropriate dimensions to allow for vehicles to enter and exit the site.
- Car parking spaces and aisle width are provided require conditioning to be in accordance with Clause 52.06-9 – Design Standard 2. The existing laneway incorporates a width of three metres. In the current design of the proposal, a B85 vehicle whilst ingressing into the site would require partial manoeuvrability of a B85 vehicle occurring on public land. As a result, the permit will be conditioned to require the lift core and entire central core shifted 200mm towards High Street to enable vehicle maneuverability entirely within the subject site and rear laneway. This ensures adequate spacing for vehicle manoeuvrability and has been deemed acceptable by Council's traffic engineers.

Mechanical Stacker Parking

The proposal is to utilise mechanical car parking stackers. The car stacker arrangement is outlined is as follows:

- The car stacker bays have been provided with a useable platform width of 2.7 metres.
- The stackers have been provided with a pit length of 11.2 metres (which includes an additional 300mm for the columns) which can accommodate a vehicle length of 5.0 metres.
- A minimum floor height of 3.65 metres is provided beneath the stackers to accommodate vehicle heights of 1.9 metres on the ground floor platforms and 1.5 metres on the upper platforms.

The specified stacker system and arrangement on the site, including dimensions and setbacks has been assessed and considered to be acceptable.

Traffic Impact

The applicant has submitted a traffic impact assessment of the proposed development which has been deemed acceptable by Council’s Climate Emergency and Sustainable Transport Unit, based on the decision guidelines of Clause 52.06-7 of the Darebin Planning Scheme.

The utilisation of the existing laneway is a preferred rather than an unreasonable outcome as it minimises crossover openings to High Street and Gooch Street and protects the supply of on-street car parking in accordance with Council’s Crossover policy. A survey undertaken by Amber Traffic Engineers recorded that, on 10 February 2022 from 7:30am to 9:30am and from 4:30pm to 6:30pm, the laneway recorded 2 vehicle movements in the morning peak and 1 vehicle movement in the evening peak. It is determined that the laneway currently experiences a low level of traffic, with the amount of traffic incorporated as a result of this development to be reasonable and expected for a site such as this in this type of location. The site is expected to generate the following traffic volumes within the laneway during the morning and evening peak periods:

	AM Peak	PM Peak
Inbound	5	4
Outbound	4	5
Total	9	9

The site is expected to generate nine (9) vehicle movements within the laneway and a minimal number of vehicle movements on the surrounding road network associated with customers and visitors during the morning and evening peak hours.

Accordingly, the laneway has the capacity to accommodate the minimal increase in traffic volumes generated by the proposal.

Clause 52.34 - Bicycle Parking

The proposal generates the following statutory bicycle parking requirements:

Use	Rate		Employee / Resident Requirement	Visitor / Shopper Requirement
	Employee / Resident	Visitor / Shopper		
Dwelling (four or more storeys)	1 resident space to each 5 dwellings	1 visitor space to each 10 dwellings	2 3 (5)	0
Shop	1 employee space to each 600sqm of leasable floor area if the leasable floor area exceeds 1000 sqm	1 shopper space to each 500 sqm of leasable floor area if the leasable floor area exceeds 1000sqm.	0	0

Office	1 employee space to each 300 sqm of net floor area if the net floor area exceeds 1000 sqm	1 visitor/shopper space to each 1000sqm of net floor area if the net floor area exceeds 1000sqm	0	0
Total Requirement			5	0

The applicant has proposed to provide 23 bicycle parking spaces, including four (4) on street spaces, for residents, staff and residential visitors. This is a significant oversupply of bicycle parking when measured against the requirements of the Darebin Planning Scheme and is therefore acceptable.

The bicycle parking provided is in a range of configurations including at-grade and hanging style racks.

Bicycle parking is located at ground floor and conveniently accessible from Gooch Street. Confirmation that the access corridor to the bike parking compound is at least 1.5 metres wide and that all doors leading from the street to the bike-hold area are automated, is to be requested via conditions.

Waste Management

The applicant seeks to rely on private contractor collection for both residential and commercial waste. Given the scale of the development and accessibility, this is considered appropriate and the submitted waste management plan has been deemed acceptable by Council’s Waste Management Unit.

Clause 58 Assessment

The following sections provide discussion on fundamental areas of Clause 58 including variations of standards and matters informing conditions of the recommendation above.

Clause 58.03-2 D7 Communal open space

A development of 10 or more dwellings should provide a minimum area of communal outdoor open space of 30 square metres.

If a development contains 13 or more dwellings, the development should also provide an additional minimum area of communal open space of 2.5 square metres per dwelling or 220 square metres, whichever is the lesser. This additional area may be indoors or outdoors and may consist of multiple separate areas of communal open space.

The numerical requirement in relation to overall communal open space for this development is 67.5 square metres (30 square metres plus 2.5 x 15 dwellings). The development is proposing a rooftop communal open space area of 60 square metres. A condition of approval will require the communal open space area to be increased to 67.5 square metres in order to comply with the numerical requirement. This can be accommodated without resulting in any additional off-site amenity impacts or affecting the appearance of the building within the streetscapes.

Complies subject to condition.

Clause 58.04-2 D15 Internal views

The proposal does not currently fully comply with this standard. A condition on permit will require the east and west opposing windows to bedrooms facing the light well to be screened in accordance with Standard D15 of Clause 58.04-2 of the Darebin Planning Scheme to the satisfaction of the Responsible Authority.

Clause 58.04-3 D16 Noise impacts

An acoustic report will be conditioned to be provided to ensure noise impacts from the operation of the road and tramline are accounted for. This report will be additionally required given the proposal mechanical car stackers located directly below apartments.

Clause 58.04-4 D17 Wind impacts objective

A condition of approval will require the submission of a Wind Impacts Assessment or statement prepared by a qualified professional, confirming either that the development will not have detrimental wind tunnel impacts along Gooch Street and High Street near the subject site; or provision of recommended measures to ensure wind tunnel impacts are appropriately managed. If further measures are required, details of must be provided and incorporated into the development.

Complies subject to condition.Clause 58.05-1 D18 Accessibility

Standard D18 requires that at least 50 per cent of dwellings should have:

- A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.
- A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.
- A main bedroom with access to an adaptable bathroom.
- At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table D7.

Details in accordance with the above have been provided for all 15 apartments. However, there is some associated non-compliance with the design of the apartments. In order to ensure full compliance, the following conditions are to be included:

- Annotations to be included on the plans specifying that the shower to 50 per cent of dwellings is to be hobless.
- The toilet to 50 percent of dwelling is to be rearranged in order to allow full compliance with Standard D18.
- At least 50 percent of bathrooms are to have a clear path with a minimum width of 900mm from the door opening to the circulation area.

Complies subject to conditionsClause 58.05-3 D19 Private Open Space

Generally, all dwellings are provided with a balcony that is conveniently accessible from a living room, with an area and dimensions meeting or exceeding those specified in Table D5. Specifically, the dwellings provide the following:

- Each one-bedroom apartment is provided with a balcony at a minimum of 8 sqm with a minimum width exceeding 1.8 metres.
- Each two-bedroom apartment is provided with a balcony with a minimum 8 sqm. However, each 3-bedroom dwelling (dwellings 1.2, 2.2 & 4.2,) are seeking minor variations to the standard. For a 3-bedroom dwelling, Table D8 requires a minimum balcony area of 12 square metres and a minimum dimension of 2.4 metres. Dwellings 1.2 and 2.2 are provided areas of 12.5 square metres with minimum 2 metre dimensions and Dwelling 4.2 is providing 26 square metres with a minimum width of 2.15 metres. As the overall balcony areas exceed the numerical standard and therefore allow for a greater usability of each of the balconies, the proposed minor variation to the dimensions of the balconies is supported.

Complies subject to variation

Clause 58.07-1 D26 Functional Layout

The application is seeking a minor variation to the above standard by way of the depths in relation to bedrooms 3 for dwellings 1.2 and 2.2. The proposed depths are 2.5 metres whilst the standard requires the depths to be a minimum of 3 metres.

The application was originally submitted detailing each of these bedrooms as studies. Council formed a view that due to their sizes, they could be utilised as bedrooms, rather than studies, hence the associated variation request is supported, given the remaining two bedrooms in these dwellings meet the standard. Given this history, and the fact that each of these bedrooms remains largely usable despite the 500mm depth reduction, the variation is deemed appropriate.

Complies subject to variation

CLAUSE 58 COMPLIANCE SUMMARY

Clause	Std		Compliance	
			Std	Obj
58.02-1	D1	Urban Context		
		The design response is appropriate to the urban context and the site. The proposed design generally respects the preferred urban context anticipated and responds to the features and constraints of the site.	Y	Y
58.02-2	D2	Residential policy		
		The application has been accompanied by a satisfactory written statement and the proposal is considered to comply with the relevant residential policies outlined in the Darebin Planning Scheme.	Y	Y
58.02-3	D3	Dwelling diversity		
		The development provides a range of dwelling sizes and types, including dwellings with a different number of bedrooms (one, two and three bedroom dwellings).	Y	Y
58.02-4	D4	Infrastructure		
		Adequate infrastructure exists to support the proposed development	Y	Y
58.02-5	D5	Integration with the street		
		The development provides adequate vehicle and pedestrian links that maintain or enhance local	Y	Y

Clause	Std		Compliance	
		accessibility. The development is oriented to front the adjoining streets and incorporates pedestrian entries, windows, balconies towards High Street and Gooch Street. The development is not next to existing public open space.		
58.03-1	D6	Energy Efficiency		
		The development is considered to be generally energy efficient and will not unreasonably impact on the energy efficiency of adjoining properties. The site is located in climate zone 21 (Melbourne) identified in Table D1. The application has been accompanied by a Sustainable Management Plan which has been deemed acceptable by Council's ESD Officer subject to conditions.	Y	Y
58.03-2	D7	Communal Open Space		
		Please see body of report.	N	Y
58.03-3	D8	Solar Access to Communal Outdoor Open Space		
		The communal open space in the development is located on the rooftop with excellent exposure to the northern aspect. The entire communal outdoor open space receives a minimum of two hours of sunlight between 9am and 3pm on 21 June.	Y	Y
58.03-4	D9	Safety		
		The proposal complies with the requirements of the standard as the entrances to the dwellings are clearly delineated. A condition of approval will require the rear ROW to incorporate appropriate lighting.	Y	Y
58.03-5	D10	Landscaping		
		A satisfactory landscape plan has been submitted. A condition of approval will require the submitted landscape plan to be amended in accordance with standard conditions.	Y	Y
58.03-6	D11	Access		
		The proposal utilises the rear ROW accessed via Gooch Street for vehicular access. The proposal maximises the retention of on-street car parking spaces. The development makes appropriate provision for access for service, emergency and delivery vehicles.	Y	Y
58.03-7	D12	Parking Location		
		Parking facilities are proximate to the dwellings they serve, the access is observable and secure.	Y	Y
58.03-8	D13	Integrated water and stormwater management		
		The development proposes use of alternative water sources such as rainwater, stormwater and recycled water to reduce the impact of stormwater run-off on the drainage system and filtration of sediment and waste from stormwater prior to discharge from the site.	Y	Y

Clause	Std		Compliance	
		Concurrently, a condition of approval will require the submission of a Stormwater Management System Report to be approved by Council.		
58.04-1	D14	Building setback		
		<p>Building setbacks are covered in the assessment in earlier sections of this report.</p> <p>Generally, the development is set back sufficiently from the side and rear boundaries to:</p> <ul style="list-style-type: none"> • Ensure adequate daylight is available into new habitable room windows. • Avoid direct views into habitable room windows and private open space of new and existing dwellings. • Avoid relying excessively on screening to reduce views into habitable room windows and private open space of new and existing dwellings. • Provide an outlook from dwellings that creates a reasonable visual connection to the external environment. • Ensure the dwellings are designed to meet the objectives of Clause 58. <p>The proposal is adequately situated on a corner site, not adjoining any residential dwellings, to ensure any associated detrimental impact is minimised.</p>	Y	Y
58.04-2	D15	Internal Views		
		Please see body of report.	N	N
58.04-3	D16	Noise Impacts		
		Please see body of report.	N	N
58.04-4	D17	Wind impacts		
		Please see body if report.	Y	Y
58.05-1	D18	Accessibility		
		See detailed assessment above.	N	Y
58.05-2	D19	Building Entry and Circulation		
		The building entry is visible, easily accessible, clearly distinguishable and provides shelter in the form of an awning.	Y	Y
58.05-3	D20	Private Open Space		
		The development is considered to provide adequate private open spaces for the reasonable recreation and service needs of residents. See detailed assessment above.	N	Y
58.05-4	D21	Storage		
		The permit will be conditioned in order to meet the requirements of this standard.	N	N
58.06-1	D22	Common Property		
		The development clearly delineates public, communal and private areas. Common property is functional and capable of efficient management.	Y	Y
58.06-2	D23	Site Services		

Clause	Std		Compliance	
		<p>The design and layout of dwellings provide sufficient space and facilities for services to be installed and maintained efficiently and economically.</p> <p>All services, where visible from public areas, are appropriately integrated with the design of the development and provide high quality urban design outcomes.</p> <p>Mailboxes and other site facilities are adequate in size, durable, waterproof and blend in with the development.</p> <p>Mailboxes are to be provided and located for convenient access as required by Australia Post. This can be included as a permit condition/any approval given.</p>	Y	Y
58.06-3	D24	Waste and Recycling		
		<p>The development is generally designed to encourage waste recycling.</p> <p>The waste and recycling facilities are accessible, adequate and attractive.</p> <p>A Waste Management Plan has been submitted with the application, has been referred to Council's Environmental Operations Unit and has been found to be satisfactory.</p>	Y	Y
58.06-4	D25	External walls and materials		
		<p>The proposal incorporates robust materiality which will result in an attractive high quality development presenting to the street.</p>	Y	Y
58.07-1	D26	Functional Layout		
		<p>The dwellings are considered to provide functional areas that meet the needs of residents.</p> <p>All bedrooms and living areas meet the minimum internal room dimensions specified in Table D11 and D12.</p>	Y	Y
58.07-2	D27	Room Depth		
		<p>All dwellings within the development either have multiple aspects or where single aspect provide adequate daylight access into all habitable rooms due to the combined living dining and kitchen areas and the 2.7 metre high ceiling height.</p>	Y	Y
58.07-3	D28	Windows		
		<p>All habitable rooms within the development comprise a window in an external wall of the building providing good daylight access to all habitable rooms. No bedrooms are provided with windows from a secondary area.</p>	Y	Y
58.07-4	D29	Natural Ventilation		
		<p>The design and layout of the dwellings has allowed for a maximisation of openable windows.</p>	Y	Y

REFERRAL SUMMARY

Department/Aut hority	Response																											
Assets and Capital Delivery Unit	Council’s Assets and Capital Delivery Unit have reviewed the proposal and deem it satisfactory subject to the inclusion of standard conditions to reflect drainage requirements.																											
Climate Emergency and Sustainable Transport Unit	<p>Council’s Climate Emergency and Sustainable Transport Unit provided the following comments and recommendations:</p> <p><u>Development Proposal</u></p> <p>I understand that the development proposes 15 apartments, comprising</p> <ul style="list-style-type: none"> • 2 x one bedroom apartments • 10 x two bedroom apartments • 3 x three bedroom apartments <p>The development is proposing to provide car parking as follows;</p> <p>Table 3: Proposed Parking Allocation</p> <table border="1" data-bbox="537 940 1380 1346"> <thead> <tr> <th>Land Use</th> <th>Parking Provision</th> <th>Parking Provision Rate</th> </tr> </thead> <tbody> <tr> <td>One-bedroom dwellings</td> <td>0 spaces</td> <td>0 spaces per dwelling</td> </tr> <tr> <td>Two-bedroom dwellings</td> <td>8 spaces</td> <td>0.80 spaces per dwelling</td> </tr> <tr> <td>Three-bedroom dwelling</td> <td>3 spaces</td> <td>1 space per dwelling</td> </tr> <tr> <td>Shop Staff</td> <td>1 space</td> <td>0.81 spaces per 100sqm</td> </tr> <tr> <td>Shop Customers</td> <td>0 spaces</td> <td>0 spaces per 100sqm</td> </tr> <tr> <td>Office Staff</td> <td>3 spaces</td> <td>1.2 spaces per 100sqm</td> </tr> <tr> <td>Office Visitors</td> <td>0 spaces</td> <td>0 spaces per 100sqm</td> </tr> <tr> <td>Total</td> <td>15 spaces</td> <td>-</td> </tr> </tbody> </table> <p><u>Transport Recommended Parking Rates</u></p> <p>In respect of the resident parking spaces, Transport <u>does not</u> support the proposed allocation of parking for the two bedroom dwellings and recommends that parking rates be adjusted to;</p> <ul style="list-style-type: none"> • 0 spaces per one bedroom apartments • 1 parking spaces per two bedroom apartments • 1 parking space per three bedroom apartments <p>This represents a parking reduction of;</p> <ul style="list-style-type: none"> • 2 spaces for the one bedroom dwellings • 3 spaces for the three bedroom dwellings <p>The revised parking rates for the two bedroom dwellings would bring the development in line with the statutory parking requirements of</p>	Land Use	Parking Provision	Parking Provision Rate	One-bedroom dwellings	0 spaces	0 spaces per dwelling	Two-bedroom dwellings	8 spaces	0.80 spaces per dwelling	Three-bedroom dwelling	3 spaces	1 space per dwelling	Shop Staff	1 space	0.81 spaces per 100sqm	Shop Customers	0 spaces	0 spaces per 100sqm	Office Staff	3 spaces	1.2 spaces per 100sqm	Office Visitors	0 spaces	0 spaces per 100sqm	Total	15 spaces	-
Land Use	Parking Provision	Parking Provision Rate																										
One-bedroom dwellings	0 spaces	0 spaces per dwelling																										
Two-bedroom dwellings	8 spaces	0.80 spaces per dwelling																										
Three-bedroom dwelling	3 spaces	1 space per dwelling																										
Shop Staff	1 space	0.81 spaces per 100sqm																										
Shop Customers	0 spaces	0 spaces per 100sqm																										
Office Staff	3 spaces	1.2 spaces per 100sqm																										
Office Visitors	0 spaces	0 spaces per 100sqm																										
Total	15 spaces	-																										

Department/Aut hority	Response
	<p>Clause 52.06 of the Darebin Planning Scheme and known car ownership rates for this dwelling typology. It is noted that the development is located within the PPTNA and therefore no visitor parking is required.</p> <p><u>Adequacy of Parking Supply</u></p> <p>On consideration of the decision guidelines contained within Clause 52.06-6 of the Planning Scheme, the proposed car parking waiver is considered satisfactory in this instance, noting the following:</p> <ul style="list-style-type: none"> - In terms of the anticipated car parking demand for the commercial premises, given the site’s location in an activity centre, the commercial tenancies are unlikely to be ‘self-attractors’ – rather, servicing nearby residents, employees or commuters or visitors to the other offerings in the Activity Centre – and that this, along with the site’s proximity to public transport, means that this aspect of the proposal is unlikely to generate significant additional car parking, through either customers or staff. - The car parking waiver for the office tenancies is considered acceptable and is consistent with the centre based approach to car parking, whereby in important activity centres car parking considerations should not be determinative, instead the land use mix in a centre should arise from a combination of strategic planning and the economic forces at work in the centre. At the level of the individual site where there is a change of use or an extension to an existing building in most circumstances car parking shortfalls should be waived if it is consistent with the strategic plan for the centre, firstly because the most equitable solution is to deal with car parking on a centre wide basis, and secondly because even in saturated car parking conditions a balance will occur between the level of activity and the car parking supply. - On-streetcar parking surveys confirm that there is spare capacity within the surrounding street network to accommodate the parking demands of commercial and residential visitors - It is expected that long-term parking demands associated with residents will be accommodated off-street, noting ABS data for this area of Thornbury confirms car ownership is less than the prescribed statutory minimums. The car parking rates recommended by Transport align with the ABS data, noting 2016 ABS car ownership data for this area of Thornbury was; <ul style="list-style-type: none"> o Average of 0.80 vehicles per 1 bedroom dwelling o Average of 1.02 vehicles per 2 bedroom dwelling o Average of between 1.22 to 1.55 vehicles per 3 bedroom dwelling - The sites good accessibility to Public Transport (Train, Tram and Bus), and bicycle routes will further reduce the parking demands of the site.

Department/Aut hority	Response
	<p>- Furthermore, within 700 metres of the subject site, there are seven publicly available car share pods which are available to future tenants and ensures that occupants without a car parking space are not 'Transport Disadvantaged'.</p> <p><u>Transport Recommendations</u></p> <p>To further support the car parking reduction, it is recommended that the Developer make a financial contribution to facilitate the installation of a new car share pod within the vicinity of the subject site, potentially on Gooch Street. If acceptable, the Developer would be required to pay the 'establishment fee' as per Councils Car Share Policy which is currently \$1,100 including GST.</p> <p>Officer response: The comments and recommendations were provided to the permit applicant who accordingly adjusted the proposed car parking allocation in accordance with the recommendations of Council's Traffic Engineering Department.</p>
ESD Officer	<p>Council's ESD Officer has reviewed the proposal and the associated SMP and has deemed it satisfactory subject to conditions.</p> <p>Officer's Comments: Conditions will be placed on this permit accordingly.</p>
Environmental Operations Unit	<p>Council's Environmental Operations Unit reviewed the submitted Waste Management Plan and deemed it as acceptable.</p>
City Design	<p>Council's Landscape Architect deemed the proposed landscape plan acceptable subject to the incorporation of six (6) small canopy trees within the communal rooftop area as this would suffice the listed concerns.</p> <p>Officer comment: This requirement will be included as a condition of approval.</p>
City Designer	<p>Council's City Designer provided the following comments at pre-application stage, when the proposal incorporated a 7-storey component:</p> <ul style="list-style-type: none"> - Overall good design and internal amenity - Wrap balconies around to the northern side where applicable. - Provide a 3-storey street wall which is considered to appropriately respond to the High Street policy, High Street context and heritage building at rear - Provide a simplified built form with one consistent increased upper level recess for the tower component of the development. - The proposal provides sufficient rationale for a 6 storey development and processing the application would be fairly straight forward. To justify a 7 storey proposal further information/reasoning is required in terms of design excellence. It is not clear if a 7 storey proposal would be supported and

Department/Aut hority	Response
	<p>processing such an application is likely to require more back and forth.</p> <ul style="list-style-type: none"> - Provide natural light into the corridors - Reconsider details of the ground floor configuration including the relocation of the bin storage room to the rear, easy access to the bicycle parking and storage rooms and if possible direct access from the car parking to the entry for safety purposes. <p>The applicant subsequently amended the design and in accordance with the above recommendations and formally submitted the planning application in question. The current application was referred to Council’s City Designer, who provided the following comments:</p> <ul style="list-style-type: none"> • The applicant has responded positively to the recommended changes highlighted at the pre-application stage. • The application now incorporates a six-storey form, 3-storey street wall, northern wrap-around balconies, and a simplified built-form. • The proposal is consistent with the <i>Darebin Good Design Guides for Apartment Developments</i>. • Although the proposed 6 storey height seeks a variation to the required five storey height control within the High Street Policy, there is precedent for this increase in height in relation to the adjoining development to the south. • There is also a 7-storey development located further south of the site, and a number of 5 storey developments located within close proximity to the subject site, therefore allowing for this development to be viewed as a transitional development. • Based on the context, high internal amenity and high quality materials, the proposal is an appropriate design response.
Principal Environment Risk Officer	<p>Due to the site being impacted by an Environmental Audit Overlay (EAO), Council’s Principal Environment Risk Officer has recommended the use of standard conditions to address the EAO requirements, in relation to the subject site.</p>

PLANNING SCHEME SUMMARY

Darebin Planning Scheme clauses under which a permit is required

- Clause 34.01 - A permit is required to construct a building or to construct or carry out works.
- Clause 52.06-3 – A permit is required to 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	11.02-1S, 15.01-1S, 16.01-1S, 17.02-1S, 18.02, 19.03-1S

LPPF	21.02, 21.03, 22.05, 22.06, 22.12
Zone	34.01
Overlay	45.06, 45.03
Particular provisions	52.06, 52.34, 53.18, 58
General provisions	65.01
Neighbourhood Character Precinct	N/A
Key reference documents	Clause 22.05 - High Street Corridor Land Use and Urban Design Policy

POLICY IMPLICATIONS

Environmental Sustainability

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

Social Inclusion and Diversity

Nil

Other

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

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

FUTURE ACTIONS

Nil

RELATED DOCUMENTS

- Darebin Planning Scheme
- *Planning and Environment Act 1987*

Attachments

- Aerial Map (**Appendix A**)
- Advertised Plans (**Appendix B**)
- Objector Map (**Appendix C**)
- Additional Shadow Diagrams (**Appendix D**)

DISCLOSURE OF INTEREST

Section 130 of the *Local Government Act 2020* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any conflicts of interest in a matter to which the advice relates.

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

Aerial Map - 700 High Street, Thornbury D/745/2021
Darebin City Council
22/10/2022



Whilst every endeavour has been made to ensure that the information in this product is current and accurate, the City of Darebin does not accept responsibility or liability whatsoever for the content, or for any errors or omissions contained therein. © City of Darebin

Project

Project Name
700 High Street
Thornbury

Stage

TP RF
Submission

Client

Walte
Stragal

Municipality

2022 03 2



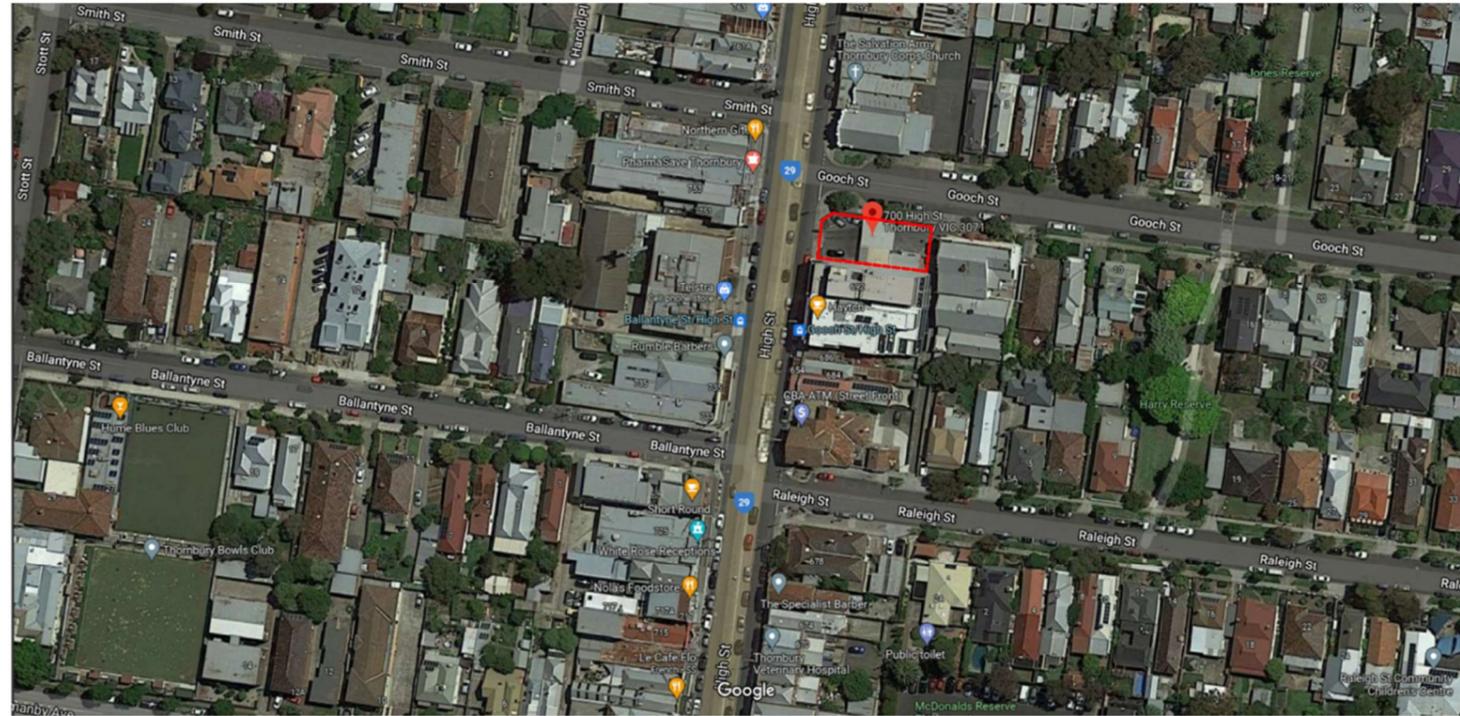
C.KAIROUZ
ARCHITECTS
& ASSOCIATES INCORPORATING **U+H**

AREA SCHEDULE 700 HIGH ST, THORBURY			
	AREA (SQM)	NO. BEDS	BALC. (SQM)
SITE AREA	439.3 m²		
Apartments	15		
CAR PARKS	15		
Residential	11 CAR PARKS		
Commercial	2 CAR PARKS		
Office	2 CAR PARKS		
Bicycles	23		
Residential	15 Bicycles		
Commercial	8 Bicycles		
GROUND FLOOR	124 m²		
Retail / Commercial			
LEVEL 1			
APT 1. 1	90.0 m ²	2	9 m ²
APT 1. 2	88.5 m ²	3	12.5 m ²
APT 1. 3	80 m ²	2	13.5 m ²
APT 1. 4	70 m ²	2	14 m ²
LEVEL 2			
APT 2.1	90 m ²	2	9 m ²
APT 2. 2	88.5 m ²	3	12.5 m ²
APT 2. 3	80 m ²	2	13.5 m ²
APT 2. 4	70 m ²	2	14 m ²
LEVEL 3			
APT 3. 1	80 m ²	2	18 m ²
APT 3. 2	58 m ²	1	21 m ²
APT 3. 3	64.2 m ²	1	18 m ²
APT 3. 4	67 m ²	2	20 m ²
LEVEL 4			
APT 4. 1	83 m ²	2	11 m ²
APT 4. 2	123 m ²	3	26 m ²
APT 4. 3	67 m ²	2	14 m ²
LEVEL 5			
OFFICE	250 m ²		

700 High Street Thornbury

C.KAIROUZ
ARCHITECTS
& ASSOCIATES INCORPORATING **U+H**

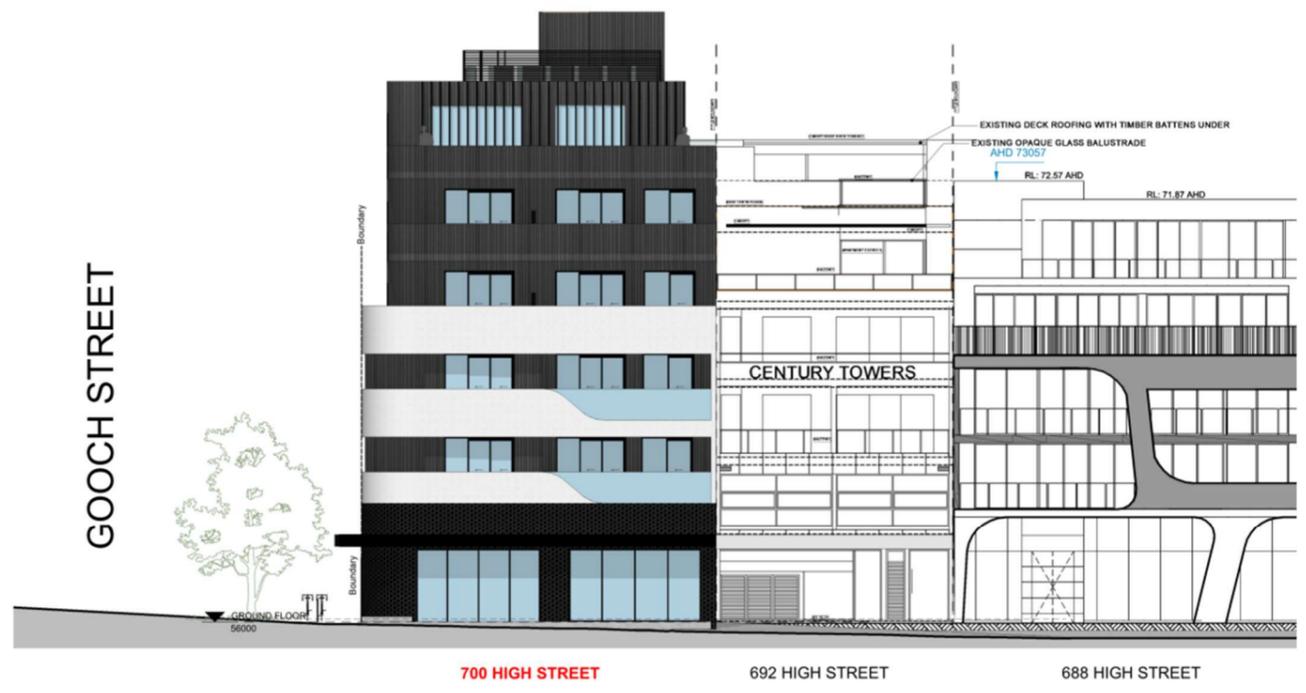
- ← BELL TRAIN STATION APPROX 885m
- ← TULLAMARINE AIRPORT APPROX 18km
- ← CHURCH APPROX 460m
- ← ST JOHN'S COLLEGE APPROX 730m
- ← TRAM STOP ROUTE 11&112 APPROX 20m
- ← THORNBURY TRAIN STATION APPROX 321m
- ← CHURCH APPROX 280m
- ← HENDERSON PARK APPROX 310m
- ← THORNBURY PRIMARY SCHOOL APPROX 390m



- ← WOOLWOLTHS & ALDI SUPERMARKET APPROX 300m
- ← BUS STOP ROUTE 552 APPROX 230m
- ← TRAM STOP ROUTE 86 APPROX 147m
- ← AUSTRALIA POST APPROX 174m
- ← ADAMS PARK APPROX 540m
- ← PENDERS PARK APPROX 520m
- ← TRAM STOP ROUTE 86 APPROX 100m
- ← NORTHCOOTE PLAZA SHOPPING CENTER APPROX 1.6km



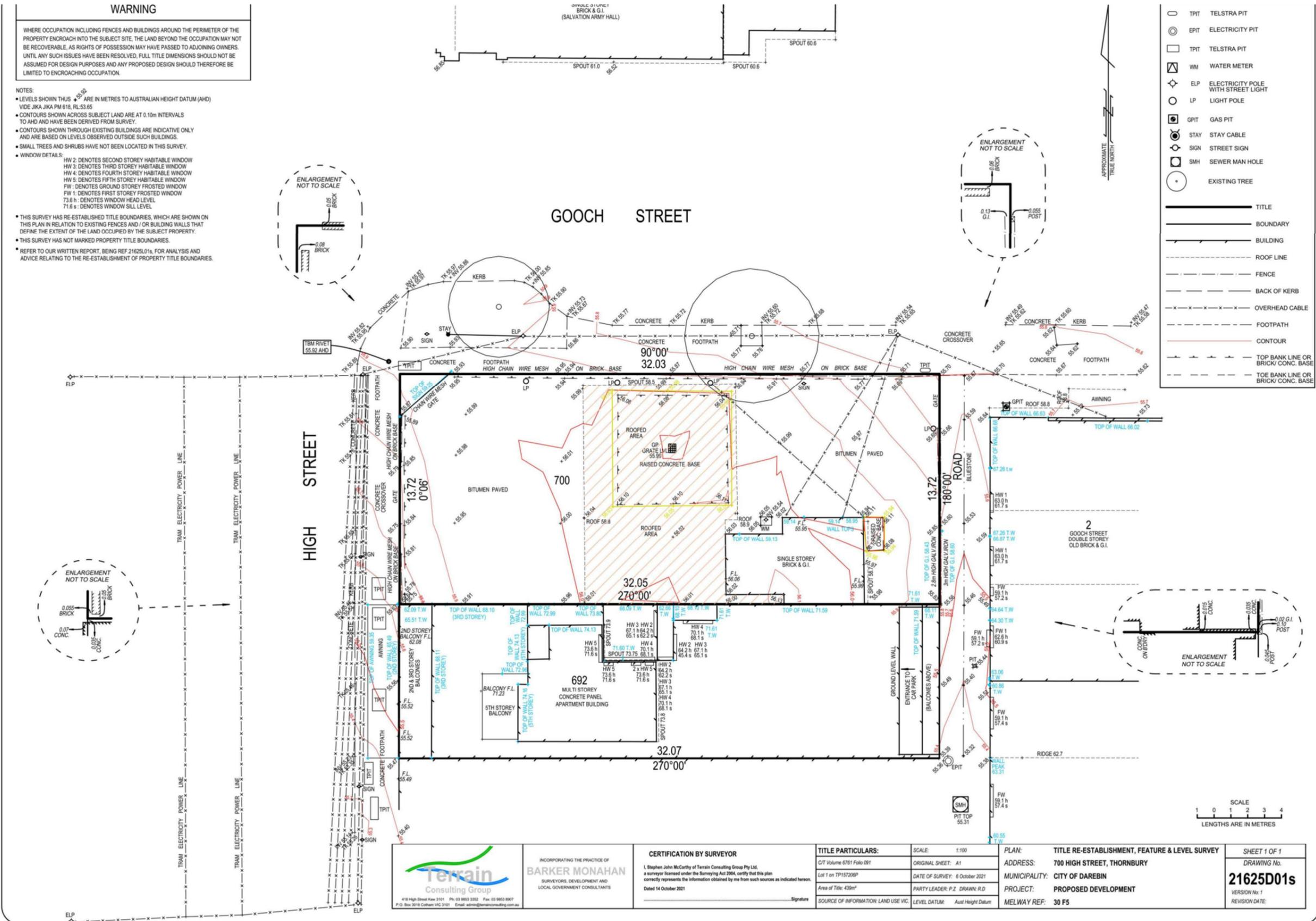
Imagery ©2021 CNES / Airbus, Maxar Technologies, Map data ©2021 20 m



1 EXISTING ELEVATION
1 : 125

2 PROPOSED ELEVATION
1 : 125

<p>ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND ENGINEERING DRAWINGS AND DETAILS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS IF IN DOUBT ASK, DO NOT GUESS. CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR CLARIFICATION AND APPROVAL IN WRITING.</p>	<p>DRAWING: NEIGHBOURHOOD CHARACTER STUDY STREET VIEW</p>	<p>PROJECT: Project Name LOCATION: 700 High Street Thornbury CLIENT: Walter Stragan</p>	<p>AMENDMENT:</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>Revision 1</td> <td>2022 01 20</td> </tr> </tbody> </table>	No.	Description	Date	1	Revision 1	2022 01 20	<p>DATE: 2022 03 28 SCALE: 1 : 125 JOB N° : CKA 21-031</p>	<p>No in SET: A01 Rev 1 ISSUE: TP RFI</p>	<p>C. KAIROUZ ARCHITECTS 780, High Street, Thornbury, Victoria, 3071 info@ckarch.com.au (03) 9484 8328 www.ckarchitects.com.au</p>	<p>C.KAIROUZ ARCHITECTS & ASSOCIATES INCORPORATING UH</p>
	No.	Description	Date										
	1	Revision 1	2022 01 20										
	<p>copyright of C. Kairouz Architects, prior written</p>												
<p>copyright of C. Kairouz Architects, prior written</p>													
<p>copyright of C. Kairouz Architects, prior written</p>													



ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND ENGINEERING DRAWINGS AND DETAILS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS IF IN DOUBT ASK, DO NOT GUESS. CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR CLARIFICATION AND APPROVAL IN WRITING.

DRAWING:
FEATURE SURVEY



PROJECT: Project Name
LOCATION: 700 High Street Thornbury
CLIENT: Walter Stragan

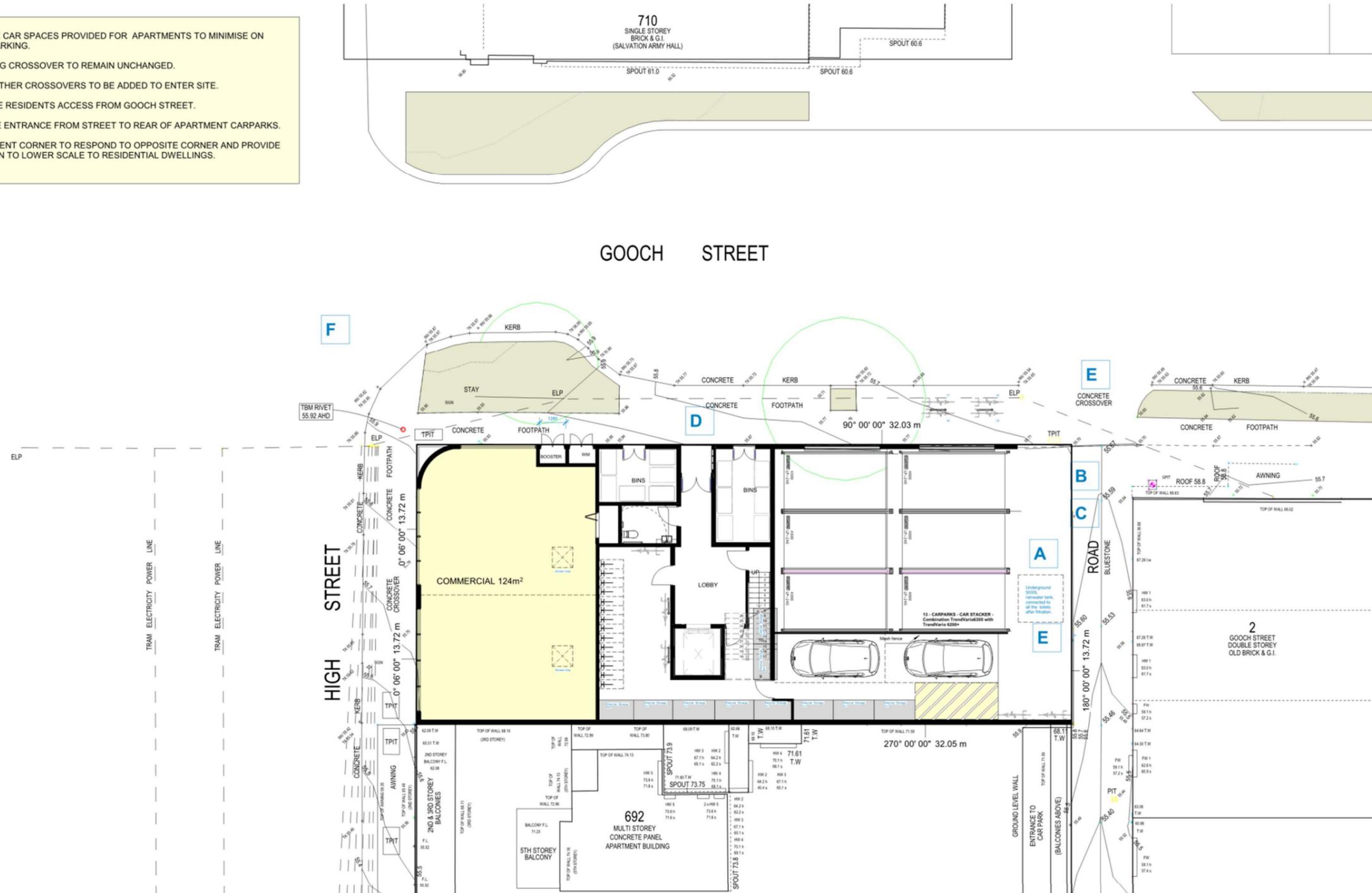
No.	Description	Date
1	Revision 1	2022 01 20

DATE: 2022 03 28
SCALE:
JOB N°: CKA 21-031
ISSUE: TP RFI

No in SET: A02
Rev 1
C. KAIROUZ ARCHITECTS
780, High Street, Thornbury, Victoria, 3071
| info@ckarch.com.au | (03) 9484 8328 |
www.ckarchitects.com.au

C.KAIROUZ ARCHITECTS
& ASSOCIATES INCORPORATING ULLI

- A - ON SITE CAR SPACES PROVIDED FOR APARTMENTS TO MINIMISE ON STREET PARKING.
- B - EXISTING CROSSOVER TO REMAIN UNCHANGED.
- C - NO FURTHER CROSSOVERS TO BE ADDED TO ENTER SITE.
- D - PRIVATE RESIDENTS ACCESS FROM GOOCH STREET.
- E - SECURE ENTRANCE FROM STREET TO REAR OF APARTMENT CARPARKS.
- F - PROMINENT CORNER TO RESPOND TO OPPOSITE CORNER AND PROVIDE TRANSITION TO LOWER SCALE TO RESIDENTIAL DWELLINGS.



ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND ENGINEERING DRAWINGS AND DETAILS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS IF IN DOUBT ASK, DO NOT GUESS. CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR CLARIFICATION AND APPROVAL IN WRITING.

DRAWING:
SITE PLAN - DESIGN RESPONSE

PROJECT: Project Name
LOCATION: 700 High Street Thornbury
CLIENT: Walter Stragan

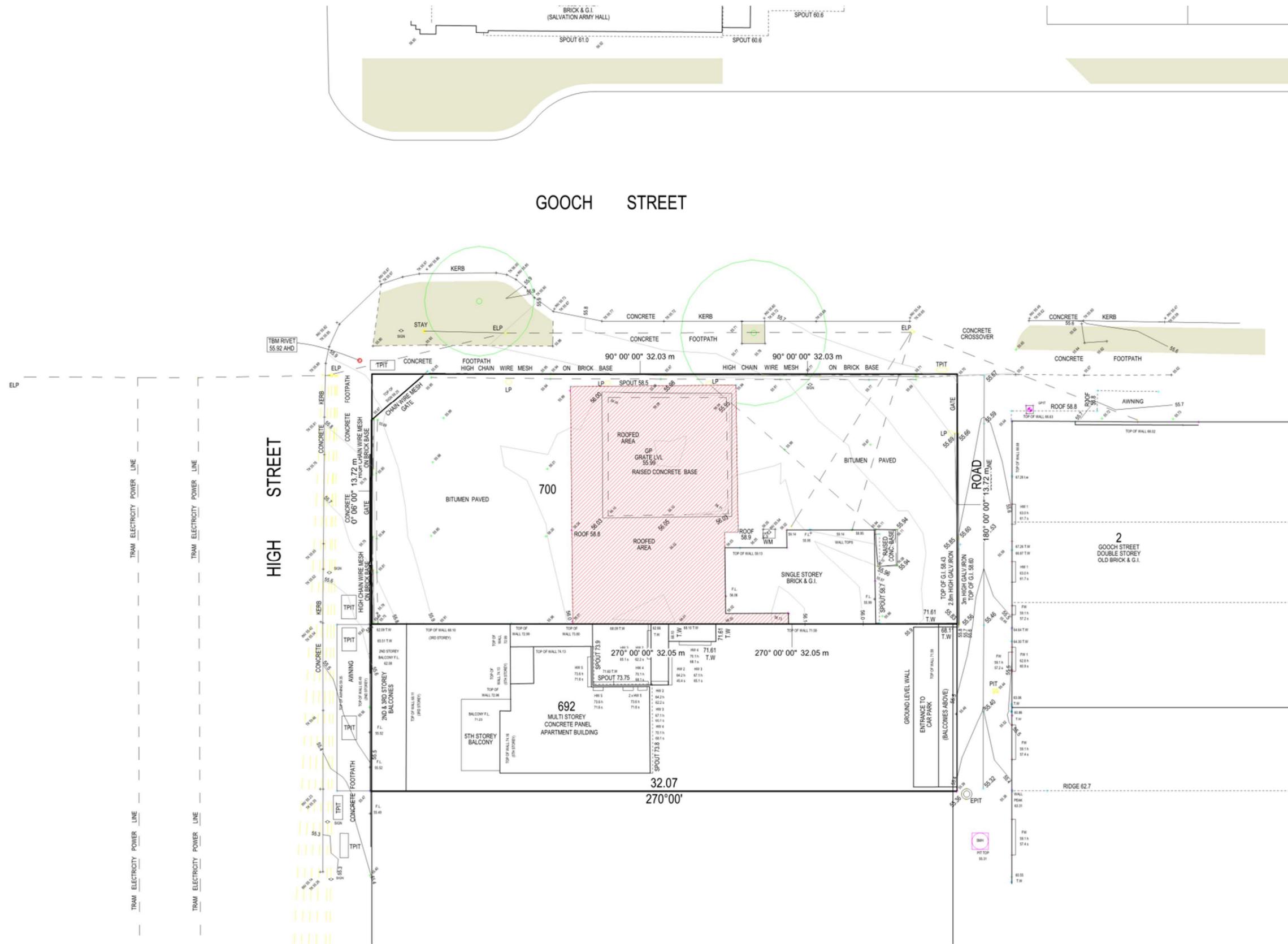
AMENDMENT:		
No.	Description	Date
1	Revision 1	2022 01 20

DATE: 2022 03 28
SCALE: 1 : 100
JOB N° : CKA 21-031

No in SET:
A03
Rev 1
ISSUE: TP RFI

C. KAIROUZ ARCHITECTS
780, High Street, Thornbury, Victoria, 3071
| info@ckarch.com.au | (03) 9484 8328 |
www.ckarchitects.com.au
copyright of C. Kairouz Architects, prior written

C.KAIROUZ ARCHITECTS
& ASSOCIATES INCORPORATING ULI



ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND ENGINEERING DRAWINGS AND DETAILS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS IF IN DOUBT ASK, DO NOT GUESS. CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR CLARIFICATION AND APPROVAL IN WRITING.

DRAWING:
DEMOLITION PLAN



PROJECT: Project Name
LOCATION: 700 High Street Thornbury
CLIENT: Walter Stragan

AMENDMENT:

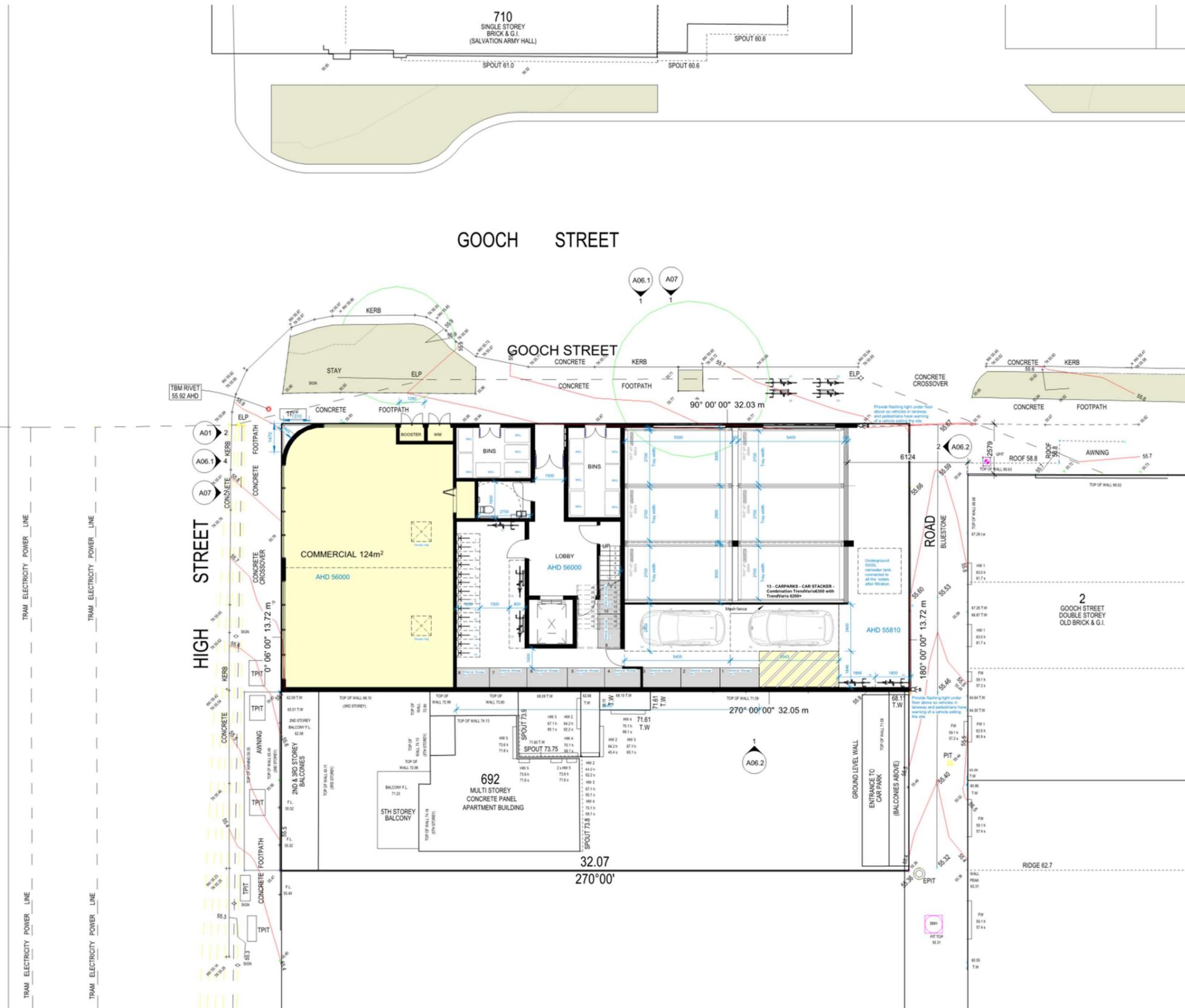
No.	Description	Date
1	Revision 1	2022 01 20

DATE: 2022 03 28
SCALE: 1 : 100
1 : 200 @ A3
JOB N° : CKA 21-031

No in SET: **A04**
Rev 1
ISSUE: TP RFI

C. KAIROUZ ARCHITECTS
780, High Street, Thornbury, Victoria, 3071
| info@ckarch.com.au | (03) 9484 8328 |
www.ckarchitects.com.au
copyright of C. Kairouz Architects, prior written





NOTE -
Provide flashing light under floor above so vehicles in laneway and pedestrians have warning of a vehicle exiting the site

CAR STACKER -
Combination TrendVario 6300 with TrendVario 6200

ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND ENGINEERING DRAWINGS AND DETAILS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS IF IN DOUBT ASK, DO NOT GUESS. CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR CLARIFICATION AND APPROVAL IN WRITING.

DRAWING:
PROPOSED GROUND FLOOR PLAN



PROJECT: Project Name
LOCATION: 700 High Street Thornbury
CLIENT: Walter Stragan

AMENDMENT:		
No.	Description	Date
1	Revision 1	2022 01 20

DATE:	2022 03 28	No in SET:	A05.1
SCALE:	1 : 100		Rev 1
JOB N° :	CKA 21-031	ISSUE:	TP RFI

C. KAIROUZ ARCHITECTS
780, High Street, Thornbury, Victoria, 3071
| info@ckarch.com.au | (03) 9484 8328 |
www.ckarchitects.com.au
copyright of C. Kairouz Architects, prior written

C.KAIROUZ ARCHITECTS
& ASSOCIATES INCORPORATING ULI



LEVEL 1



LEVEL 2

ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND ENGINEERING DRAWINGS AND DETAILS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS IF IN DOUBT ASK, DO NOT GUESS. CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR CLARIFICATION AND APPROVAL IN WRITING.

DRAWING:
LEVEL 1 & 2



PROJECT: Project Name
LOCATION: 700 High Street Thornbury
CLIENT: Walter Stragan

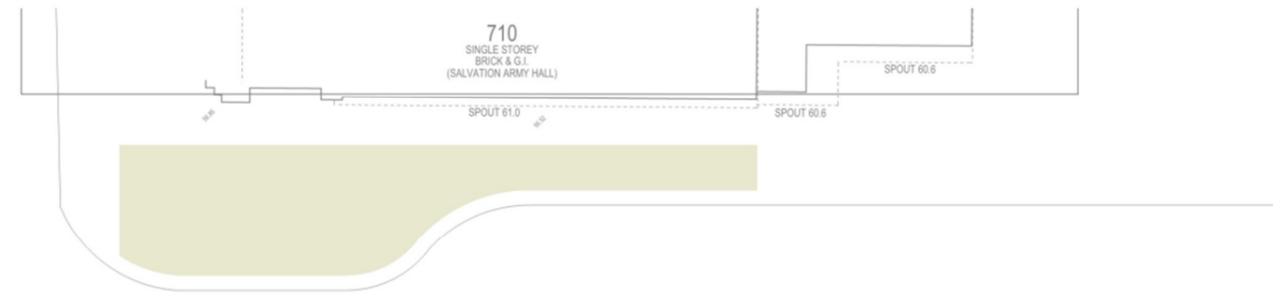
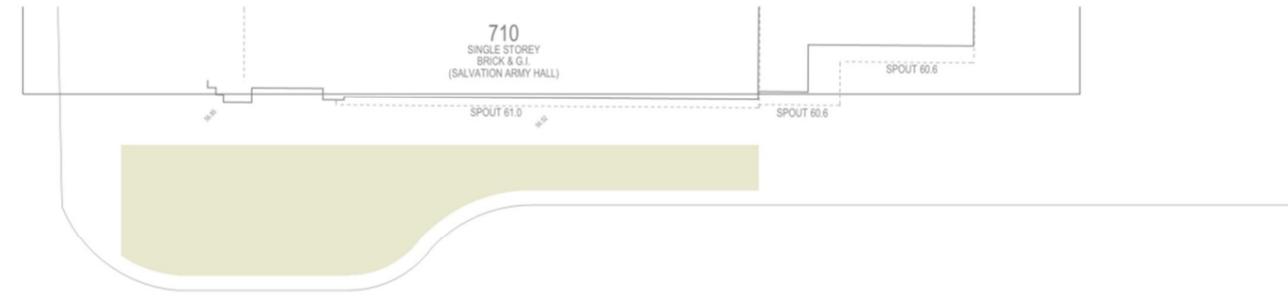
AMENDMENT:		
No.	Description	Date
1	Revision 1	2022 01 20

DATE: 2022 03 28
SCALE: 1 : 100
JOB N° : CKA 21-031
ISSUE: TP RFI

No in SET: **A05.2**
Rev 1
780, High Street, Thornbury, Victoria, 3071
| info@ckarch.com.au | (03) 9484 8328 |
www.ckarchitects.com.au

C. KAIROUZ ARCHITECTS
& ASSOCIATES INCORPORATING ULLI

copyright of C. Kairouz Architects, prior written



GOOCH STREET

GOOCH STREET



1 LEVEL 3
A06.1 1:100

2 LEVEL 4
A06.2 1:100

ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND ENGINEERING DRAWINGS AND DETAILS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS IF IN DOUBT ASK, DO NOT GUESS. CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR CLARIFICATION AND APPROVAL IN WRITING.

DRAWING:
LEVEL 3 & 4



PROJECT: Project Name
LOCATION: 700 High Street Thornbury
CLIENT: Walter Stragan

AMENDMENT:

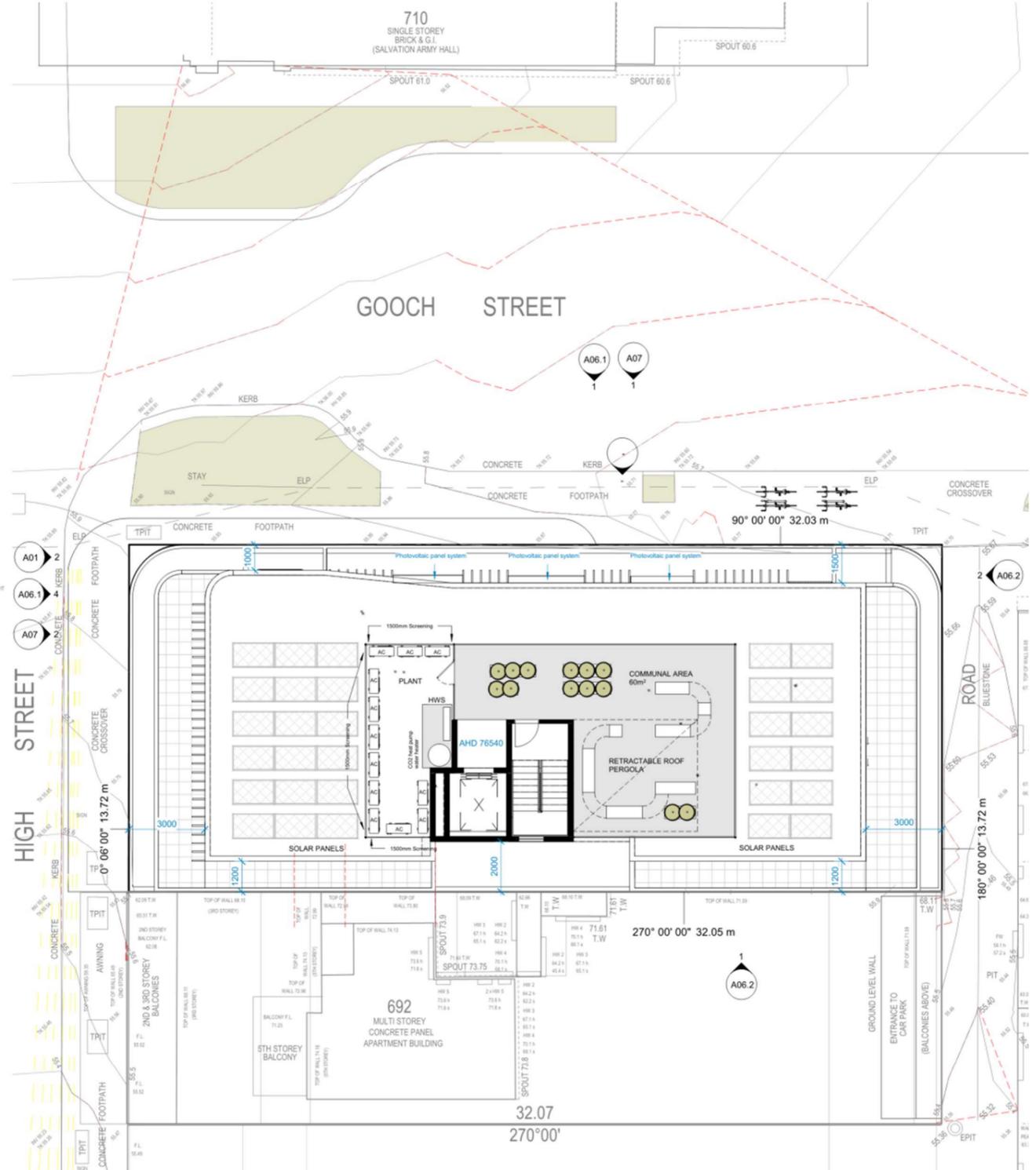
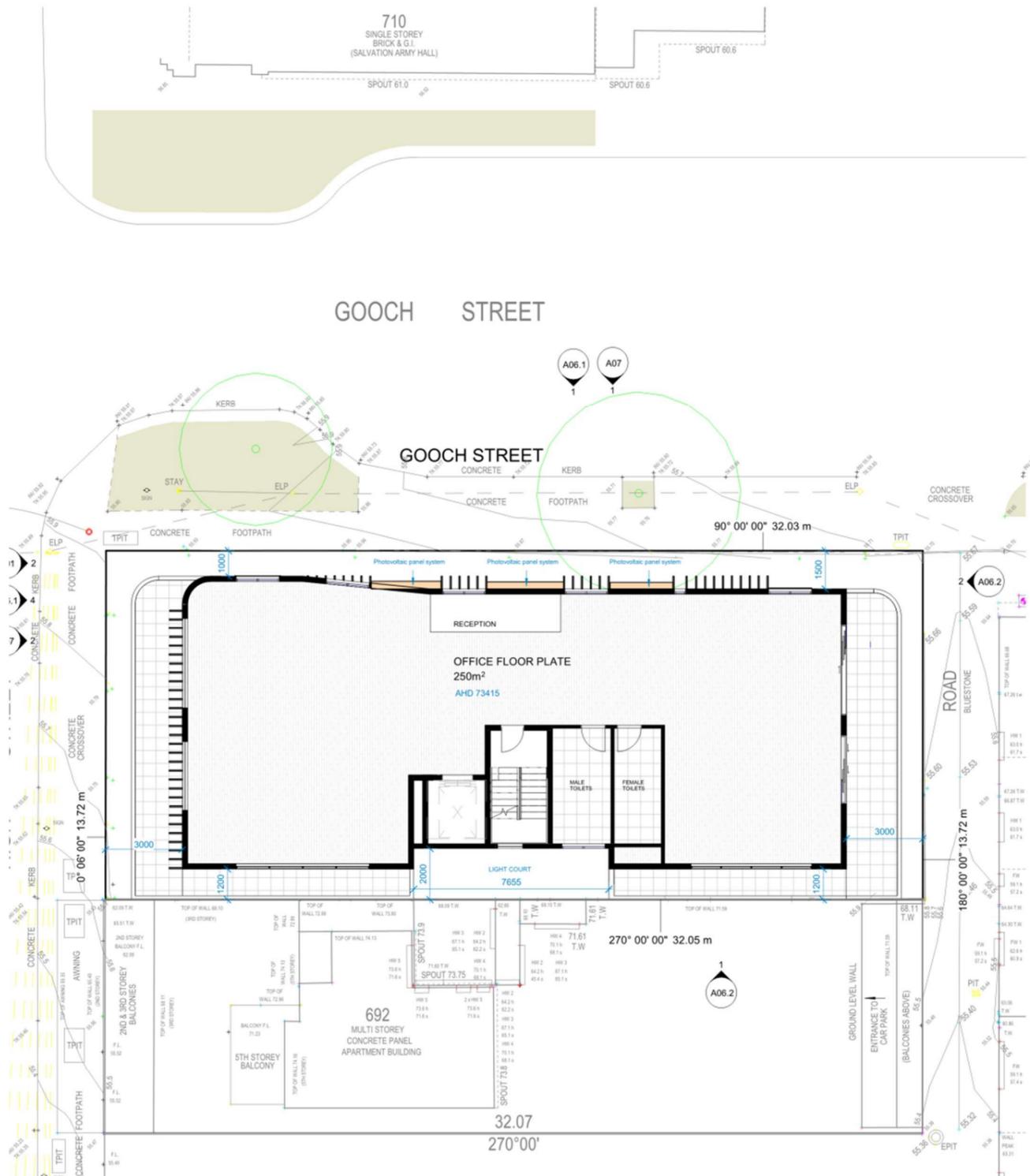
No.	Description	Date
1	Revision 1	2022 01 20

DATE: 2022 03 28
SCALE: 1:100
JOB N°: CKA 21-031

No in SET: A05.3
Rev 1
ISSUE: TP RFI

C. KAIROUZ ARCHITECTS
780, High Street, Thornbury, Victoria, 3071
| info@ckarch.com.au | (03) 9484 8328 |
www.ckarchitects.com.au
copyright of C. Kairouz Architects, prior written

C.KAIROUZ ARCHITECTS
& ASSOCIATES INCORPORATING UH



1 LEVEL 5
1 : 100

2 LEVEL 6
1 : 100

ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND ENGINEERING DRAWINGS AND DETAILS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS IF IN DOUBT ASK, DO NOT GUESS. CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR CLARIFICATION AND APPROVAL IN WRITING.

DRAWING:
LEVEL 5 & 6



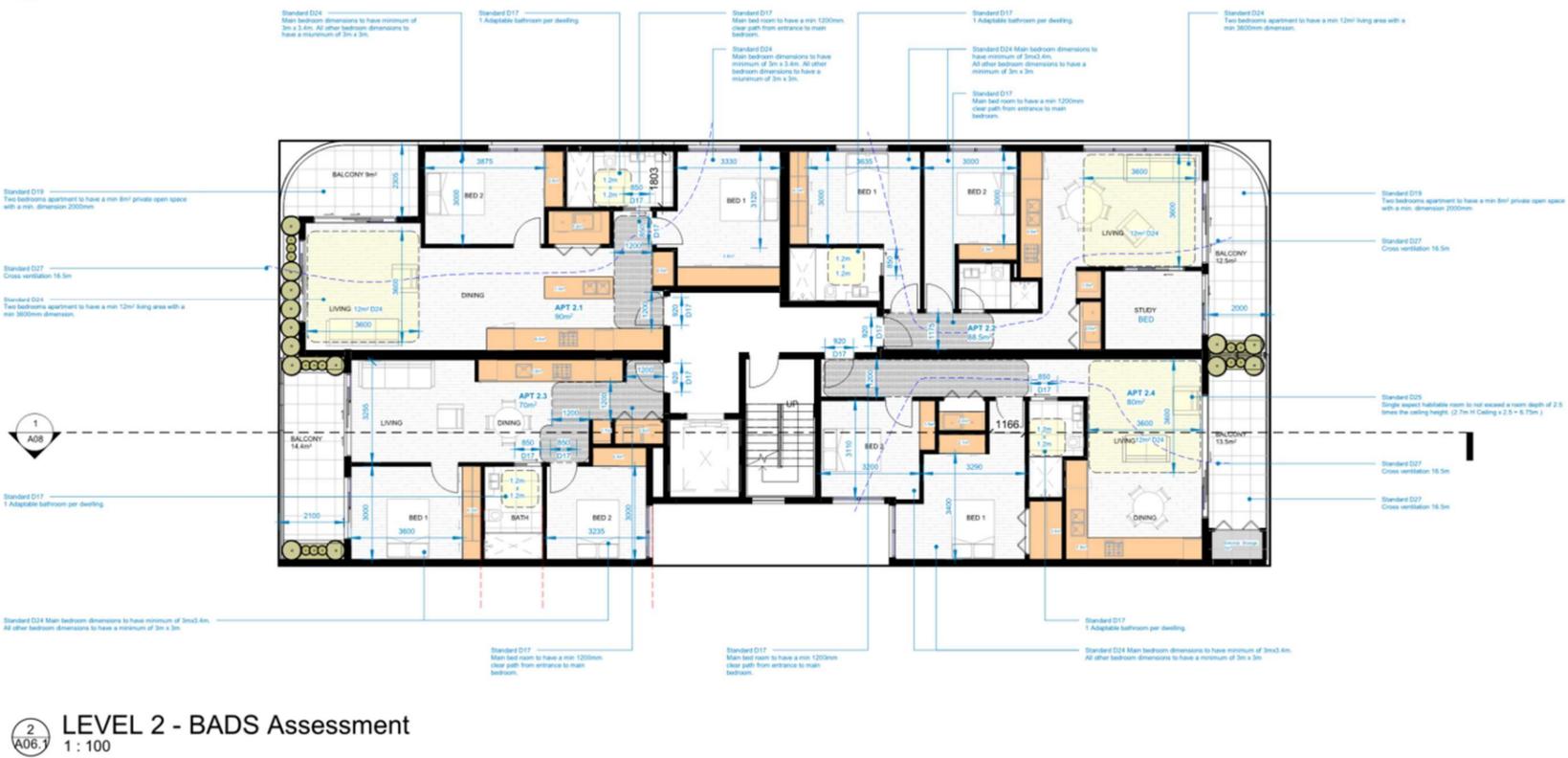
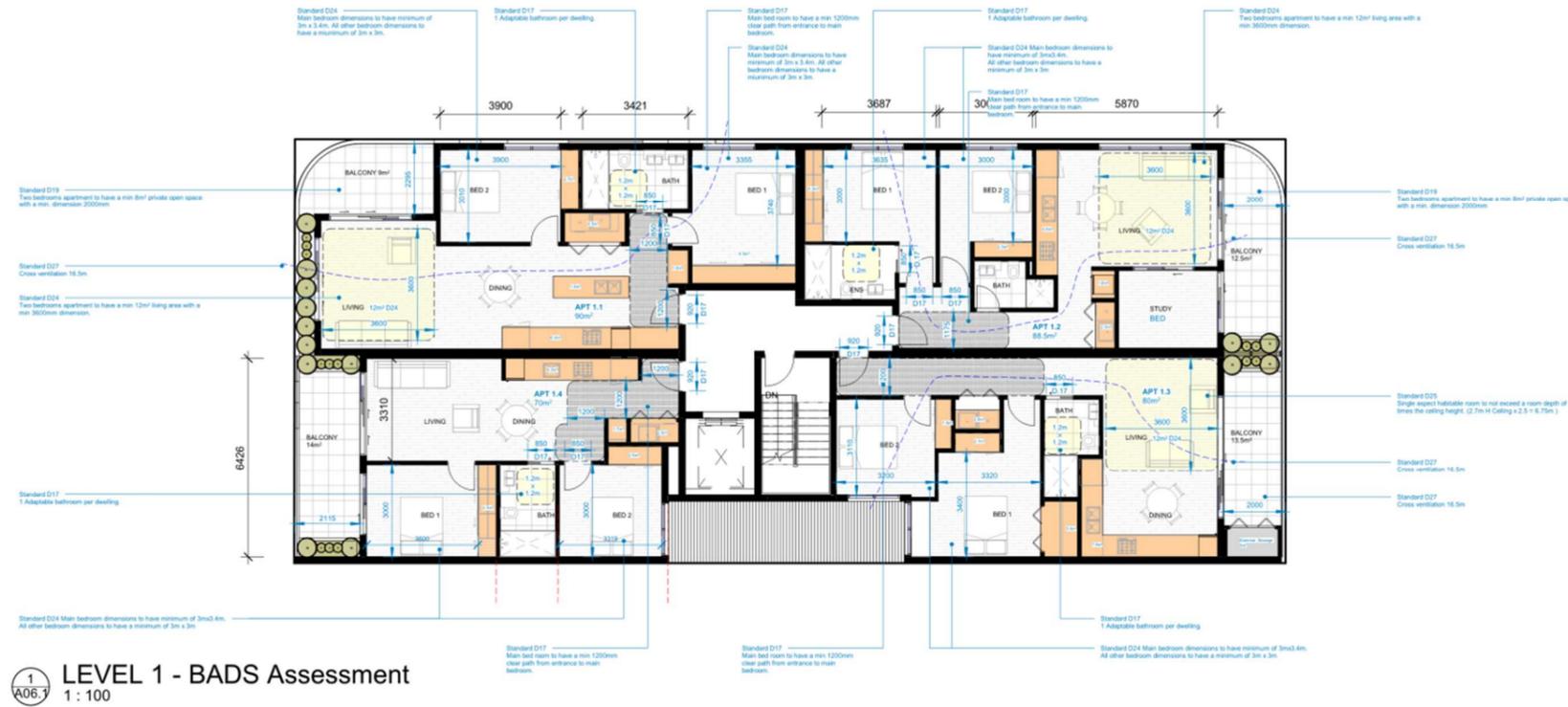
PROJECT: Project Name
LOCATION: 700 High Street Thornbury
CLIENT: Walter Stragan

AMENDMENT:		
No.	Description	Date
1	Revision 1	2022 01 20

DATE: 2022 03 28
SCALE: 1 : 100
JOB N° : CKA 21-031
ISSUE: TP RFI

No in SET: A05.4
Rev 1

C. KAIROUZ ARCHITECTS
780, High Street, Thornbury, Victoria, 3071
[info@ckarch.com.au | (03) 9484 8328]
www.ckarchitects.com.au
C.KAIROUZ ARCHITECTS
& ASSOCIATES INCORPORATING UH-E



INTERNAL STORAGE - D20	ACHIEVED INTERNAL STORAGE	ACHIEVED EXTERNAL STORAGE	D20 MINIMUM STORAGE	ACHIEVED TOTAL STORAGE
APT 1.1	21.4	5	14	26.4
APT 1.2	15.1	5	18	20.1
APT 1.3	17.2	5	14	22.2
APT 1.4	16.3	5	14	21.3
APT 2.1	22.2	5	14	27.2
APT 2.2	15.6	5	18	20.6
APT 2.3	16.5	5	14	21.5
APT 2.4	16.6	5	14	21.6
APT 3.1	16.3	5	14	21.3
APT 3.2	20	5	10	25
APT 3.3	18	5	10	23
APT 3.4	16.5	4	14	20.5
APT 4.1	16.3	5	14	21.3
APT 4.2	26.2	5	18	31.2
APT 4.3	16.5	5	14	21.5

ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND ENGINEERING DRAWINGS AND DETAILS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS IF IN DOUBT ASK, DO NOT GUESS. CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR CLARIFICATION AND APPROVAL IN WRITING.

DRAWING:
BADS - L1 & L2



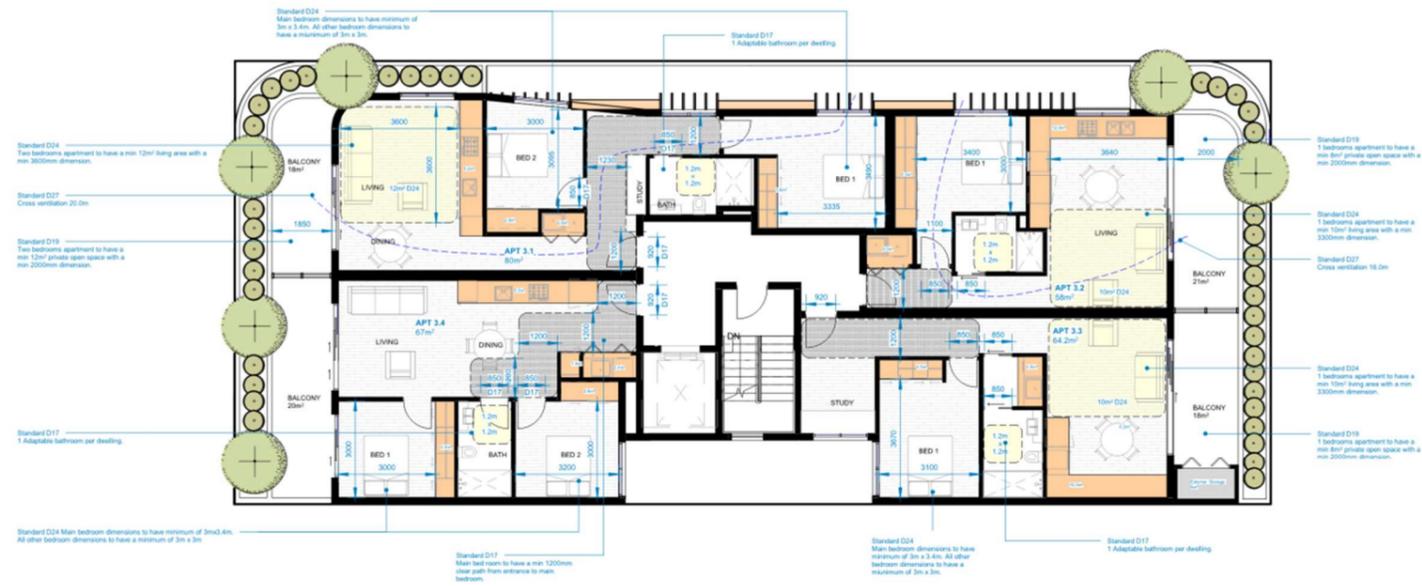
PROJECT: Project Name
LOCATION: 700 High Street Thornbury
CLIENT: Walter Stragan

AMENDMENT:		
No.	Description	Date
1	Revision 1	2022 01 20

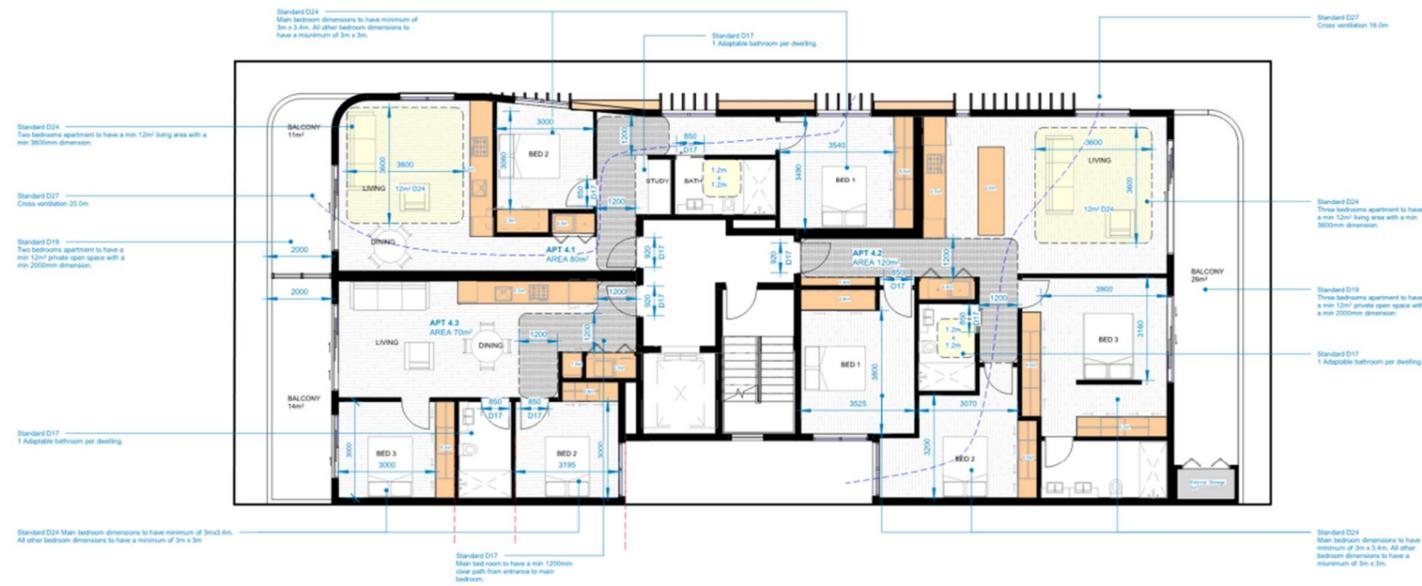
DATE: 2022 03 28
SCALE: 1 : 100
JOB N° : CKA 21-031
DATE: 2022 03 28
NO IN SET: A05.5
REV 1

C. KAIROUZ ARCHITECTS
780, High Street, Thornbury, Victoria, 3071
info@ckarch.com.au | (03) 9484 8328 | www.ckarchitects.com.au
copyright of C. Kairouz Architects, prior written





1 LEVEL 3 - BADS Assessment
1 : 100



2 LEVEL 4 - BADS Assessment
1 : 100

INTERNAL STORAGE D20	D20			
	ACHIEVED INTERNAL STORAGE	ACHIEVED EXTERNAL STORAGE	D20 MINIMUM STORAGE	ACHIEVED TOTAL STORAGE
APT 1.1	21.4	5	14	26.4
APT 1.2	15.1	5	18	20.1
APT 1.3	17.2	5	14	22.2
APT 1.4	16.3	5	14	21.3
APT 2.1	22.2	5	14	27.2
APT 2.2	15.6	5	18	20.6
APT 2.3	16.5	5	14	21.5
APT 2.4	16.6	5	14	21.6
APT 3.1	16.3	5	14	21.3
APT 3.2	20	5	10	25
APT 3.3	18	5	10	23
APT 3.4	16.5	4	14	20.5
APT 4.1	16.3	5	14	21.3
APT 4.2	26.2	5	18	31.2
APT 4.3	16.5	5	14	21.5

ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND ENGINEERING DRAWINGS AND DETAILS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS IF IN DOUBT ASK, DO NOT GUESS. CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR CLARIFICATION AND APPROVAL IN WRITING.

DRAWING:
BADS - L3 & L4



PROJECT: Project Name
LOCATION: 700 High Street Thornbury
CLIENT: Walter Stragan

AMENDMENT:

No.	Description	Date
1	Revision 1	2022 01 20

DATE: 2022 03 28

SCALE: 1 : 100
JOB N° : CKA 21-031

No in SET:

A05.6
Rev 1

C. KAIROUZ ARCHITECTS

780, High Street, Thornbury, Victoria, 3071
info@ckarch.com.au | (03) 9484 8328 | www.ckarchitects.com.au
copyright of C. Kairouz Architects, prior written





WEST ELEVATION
1 : 100



NORTH ELEVATION
1 : 100

Material legend Copy 1		
Code	Description	Image
CC	Coloured Cladding - CHARCOAL or similar	
ET	Hexagonal Tiling (in Mosaic Grey)	
GT	Clear glazing	
GB	Glass Blanks	
WB	Horizontal louvers - Charcoal or similar	
WT	Wood fins	
CC	Obscure glass	
PV	Photovoltaic panel system	
SB	Steel Balustrade - Charcoal or similar	
WR	White Render	
WT	Weathered Cladding - Ribbed Timber look in Black	

ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND ENGINEERING DRAWINGS AND DETAILS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS IF IN DOUBT ASK, DO NOT GUESS. CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR CLARIFICATION AND APPROVAL IN WRITING.

DRAWING:
PROPOSED ELEVATIONS

PROJECT: Project Name
LOCATION: 700 High Street Thornbury
CLIENT: Walter Stragan

AMENDMENT:
No. Description Date
1 Revision 1 2022 01 20

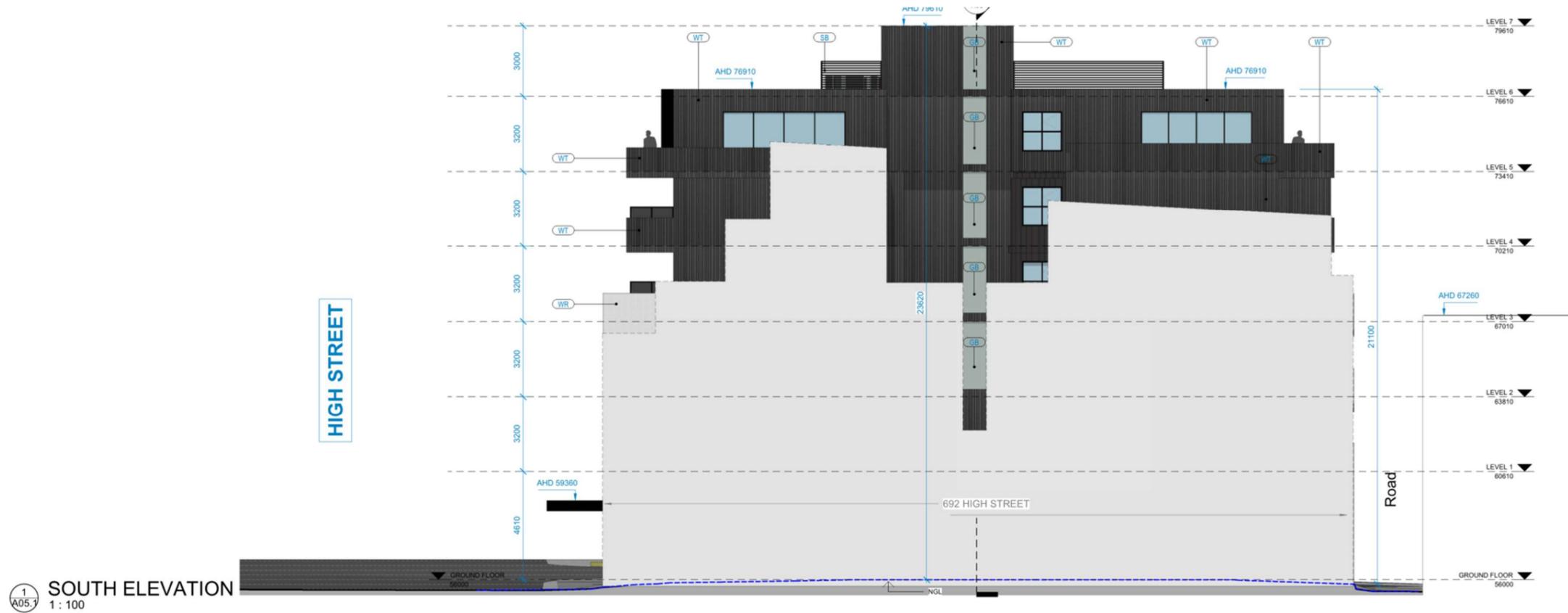
DATE: 2022 03 28
SCALE: 1 : 100
JOB N° : CKA 21-031
ISSUE: TP RFI

No in SET: **A06.1**
Rev 1

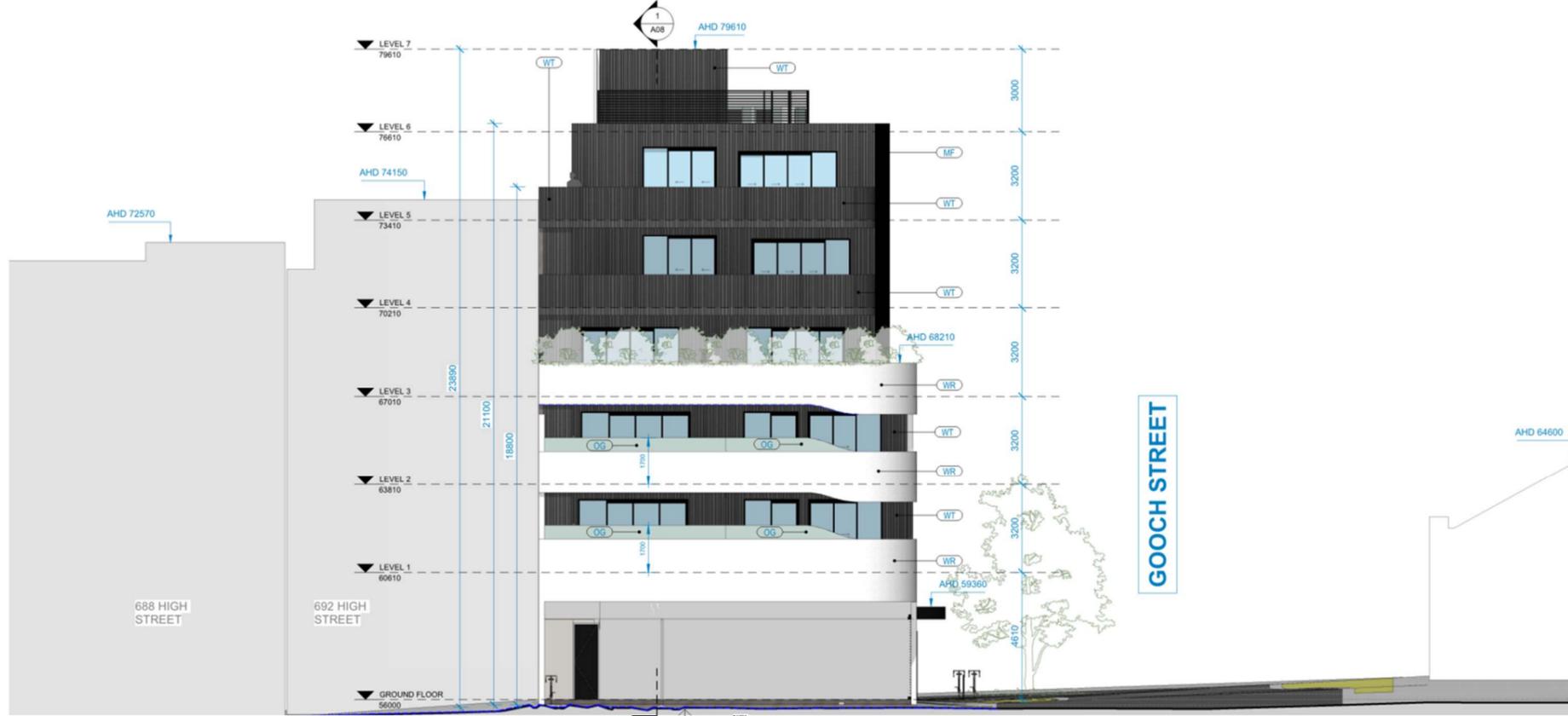
C. KAIROUZ ARCHITECTS
780, High Street, Thornbury, Victoria, 3071
| info@ckarch.com.au | (03) 9484 8328 |
www.ckarchitects.com.au

C.KAIROUZ ARCHITECTS
& ASSOCIATES INCORPORATING U+I

copyright of C. Kairouz Architects, prior written



1 SOUTH ELEVATION
1:100



2 EAST ELEVATION
1:100

Material legend Copy 1		
Code	Description	Image
CC	Colourbond Cladding - CHARCOAL or similar	
ET	Hexagonal Tiling Tile Mosaic Grey	
G1	Clear glazing	
G2	Glass blocks	
HS	Horizontal louvers - Charcoal or similar	
MF	Mesh fix	
OG	Opaque glass	
PV	Photovoltaic panel system	
SB	Steel Slaters - Charcoal or similar	
WR	White Render	
WT	Weatherboard Cladding - Fibreboard look in Black	

ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND ENGINEERING DRAWINGS AND DETAILS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS IF IN DOUBT ASK, DO NOT GUESS. CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR CLARIFICATION AND APPROVAL IN WRITING.

DRAWING:
PROPOSED ELEVATIONS

PROJECT: Project Name
LOCATION: 700 High Street Thornbury
CLIENT: Walter Stragan

AMENDMENT:		
No.	Description	Date
1	Revision 1	2022 01 20

DATE: 2022 03 28
SCALE: 1 : 100
JOB N° : CKA 21-031
ISSUE: TP RFI

No in SET: A06.2
Rev 1
C. KAIROUZ ARCHITECTS
780, High Street, Thornbury, Victoria, 3071
| info@ckarch.com.au | (03) 9484 8328 |
www.ckarchitects.com.au

C.KAIROUZ ARCHITECTS
& ASSOCIATES INCORPORATING UH2



1 NORTH ELEVATION.
A05.7 1 : 100



2 WEST ELEVATION
A05.7 1 : 100



Code	Description	Image
CC	Cable-knit Cladding - CHARCOAL, or similar	
BT	Hexagonal Flang Tin Mesh: Grey	
G1	Clear glazing	
GB	Glass Blocks	
HS	Horizontal louvers - Charcoal or similar	
MF	Metal fins	
OG	Obscure glass	
PV	Photovoltaic panel system	
SB	Steel Battens - Charcoal or similar	
WR	White Render	
WT	Weathered Cladding - Ribbed Timber look in Black	

ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND ENGINEERING DRAWINGS AND DETAILS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS IF IN DOUBT ASK, DO NOT GUESS. CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR CLARIFICATION AND APPROVAL IN WRITING.

DRAWING:
COLOUR & MATERIAL SCHEDULE

PROJECT: Project Name
LOCATION: 700 High Street Thornbury
CLIENT: Walter Stragan

No.	Description	Date
1	Revision 1	2022 01 20

AMENDMENT:
DATE: 2022 03 28
SCALE: 1 : 100
JOB N° : CKA 21-031

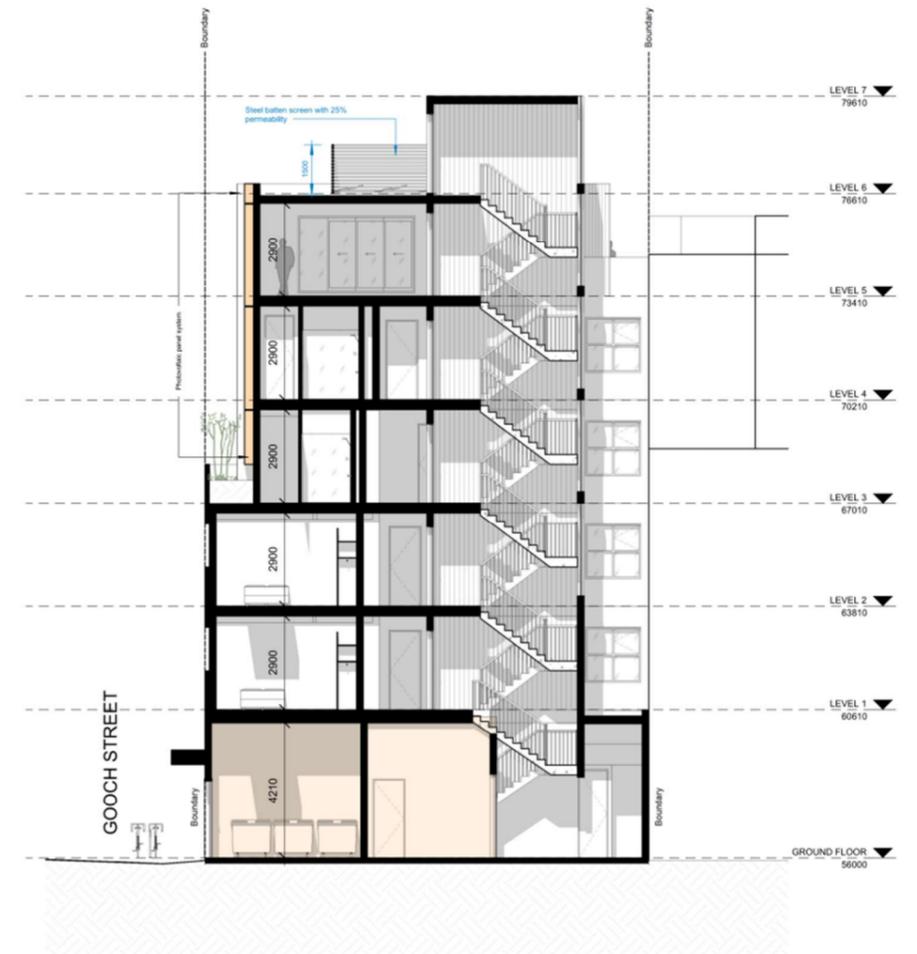
No in SET: A07
Rev 1
ISSUE: TP RFI

C. KAIROUZ ARCHITECTS
780, High Street, Thornbury, Victoria, 3071
| info@ckarch.com.au | (03) 9484 8328 |
www.ckarchitects.com.au
copyright of C. Kairouz Architects, prior written

C.KAIROUZ ARCHITECTS
& ASSOCIATES INCORPORATING UH



1 SECTION A
A05.5
1 : 100



2 SECTION B
A06.7
1 : 100

ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND ENGINEERING DRAWINGS AND DETAILS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS IF IN DOUBT ASK, DO NOT GUESS. CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR CLARIFICATION AND APPROVAL IN WRITING.

DRAWING:
SECTIONS

PROJECT: Project Name
LOCATION: 700 High Street Thornbury
CLIENT: Walter Stragan

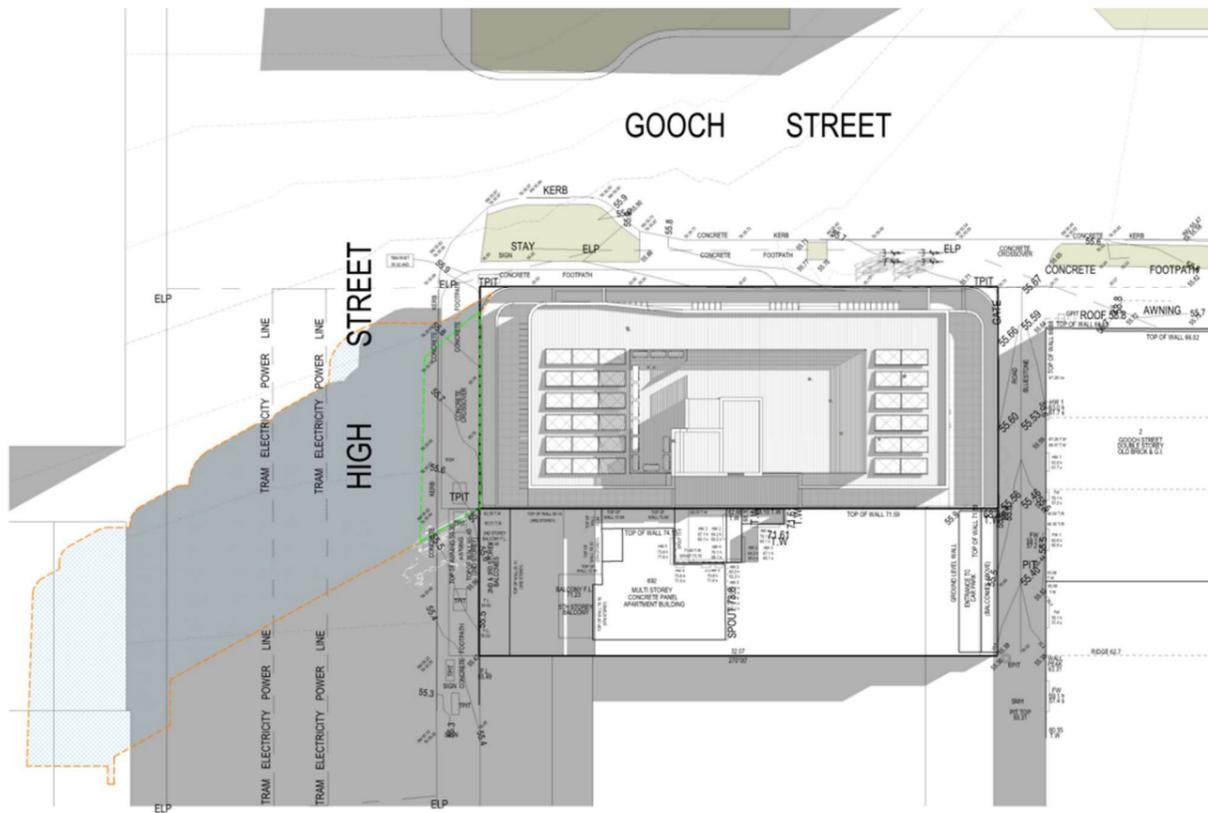
AMENDMENT:		
No.	Description	Date
1	Revision 1	2022 01 20

DATE: 2022 03 28
SCALE: 1 : 100
JOB N° : CKA 21-031

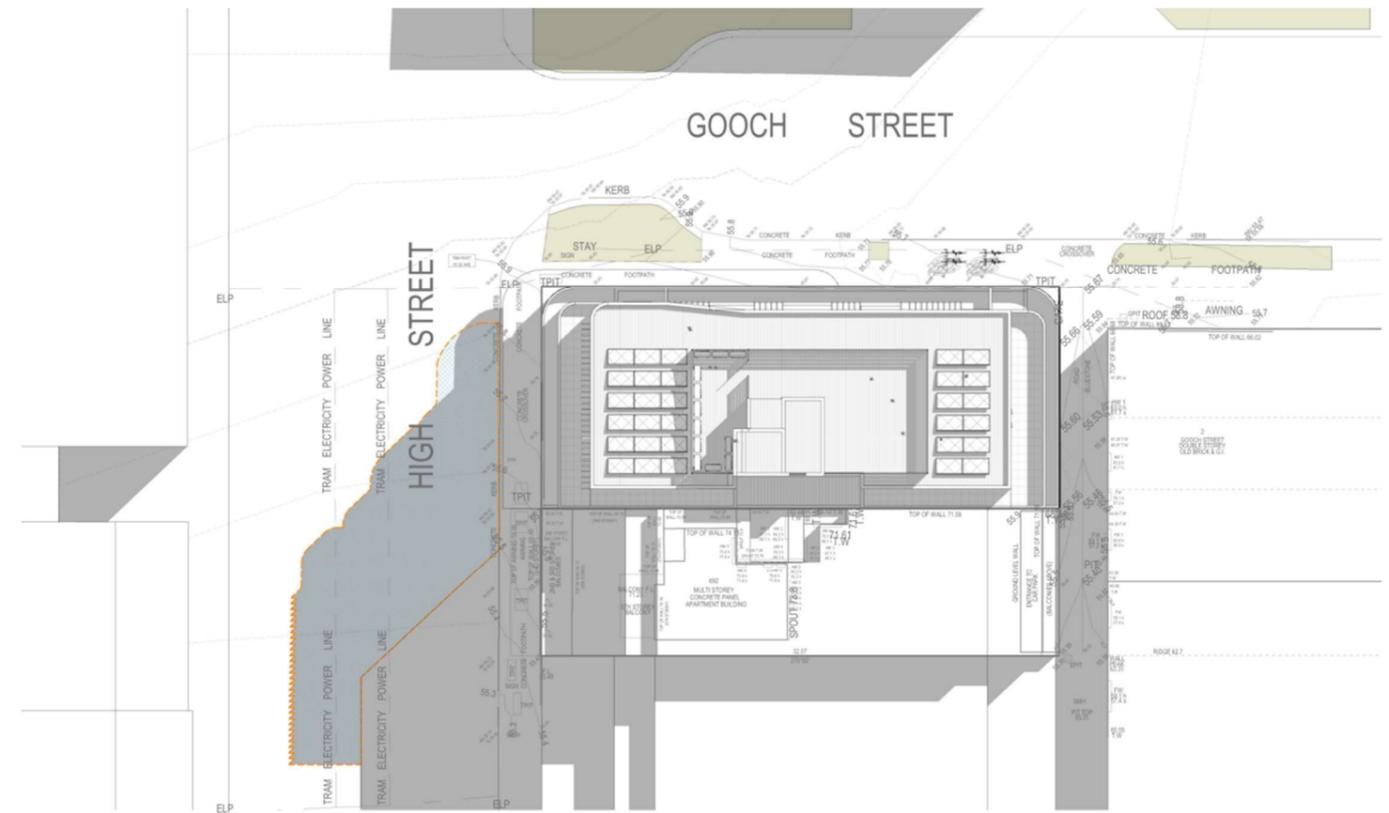
No in SET: A08
Rev 1
ISSUE: TP RFI

C. KAIROUZ ARCHITECTS
780, High Street, Thornbury, Victoria, 3071
| info@ckarch.com.au | (03) 9484 8328 |
www.ckarchitects.com.au
copyright of C. Kairouz Architects, prior written

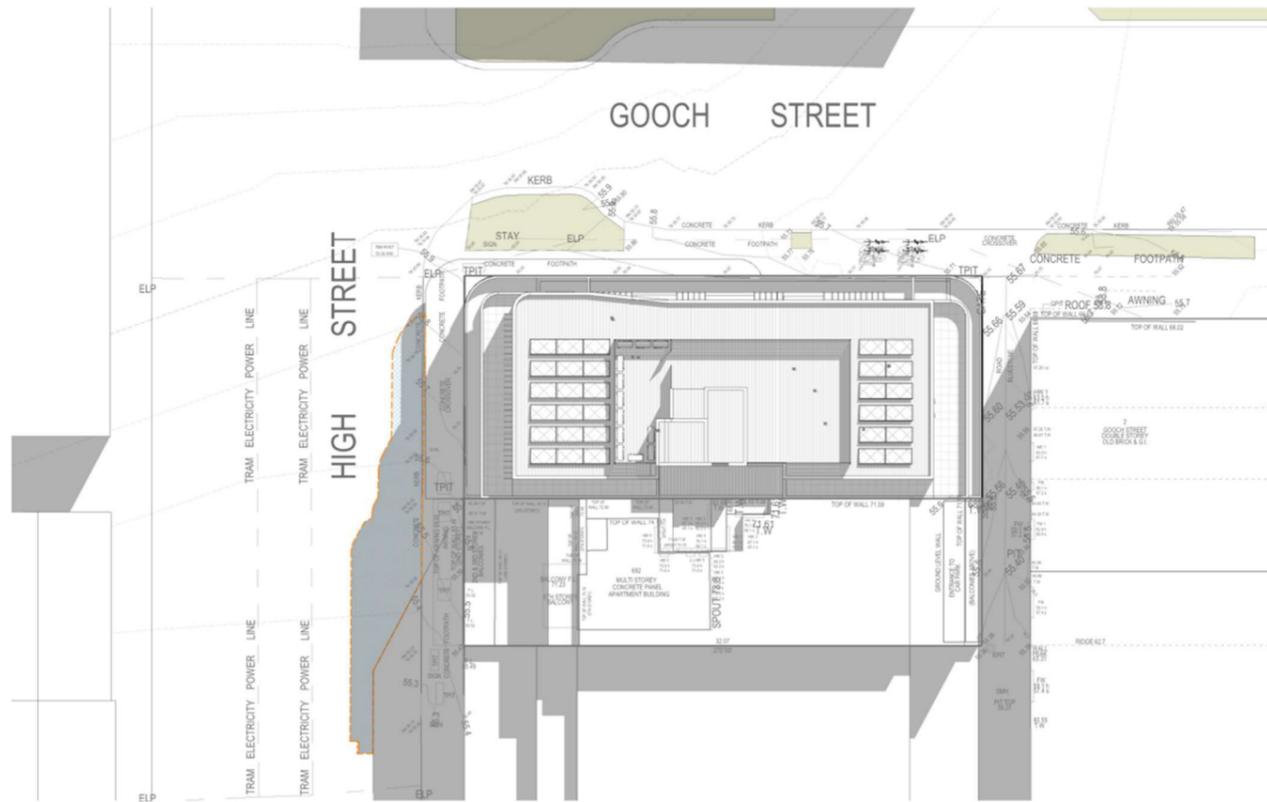
C.KAIROUZ ARCHITECTS
& ASSOCIATES INCORPORATING U+U



1 A01 SHADOWS - 21 SEPTEMBER - 9AM
1 : 200



2 A01 SHADOWS - 21 SEPTEMBER - 10AM
1 : 200



3 A01 SHADOWS - 21 SEPTEMBER - 11AM
1 : 200

SHADOW LEGEND

- Existing shadow
- REV 1 Shadows
- REV 2 Shadows

ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND ENGINEERING DRAWINGS AND DETAILS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS IF IN DOUBT ASK, DO NOT GUESS. CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR CLARIFICATION AND APPROVAL IN WRITING.

DRAWING:
PROPOSED SHADOW DIAGRAMS



PROJECT: Project Name
LOCATION: 700 High Street Thornbury
CLIENT: Walter Stragan

AMENDMENT:		
No.	Description	Date
1	Revision 1	2022 01 20

DATE: 2022 03 28
SCALE: As indicated
JOB N° : CKA 21-031

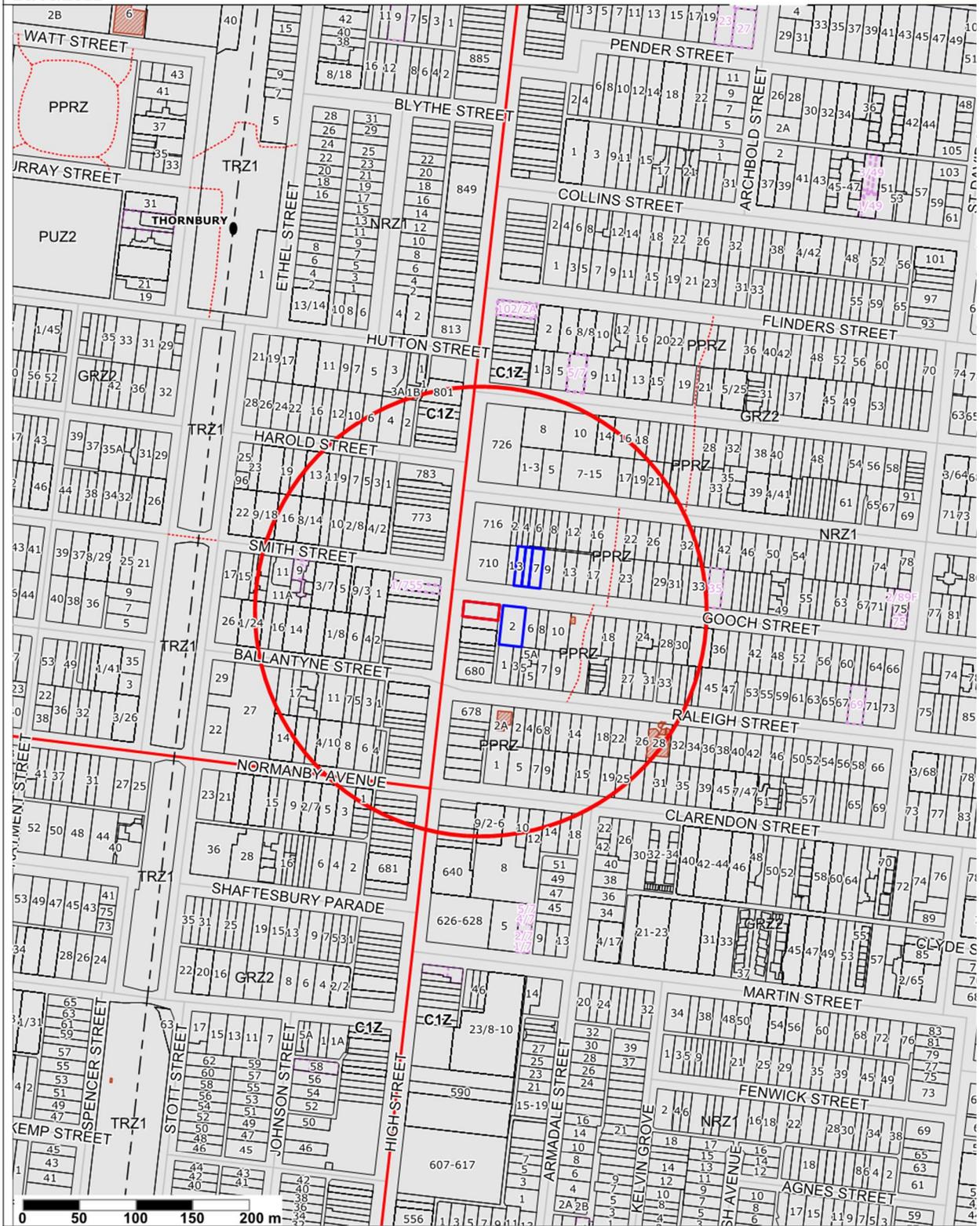
No in SET: A09
Rev 1

ISSUE: TP RFI

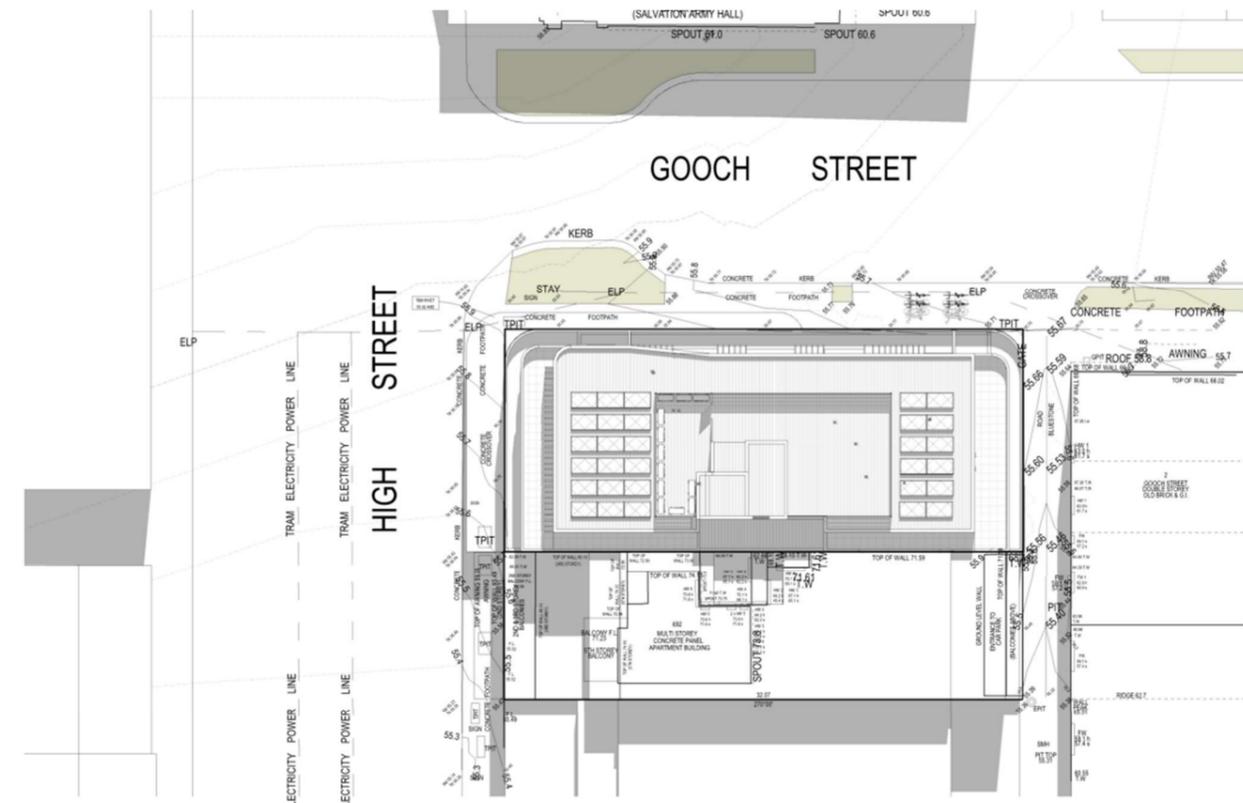
C. KAIROUZ ARCHITECTS
780, High Street, Thornbury, Victoria, 3071
| info@ckarch.com.au | (03) 9484 8328 |
www.ckarchitects.com.au
copyright of C. Kairouz Architects, prior written

C.KAIROUZ ARCHITECTS
& ASSOCIATES INCORPORATING URBAN

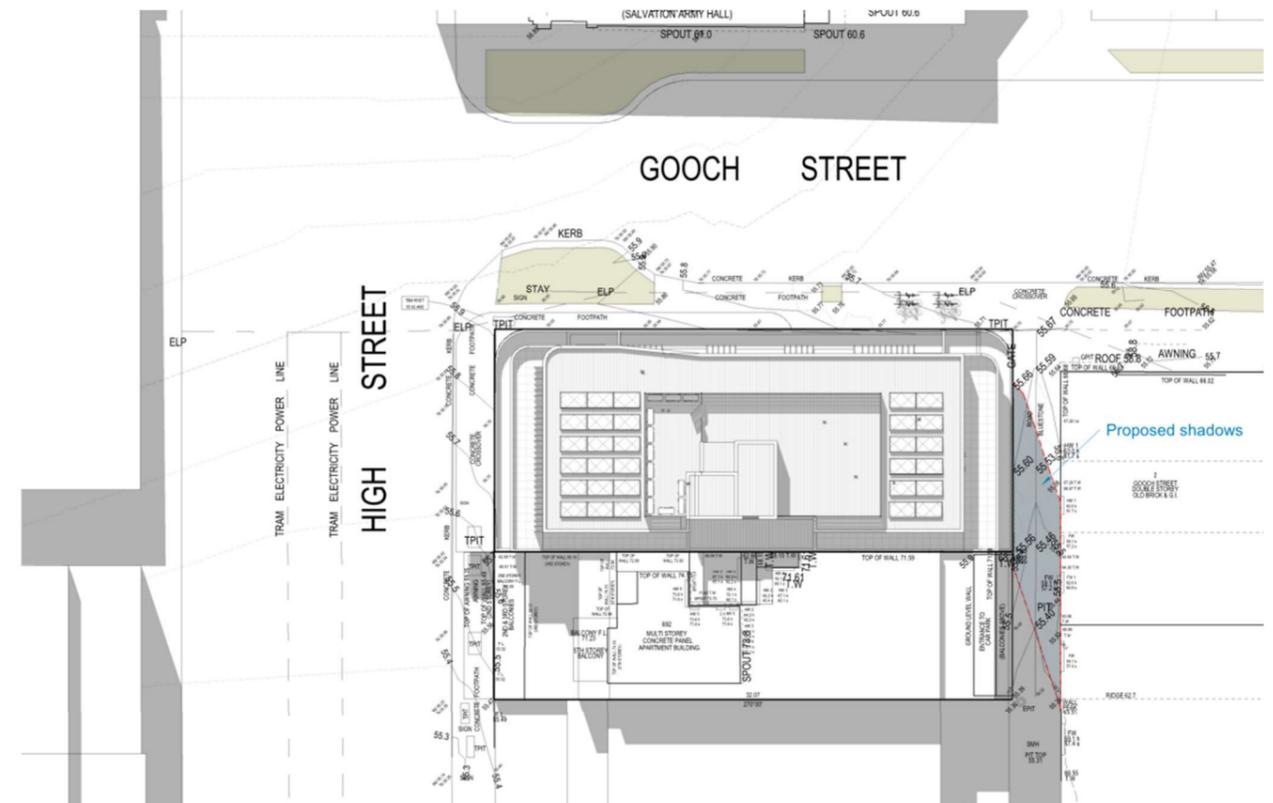
Darebin City Council
23/08/2022



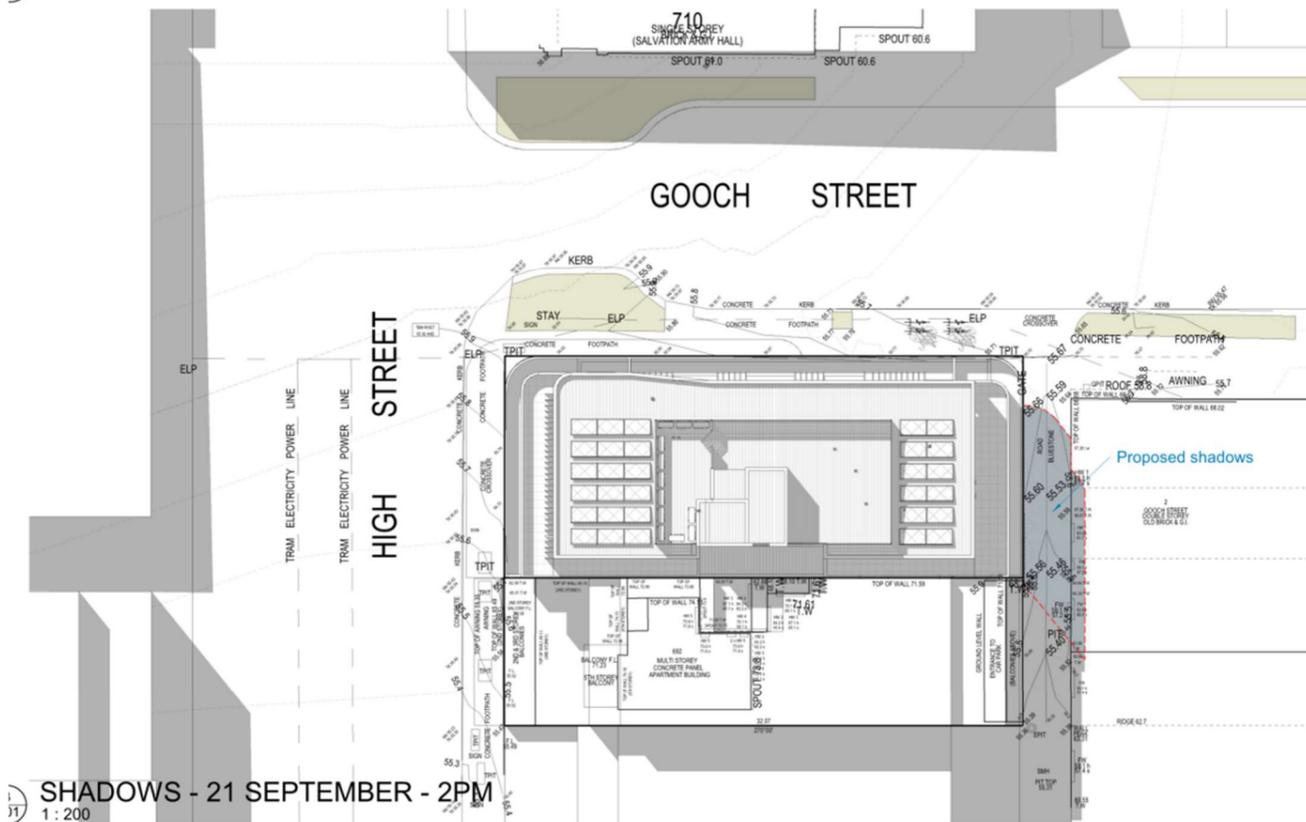
Whilst every endeavour has been made to ensure that the information in this product is current and accurate, the City of Darebin does not accept responsibility or liability whatsoever for the content, or for any errors or omissions contained therein. © City of Darebin



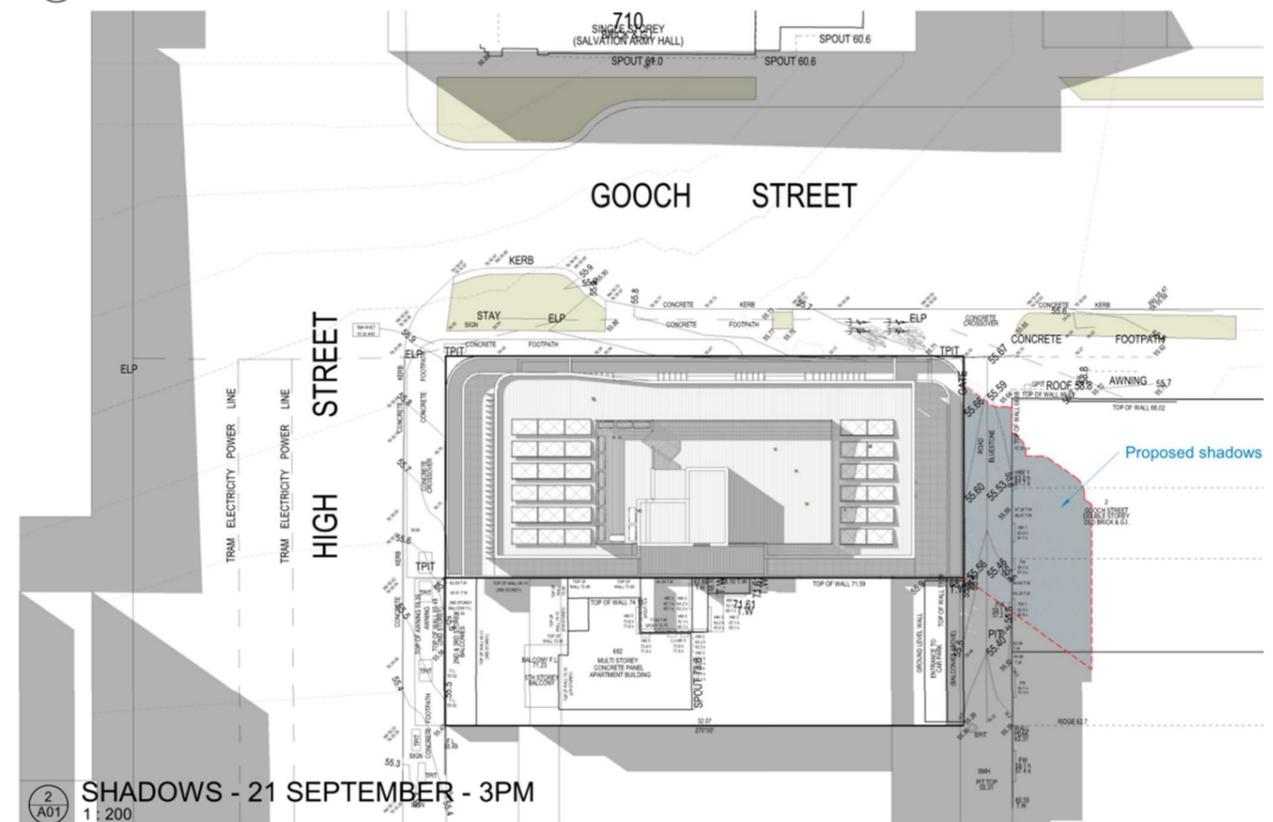
1 SHADOWS - 21 SEPTEMBER - 12NOON
1 : 200



4 SHADOWS - 21 SEPTEMBER - 1PM
1 : 200



2 SHADOWS - 21 SEPTEMBER - 2PM
1 : 200



2 SHADOWS - 21 SEPTEMBER - 3PM
1 : 200

ARCHITECTURAL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONSULTANTS AND ENGINEERING DRAWINGS AND DETAILS. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS IF IN DOUBT ASK, DO NOT GUESS. CONTRACTORS MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR PREPARING SHOP DRAWINGS. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR CLARIFICATION AND APPROVAL IN WRITING.

DRAWING:
PROPOSED SHADOW DIAGRAMS



PROJECT: Project Name
LOCATION: 700 High Street Thornbury
CLIENT: Walter Stragan

AMENDMENT:

No.	Description	Date
1	Revision 1	2022 01 20

DATE: 2022 08 23
SCALE: 1 : 200
JOB N° : CKA 21-031

No in SET: **A10**
Rev 1
C. KAIROUZ ARCHITECTS
780, High Street, Thornbury, Victoria, 3071
| info@ckarch.com.au | (03) 9484 8328 |
www.ckarchitects.com.au

C.KAIROUZ ARCHITECTS
& ASSOCIATES INCORPORATING UH2

copyright of C. Kairouz Architects, prior written

6. OTHER BUSINESS

6.1 GENERAL PLANNING INFORMATION: SCHEDULED VCAT APPLICATIONS

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

- Scheduled VCAT appeals for the information of the Planning Committee. The table includes appeals heard as well as those scheduled for the coming months (but does not include mediations and practice day hearings).

Officer Recommendation

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

RELATED DOCUMENTS

Nil

Attachments

- Applications determined by VCAT - Report for Planning Committee (**Appendix A**)

PLANNING COMMITTEE MEETING

14 NOVEMBER 2022

DELEGATE DECISIONS BEFORE VCAT

NOVEMBER 2021					
Date of Hearing/ Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
10/11/2021 (Hearing) 06/12/2021 (Decision)	D/425/2020	58 Clingin Street, Northcote North Central	Proposed construction of a medium density development comprising four dwellings, as shown on the plans accompanying the application.	Section 79 Failure Appeal - Council formed a position to not support the application	Council's decision set aside – Permit granted

DECEMBER 2021					
Date of Hearing/ Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
13/12/2021 (hearing date vacated)	D/299/2018	1 Timmins Street, Northcote South	Double storey extension to the rear of the existing shop/residence comprising additional commercial floorspace and a new dwelling above and a reduction to the car parking requirement, as shown on the plans accompanying the application.	Section 87 appeal (Amendment to existing permit)	Withdrawn
13/12/2021 (Hearing) 22/12/2021 (Decision)	D/113/2021	3-5 Cambrian Avenue and 635 & 649 High Street Preston Central	Development of two or more dwellings on a lot and to subdivide land in accordance with proposed plan of subdivision PS904761K plus a waiver of the on-site visitor car parking requirement.	Section 79 Failure Appeal – Council formed a position to not support the application	Council's decision set aside – Permit granted

PLANNING COMMITTEE MEETING

14 NOVEMBER 2022

17/12/2021 (Hearing)	D/573/2020	29 Jackson Street Northcote South	Proposed Demolition of an existing outbuilding to the rear of an existing dwelling and construction of a garage on a lot less than 300sqm in a Heritage Overlay as shown on the plans accompanying the application	Section 79 Failure Appeal – Council formed a position to not support the application	Council's decision set aside – Permit granted
-------------------------	------------	---	--	--	---

JANUARY 2022					
Date of Hearing/ Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
13/01/2022 (Decision)	D/311/2003/A	73a Victoria Road, Northcote South	Amend planning permit D/311/2003 which allowed A medium density housing development comprised of a double storey dwelling to the rear of an existing dwelling	Section 82 Objector Appeal of Council's decision to issue a Notice of Decision	Council's decision set aside – Planning permit D/311/2003 must not be amended
18/01/2022 (Hearing) 21/01/2022 (Decision)	D/217/2021	2 Jacka Street, Preston West	A medium density housing development comprised of the construction of two (2) side-by side double storey dwellings	Section 79 Failure Appeal – Council formed a position to not support the application	Council's decision set aside – Permit granted
27/01/2022 (Hearing) 03/02/2022 (Decision)	D/167/2020	171 Victoria Road, Northcote South Central	Construction of two double storey dwellings on the lot	Section 77 Refusal Appeal– Applicant Appeal of decision	Council's decision affirmed – No permit is granted

PLANNING COMMITTEE MEETING

14 NOVEMBER 2022

02/09/2021 (Hearing)	D/253/2020	70 O'Connor Street, Reservoir	Construction of four dwellings on a lot in the General Residential Zone Schedule 2 and construct buildings and works in a Special Building Overlay	Section 77 Refusal Appeal– Applicant Appeal of decision	Council's decision set aside – Permit granted
27/09/2022 (Decision)		North West			
28/01/2022 (Compulsory conference)	D/672/2020	12 Carson Street, Reservoir	Construction of a three (3) storey mixed-use development (comprised of two (2) dwellings above a shop) and a reduction of car parking	Section 82 Objector Appeal of Council's decision to issue a Notice of Decision	Council's decision varied (by consent) – Permit granted.
Result	The parties were able to reach an agreement by consent. The hearing scheduled for 1 April 2022 was vacated.				

FEBRUARY 2022					
Date of Hearing/ Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
13/02/2021 (Hearing)	D/349/2020	171-175 High Street Northcote	Proposed buildings and works to the existing building including extensions and an additional two storey's use of the for offices and a reduction in the standard car parking requirement	Section 79 Failure Appeal – Council formed a position to not support the application	Council's decision set aside – Permit granted
15/02/2022 (Decision)					
21/2/2022	PLN19/091 2	224 – 256 Heidelberg Road, Fairfield	Part demolition and use and development of the land for Multi- Level Accommodation Buildings; Altering Access to a Road Zone Category 1	Section 77 Refusal of the application by the City of Yarra – Darebin City Council is an objector party	No permit granted

MARCH 2022

PLANNING COMMITTEE MEETING

14 NOVEMBER 2022

Date of Hearing/ Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
01/03/2022 (Hearing Vacated)	D/650/2020	217 Wood Street, Preston Central	Medium density housing development comprising the construction of five (3) triple storey dwellings	Section 77 Refusal Appeal – Applicant Appeal.	Council’s decision set aside (by consent) – Permit granted
Result	The parties were able to reach agreement as to a suitable form of development, as such, they were in position that Council’s refusal could be set aside by consent.				
11/03/2022 (Decision)	D/601/2019	12 Faye Street Reservoir Latrobe	Construction of five dwellings on the lot in an RGZ3/DDO19	Section 77 Refusal Appeal – Applicant Appeal	Council’s decision set aside – Permit granted
18/03/2022 (Hearing)	D/619/2018/ A	231 – 233 Spring Street, Reservoir West	Changes to the development including a reduction of dwellings to a total of 14, changes to the built form and layout and the removal of the basement,	Section 79 Failure Appeal – Council formed a position to not support the application	Council’s decision affirmed – No amendment issued
23/03/2022 (Hearing)	D/315/2018/ A D/312/2018/ B	7 Eunson Avenue, Northcote South	Various amendments to the proposal	Section 82 Objector Appeal of Council’s decision to issue a Notice of Decision	Council Decision set aside – Application remitted back to Council
Result	Application remitted back to Council for reconsideration, including matters of non-compliance.				

APRIL 2022					
Date of Hearing/ Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision

PLANNING COMMITTEE MEETING

14 NOVEMBER 2022

12/4/2022 (Hearing)	D/725/2017/ A	2-4 Tiernan Street, Preston South East	A medium density housing development comprised of the construction of four (4) double storey dwellings amended as follows: 1. Construction of eight (8) double storey dwellings 2. A reduction in the car parking requirement	Section 79 Failure Appeal – Council formed a position to support the application	Council's support affirmed – Permit granted
13/4/2022 (Hearing) 15/09/2022 (Decision)	D/29/2021	42 Wood Street, Preston Central	Construction a medium density housing development comprising of four (4) dwellings	Section 77 Refusal Appeal – Applicant Appeal	Council's decision set aside – Permit granted
19/04/2022 (Hearing) 12/08/2022 (Decision)	D/18/2021	58 Herbert Street, Northcote South	Partial demolition and construction of a two storey extension on a lot less than 300 square metres and affected by a Heritage Overlay and a Design and Development Overlay	Section 82 Objector Appeal of Council's decision to issue a Notice of Decision	Council's decision set aside – Permit granted

MAY 2022					
Date of Hearing/ Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision

PLANNING COMMITTEE MEETING

14 NOVEMBER 2022

17/06/2021 (Hearing) 13/05/2022 (Decision)	D/49/2020	38 Mansfield Street, Thornbury South Central	Construction of two dwellings	Section 77 Notice of Refusal – Applicant Appeal	Council's decision set aside – Permit granted
13/05/2022 (Decision)	D/461/2020	620-622 High Street, Preston Central	A mixed-use development comprised of the: <ul style="list-style-type: none"> • Construction of a five (5) storey building plus a basement level; • Use of land for the purpose of 27 dwellings and two (2) retail premises (shop); and • Reduction in the car parking requirement. 	Section 82 Objector Appeal of Council's Notice of Decision to Amend the permit	Council's decision affirmed (by consent - Hearing schedule for 14 June 2022 vacated)
Result	Permit applicant and objector reached agreement by accepting permit conditions that improve the interface between the subject site and the objectors' property				
31/08/2021 (Hearing) 25/05/2022 (Decision)	D/476/2020	231A Dundas Street, Preston South East	Proposed use of land to sell and consume liquor in association with a Take-Away Food and Drink Premises	Section 77 Notice of Refusal – Applicant Appeal	Council's decision set aside – Permit granted

JUNE 2022					
Date of Hearing/ Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision

PLANNING COMMITTEE MEETING

14 NOVEMBER 2022

2 June 2022 (Decision)	D/1039/201 5/B	658-668 High Street, Thornbury South Central	Inclusion of an additional parcel of land Amendments to the land use Increase in building height from 20.8 metres to 22 metres (amended from six storey to seven storey) Increase in the number of dwellings from 24 to 38 Addition of two basement levels; Increase in the commercial floor area;	Section 79 Failure Appeal – Council formed a position to support the application	Council's decision affirmed (by Consent)
Result	Applicant addressed Council's key concerns, by: <ul style="list-style-type: none"> • providing an additional 12 car parking spaces thereby ensuring that the impact on parking availability in the area would be acceptable. • Enlarging the proposed light court thereby ensuring acceptable daylight access to dwellings • Agreeing to a permit condition that will ensure that the podium of the building will be designed to Council's satisfaction. • The hearing listed for 26 September 2022 was vacated. 				
23 June 2022 (Decision)	D/754/2020	130 Charles Street, Northcote South	Partial demolition and alterations and additions to a single dwelling on a lot of less than 300m2 and affected by a HO.	Notice of Refusal – Applicant Appeal.	Consent agreement

JULY 2022					
Date of Hearing/ Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision

PLANNING COMMITTEE MEETING

14 NOVEMBER 2022

20 July 2022 (Decision)	D/380/2021	85 Christmas Street Northcote South East	Construction of two (2) double storey dwellings on a lot on land affected by a Special Building Overlay in accordance with the endorsed plans	Section 82 Objector appeal of Council's decision to issue a Notice of Decision	Council's decision affirmed (by Consent) – Permit to be issued. The hearing scheduled for 29 August 2022 was vacated
26 July 2022 (Hearing)	D/259/2021	10-12 Nisbett Street Reservoir North Central	A medium density housing development comprised of ten triple storey dwellings and reduction of the visitor car parking requirements; as shown on the plans accompanying the application	Notice of Refusal – Applicant Appeal	Awaiting VCAT decision

AUGUST 2022					
Date of Hearing/ Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
1 August 2022 (Hearing) 2 August 2022 (Decision)	D/66/2021	11 Berwick Street Reservoir West	A medium density housing development comprising the construction of two dwellings and the retention of the existing dwelling as shown on the plans accompanying the application	Section 82 Objector appeal of Council's decision to issue a Notice of Decision	Council's decision affirmed with a variation to some of the conditions – Permit Issued
2 August 2022 (Hearing) 2 August 2022 (Decision)	D/611/2021	2 Trott Avenue Bundoora North East	Removal of a tree in the Vegetation Protection Overlay - Schedule 5	Section 77 Notice of Refusal – Applicant Appeal	Council's decision affirmed – No permit issued

PLANNING COMMITTEE MEETING

14 NOVEMBER 2022

4 August 2022 (Hearing)	D/865/2014	208 – 216 High Street Preston Central	Extension of time to commence works	Section 77 Notice of Refusal – Applicant Appeal	Council's decision affirmed – No permit issued
25 August 2022 (Compulsory Conference)	D/127/2021	22 Joffre Street Reservoir North Central	A medium density housing development comprising the construction of two dwellings on a lot	Section 82 Objector appeal of Council's decision to issue a Notice of Decision	Consent position reached as the applicant agreed to a new condition on the permit which requests sightlines demonstrating no overlooking into the habitable room window of the neighbouring property. The hearing schedule for 27 October 2022 is vacated.

SEPTEMBER 2022					
Date of Hearing/ Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
12 September 2022 (Compulsory Conference)	D/287/2021	37 Raleigh Street Thornbury Rucker	Extension to a single dwelling on a lot less than 300 square metres in accordance with the endorsed plans	Section 82 Objector appeal of Council's decision to issue a Notice of Decision	Awaiting hearing listed for 14 November 2022

PLANNING COMMITTEE MEETING

14 NOVEMBER 2022

12 September 2022 (Hearing)	D/704/1995/ C	1011 – 1017 Plenty Road Kingsbury North East	Use and development of the site for a café and take away food premises in accordance with the endorsed plans (Amendment to hours of operation)	Section 82 Objector appeal of Council's decision to issue a Notice of Decision	Council's decision affirmed with a variation to the amended permit with a number of conditions added.
26 September 2022	D/786/2022	32 Darebin Road Reservoir Central	A medium density housing development comprising the construction of four (4) semi attached double storey dwellings	Section 79 Failure Appeal	Consent position reached. In planning permit application D/786/2021 a permit is granted and directed to be issued.
28 September 2022	D/356/2021	150 Tyler Street Reservoir Central	A medium density housing development comprising the construction of three (3) double storey dwellings	Section 82 Objector appeal of Council's decision to issue a Notice of Decision	This proceeding was struck out pursuant to S78(2)(a) as the applicant for review failed to attend the mediation or the hearing and failed to comply with the orders and directions of the Tribunal pursuant to S78(1)(a) and 78(1)(g) of the Victorian Civil and Administrative Tribunal Act 1998.

OCTOBER 2022

PLANNING COMMITTEE MEETING

14 NOVEMBER 2022

Date of Hearing/ Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
11 October 2022 (Compulsory Conference)	D/613/2021	129 Victoria Street Northcote South	A medium density housing development comprising the construction of two (2) double storey dwelling.	Section 82 Objector appeal of Council's decision to issue a Notice of Decision	A decision could not be reached at the CC. Awaiting hearing listed for 13 December 2022
18 October 2022	D/279/2021	73 Arthur Street Fairfield South	Ground floor extension and first floor addition on a lot under 300 square metres in area in the General Residential Zone – Schedule 2	Section 82 Objector appeal of Council's decision to issue a Notice of Decision	Council's decision affirmed with a variation to some of the proposed conditions.
20 October 2022	D/312/2021	19 Winifred Street Preston	A medium density housing development comprising the construction of two (2) double storey dwellings.	Section 82 Objector appeal of Council's decision to issue a Notice of Decision	Awaiting final orders.

PLANNING COMMITTEE DECISIONS BEFORE VCAT

DECEMBER 2021					
Date of Hearing/ Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision

PLANNING COMMITTEE MEETING

14 NOVEMBER 2022

21/12/2021 (Decision)	D/515/2020	41 Kingsley Road, Reservoir West	Medium density development comprising the construction of two double storey dwellings	Section 77 Notice of Refusal –The planning officer formed a position to support the application which was not upheld by Council’s Planning Committee (meeting held 12 April 2021) who decided to refuse the application.	Council’s decision set aside – Permit granted (contrary to the decision of the Planning Committee)
--------------------------	------------	--	---	---	---

MARCH 2022					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
22/03/2022 (Hearing)	D/664/2020	765 – 769 Gilbert Road, Reservoir	Use as a Funeral Parlour and buildings and works comprising the construction of a single storey extension	Section 77 Notice of Refusal –The planning officer formed a position to support the application which was not upheld by Council’s Planning Committee (meeting held 12 April 2021) who decided to refuse the application.	Council’s decision set aside – Permit granted (contrary to the decision of the Planning Committee)

APRIL 2022					
Date of Hearing	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision

PLANNING COMMITTEE MEETING

14 NOVEMBER 2022

13/04/2022 (Decision)	D/352/2020	31 Albert Street, Preston Central	Proposed change of Liquor Licence trading hours pursuant to clause 52.27 of the Darebin Planning Scheme	Section 79 Failure Appeal – The planning officer formed a position to not support the application which was upheld by Council’s Planning Committee (meeting held 9 March 2021)	Council’s decision set aside – Pursuant to Section 149A of the Planning and Environment Act 1987 VCAT determined that the land has existing use rights and therefore a planning permit is not required under Clause 52.27 of the Darebin Planning Scheme to modify or extend the hours within which liquor may be sold or consumed at the hotel.
--------------------------	------------	---	---	--	--

MAY 2022					
Date of Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
11/05/2022 (Decision)	D/474/2020	25 Separation Street, Northcote (Northcote Plaza) South Central	Use of the land for accommodation (dwellings) and a place of assembly Use of the land to sell liquor To construct a building and construct or carry out works To reduce the standard car parking requirement	Section 77 Notice of Refusal –The planning officer formed a position to refuse the application which was upheld by Council’s Planning Committee (meeting held 10 May 2021)	Council’s decision set aside – Permit granted (contrary to the decision of the Planning Committee)

JULY 2022					
Date of Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision

PLANNING COMMITTEE MEETING

14 NOVEMBER 2022

29 July 2022 (Compulsory Conference)	D/740/2021	721 – 725 High Street Preston Central	Construction of a seven (7) storey (including roof top terrace; plus two basements) mixed use development;	Section 77 Notice of Refusal –The planning officer formed a position to support the application which was not upheld by Council's Planning Committee (meeting held 11 April 2022) who decided to refuse the application.	Consent position reached, as applicant addressed Council's key concerns by reducing the height by one storey, including some three (3) bedroom dwellings and providing additional access features.
---	------------	---------------------------------------	--	--	--

SEPTEMBER 2022					
Date of Hearing/ Decision	App. No.	Property/Ward	Proposal	Council Decision/Nature of Appeal	VCAT Decision
6 September 2022 (Compulsory Conference)	D/738/2020	42 Elizabeth Street Northcote South	The construction of five triple storey dwellings (inclusive of basement level), a reduction of the statutory car parking requirement (the waiver of one visitor car parking space) and the alteration of access to a road in a Transport Zone 2 in accordance with the endorsed plans.	Section 82 Objector appeal. The planning officer formed a position to support the application and issue a Notice of Decision which was upheld by Planning Committee on the 11 April 2022.	Awaiting Hearing listed for 2 February 2022.

PLANNING COMMITTEE MEETING

14 NOVEMBER 2022

<p>30 September 2022 (Compulsory Conference)</p>	<p>D/850/2021</p>	<p>84-86 Bastings Street Northcote South</p>	<p>A medium density housing development comprising the construction of 49 townhouses and a reduction in car parking.</p>	<p>Section 79 Failure Appeal –The planning officer formed a position to support the application which was not upheld by Council's Planning Committee (meeting held 11 April 2022) who decided to refuse the application.</p>	<p>Compulsory Conference held on 30 September 2022 and a subsequent compulsory conference was scheduled to occur in late September 2022 (prior to this report being finalised).</p>
--	-------------------	---	--	--	---

7. CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL

8. CLOSE OF MEETING

**CITY OF
DAREBIN**

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

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

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

 **Speak your language**
T 8470 8470

العربية	Italiano	Soomalii
繁體中文	Македонски	Español
Ελληνικά	नेपाली	اردو
हिंदी	ភ្នំពេញ	Tiếng Việt