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MINUTES OF THE PLANNING COMMITTEE MEETING

Held on Monday 15 July 2019

Released to the public on Friday 19 July 2019



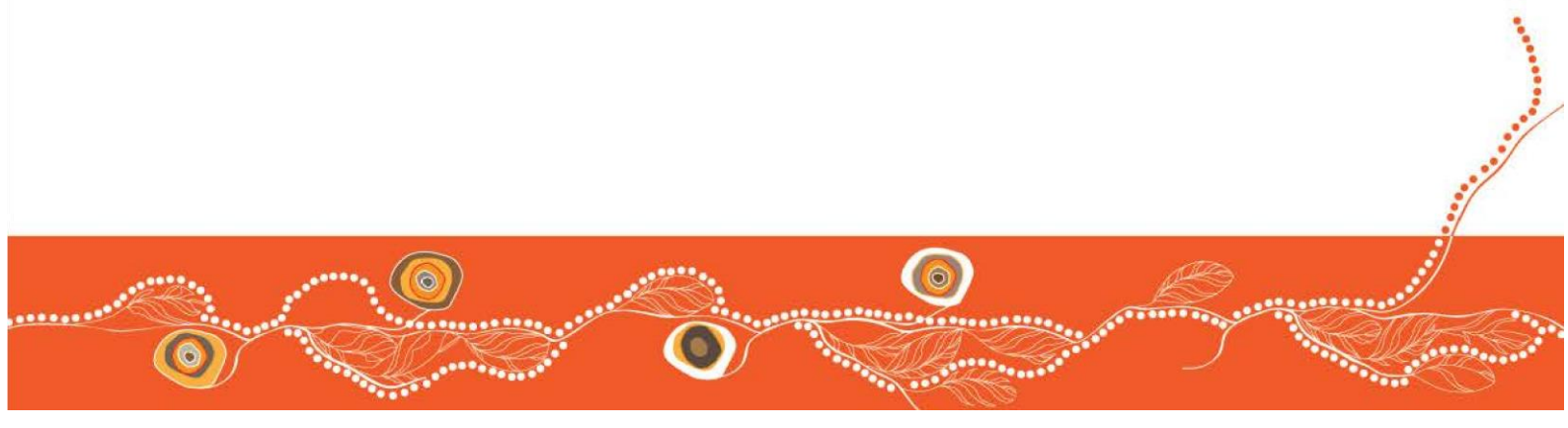
ACKNOWLEDGEMENT OF TRADITIONAL OWNERS AND ABORIGINAL AND TORRES STRAIT ISLANDER COMMUNITIES IN DAREBIN

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

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

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

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



English

These are the Minutes for the Planning Committee meeting. For assistance with any of the items in the minutes, please telephone 8470 8888.

Arabic

هذه هي محاضر اجتماع لجنة التخطيط. للحصول على المساعدة في أي من البنود في المحاضر، يرجى الاتصال بالهاتف 8470 8888.

Chinese

这些是规划委员会会议纪要。如需协助了解任何纪要项目，请致电8470 8888。

Greek

Αυτά είναι τα Πρακτικά της συνεδρίασης της Επιτροπής Προγραμματισμού. Για βοήθεια με οποιαδήποτε θέματα στα πρακτικά, παρακαλείστε να καλέσετε το 8470 8888.

Hindi

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

Italian

Questo è il verbale della riunione del comitato di pianificazione. Per assistenza con qualsiasi punto del verbale, si prega di chiamare il numero 8470 8888.

Macedonian

Ова е Записникот од состанокот на Одборот за градежно планирање. За помош во врска со која и да било точка од записникот, ве молиме телефонирајте на 8470 8888.

Nepali

यी योजना समितिको बैठकका माइन्युटहरू हुन्। माइन्युटका कुनै पनि वस्तुसम्बन्धी सहायताका लागि कृपया 8470 8888 मा कल गर्नुहोस्।

Punjabi

ਇਹ 'ਪੇਨਿਨਾਬੰਦੀ ਕਮੇਟੀ' (Planning Committee) ਦੀ ਮੀਟਿੰਗ ਵਾਸਤੇ ਸੰਖੇਪ ਸਾਰਾਂਸ਼ ਹੈ। ਸੰਖੇਪ ਸਾਰਾਂਸ਼ ਵਿਚਲੀਆਂ ਕਿਸੇ ਵੀ ਆਈਟਮਾਂ ਸੰਬੰਧੀ ਸਹਾਇਤਾ ਵਾਸਤੇ, ਕਿਰਪਾ ਕਰਕੇ 8470 8888 ਨੂੰ ਟੈਲੀਫੋਨ ਕਰੋ।

Somali

Kuwaani waa qodobada kulanka Guddiga Qorshaynta. Caawimada mid kasta oo ka mid ah qodobada laga wada hadlay, fadlan la xiriiir 8470 8888.

Spanish

Estas son las Actas de la reunión del Comité de planificación. Para recibir ayuda acerca de algún tema de las actas, llame al teléfono 8470 8888.

Urdu

یہ پلاننگ کمیٹی کی میٹنگ کی روداد کے نقاط ہیں۔ روداد کے کسی بھی حصے کے بارے میں مدد کے لیے براہ مہربانی 8470 8888 پر فون کریں۔

Vietnamese

Đây là những Biên bản Hội Ủy ban Quy hoạch. Muốn có người trợ giúp mình về bất kỳ mục nào trong biên bản họp, xin quý vị gọi điện thoại số 8470 8888.

Table of Contents

Item Number		Page Number
1.	PRESENT	3
2.	APOLOGIES.....	3
3.	DISCLOSURES OF CONFLICTS OF INTEREST	3
4.	CONFIRMATION OF THE MINUTES OF PLANNING COMMITTEE	4
5.	CONSIDERATION OF REPORTS	5
5.1	APPLICATION FOR PLANNING PERMIT 650-652 Plenty Road & 121 Rene Street, Preston	5
5.2	APPLICATION FOR A PLANNING PERMIT - D/843/2017 295-297 Gilbert Road Preston.....	16
6.	OTHER BUSINESS	34
6.1	GENERAL PLANNING INFORMATION: SCHEDULED VCAT APPLICATIONS	34
7.	URGENT BUSINESS.....	34
8.	CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL	34
9.	CLOSE OF MEETING.....	34

MINUTES OF THE MEETING OF THE PLANNING COMMITTEE OF THE DAREBIN CITY COUNCIL HELD AT DAREBIN CIVIC CENTRE, 350 HIGH STREET PRESTON ON MONDAY 15 JULY 2019

THE MEETING OPENED AT 6.00PM

WELCOME

THE CHAIRPERSON, MAYOR RENNIE OPENED THE MEETING WITH THE FOLLOWING STATEMENT:

“NGARRGMA WURUNDJERI WOI-WURRUNG GULJIN GURRINGANYINU BIK WENEROP DAREBIN DHARRI. NGARRI YANA NGARNGA BIK, BAAN BA NGARRGU. GAHGOOK-AL NANGGIT BAMBUTH, YALINGBU BA GAMA-DJI.

“I ACKNOWLEDGE THE WURUNDJERI WOI-WURRUNG PEOPLE WHO ARE THE TRADITIONAL OWNERS OF THE LAND. I RECOGNISE THEIR CONTINUING CONNECTION TO LAND, WATER AND CULTURE. I PAY MY RESPECTS TO ELDERS PAST, PRESENT AND EMERGING.”

1. PRESENT

Councillors

Cr. Susan Rennie (Mayor) (Chairperson)
Cr. Susanne Newton (Deputy Mayor)
Cr. Steph Amir
Cr. Tim Laurence
Cr. Kim Le Cerf
Cr. Trent McCarthy
Cr. Julie Williams (6.01pm)

Council Officers

Rachel Ollivier - General Manager City Sustainability and Strategy
Melinda Viksne - Manager Governance and Performance
Darren Rudd - Manager City Development
Julie Smout - Coordinator Statutory Planning
Ralph Anania - Acting Coordinator Governance, Council Business and Civic Services
Karlee Ferrante - Council Business Officer
Georgina Steele - Council Business Officer

2. APOLOGIES

Apologies for non-attendance was received from Cr. Gaetano Greco and Cr. Lina Messina.

3. DISCLOSURES OF CONFLICTS OF INTEREST

Nil

4. CONFIRMATION OF THE MINUTES OF PLANNING COMMITTEE

Committee Decision

MOVED: Cr. K Le Cerf
SECONDED: Cr. S Amir

That the Minutes of the Planning Committee Meeting held on 20 June 2019 be confirmed as a correct record of business transacted.

CARRIED

5. CONSIDERATION OF REPORTS

The following people addressed the meeting and were thanked for their presentations by the Chairperson, Mayor Rennie:

- (1) Mr Simon Martyn (on behalf of the Applicant)
- (2) Ms Xin Zhou (Objector)
- (3) Ms Angela Carrol (Objector)
- (4) Ms Mary Durran (Objector)

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

Author: Principal Planner

Reviewed By: General Manager City Sustainability and Strategy

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

SUMMARY

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

CONSULTATION:

- Public notice was given via two (2) signs posted on site and letters sent to surrounding owners and occupiers.
- The application has been referred internally to:
 - Arboricultural Planning Unit
 - Infrastructure and Capital Delivery Unit
 - Environmental Operations Unit
 - Legal Counsel
 - Property Management Unit
 - Public Places Unit
 - Transport Engineering and Strategy Unit
 - City Design and Strategic Planning Unit
 - ESD Officer
- The application has been referred externally to:
 - VicRoads

Recommendation

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

in accordance with the endorsed plans; and

Subject to the following conditions:

- (1) Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application (identified as: TP03, Ground Floor Plan; TP04, First Floor Plan; TP05, Second Floor; TP06, Third Floor; TP07, Roof Terrace; TP09, Sections; TP10, Elevations; TP11, Elevations; TP12, B.A.D.S. Analysis; TP13, Shadow Projection; all Revision B, dated 12.02.19; and prepared by Urbourne Architecture; Acoustic Report, dated 10 October 2018 and prepared by Renzo Tonin & Associated; and Waste Management Plan, dated 17 October 2018, and prepared by Leigh Design) but modified to show:
 - a) Illumination of the Plenty Road pedestrian entry to the building. The illumination must be baffled and screened to ensure no light is spilled beyond the properties boundaries.
 - b) The rain gardens replaced with landscaping.
 - c) The bin store provided with wash down facilities and ventilation.
 - d) The bathrooms of the 'accessible' dwellings to be in accordance with Design option A or B of Standard B41 of the Darebin Planning Scheme.
 - e) The doors to the entrance and main bedroom to the 'accessible' dwellings with a minimum width of 850mm.

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- f) The passage abutting the Dwelling 2.06 kitchen to have a minimum width of 1.2 metres.
- g) Window operation on all elevation plans. Window operability must be maximised whilst not increasing overlooking of secluded private open space and/ or habitable room windows. A west elevation plan, without the screening must be provided to clearly demonstrate the operability of the west facing windows.
- h) The wall to the north of the balconies of Dwellings 1.02, 2.11 and 3.05 replaced with a balustrade to improve solar access.
- i) The glazing within the wall to the north of the balconies of Dwellings 2.01 and 3.01 replaced with an opening and widened to be double the width of the window to improve solar access and ventilation.
- j) An additional four (4) bicycle parking spaces for the use of employees. The bicycle parking spaces must be in accordance Clause 52.34-6 of the Darebin Planning Scheme. Car parking space No. 1 may be removed to accommodate the bicycle parking spaces.
- k) Either:
- Two (2) additional bicycle parking spaces provided near the Plenty Road entrance to the building. The bicycle parking spaces must be in accordance Clause 52.34-6 of the Darebin Planning Scheme; or
 - An annotation stating a contribution to cycling infrastructure will be made in accordance with Condition No. 11(b) of this Permit.
- l) A minimum of 20% of the bike parking devices provided at ground level in accordance with Australian Standard 2890.3:2015.
- m) The provision of bollards, or other barrier, to protect the bicycle spaces proximate the convenience restaurant from vehicles utilising the accessway.
- n) The building (excluding the rooftop terrace and associated stairs and lift) with a maximum height of 14 metres, as measured above natural ground level.
- o) The type of car stackers nominated on the plans. At least 25 per cent of the car stackers must be able to accommodate a vehicle height of at least 1.8 metres.
- p) The provision of pedestrian visibility splays measuring 2.0 metres (width across the frontage) by 2.5 metres (depth into the site), to the western side of the crossover to *Rene Street*. Where within the subject site, the splays must be at least 50% clear of any visual obstructions (structures, vegetation and the like). This may require changes to the Bin Store and Waste Management Plan.
- q) The canopy over the public footpath along Plenty Road set back 0.75 metres from the kerb.
- r) The canopy over the public footpath along Plenty Road and Rene Street with a clearance height of between 3.0 metres and 4.0 metres, as measured above the level of the public footpath.
- s) The location of all plant and equipment (including air conditioners and the like). These are to be co-located where possible, screened to be minimally visible from the public realm and adjacent properties, located as far as practicable from site boundaries and integrated into the design of the building. Air-conditioning units must not be located on the balconies of the dwellings.
- t) The louvre screens angled to allow outward horizontal views and minimise downward views. The depth of the louvres may be increased to accommodate this.
- u) The four storey southern boundary wall treated in materials, finishes or colours to
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provide visual interest from Plenty Road generally in accordance with the plans identified as TP10, Elevations; and TP11, Elevations; both Revision D, dated 17.05.2019 and prepared by Urbourne Architecture.

- v) A revised schedule of construction materials, external finishes and colours to provide a simplified palette in accordance with the plans identified as TP10, Elevations; and TP11, Elevations; both Revision D, dated 17.05.2019 and prepared by Urbourne Architecture.
- w) Details of the curtain wall on the northern façade in accordance with the plans identified as: TP10, Elevations; and TP14, Cantilever Curtain Wall Details; both Revision C, dated 13.05.2019 and prepared by Urbourne Architecture.
- x) Details of the glazed operable louvres on the western façade.
- y) The recommendations of the acoustic assessment (identified as Acoustic Report, dated 10 October 2018 and prepared by Renzo Tonin & Associated) implemented into the development and listed in table form.
- z) Annotations detailing Tree Protection Zone(s), associated tree protection fencing and tree protection measures in accordance with the requirements of Condition No. 4 of this Permit.
- aa) A landscape plan in accordance with Condition No. 5 of this Permit.
- bb) Modifications in accordance with the Landscape Management Plan (refer to Condition No. 8 of this Permit).
- cc) All environmentally sustainable design features referred to within the Sustainability Management Plan (SMP) listed in table form (Refer to Condition No. 9 of this Permit).
- dd) A single communal antenna for the development (in accordance with Condition No. 12 of this Permit). The location of the antenna must be shown on the roof plan and elevations. The height of the antenna must be nominated.
- ee) A car parking allocation plan in accordance with Condition No. 13 of this Permit.
- ff) Modifications in accordance with the Stormwater Management System Report (refer to Condition No. 14 of this Permit).

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

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

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

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

- (4) Before buildings and works (including demolition) start, tree protection fencing must be erected in accordance with the following requirements to define a Tree Protection Zone (TPZ).

<i>Tree (as defined in Arboricultural Report, dated 21 January</i>	<i>TPZ (radius from the</i>
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<i>2019 and prepared by Tree Response).</i>	<i>base of the trunk)</i>
Tree 4 – <i>Contoneaster pannosus</i> (Silverleaf Contoneaster)	3.24 metres
Tree 5 – <i>Acmena smithii</i> (Lilly Pilly)	5.04 metres
Tree 6 – <i>Contoneaster pannosus</i> (Silverleaf Contoneaster)	4.8 metres
Tree 9 – <i>Acer platanoides</i> (Norway Maple)	2.0 metres

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

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

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

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

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

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

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

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

- (5) Before buildings and works start, a detailed Landscape Plan to the satisfaction of the Responsible Authority must be submitted to, and approved by the Responsible Authority. When the Landscape Plan is approved, it will be endorsed and will then form part of this Permit. The Landscape Plan must be prepared by a suitably qualified person and must incorporate:
 - a) Any modifications as required at Condition 1 of this Permit.
 - b) Tree Protection measures in accordance with condition 4 of this permit.
 - c) SDA Modifications related to the landscape, WSUD or urban ecology, in accordance with conditions 9 and 14 of this permit.
 - d) A garden bed within the Rene Street nature strip adjacent to the land. The garden bed must extend from the Plenty Road intersection to the existing power pole located within Rene Street nature strip adjacent to the land.
 - e) Details of all existing trees to be retained and all existing trees to be removed, including overhanging trees on adjoining properties and street trees within the nature strip. The genus, species, height and spread of all trees must be specified. Tree Protection guidelines must be provided where appropriate, in accordance with Australian Standards.
 - f) A planting schedule of proposed vegetation detailing the botanical name,

common name, size at maturity, pot size and quantities of all plants.

- g) A diversity of plant species and forms. All proposed planting must be to the satisfaction of the Responsible Authority.
 - h) Where the opportunity exists, an appropriate number and size of canopy trees are to be shown. All canopy trees are to have a minimum height of 1.6 metres in 40 litre containers at the time of installation. Canopy trees must have the following minimum widths at maturity: small canopy (4 metres), medium canopy (6 metres), large canopy (10 metres).
 - i) Annotated graphic construction details showing all landscape applications and structures including tree and shrub planting, retaining walls, raised planter bed and decking.
 - j) Type and details of all surfaces including lawns, mulched garden beds and permeable and/or hard paving (such as pavers, brick, gravel, asphalt and concrete) demonstrating a permeability in accordance with zoning requirements. Percentage cover of permeable surfaces must be stated on the plan. Where paving is specified, material types and construction methods (including cross sections where appropriate) must be provided.
 - k) Constructed items such as letter boxes, garbage bins, lighting, clotheslines, storage, bike racks and tanks with storage capacity shown where appropriate.
 - l) Type and details of edge treatment between all changes in surface.
 - m) An outline of the approved building/s including any basement, the location of entry doors, windows, gates and fences must be shown on the landscape plan. The location of both existing and proposed overhead and underground services. Conflicts of such services with the existing and proposed planting must be avoided.
 - n) Clear graphics identifying trees (deciduous and evergreen), shrubs, grasses/sedges, groundcovers and climbers.
 - o) Scale, north point and appropriate legend. Landscape plans are to be clear, legible and with graphics drawn to scale, and provide only relevant information.
 - p) Landscape Specification Notes including general establishment and maintenance requirements.
- (6) The landscaping as shown on the endorsed Landscape Plan must be completed to the satisfaction of the Responsible Authority before the development is occupied and/or the use starts or at such later date as is approved by the Responsible Authority in writing.
- No later than seven (7) days after the completion of the landscaping, the permit holder must advise Council, in writing, that the landscaping has been completed.
- (7) The landscaping as shown on the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the endorsed Landscape Plan to the satisfaction of the Responsible Authority.
- (8) Before the development starts, a Landscape Management Plan detailing the proposed landscaping on the land, and the garden beds and planter box within the nature strip adjacent to the land must be submitted to the satisfaction of the Responsible Authority and be approved by the Responsible Authority. The Landscape Management Plan must be prepared by a suitably qualified person and must incorporate:
- (a) site analysis details such as:
 - i. climatic factors (wind, rainfall, solar radiation and air temperature)
 - ii. local environment
 - (b) a maintenance planning schedule including:

- i. required maintenance tasks (establishment, routine, cyclic, reactive/emergency, renovation)
 - ii. access requirements/ agreements
 - iii. irrigation and plant nutrition
- (c) A minimum maintenance period of:
- i. Landscaping on site: ongoing
 - ii. Planter box within Plenty Road nature strip: ongoing
 - iii. Garden bed within Rene Street nature strip: 6 months from the completion of the garden bed.
- (9) Before the development starts, a revised Sustainability Management Plan (SMP) generally in accordance the document identified as Sustainable Management Plan, dated 6 February and prepared by Green Rate detailing sustainable design strategies to be incorporated into the development to the satisfaction of the Responsible Authority must be submitted to, and approved in writing by the Responsible Authority. The document is to be amended as follows:
- (a) The removal of the rain gardens whilst maintaining a minimum STORM rating of 100% by way of alternative treatment types;

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

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

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

In accordance with the endorsed plans.

- (12) Only one (1) communal television antenna may be erected on the building. Individual antennae for individual dwellings/tenancies must not be erected.
- (13) The development must provide a minimum of:
- (a) One (1) car parking space to each one (1) & two (2) bedroom dwelling;
 - (b) Two (2) car parking spaces to each three (3) or more bedroom dwelling;
 - (c) Three (3) car parking spaces for the convenience restaurant; and
 - (d) One (1) car parking space for the shop.

- (14) Before the development starts, a detailed Stormwater Management System Report must be submitted to the satisfaction of the Responsible Authority and be approved in writing by the Responsible Authority. The report must include:
- (a) Details of how the stormwater management system is designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999), including:
 - i. An assessment using an industry recognised stormwater tool;
 - ii. The type of water sensitive urban design (WSUD) stormwater treatment measures to be used and details of these treatment measures including cross sections, materials, plants and drainage directions;
 - iii. The location of stormwater treatment measures in relation to buildings, sealed surfaces, neighbouring properties and landscaped areas;
 - iv. A plan illustrating where all impervious surfaces will be treated and drained;
 - v. A construction and maintenance schedule;
 - (b) Details of how the stormwater management system contributes to cooling, improving local habitat and providing attractive and enjoyable spaces;
 - (c) Consideration of how the WSUD stormwater treatment measures will integrate with on-site detention requirements;

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

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

(d) Chemical contamination.

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

- (18) Waste storage and collection must be undertaken in accordance with the approved waste management plan and must be conducted in such a manner as not to affect the amenity of the surrounding area and which does not cause any interference with the circulation and parking of vehicles on abutting streets.
- (19) The development must be constructed in accordance with the requirements/recommendations of the approved Acoustic Assessment to the satisfaction of the Responsible Authority.
- (20) Floor levels shown on the endorsed plans must be confirmed. The confirmation of the ground floor level must take place no later than at the time of the inspection of the subfloor of the development required under the *Building Act 1993* and the Building Regulations 2006. This confirmation must be in the form of a report from a licensed land surveyor and must be submitted to the Responsible Authority no later than 7 days from the date of the sub-floor inspection. The upper floor levels must be confirmed before a Certificate of Occupancy is issued, by a report from a licensed land surveyor submitted to the Responsible Authority.
- (21) All dwellings that share dividing walls and/or floors must be constructed to limit noise transmission in accordance with Part F(5) of the Building Code of Australia.
- (22) Before the building is occupied, an automatic external lighting system capable of illuminating the pedestrian entry to the building and vehicular access to the car parking area must be provided on the land to the satisfaction of the Responsible Authority.
- The external lighting must be designed, baffled and/or located to ensure that no loss of amenity is caused to adjoining and nearby land, to the satisfaction of the Responsible Authority.
- (23) Boundary walls facing adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.
- (24) The land must be drained to the satisfaction of the Responsible Authority.
- (25) With the exception of guttering, rainheads and downpipes, all pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
- (26) No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building/s without the prior written consent of the Responsible Authority.
- (27) Provision must be made on the land for letter boxes and receptacles for newspapers to the satisfaction of the Responsible Authority.
- (28) Before occupation of the development, areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
- a) constructed;
 - b) properly formed to such levels that they can be used in accordance with the plans;
 - c) surfaced with an all weather sealcoat; and
 - d) drained
- to the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways shown on the endorsed plans must not be

used for any other purpose.

- (29) Before the development is occupied, vehicular crossing(s) must be constructed to align with approved driveways to the satisfaction of the Responsible Authority. All redundant crossing(s), crossing opening(s) or parts thereof must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority.
- (30) As part of the consultant team *Urbourne Architecture* or an experienced architect must be engaged to oversee the design intent and construction quality to ensure that the design and quality and the appearance of the approved building is maintained to the satisfaction of the Responsible Authority.
- (31) The site must not be used for the purpose of a convenience shop.

VICROADS CONDITION

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

VICROADS NOTATIONS

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

NOTATIONS

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

- N2. Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.
- N3. Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.
- N4. The amendments specified in Condition 1 of this Permit and any additional modifications which are “necessary or consequential” are those that will be assessed by Council when plans are lodged to satisfy that condition. Any “necessary or consequential” amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.

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

- N5. This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Darebin City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria to that adopted for the approval of this Planning Permit.

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

Committee Decision

MOVED: Cr. S Newton
SECONDED: Cr. T McCarthy

That the Planning Committee refuses the Application for Planning Permit on the following grounds:

- (1) The proposal does not comply with Schedule 17 of the Design and Development Overlay, in particular:
 - a) The overall height exceeds the mandatory height requirement.
 - b) The building is not sufficiently set back from the east property boundary.
 - c) The proposal provides a poor ground floor interface to Rene Street.
 - d) The recessed ground floor building entry from Plenty Road is not suitable.
 - e) Over use of external materials and colours
- (2) The amenity impacts on the south adjoining property are unreasonable, with particular regard to:
 - a) Visual bulk arising from excessive walls on boundaries and insufficient boundary setbacks.
 - b) Insufficient set back from existing north facing windows
 - c) Overshadowing
- (3) Insufficient solar access is provide to private open spaces
- (4) The proposal is considered to be an overdevelopment of the site.
- (5) Insufficient bicycle facilities are provided for the expected demand of the development.
- (6) The proposal has not sufficiently considered the needs of people with limited mobility in the design of the development, specifically the provision of Units no. 2.02, 2.03, 2.04, 2.05, 2.08, 2.09 and 2.10 are split over two (2) levels.

CARRIED

The following people addressed the meeting and were thanked for their presentations by the Chairperson, Mayor Rennie:

- (1) Mr Craig Gladman (Objector)
- (2) Mr Sav Suljovic (on behalf of the Applicant)

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

Author: Principal Planner

Reviewed By: General Manager City Sustainability and Strategy

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

SUMMARY

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

CONSULTATION:

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

Recommendation

That Planning Permit Application on D/843/2017 be supported and a Notice of Decision to Grant a Permit be issued subject to the following conditions:

- (1) Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application (plans identified as: P1, P2, P3, P4 and P5, dated 16 May 2019, WD 1 to 6, dated 17 May 2019 and prepared by Architectural Home Designs and S1 to S16, dated 21 May 2019 and prepared by D&A Consulting Group) but modified to show:
 - a) Modifications in accordance with the Sustainable Design Assessment (refer to Condition No. 4 of this Permit).
 - b) A landscape plan in accordance with Condition No. 5 of this Permit.
 - c) Modifications in accordance with the Stormwater Management System Report (refer to Condition No. 6 of this Permit).
 - d) A comprehensive schedule of construction materials, external finishes and colours (including colour samples). Timber weatherboards are discouraged.
 - e) The location of all plant and equipment (including air-conditioners and the like). These are to be co-located where possible, screened to be minimally visible from the public realm and adjacent properties, located as far as practicable from site boundaries and integrated into the design of the building.
 - f) External operable sun shading devices (excluding roller shutters) to all west facing habitable room windows/ glazed doors. Where sun shading devices are being utilised a dimensioned section diagram or photograph must be included to demonstrate the shading type and effectiveness.
 - g) Fixed external sun shading devices to all north facing habitable room windows/ glazed doors where not located directly under an eave or overhang. Where sun shading devices are being utilised a dimensioned section diagram must be included to demonstrate their effectiveness. Shading must not extend within 1 metre of a property boundary.
 - h) Window operation on all elevation plans. Window operation must not increase overlooking of secluded private open space and habitable room windows. Casement, sliding, sash and or louver windows must be provided to maximise ventilation.
 - i) Details of the garage door to Dwelling 1 fronting Gilbert Road.
 - j) Location of indicative signage to the milk bar.
 - k) Solar panels to the roof of each dwelling.
 - l) The setback of balconies from the north property boundary.

- m) The right of way labelled as constructed (refer to Condition No. 7 of this Permit).
- n) A section diagram of the 1.7 metre balustrades and screens provided to Dwellings 2, 3, 4, 5 and 6. The screens must be no more than 25% open and constructed utilising durable materials.
- o) The provision of pedestrian visibility splays measuring 2.0 metres (width across the frontage) by 2.5 metres (depth into the site), to the either side of the existing crossover to Gilbert Road. Where within the subject site, the splays must be at least 50% clear of any visual obstructions (structures, vegetation and the like). The splays may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.
- p) Modifications in accordance with the plan identified as P1 prepared by Architectural Home Designs dated 28 June 2019. The modifications include increased ground level setbacks from the southern property boundary and minor internal changes to the ground floor level of dwellings 2 - 6 to achieve satisfactory vehicle access.

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

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

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

- Before this Permit expires;
 - Within six (6) months after the expiry date; or
 - Within twelve (12) months after the expiry date if the request relates to the completion of the development or a stage of the development.
- (4) Before the development starts, a Sustainable Design Assessment (SDA) detailing sustainable design strategies to be incorporated into the development to the satisfaction of the Responsible Authority must be submitted to and approved in writing by the Responsible Authority. The SDA must outline proposed sustainable design initiatives within the development such as (but not limited to) energy efficiency, water conservation, stormwater quality, waste management and material selection. It is recommended that a Built Environment Sustainability Scorecard (BESS) report is undertaken as part of the SDA.

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

- (5) Before buildings and works start, a detailed Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When the Landscape Plan is approved, it will be endorsed and will then form part of this Permit. The Landscape Plan must be prepared by a suitably qualified person and must incorporate:
 - a) Details of all existing trees to be retained and all existing trees to be removed, including overhanging trees on adjoining properties and street trees within the nature strip. The genus, species, height and spread of all trees must be

specified.

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

- iv) A plan illustrating where all impervious surfaces will be treated and drained; and
- v) A construction and maintenance schedule.
- b) Details of how the stormwater management system contributes to cooling, improving local habitat and providing attractive and enjoyable spaces; and
- c) Consideration of how the WSUD stormwater treatment measures will integrate with on-site detention requirements.

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

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

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

- (8) Before the development is occupied, streetscape improvement works in the Gilbert Road road reserve adjacent to the subject site must be carried out by the developer at their cost, under supervision, and be to the satisfaction of the Responsible Authority. The streetscape improvements must include the following:
- a) Demolition of the existing footpath pavement and replacement with new concrete paving with joints. The new concrete is to match the colour of the existing concrete abutting closely as practicable.
 - b) Install a council suite of furniture including a recycling and waste bin (side by side) bench seat and bike hoop.

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

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

- (10) The landscaping as shown on the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the endorsed Landscape Plan to the satisfaction of the Responsible Authority.
- (11) The existing milk bar must be retained in accordance with endorsed plans.
- (12) Floor levels shown on the endorsed plans must be confirmed. The confirmation of the ground floor level must take place no later than at the time of the inspection of the subfloor of the development required under the *Building Act 1993* and the *Building Regulations 2006*. This confirmation must be in the form of a report from a licensed land surveyor and must be submitted to the Responsible Authority no later than 7 days from the date of the sub-floor inspection. The upper floor levels must be confirmed before a Certificate of Occupancy is issued, by a report from a licensed land surveyor submitted to the Responsible Authority.
- (13) All dwellings that share dividing walls and/or floors must be constructed to limit noise
-

transmission in accordance with Part F(5) of the Building Code of Australia.

- (14) Before the dwellings are occupied, an automatic external lighting system capable of illuminating the entry to each unit, access to each garage and car parking space and all pedestrian walkways must be provided on the land to the satisfaction of the Responsible Authority.

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

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

to the satisfaction of the Responsible Authority.

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

NOTATIONS

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

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

If any other modifications are proposed, application must also be made for their

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

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

Motion

MOVED: Cr. S Newton
SECONDED: -

That the Planning Committee refuse the application with grounds as follows:

- (1) The proposal fails to satisfy the objectives of Clause 22.04 (Neighbourhood Character) of the Darebin Planning Scheme and the design objective of the Darebin Neighbourhood Character Study & Precinct Guidelines 2007 in terms of visual bulk and height.
- (2) The proposal does not satisfactorily comply with the standards and objectives of Clause 55 of the Darebin Planning Scheme, in particular:
 - a) Clause 55.02-1: Neighbourhood character - The proposal is inappropriate in terms of the visual bulk and height.
 - b) Clause 55.02-2: Residential policy - The proposal is contrary to the preferred character of the area.
 - c) Clause 55.03-2: Building height - The height and attached form of the development will result in visual bulk to the street and the adjoining properties.
 - d) Clause 55.03-3: Site Coverage – The site coverage is contrary to the standard.
- (3) The proposal is an overdevelopment of the site.

THE MOTION LAPSED FOR WANT OF A SECONDER

Motion

MOVED: Cr. S Amir
SECONDED: Cr. T McCarthy

That Planning Permit Application on D/843/2017 be supported and a Notice of Decision to Grant a Permit be issued subject to the following conditions:

- (1) Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The

plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application (plans identified as: P1, P2, P3, P4 and P5, dated 16 May 2019, WD 1 to 6, dated 17 May 2019 and prepared by Architectural Home Designs and S1 to S16, dated 21 May 2019 and prepared by D&A Consulting Group) but modified to show:

- a) Modifications in accordance with the Sustainable Design Assessment (refer to Condition No. 4 of this Permit).
- b) A landscape plan in accordance with Condition No. 5 of this Permit.
- c) Modifications in accordance with the Stormwater Management System Report (refer to Condition No. 6 of this Permit).
- d) A comprehensive schedule of construction materials, external finishes and colours (including colour samples). Timber weatherboards are discouraged.
- e) The location of all plant and equipment (including air-conditioners and the like). These are to be co-located where possible, screened to be minimally visible from the public realm and adjacent properties, located as far as practicable from site boundaries and integrated into the design of the building.
- f) External operable sun shading devices (excluding roller shutters) to all west facing habitable room windows/ glazed doors. Where sun shading devices are being utilised a dimensioned section diagram or photograph must be included to demonstrate the shading type and effectiveness.
- g) Fixed external sun shading devices to all north facing habitable room windows/ glazed doors where not located directly under an eave or overhang. Where sun shading devices are being utilised a dimensioned section diagram must be included to demonstrate their effectiveness. Shading must not to extend within 1 metre of a property boundary.
- h) Window operation on all elevation plans. Window operation must not increase overlooking of secluded private open space and habitable room windows. Casement, sliding, sash and or louver windows must be provided to maximise ventilation.
- i) Details of the garage door to Dwelling 1 fronting Gilbert Road.
- j) Location of indicative signage to the milk bar.
- k) Solar panels to the roof of each dwelling.
- l) The setback of balconies from the north property boundary.
- m) The right of way labelled as constructed (refer to Condition No. 7 of this Permit).
- n) A section diagram of the 1.7 metre balustrades and screens provided to Dwellings 2, 3, 4, 5 and 6. The screens must be no more than 25% open and constructed utilising durable materials.
- o) The provision of pedestrian visibility splays measuring 2.0 metres (width across the frontage) by 2.5 metres (depth into the site), to the either side of the existing crossover to Gilbert Road. Where within the subject site, the splays must be at least 50% clear of any visual obstructions (structures, vegetation and the like). The splays may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.
- p) Modifications in accordance with the plan identified as P1 prepared by Architectural Home Designs dated 28 June 2019. The modifications include increased ground level setbacks from the southern property boundary and minor internal changes to the ground floor level of dwellings 2 - 6 to achieve satisfactory vehicle access.

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

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

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

- Before this Permit expires;
 - Within six (6) months after the expiry date; or
 - Within twelve (12) months after the expiry date if the request relates to the completion of the development or a stage of the development.
- (4) Before the development starts, a Sustainable Design Assessment (SDA) detailing sustainable design strategies to be incorporated into the development to the satisfaction of the Responsible Authority must be submitted to and approved in writing by the Responsible Authority. The SDA must outline proposed sustainable design initiatives within the development such as (but not limited to) energy efficiency, water conservation, stormwater quality, waste management and material selection. It is recommended that a Built Environment Sustainability Scorecard (BESS) report is undertaken as part of the SDA.

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

- (5) Before buildings and works start, a detailed Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When the Landscape Plan is approved, it will be endorsed and will then form part of this Permit. The Landscape Plan must be prepared by a suitably qualified person and must incorporate:
 - a) Details of all existing trees to be retained and all existing trees to be removed, including overhanging trees on adjoining properties and street trees within the nature strip. The genus, species, height and spread of all trees must be specified.
 - b) A planting schedule of proposed vegetation detailing the botanical name, common name, size at maturity, pot size and quantities of all plants.
 - c) A diversity of plant species and forms. All proposed planting must be to the satisfaction of the Responsible Authority.
 - d) Where the opportunity exists, an appropriate number and size of canopy trees are to be shown within the secluded private open space areas of each dwelling and within the front setback of the property, commensurate with the size of planting area available. All canopy trees are to have a minimum height of 1.6 metres in 40 litre containers at the time of installation. Canopy trees must have the following minimum widths at maturity: small canopy (4 metres), medium canopy (6 metres), large canopy (10 metres).
 - e) Annotated graphic construction details showing all landscape applications and structures including tree and shrub planting, retaining walls, raised planter bed and decking.
 - f) Type and details of all surfaces including lawns, mulched garden beds and

permeable and/or hard paving (such as pavers, brick, gravel, asphalt and concrete) demonstrating a minimum site permeability of 20%. Percentage cover of permeable surfaces must be stated on the plan. Where paving is specified, material types and construction methods (including cross sections where appropriate) must be provided.

- g) Hard paved surfaces at all entry points to dwellings.
 - h) All constructed items including letter boxes, garbage bin receptacles, lighting, clotheslines, tanks, outdoor storage etc.
 - i) Type and details of edge treatment between all changes in surface (e.g. grass (lawn), gravel, paving and garden beds).
 - j) An outline of the approved building/s including any basement, the location of entry doors, windows, gates and fences must be shown on the landscape plan. The location of both existing and proposed overhead and underground services. Conflicts of such services with the existing and proposed planting must be avoided.
 - k) Clear graphics identifying trees (deciduous and evergreen), shrubs, grasses/sedges, groundcovers and climbers.
 - l) Scale, north point and appropriate legend. Landscape plans are to be clear, legible and with graphics drawn to scale, and provide only relevant information.
- (6) Before the development starts, a detailed Stormwater Management System Report must be submitted to the satisfaction of the Responsible Authority and be approved in writing by the Responsible Authority. The report must include:
- a) Details of how the stormwater management system is designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999), including:
 - i) An assessment using an industry recognised stormwater tool;
 - ii) The type of water sensitive urban design (WSUD) stormwater treatment measures to be used and details of these treatment measures including cross sections, materials, plants and drainage directions;
 - iii) The location of stormwater treatment measures in relation to buildings, sealed surfaces, neighbouring properties and landscaped areas;
 - iv) A plan illustrating where all impervious surfaces will be treated and drained; and
 - v) A construction and maintenance schedule.
 - b) Details of how the stormwater management system contributes to cooling, improving local habitat and providing attractive and enjoyable spaces; and
 - c) Consideration of how the WSUD stormwater treatment measures will integrate with on-site detention requirements.

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

- (7) Prior to the occupation of the development:
- a) Plans detailing the construction and surfacing including drainage of the right of way abutting the southern boundary of the property, commencing from Gilbert Road to the western end of the property. Plans must be submitted to and approved by Responsible Authority.

- b) The right of way abutting the southern boundary of the property, commencing from Gilbert Road to the western end of the property must be constructed, surfaced and drained in accordance with the approved plans.

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

- (8) Before the development is occupied, streetscape improvement works in the Gilbert Road road reserve adjacent to the subject site must be carried out by the developer at their cost, under supervision, and be to the satisfaction of the Responsible Authority. The streetscape improvements must include the following:
- a) Demolition of the existing footpath pavement and replacement with new concrete paving with joints. The new concrete is to match the colour of the existing concrete abutting closely as practicable.
- b) Install a council suite of furniture including a recycling and waste bin (side by side) bench seat and bike hoop.
- (9) The landscaping as shown on the endorsed Landscape Plan must be completed to the satisfaction of the Responsible Authority before the development is occupied and/or the use starts or at such later date as is approved by the Responsible Authority in writing.
- No later than seven (7) days after the completion of the landscaping, the permit holder must advise Council, in writing, that the landscaping has been completed.
- (10) The landscaping as shown on the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the endorsed Landscape Plan to the satisfaction of the Responsible Authority.
- (11) The existing milk bar must be retained in accordance with endorsed plans.
- (12) Floor levels shown on the endorsed plans must be confirmed. The confirmation of the ground floor level must take place no later than at the time of the inspection of the subfloor of the development required under the *Building Act 1993* and the Building Regulations 2006. This confirmation must be in the form of a report from a licensed land surveyor and must be submitted to the Responsible Authority no later than 7 days from the date of the sub-floor inspection. The upper floor levels must be confirmed before a Certificate of Occupancy is issued, by a report from a licensed land surveyor submitted to the Responsible Authority.
- (13) All dwellings that share dividing walls and/or floors must be constructed to limit noise transmission in accordance with Part F(5) of the Building Code of Australia.
- (14) Before the dwellings are occupied, an automatic external lighting system capable of illuminating the entry to each unit, access to each garage and car parking space and all pedestrian walkways must be provided on the land to the satisfaction of the Responsible Authority.
- The external lighting must be designed, baffled and/or located to ensure that no loss of amenity is caused to adjoining and nearby land, to the satisfaction of the Responsible Authority.
- (15) The land must be drained to the satisfaction of the Responsible Authority.
- (16) Boundary walls facing adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.
- (17) With the exception of guttering, rainheads and downpipes, all pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
- (18) No plant, equipment, services or architectural features other than those shown on the

endorsed plans are permitted above the roof level of the building/s without the prior written consent of the Responsible Authority.

- (19) Provision must be made on the land for letter boxes and receptacles for newspapers to the satisfaction of the Responsible Authority.
- (20) Before occupation of the development, areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
- a) Constructed;
 - b) Properly formed to such levels that they can be used in accordance with the plans;
 - c) Surfaced with an all-weather sealcoat; and
 - d) Drained

to the satisfaction of the Responsible Authority.

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

NOTATIONS

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

- N1 Any failure to comply with the conditions of this permit may result in action being taken to have an Enforcement Order made against some or all persons having an interest in the land and may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.
- N2 Nothing in the grant of this permit should be construed as granting any permission other than planning permission for the purpose described. It is the duty of the permit holder to acquaint themselves, and comply, with all other relevant legal obligations (including any obligation in relation to restrictive covenants and easements affecting the site) and to obtain other required permits, consents or approvals.
- N3 The amendments specified in Condition 1 of this Permit and any additional modifications which are “necessary or consequential” are those that will be assessed by Council when plans are lodged to satisfy that condition. Any “necessary or consequential” amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.
- If any other modifications are proposed, application must also be made for their approval under the relevant sections of the *Planning and Environment Act 1987*. They can only be approved once the required and consequential changes have been approved and the plans endorsed. It is possible to approve such modifications without notice to other parties, but they must be of limited scope. Modifications of a more significant nature may require a new permit application.
- N4 This Planning Permit represents the Planning approval for the use and/or development of the land. This Planning Permit does not represent the approval of other departments of Darebin City Council or other statutory authorities. Such approvals may be required and may be assessed on different criteria to that adopted for the approval of this Planning Permit.
- N5 To complete a satisfactory Sustainable Design Assessment (SDA) the Responsible Authority recommends the use of the Built Environment Sustainability Scorecard (BESS) to assess the developments environmental performance against appropriate standards.

Cr Le Cerf sought support from the mover and seconder of the motion to include an additional point N6 to read as follows:

N6. Residents of any dwelling within this development will won't be eligible for on-street parking permits under the Darebin Residential Parking Permit Scheme (or any successor scheme in respect of parking permits).

This request was supported.

THE AMENDED MOTION THEN READ AS FOLLOWS:

Motion

MOVED: Cr. S Amir
SECONDED: Cr. T McCarthy

That Planning Permit Application on D/843/2017 be supported and a Notice of Decision to Grant a Permit be issued subject to the following conditions:

- (1) Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application (plans identified as: P1, P2, P3, P4 and P5, dated 16 May 2019, WD 1 to 6, dated 17 May 2019 and prepared by Architectural Home Designs and S1 to S16, dated 21 May 2019 and prepared by D&A Consulting Group) but modified to show:
 - a) Modifications in accordance with the Sustainable Design Assessment (refer to Condition No. 4 of this Permit).
 - b) A landscape plan in accordance with Condition No. 5 of this Permit.
 - c) Modifications in accordance with the Stormwater Management System Report (refer to Condition No. 6 of this Permit).
 - d) A comprehensive schedule of construction materials, external finishes and colours (including colour samples). Timber weatherboards are discouraged.
 - e) The location of all plant and equipment (including air-conditioners and the like). These are to be co-located where possible, screened to be minimally visible from the public realm and adjacent properties, located as far as practicable from site boundaries and integrated into the design of the building.
 - f) External operable sun shading devices (excluding roller shutters) to all west facing habitable room windows/ glazed doors. Where sun shading devices are being utilised a dimensioned section diagram or photograph must be included to demonstrate the shading type and effectiveness.
 - g) Fixed external sun shading devices to all north facing habitable room windows/ glazed doors where not located directly under an eave or overhang. Where sun shading devices are being utilised a dimensioned section diagram must be included to demonstrate their effectiveness. Shading must not to extend within 1 metre of a property boundary.
 - h) Window operation on all elevation plans. Window operation must not increase overlooking of secluded private open space and habitable room windows. Casement, sliding, sash and or louver windows must be provided to maximise ventilation.
 - i) Details of the garage door to Dwelling 1 fronting Gilbert Road.

- j) Location of indicative signage to the milk bar.
- k) Solar panels to the roof of each dwelling.
- l) The setback of balconies from the north property boundary.
- m) The right of way labelled as constructed (refer to Condition No. 7 of this Permit).
- n) A section diagram of the 1.7 metre balustrades and screens provided to Dwellings 2, 3, 4, 5 and 6. The screens must be no more than 25% open and constructed utilising durable materials.
- o) The provision of pedestrian visibility splays measuring 2.0 metres (width across the frontage) by 2.5 metres (depth into the site), to the either side of the existing crossover to Gilbert Road. Where within the subject site, the splays must be at least 50% clear of any visual obstructions (structures, vegetation and the like). The splays may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.
- p) Modifications in accordance with the plan identified as P1 prepared by Architectural Home Designs dated 28 June 2019. The modifications include increased ground level setbacks from the southern property boundary and minor internal changes to the ground floor level of dwellings 2 - 6 to achieve satisfactory vehicle access.

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

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

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

- Before this Permit expires;
 - Within six (6) months after the expiry date; or
 - Within twelve (12) months after the expiry date if the request relates to the completion of the development or a stage of the development.
- (4) Before the development starts, a Sustainable Design Assessment (SDA) detailing sustainable design strategies to be incorporated into the development to the satisfaction of the Responsible Authority must be submitted to and approved in writing by the Responsible Authority. The SDA must outline proposed sustainable design initiatives within the development such as (but not limited to) energy efficiency, water conservation, stormwater quality, waste management and material selection. It is recommended that a Built Environment Sustainability Scorecard (BESS) report is undertaken as part of the SDA.

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

- (5) Before buildings and works start, a detailed Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When the Landscape Plan is approved, it will be endorsed and will then form part of this Permit. The Landscape Plan must be prepared by a suitably qualified

person and must incorporate:

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

cross sections, materials, plants and drainage directions;

- iii) The location of stormwater treatment measures in relation to buildings, sealed surfaces, neighbouring properties and landscaped areas;
 - iv) A plan illustrating where all impervious surfaces will be treated and drained; and
 - v) A construction and maintenance schedule.
- b) Details of how the stormwater management system contributes to cooling, improving local habitat and providing attractive and enjoyable spaces; and
 - c) Consideration of how the WSUD stormwater treatment measures will integrate with on-site detention requirements.

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

(7) Prior to the occupation of the development:

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

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

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

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

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

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

(10) The landscaping as shown on the endorsed Landscape Plan must be maintained, and any dead, diseased or damaged plant replaced in accordance with the endorsed Landscape Plan to the satisfaction of the Responsible Authority.

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

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

before a Certificate of Occupancy is issued, by a report from a licensed land surveyor submitted to the Responsible Authority.

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

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

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

to the satisfaction of the Responsible Authority.

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

NOTATIONS

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- N3 The amendments specified in Condition 1 of this Permit and any additional modifications which are "necessary or consequential" are those that will be assessed by Council when plans are lodged to satisfy that condition. Any "necessary or

consequential” amendments, in addition to those required by this condition, should be specifically brought to the attention of Council for assessment.

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

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- N5 To complete a satisfactory Sustainable Design Assessment (SDA) the Responsible Authority recommends the use of the Built Environment Sustainability Scorecard (BESS) to assess the developments environmental performance against appropriate standards.
- N6 Residents of any dwelling within this development will won't be eligible for on-street parking permits under the Darebin Residential Parking Permit Scheme (or any successor scheme in respect of parking permits).

THE AMENDED MOTION WAS PUT TO THE VOTE AND LOST

Motion

MOVED: Cr. S Newton
SECONDED: Cr. T McCarthy

That the Planning Committee refuse the application with grounds as follows:

- (1) The proposal fails to satisfy the objectives of Clause 22.04 (Neighbourhood Character) of the Darebin Planning Scheme and the design objective of the Darebin Neighbourhood Character Study & Precinct Guidelines 2007 in terms of visual bulk and height.
- (2) The proposal does not satisfactorily comply with the standards and objectives of Clause 55 of the Darebin Planning Scheme, in particular:
 - a) Clause 55.02-1: Neighbourhood character - The proposal is inappropriate in terms of the visual bulk and height.
 - b) Clause 55.02-2: Residential policy - The proposal is contrary to the preferred character of the area.
 - c) Clause 55.03-2: Building height - The height and attached form of the development will result in visual bulk to the street and the adjoining properties.
 - d) Clause 55.03-3: Site Coverage – The site coverage is contrary to the standard.
- (3) The proposal is an overdevelopment of the site.
- (4) The retreats can easily be used as bedrooms and will have an impact on the required parking.

THE MOTION WAS PUT TO THE VOTE AND LOST

Motion

MOVED: Cr. T Laurence

SECONDED: Cr. J Williams

That the Planning Permit Application on D/843/2017 be deferred to the next Planning Committee meeting to allow for further information to be sought.

THE MOTION WAS PUT TO THE VOTE AND LOST

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).

Committee Decision

MOVED: Cr. T McCarthy

SECONDED: Cr. K Le Cerf

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

CARRIED

7. URGENT BUSINESS

Nil

8. CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL

Nil

9. CLOSE OF MEETING


The meeting closed at 7.19pm.

**CITY OF
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