

Planning Application PL17/027356 at 16, 18 & 20 Thiele Street, Doncaster for the construction of fourteen, three-storey dwellings over a basement level

File Number:	IN18/234
Responsible Director:	Director City Planning
Applicant:	Panaview Properties Pty Ltd & Kenthurst Properties Pty Ltd, C/- Rising Sun Property Consultants
Planning Controls:	General Residential Zone, Schedule 2 and Design and Development Overlay, Schedule 8
Ward:	Koonung
Attachments:	1 Advertised Plans 2 Legislative Requirements

EXECUTIVE SUMMARY**Purpose**

1. This report provides Council with an assessment of the planning application submitted for land at 16, 18 and 20 Thiele Street, Doncaster and recommends approval of the submitted proposal subject to amendments that will be addressed by way of permit conditions. The application is being reported to Council as it is a Major Application (estimated development cost of more than \$5 million).

Proposal

2. The proposal involves the construction of 14 three-storey townhouse style dwellings over a shared basement car park across the three 3 lots of 16, 18 and 20 Thiele Street, Doncaster. The development is comprised of 13, three 3 bedroom dwellings and one 1, five bedroom dwelling. A total of 30 car parking spaces is provided within the basement level.
3. The three lots combined form a total site area of 2,173.9 square metres. The proposal has a site coverage of 49.77 percent and a maximum building height of 9.94 metres.

Advertising & Objections

4. Notice of the application was given over a four week period which concluded on the 16 May 2018.
5. To date, two objections have been received. The objections raise concerns relating to amenity impacts, overdevelopment of the land, traffic and car parking and development impacts.

Key issues in consideration of this application

6. The key issues for Council in consideration of the proposal relate to:
 - a. State planning policy;
 - b. Local planning policy;

- c. Design, built form and landscaping;
- d. Car parking, access, traffic and bicycle parking;
- e. Amenity impacts; and
- f. Objector concerns.

Assessment

7. The development of the land for a three-storey, townhouse style residential development is consistent with the relevant objectives of state and local planning policies of the Manningham Planning Scheme including the requirements of the local planning policy relating to residential areas surrounding activity centres and main roads.
8. The proposed development has a well-conceived, contemporary architectural design and presents at a scale that is considered to be acceptable within the Residential Precinct 2 area, relative to the site context and size of the subject land.
9. The development will result in limited amenity impacts to surrounding properties and provides for suitable levels of internal amenity for future residents.

Conclusion

10. The report concludes that the proposal complies with the relevant planning policy in the Scheme and should be supported, subject to conditions requiring some minor changes and the submission of various plans for Council's approval.

1. RECOMMENDATION

That Council, having considered the proposal and all objections, issues a NOTICE OF DECISION TO GRANT A PERMIT in relation to Planning Application PL17/027356 at 16, 18 and 20 Thiele Street, Doncaster for the construction of fourteen, three-storey dwellings over a basement level, subject to the following conditions:

Amended Plans

1. **Before the development starts, amended plans drawn to scale and dimensioned, must be submitted via email and approved by the Responsible Authority. When approved the plans will be endorsed and will then form part of the permit. The plans must be generally in accordance with the decision plans (Rising Sun Property Consultants, project number 201638, revision 2, dated 16 March 2018), but modified to show:**
 - 1.1 **The Garden Area plan updated to exclude all areas beneath upper level balconies and cantilevered building elements, with the development layout amended to maintain compliance with the minimum garden area requirement of 35 percent if required;**
 - 1.2 **The exposed timber cladding altered to a more durable material with a timber-look finish;**
 - 1.3 **The balustrades/screens associated with the second floor terrace**

areas for Dwellings 1, 3, 6, 7 and 8 recessed at least 0.5 metres from the outer edge of the side walls (northern and southern respectively), with the second floor living rooms reduced in area (where necessary) to ensure the external walkways remain;

- 1.4 Material and height details of the balustrades/screens and internal walls of the second floor level terrace areas of all dwellings notated on the second floor plan;
- 1.5 The notated finished floor levels on the floor plans (all levels) amended to be consistent with the notated finished floor levels on the elevation plans;
- 1.6 Minimum setbacks to side and rear boundaries dimensioned and notated on the basement plan;
- 1.7 The service equipment within the second floor level terrace areas of Dwellings 1 and 6 relocated to be behind the living room, with the living room reduced in area to ensure adequate space for the service equipment (if necessary);
- 1.8 An additional 1 metre reversing area provided at the northern end of the basement aisle-way (replicating the reversing area on the southern end of the basement aisle-way);
- 1.9 The visitor car parking spaces and Dwelling 5's car parking spaces redesigned to provide the required clearance around the car parking spaces in accordance with Diagram 1 of Design Standard 2 of Clause 52.06 Car Parking of the Manningham Planning Scheme;
- 1.10 The car parking spaces for Dwelling 5 dimensioned and notated to be at least 11.3 metres long;
- 1.11 Modifications to the finished floor levels of the individual garage areas so as to reduce the level difference between the individual garages to achieve driveway gradients that comply with Design Standard 3 of Clause 52.06 Car Parking of the Manningham Planning Scheme for the central aisle-way, or the provision of splitter islands adjacent to the garage openings to manage the level difference;
- 1.12 Extension of the skillion roof form at the upper level to provide shelter and weather protection to all second floor doors/windows;
- 1.13 The primary entry doors of Dwellings 7 to 14 provided with a clear sidelight or clear glazing panel;
- 1.14 Details to lighting of external areas, to include sensor lighting over the basement accessway ramp and low level lighting bollards within the communal walkway areas;
- 1.15 Raised planter boxes (approximately 0.8 metres high) under the ground level habitable room windows of Dwellings 1 to 6 that are facing the communal walkway, with the sill height of the windows increased where necessary;

- 1.16 Reduction in the width of the individual pedestrian entry pathways for Dwellings 1 to 6 to 1.2 metres at the frontage boundary;
- 1.17 Variation to the alignment of the frontage fence, so as to provide a degree of stepping back from the frontage with some screen landscaping between the fence and frontage;
- 1.18 The sill height of Dwelling 3's ground level, Bedroom 3 window that overlooks the accessway ramp raised to minimise the impact from the headlights of vehicles entering the basement;
- 1.19 The correct window locations on the adjoining property to the south (14A Thiele Street, Doncaster);
- 1.20 Dwelling 7's first floor level to have a minimum southern boundary setback of 3.05 metres, to be generally achieved through internal reductions/reconfigurations;
- 1.21 Boundary fencing heights notated on the ground floor plan, to be consistent with the heights depicted on the elevation plans;
- 1.22 The sill heights of Dwelling 6's first floor level, north-facing windows dimensioned and notated as being at least 1.7 metres above finished floor level on the northern elevation plan;
- 1.23 All external privacy screens notated as being 'permanently fixed';
- 1.24 Visible numbering to the facades of Dwellings 7 to 14 to provide easy identification of each dwelling;
- 1.25 Dwelling 3's entry wall recessed by a further 0.5 metres to provide cantilevered element above for shelter;
- 1.26 An integrated design feature between Dwellings 3 and 4, over the basement lift and stairwell to provide shelter and a more prominent entry space for the central walkway;
- 1.27 Individual mailbox units provided to Dwellings 1 to 6, to be integrated within the front fence of the respective dwellings and sited in accordance with Australia Post requirements (unless otherwise agreed with the Responsible Authority, once Australia Post's requirements have been determined);
- 1.28 The location of all gas meters and other services that are required within the front setback;
- 1.29 Elevation plans of the mailboxes and all gas meters and other services that are required within the front setback, to be appropriately designed and screened (where necessary) to complement the design detail of the development;
- 1.30 A notation to indicate that the development must be constructed in accordance with the BESS Assessment report approved as part of this permit as required by Condition 3 of this permit; and
- 1.31 All plan notations required by the amended BESS Assessment report

approved as part of this permit as required by Condition 3 of this permit.

Endorsed Plan

2. The layout of the site and the size of buildings and works shown on the approved plans must not be modified for any reason, without the written consent of the Responsible Authority.

Sustainable Design Assessment

3. Before the development starts, whichever is the sooner, a modified version of the BESS Assessment report must be submitted to and endorsed by the Responsible Authority. The modified BESS Assessment report must be generally in accordance with the report submitted with the application (dated November 2017), but must be modified in the following manner:
 - 3.1. Inclusion of a cover page indicating a commitment to all initiatives indicated in the BESS Assessment;
 - 3.2. Energy 1.1 – A commitment to achieving at least 10% improvement on National construction Code (NCC) minimum energy efficiency requirements;
 - 3.3. Energy 3.4 - Clothes dryers amended to ‘1-star’ in the BESS assessment, or demonstration, through section and plan drawings on the Condition 1 plans, that the laundry areas have been designed to restrict the installation of clothes dryers;
 - 3.4. Stormwater – A stormwater management strategy to adhere to Council’s Guideline for Recycled Water and Rainwater in Medium to High Density Developments September 2017; and
 - 3.5. Any other changes required to ensure that the development continues to meet the minimum 50 percent overall score and minimum 50 percent passable scores in the Energy, Water, IEQ and Stormwater categories of the BESS assessment.

When approved, the sustainable design assessment will form part of the permit. The recommendations of the plan must be incorporated into the design and layout of the development and must be implemented to the satisfaction of the Responsible Authority before the occupation of any dwelling.

4. Prior to the occupation of each building, written confirmation from a qualified person or company, must be submitted to the Responsible Authority to confirm that the sustainable design features/initiatives specified in the BESS Assessment report have been satisfactorily implemented in accordance with the approved plans.

Construction Management Plan

5. Not less than 30 days before the commencement of works, a Construction Management Plan (CMP) must be submitted via email and approved by the Responsible Authority. When approved the plan will form part of the permit.

The Construction Management Plan is to be prepared in accordance with the template within Council's Construction Management Plan Guidelines. The CMP must address:

- 5.1. Element A1: Public Safety, Amenity and Site Security;
- 5.2. Element A2: Operating Hours, Noise and Vibration Controls;
- 5.3. Element A3: Air Quality and Dust Management;
- 5.4. Element A4: Stormwater and Sediment Control and Tree Protection (also as per the specific requirements of this permit);
- 5.5. Element A5: Waste Minimisation and Litter Prevention; and
- 5.6. Element A6: Traffic and Parking Management.

Council's Works Code of Practice (June 2016) and Construction Management Plan Guideline (June 2016) are available on Council's website.

Waste Management Plan

6. Before the development starts, a Waste Management Plan must be submitted and approved to the satisfaction of the Responsible Authority. When approved, the plan will form part of the permit. The plan must be generally in accordance with the submitted draft Waste Management Plans (WMP) prepared by Leigh Design (dated 23 October 2017). The developer must ensure that the private waste contractor can access the development and the private waste contractor bins. No private waste contractor bins can be left outside the development boundary at any time on any street frontage for any reason.

Management Plan Compliance

7. The Management Plans approved under Conditions 5 and 6 of this permit must be implemented and complied with at all times to the satisfaction of the Responsible Authority, unless with the further written approval of the Responsible Authority.

Landscape Plan

8. Before the development starts, a landscaping plan prepared by a landscape architect or person of approved competence must be submitted via email to the Responsible Authority for approval. Such plan must be generally in accordance with the plan approved under Condition 1 of this permit, and must show:
 - 8.1. Species, locations, approximate height and spread of proposed planting and the retention of existing trees and shrubs, where appropriate or as directed by any other condition of this Permit;
 - 8.2. Details of soil preparation and mulch depth for garden beds and surface preparation for grassed areas;

- 8.3. Fixed edge strips for separation between grassed and garden areas and/or to contain mulch on batters;
- 8.4. A sectional detail of the canopy tree planting method which includes support staking and the use of durable ties;
- 8.5. A minimum of three (3) canopy trees, capable of reaching a minimum mature height of 8 metres, within the front setback of the site. The trees must be a minimum height of 1.5 metres at the time of planting;
- 8.6. Tree planting within the private open space area of dwellings 7 to 14, to be generally in accordance with the trees shown on the concept landscape plan (prepared by Rising Sun Property Consultants, dated 15 March 2018). The trees must be a minimum height of 1.5 metres at the time of planting;
- 8.7. Screen planting along the full extent of the northern, southern and eastern boundaries, to be a minimum height of 0.5 metres at the time of planting;
- 8.8. Details of all planting at the upper levels (as depicted on the rendered perspective drawings);
- 8.9. Details of the raised planter boxes within the communal walkway area (as required under Condition 1 of this permit); and
- 8.10. Planting within 2 metres along the frontage from the edge of the driveway(s) and 2.5 metres along the driveway(s) from the frontage to be no greater than 0.9 metres in height at maturity.

The use of synthetic grass as a substitute for open lawn area within secluded private open space or a front setback will not be supported. Synthetic turf may be used in place of approved paving decking and/or other hardstand surfaces.

Landscape Bond

9. Before the review of development plans under Condition 1 of this permit, a \$10,000 cash bond or bank guarantee must be lodged with the Responsible Authority to ensure the completion and maintenance of landscaped areas and such bond or bank guarantee will only be refunded or discharged after a period of 13 weeks from the completion of all works, provided the landscaped areas are being maintained to the satisfaction of the Responsible Authority.

Completion

10. Before the occupation of the approved dwellings, landscaped areas must be fully planted and mulched or grassed generally in accordance with the approved plan and to the satisfaction of the Responsible Authority.
11. Privacy screens and obscure glazing as required in accordance with the approved plans must be installed prior to occupation of the building to the satisfaction of the Responsible Authority and maintained thereafter to the satisfaction of the Responsible Authority. The use of obscure film or spray

fixed to transparent windows is not considered to be 'obscure glazing' or an appropriate response to screen overlooking.

12. Driveway gradients and transitions as shown on the plan approved under Condition 1 of this permit must be generally achieved through the driveway construction process to the satisfaction of the Responsible Authority.

Maintenance

13. Buildings, paved areas, fencing, external lighting, sight screens, drainage and landscaping (including planting within integrated balcony planters) must be maintained to the satisfaction of the Responsible Authority. In particular, the front open space areas of Dwellings 1 to 6 must at all times be presented and maintained in general accordance with the relevant approved plans, with no placement of storage sheds, play equipment or other structures or any variation to the approved fence design by residents of these dwellings.

Vegetation

14. Before the development starts, a modified version of the arboricultural report must be submitted to and endorsed by the Responsible Authority. The modified arboricultural report must be generally in accordance with the report submitted with the application (prepared by ArborReport Victoria, dated October 2017), but must be modified in the following manner:
 - 14.1. A map of the location of each retained tree with accurate TPZ and SRZ dimensions as per approved plans, and the location of protective fencing, ground protection etc.
 - 14.2. A clear photograph of each retained tree.
 - 14.3. In the case of Third Party trees (Private or Council owned) identification of any specific damage/faults evident within the tree prior to demolition or construction.
 - 14.4. Detail of works proposed within retained tree TPZs and arborist supervision when this is proposed.
15. All development at the site must be undertaken in accordance with the recommendations of the arboricultural Report required by Condition 14 to the satisfaction of the Responsible Authority.
16. All existing trees shown on the approved plan as being retained, must be provided with a protective barrier erected a minimum of 1 metre from the trunk to assist in the preservation of such vegetation. Such barriers must be constructed before the works start on site and be maintained to the satisfaction of the Responsible Authority during construction.
17. The owner must ensure that contractors/tradespersons who install services or work near the vegetation to be retained are made aware of the need to preserve the vegetation and to minimise impacts through appropriate work practices.
18. The following actions must not be undertaken in any Vegetation Protection

Zone as identified on the approved plan, to the satisfaction of the Responsible Authority:

- 18.1. The storage of materials or equipment;**
- 18.2. The disposal of any contaminated waste water;**
- 18.3. The use of a tree for temporary attachment of wiring or such like;**
- 18.4. Open cut trenching, or excavation works (whether or not for the laying of services);**
- 18.5. Changes to the soil grade level.**

Street Trees

- 19. Except with the prior consent of the Responsible Authority, the existing street tree(s) must not be removed or lopped.**

Stormwater – On-site detention (OSD)

- 20. The owner must provide on-site storm water detention storage or other suitable system (which may include but is not limited to the re-use of stormwater using rainwater tanks), to limit the Permissible Site Discharge (PSD) to that applicable to the site coverage of 35 percent of hard surface or the pre-existing hard surface if it is greater than 35 percent. The PSD must meet the following requirements:**
 - 20.1. Be designed for a 1 in 5 year storm; and**
 - 20.2. Storage must be designed for 1 in 10 year storm.**

Construction Plan (OSD)

- 21. Before the development starts, a construction plan for the system required by Condition 20 of this permit must be submitted to and approved by the Responsible Authority. The system must be maintained by the Owner thereafter in accordance with the approved construction plan to the satisfaction of the Responsible Authority.**

Drainage

- 22. Stormwater must not be discharged from the subject land other than by means of drainage to the legal point of discharge. The drainage system within the development must be designed and constructed to the requirements and satisfaction of the relevant Building Surveyor. A connection to Council maintained assets must not be constructed unless a Miscellaneous Works Permit is first obtained from the Responsible Authority.**
- 23. The whole of the land, including landscaped and paved areas must be graded and drained to the satisfaction of the Responsible Authority, to prevent ponding and to minimise overland flows onto adjoining properties.**

Driveway and Car Parking Areas

24. Before the occupation of any of the approved dwellings, all associated basement parking spaces must be line-marked, numbered and signposted to provide allocation to each dwelling and visitors to the satisfaction of the Responsible Authority.
25. Visitor parking spaces must not be used for any other purpose to the satisfaction of the Responsible Authority.
26. Automatic basement door opening systems must be installed and maintained, so as to facilitate secure access to the allocated parking areas by residents, visitors and a rubbish collection contractor, to the satisfaction of the Responsible Authority.

Vehicle Crossings and Accessways

27. Prior to occupation of the approved dwellings, any new or modified vehicular crossover must be constructed in accordance with the plans endorsed under Condition 1 of this permit to the satisfaction of the Responsible Authority.
28. Redundant vehicle crossovers must be removed and the footpath, nature strip and kerbing reinstated to the satisfaction of the Responsible Authority.

General Services

29. All services, including water, electricity, gas, sewerage and telephone, must be installed underground and located to the satisfaction of the Responsible Authority.
30. All service pipes must be concealed and screened respectively to the satisfaction of the Responsible Authority.
31. Communal lighting must be connected to reticulated mains electricity and be operated by a time switch, movement sensors or a daylight sensor to the satisfaction of the Responsible Authority.
32. A centralised TV antenna system must be installed to each building row/module and connections made to each dwelling to the satisfaction of the Responsible Authority. No individual dish antennas may be installed on balconies, terraces, roofs or walls to the satisfaction of the Responsible Authority.
33. Any reverse cycle air-conditioning unit, hot water boosters or other service plant erected on the walls of the approved building must be appropriately designed and finished with screening if necessary to minimise general visual impacts from off the site to the satisfaction of the Responsible Authority.

Rooftop Plant

34. All roof-top plant and services (including any hot water systems, but excluding solar panels) must be installed in appropriately screened areas, unless otherwise agreed in writing with the Responsible Authority.

35. Unless sufficiently screened by roof parapets, all solar panels and any associated safety railings must be located away from the outer edges of the roof section upon which they are installed, so as to minimise general visual impacts from off the site to the satisfaction of the Responsible Authority

Services on Balconies and Terraces

36. Any air-conditioning unit installed on a balcony or terrace must stand at floor level and be positioned to minimise general visual impacts from off the site, and unless otherwise agreed in writing with the Responsible Authority, no air-conditioning unit may be erected on an external wall to the satisfaction of the Responsible Authority.
37. Any clothes-drying rack or line system located on a balcony or terrace must be lower than the balustrade of the balcony or terrace to minimise general visual impact from off the site to the satisfaction of the Responsible Authority.

Metering and Service Cabinets

38. All building services and metering located in the front setback, including fire services, gas, water and electricity, must be installed in accordance with the approved plans and must be positioned in discrete manner and be screened using cabinets etc that integrated with the overall building design to the satisfaction of the Responsible Authority.

Fencing/Retaining Walls

39. Prior to the occupation of the approved dwellings, all fencing (whether new or retained) must be erected in good condition and be fit for screening purpose in accordance with the plans endorsed under Condition 1 of this permit to the satisfaction of the Responsible Authority.
40. All retaining walls must be constructed and finished in a professional manner to ensure a neat presentation and longevity to the satisfaction of the Responsible Authority.

Construction Management

41. The owner must use appropriate site management practices to prevent the transfer of mud, dust, sand or slurry from the site into drains or onto nearby roads. In the event that a road or drain is affected, the owner must upon direction of the Responsible Authority take the necessary steps to clean the affected portion of road or drain to the satisfaction of the Responsible Authority.

Expiry

42. This permit will expire if one of the following circumstances applies:
- 42.1. The development is not started within four (4) years of the date of the issue of this permit; and
- 42.2. The development is not completed within eight (8) years of the date of this permit.

The Responsible Authority may extend these times if a request is made in writing by the owner or occupier either before the permit expires or in accordance with Section 69 of the Planning and Environment Act 1987.

2. BACKGROUND

- 2.1 The application was received by Council on 22 May 2017 and was originally for the construction of 15 dwellings. No formal pre-application advice was sought from Council prior to lodgement of the application.
- 2.2 A request for further information letter was sent on 14 June 2017. The letter also identified concerns relating to the development layout and form, design detail, car parking and vehicle access and on-site amenity.
- 2.3 The application was presented to the Sustainable Design Taskforce meeting on 22 June 2017, at which the predominant discussion related to the layout of the development.
- 2.4 All further information was received by Council on 19 March 2018. The proposal was amended in response to the concerns which had been identified. These included a reduction in the number of dwellings from 15 to 14 and a substantial re-design to the layout.
- 2.5 Notice of the application was given over a four-week period, concluding on 16 May 2018.
- 2.6 The statutory time for consideration of a planning application is 60 days, which concluded on 19 June 2018.

3. THE SITE AND SURROUNDS

The Site

- 3.1 The site comprises 3 lots on the eastern side of Thiele Street, approximately 200 metres from Doncaster Road and consists of 16 Thiele Street (southern lot), 18 Thiele Street (central lot) and 20 Thiele Street (northern lot).
- 3.2 Together, the lots form a rectangular site with a frontage to Thiele Street of 54.87 metres and a depth of 39.62 metres.
- 3.3 The site falls from north to south, by 2.53 metres along the frontage and 0.42 metres along the rear (eastern) boundary. The site also features a varied cross-fall, sloping up from the frontage 0.53 metres across the southern boundary and falling from the frontage 1.58 metres across the northern boundary.
- 3.4 A 2.44 metre wide drainage and sewerage easement is located along the rear (eastern) boundary of all three lots. The easement contains sewerage assets, whilst Council drainage assets are located within the road reserve.
- 3.5 All three lots are developed with single dwellings. Each lot has a crossover for vehicle access to Thiele Street. None of the land titles are constrained by a registered restrictive covenant or Section 173 Agreement.

The Surrounds

- 3.6 The site is located approximately 200 metres north of Doncaster Road and approximately 140 metres east of the boundary of the *Doncaster Hill* principal activity centre. Thiele Street is a local, two-way road of less than 1 kilometre, running between Doncaster Road (south) and Ambrose Street (north). The nearest bus stops are located on the intersection of Thiele Street and Doncaster Road.
- 3.7 Housing densities within the surrounding area increase relative to the proximity to Doncaster Road and the *Doncaster Hill Activity Centre*, as intended by the relevant planning policies. The subject site is effectively located on the outer edge of the transition area between *Doncaster Hill* and the surrounding residential areas.
- 3.8 The more immediate neighbourhood has seen a number of medium and higher density housing developments over recent years. However, the prevailing development type within the surrounding area continues to be the traditional single-dwelling with brick finishing and pitched and tiled roof forms on larger lots, maintaining the original patterns of subdivision.
- 3.9 Surrounding properties along Thiele Street have been the subject of a number of permit applications for medium/high density housing developments over recent years. Of note, is a well-designed four storey apartment building at 2-6 Thiele Street, comprising 50 dwellings (Planning Permit PL12/022675).
- 3.10 Examples of recent medium density development along Thiele Street include; 13 Thiele Street (two dwellings), 11 Thiele Street (three dwellings), 14 Thiele Street (two dwellings), 7 Thiele Street (two dwellings) and 10 Thiele Street (two dwellings).
- 3.11 The site directly abuts three (3) properties as follows:

Direction	Address	Description
North	22 Thiele Street, Doncaster	<p>A single residential allotment, developed with a single-storey brick dwelling setback 9.34 metres from the Thiele Street frontage. From the common boundary, the dwelling is setback 1.51 metres and has two habitable room windows facing the site.</p> <p>Vehicle access to the lot is via a crossover to Thiele Street on the northern side of the frontage. The frontage is defined by a low brick fence.</p> <p>Secluded private open space is within the large rear yard, abutting the site. The secluded private open space features a large canopy tree that overhangs the subject site.</p>
South	14A Thiele Street, Doncaster	The northern dwelling within a recent two-storey, side-by-side development. The dwelling features a mixture of brick and

		<p>render finishes and is setback 7.61 metres from the frontage. From the common boundary, the dwelling is setback a minimum of 1.36 metres, with a garage built to the common boundary and several habitable room windows facing the subject site.</p> <p>Vehicle access is via a crossover to Thiele Street on the northern side of the frontage. The frontage is unfenced.</p> <p>Secluded private open space is on the eastern side of the dwelling, adjoining the subject site.</p>
East	123-155 Church Road, Doncaster	<p>Doncaster Secondary College.</p> <p>The college is located on a site of approximately 61,030 square metres. Vehicle access to the college is gained through Dianella Street (north of the subject land), Ibis Street (south) and Church Road (east).</p> <p>The section of the college that adjoins the subject site features a garden bed, vehicle accessway and car parking area, with the nearest building being 10 metres away from the common boundary.</p>

4. THE PROPOSAL

- 4.1 It is proposed to demolish the existing dwellings and remove all vegetation on the site (no planning permit required) and construct 14 attached, town-house style dwellings (one long row at the rear and two smaller modules at the front) over a shared basement car park with a central point of vehicular access.

Submitted Plans and Documents

- 4.2 The proposal is outlined on the plans prepared by *Rising Sun Property Consultants*, project number 201638, revision 2, dated 16 March 2018 (received by Council on 19 March 2018). Refer to Attachment 1.
- 4.3 The following reports and plans were also submitted with the application:
- Arboricultural Report (prepared by *ArborReport Victoria*, dated October 2017);
 - BESS Assessment Report (dated November 2017);
 - Town Planning Report (prepared by *Rising Sun Property Consultants*, dated May 2017);

- DDO8 Assessment Report (prepared by *Rising Sun Property Consultants*, dated November 2017);
- STORM Rating Report (dated 22 November 2017);
- Traffic Engineering Assessment Report (prepared by *Traffix Group*, dated November 2017); and
- Waste Management Plan (prepared by *Leigh Design*, dated October 2017).

Development Summary

4.4 A summary of the development is provided as follows:

Land Size:	2,173.9m ²	Maximum Building Height:	9.94m
Site Coverage:	49.77%	Minimum street setback to Thiele Street (west)	Basement – 6m Ground floor – 6m First floor – 6m Second floor – 9.51m
Permeability:	38.06%	Minimum setback to northern boundary	Basement – 2m Ground floor – 2m First floor – 2.24m Second floor – 4.82m
Garden Area	38.06% Note, this no longer accurate following a recent planning scheme amendment which revised how this figure is calculated – see Section 8.10.	Minimum setback to southern boundary	Basement – 1.5m Ground floor – 2.1m First floor – 2.2m Second floor – 4.59m
Number of Dwellings:	14	Minimum setback to eastern boundary	Basement – 3.8m Ground floor – 3.9m First floor – 4m Second floor – 5.44m
• 3 bedrooms:	13	Resident car parking spaces:	28
• 5 bedrooms:	1	Visitor car parking spaces:	2
• 1, 2 or 4 bedrooms:	0	Density:	One dwelling per 155.28m ²

Development Layout

4.5 The development consists of two rows of attached, three-storey townhouses, with Dwellings 1 to 6 fronting Thiele Street and Dwellings 7 to 14 located behind. The

two rows of dwellings are separated by an internal pathway for a minimum separation of 4.44 metres. The front row of townhouses is centrally separated by an entry pathway, providing a minimum separation of 4.36 metres.

- 4.6 Dwellings 1 to 6 are designed to have a 'reverse-living' arrangement, with the living, dining and kitchen areas located at the first floor level, accompanied by balconies on the western side of the dwellings (facing Thiele Street). At the ground floor level, the dwellings contain three bedrooms and two bathrooms/ensuites.
- 4.7 Dwelling 3 presents a modified version of the typical design of Dwellings 1 to 6, with an additional living area and bedroom at the ground floor level, an additional bedroom/study at the first floor level and generally larger habitable areas throughout.
- 4.8 Dwellings 7 to 14 have a more traditional layout, with the living, dining and kitchen areas located at the ground floor level, accompanied by secluded private open space courtyards located on the eastern side of the dwellings. At the first floor level, the dwellings contain three bedrooms/studies and two bathrooms/ensuites.
- 4.9 The second floor level of all dwellings provides an additional living area, surrounded by a rooftop terrace area of varying sizes and orientations. The rooftop terrace area is relied upon as the primary area of secluded private open space for Dwellings 1 to 6.
- 4.10 The primary living areas of all dwellings have multi-aspect orientations. No bedrooms within the development rely on 'borrowed light' or light from below ground light courts.
- 4.11 There are no communal facility areas proposed within the development.

Vehicle and Pedestrian Access

- 4.12 The three existing crossovers to Thiele Street are to be removed, with the footpath, nature strip and kerbing to be reinstated. A new 6.1 metre wide crossover is proposed central to the site frontage, leading to a ramp that provides vehicular access to the basement parking.
- 4.13 The basement includes 30 car parking spaces in a single level, including 28 spaces for residents and two spaces for visitors. The basement is secured by a roller door controlled by an intercom and security card arrangement. The basement is accessible by pedestrians via a central stairwell and lift from the central entry pathway at the ground floor level. Internal stairs for each dwelling are also provided via large storage spaces adjacent to and accessible from the garages.
- 4.14 With the exception of Dwelling 5, all car parking spaces are independently accessible, being located within individual garages, secured by remote operated roller doors. Dwelling 5's car parking spaces are in a tandem arrangement, with no roller door. The visitor car parking spaces are in two different locations.
- 4.15 The primary entry to each dwelling is at the ground floor level. Dwellings 1 to 6 are provided with individual entry pathways from Thiele Street, whilst Dwellings 7 to 14 are accessed via the internal pathways.

Earthworks

- 4.16 The basement level requires earthworks, with a maximum cut depth of approximately 3.5 metres.
- 4.17 Besides excavation for the basement, minimal additional earthworks are required, with the dwellings sited to follow the slope of natural ground level. Nominal retaining walls are provided on the southern side of the dwellings.

Landscaping

- 4.18 No existing trees will be retained. New canopy trees are proposed within the street setback and private open space areas. A range of medium to tall shrubs are proposed along the north, south and eastern boundaries.
- 4.19 Additional landscaping is provided alongside the central pathway areas.

Design Detail and Site Services

- 4.20 The proposed development has a contemporary architectural design, incorporating flat roof forms and a range of design elements and building materials and finishes that include blockwork, render and metal and timber cladding. The dwelling facades feature prominent framing elements and a variety of window type and proportions to provide articulation and definition. The overall presentation is defined by rectangular forms, with a variety of levels and projections to provide articulation and definition. The colour scheme provides a range of muted and light finishes, with the warmer colours of the timber cladding providing a contrasting finish.
- 4.21 A 1.5 metre high fence is proposed along the frontage. The fence will be of vertical metal slats and achieve a transparency of at least 50 percent. The fencing also serves to delineate the individual front yards of Dwellings 1 to 6.
- 4.22 All dwellings are provided with individual storage rooms of at least 10 square metres within the basement level. A communal waste storage room and individual laundry rooms for each dwelling are also provided within the basement level. A shared mailbox is located adjacent to the entry pathway, adjoining the front boundary. Waste collection is proposed to be private, taking place within the basement.

5. LEGISLATIVE REQUIREMENTS

- 5.1 Refer to Attachment 2.
- 5.2 A permit is required under the following clauses of the Manningham Planning Scheme:
- Clause 32.08-6 (**General Residential Zone**), a permit is required to construct two or more dwellings on a lot.
 - Clause 43.02-2 (**Design and Development Overlay**), a permit is required to construct or carry out works.

- Clause 43.02-2 (**Design and Development Overlay**), a permit is required to construct a front fence within 3 metres of a street if the fence is associated with 2 more dwellings on a lot or a residential building.

6. REFERRALS

External

6.1 There are no determining or recommending referral authorities to the application.

Internal

6.2 The application was referred to a number of service units within Council. The following table summarises the responses:

Service Unit	Comments
Engineering & Technical Services Unit – Drainage	<ul style="list-style-type: none"> • No objection subject to conditions that have been included in the recommendation including the provision of onsite storm water detention.
Engineering & Technical Services Unit – Flooding	<ul style="list-style-type: none"> • No objection as suitable overland flow protection measures have been incorporated into the proposal.
Engineering & Technical Services Unit – Vehicle Crossing	<ul style="list-style-type: none"> • No objection subject to conditions that have been included in the recommendation including the removal and reinstatement of any redundant vehicle crossovers.
Engineering & Technical Services Unit – Access and Driveway	<ul style="list-style-type: none"> • No objection subject to inclusion of conditions that are discussed under the Clause 52.06 assessment (section 8.18 of this report).
Engineering & Technical Services Unit – Traffic and Car Parking	<ul style="list-style-type: none"> • No objection.
Engineering & Technical Services Unit – Construction Management	<ul style="list-style-type: none"> • No objection subject to a requirement for the provision of a construction management plan.
Engineering & Technical Services Unit – Waste	<ul style="list-style-type: none"> • No objection subject to conditions that have been included in the recommendation including the requirement for private waste collection.

Service Unit	Comments
Engineering & Technical Services Unit – Easements	<ul style="list-style-type: none"> No objection.
Parks and Recreation Unit – Tree Management	<ul style="list-style-type: none"> No objection subject to additional information being provided regarding vegetation removal and tree protection zones.
City Strategy Unit – Sustainability	<ul style="list-style-type: none"> No objection subject to additional information being provided regarding information within the submitted BESS assessment report.
City Strategy Unit – Urban Design	<ul style="list-style-type: none"> No objection.

7. CONSULTATION / NOTIFICATION

7.1 Notice of the application was given over a four-week period, concluding on 16 May 2018, by sending letters to the owners and occupiers of adjoining and nearby properties and by displaying a sign on each site frontage (three (3) signs total), in accordance with the requirements of the Act.

7.2 To date, two objections has been received from the following properties:

- 14A Thiele Street, Doncaster (adjoining to the south); and
- 17 Thiele Street, Doncaster.

7.3 The grounds of the objections can be summarised into the following categories:

- Car parking, traffic and pedestrian safety;
- Construction impacts;
- Incorrect plan information;
- Land use;
- Overdevelopment;
- Overlooking;
- Public transport; and
- Property prices/rates.

7.4 A response to the grounds of the objection are included in the assessment, from section 8.27 of this report.

8. ASSESSMENT

State and Local Planning Policy

- 8.1 Key objectives of the State Planning Policy Framework (SPPF) seek to identify appropriate areas for housing growth, including a focus on increasing housing densities in areas surrounding existing services, jobs, public transport and infrastructure in order to accommodate Melbourne's future population growth in a sustainable manner.
- 8.2 For the most part, the proposal responds positively to the broader housing and residential development policies contained within the SPPF, including Clause 15 Built Environment and Heritage and Clause 16 Housing.
- 8.3 These objectives are further developed at a local level through the Local Planning Policy Framework. Clause 21.05 Residential recognises the need to reduce developmental pressure on areas of established environmental or rural values through infill residential development and consolidation. This notion is implemented through the separation of Manningham's residential land into four residential character precincts that seek to channel increased housing densities around activity centres and main roads where facilities and services are available.
- 8.4 Being within close proximity to both the *Doncaster Hill* activity centre and Doncaster Road, the subject site and all surrounding properties in Thiele Street, along with the surrounding streets to the north, south and west, fall within Residential Character Precinct 2 – *Residential Areas Surrounding Activity Centres and Along Main Roads*. This precinct anticipates a *substantial level of change* with these areas being a focus for higher density developments. The nearest residential properties that are outside of Precinct 2 are located on the western side of *Doncaster Secondary College*, located within Residential Character Precinct 1 – *Residential Areas Removed from Activity Centres and Main Roads*, where a more *incremental level of change* is anticipated.
- 8.5 The higher density outcomes for Precinct 2 are controlled through the implementation of the Design and Development Overlay, Schedule 8 (DDO8), which establishes preferred neighbourhood character outcomes and further separates Precinct 2 into three sub-precincts. The sub-precincts of the DDO8 feature varied density objectives that anticipate and encourage different built form outcomes. The intent of these sub-precincts is to accommodate for the anticipated increases to density in a manner that provides for a transition between each of sub-precincts and the adjoining residential areas, to create a graduated built form and minimise amenity impacts to existing developments. Effectively, it is anticipated that, through practical application of the DDO8, the existing neighbourhood character of areas surrounding activity centres and main roads will be significantly altered over time.
- 8.6 The subject site and the surrounding properties along Thiele Street are located within Sub-Precinct B of the DDO8. This sub-precinct accommodates the lowest density outcomes of the three sub-precincts, with the most restrictive height, scale and built form controls, encouraging '*two-storey townhouse style dwellings with a higher yield*'. Sub-Precinct B is generally intended to serve as the final built-form transition between high density residential/commercial areas and the surrounding incremental change Residential Precinct 1 areas. Although, in this

instance, the subject site adjoins a school, rather than any residential properties located outside of Residential Precinct 2.

- 8.7 The proposed development of the land for 14 dwellings is compliant with these aims, presenting a higher yield townhouse-style development. Whilst the development does include three-storey elements, it is considered that these have been appropriately designed to ameliorate their visual impacts, with the upper level significantly recessed from all sides and obscured to the streetscape via the protruding box framing elements at the first floor level. The upper level is limited to small footprint comprising one room adjacent to a roof terrace.
- 8.8 The immediate site context provides further justification for the three-storey built form, with three-storey form already present on the eastern side of Thiele Street (albeit within Sub-Precinct A of the DDO8) and with three-storey built form being encouraged on the western side of Thiele Street opposite the subject land (also within Sub-Precinct A). Further, in this instance, Sub-Precinct B has less of a role to play in providing a built form transition due to the interface to a school on the eastern side.
- 8.9 Subsequently, at a broad level, the proposal to develop the land for three-storey townhouses is seen as quite acceptable from an orderly planning perspective and suitably complies with the relevant state and local planning policies.
- 8.10 Pursuant to Clause 32.08-4 of the Scheme, the development is required to provide a minimum 35 percent garden area. The submitted garden area plan indicates that 38.06 percent garden area is provided.
- 8.11 However, this calculation is not responsive to recent changes to the definition of “garden area” in the planning scheme and includes areas beneath balconies and cantilevered building elements (not acceptable). It may also include areas above the basement which protrude above natural ground level (also not acceptable). The development should still achieve the required 35 percent garden area with limited or no modifications. An updated garden area plan will be required as part of any approval (**condition required**).

Design, Built Form and Landscaping

- 8.12 The DDO8 provides a range of design objectives and specific form, car parking and access, landscaping and fencing policies that further refine the high level policies of the LPPF, establishing the preferred neighbourhood character outcomes for Residential Precinct 2 and providing specific guidance for the anticipated increases in density.
- 8.13 An assessment against the requirements of DDO8 is provided as follows:

Design Element	Met/Not Met
<p>Maximum building height</p> <ul style="list-style-type: none"> • 9 metres, unless the slope of the natural ground level at any cross section wider than eight metres of the site of the building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres. 	<p>Met.</p> <p>The site exceeds a slope of 2.5 degrees at a cross section of wider than 8 metres, resulting in an applicable maximum building height of 10 metres.</p> <p>The building has a maximum height of 9.94 metres.</p>

Design Element	Met/Not Met
<p>For the purposes of this Schedule, the Maximum Building Height does not include building services, lift over-runs and roof mounted equipment, including screening devices.</p>	
<p>Street setback</p> <ul style="list-style-type: none"> • For two or more dwellings on a lot or a residential building: <ul style="list-style-type: none"> ○ Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser. ○ Minimum side street setback is the distance specified in Clause 55.03-1. <p>For the purposes of this Schedule, balconies, terraces, and verandahs may encroach within the Street Setback by a maximum of 2.0m, but must not extend along the width of the building.</p>	<p>Met.</p> <p>The minimum street setback is 6 metres.</p> <p>The proposed first floor balconies and associated framing features do not encroach within the street setback beyond 2 metres and do not extend along the full width of the buildings, with several breaks in between.</p>
<p>Form</p> <ul style="list-style-type: none"> • Ensure that the site area covered by buildings does not exceed 60 percent. 	<p>Met.</p> <p>A site coverage of 49.77 percent is proposed.</p>
<ul style="list-style-type: none"> • Provide visual interest through articulation, glazing and variation in materials and textures. 	<p>Met, subject to condition.</p> <p>The development utilises a range of different measures to provide visual interest, including protruding framing features, a variety of glazing proportions and materials to provide both horizontal and vertical articulation.</p> <p>The streetscape presentation is provided with articulation through the framing features at the first floor level, cantilevered elements, generally transparent balcony balustrades and a mix of render and blockwork finishes. The use of a contrasting feature cladding to the side of the framing elements provides visual interest when viewing the development from the oblique angles from the street.</p> <p>The side, rear and internal elevations predominantly rely on material variance to minimise the visual impacts of walls, with minimal recessing of the first floor level.</p>

Design Element	Met/Not Met
	<p>However, box framing features around windows offer some articulation to these walls and will be a feature.</p> <p>The contrasting nature of the external materials/colours is considered to provide an adequate design response relative to the sensitivity of each interface. Crucially, recessing has been provided to the outer walls of Dwelling 7 and Dwelling 14 at the first floor level, where the development interfaces with secluded private open space areas on adjoining properties.</p> <p>The exposed side elevations of the dwellings also use curved ridgelines at the ground and first floor level, introducing a contrasting geometrical element to the design. This combines with material variance to provide a more subtle, but appropriate form of articulation to the side walls of the development, avoiding the more ‘token’ articulation provided by recessing of the upper level.</p> <p>The use of timber cladding throughout the development, whilst providing good visual interest, is a poor material choice due to the lack of durability. A permit condition will require exposed timber cladding altered to a more durable material with a timber-look finish.</p> <p>Holistically, appropriate articulation has been integrated into the design response to ensure all elevations provide a suitable level of visual interest.</p>
<ul style="list-style-type: none"> Minimise buildings on boundaries to create spacing between developments. 	<p>Met. No building walls are proposed on boundaries.</p>
<ul style="list-style-type: none"> Where appropriate ensure that buildings are stepped down at the rear of sites to provide a transition to the scale of the adjoining residential area. 	<p>Not applicable. The subject site does not adjoin a residential area to the rear. It is considered that the abuttal with a school offers a more robust interface, with less “sensitivity”.</p>
<ul style="list-style-type: none"> Where appropriate, ensure that buildings are designed to step with the slope of the land. 	<p>Met. The development utilises different finished floor levels between the dwellings to reflect the natural slope of the land, reduce the</p>

Design Element	Met/Not Met
	building scale and provide additional articulation to the built form.
<ul style="list-style-type: none"> Avoid reliance on below ground light courts for any habitable rooms. 	<p>Met. The development does not rely on any below ground light courts for habitable rooms, with all habitable room windows located above ground level.</p>
<ul style="list-style-type: none"> Ensure the upper level of a two storey building provides adequate articulation to reduce the appearance of visual bulk and minimise continuous sheer wall presentation. 	<p>Not applicable. Three-storey built form proposed.</p>
<ul style="list-style-type: none"> Ensure that the upper level of a three storey building does not exceed 75% of the lower levels, unless it can be demonstrated that there is sufficient architectural interest to reduce the appearance of visual bulk and minimise continuous sheer wall presentation. 	<p>Met, subject to conditions. The area of the upper level of each townhouse is limited to one living space between 23 percent and 59 percent of the area of the first floor level below, respectively.</p> <p>The upper floor level is suitably recessed to all sides whilst a transparent screening treatment to the surrounding rooftop terraces “softens” the appearance of the upper level walls. To the streetscape, the protruding box-framing feature at the first floor level is extended to encompass parts of the upper level, which cleverly manipulates the streetscape presentation to appear as two-storey, without excessively increasing the bulk of the first floor level. Where higher sheer walls are utilised, they have been integrated within the overall design response and are provided with good material variation so as to reduce apparent bulk.</p> <p>In order to further reduce bulk of the outer walls, the balustrades at the first floor level can be recessed 0.5 metres from the side wall of the respective dwellings (Dwellings 1, 3, 6, 7 and 14), with the second floor living room reduced where necessary to ensure the external walkways along the side of the living rooms are retained. Further clarity is also required regarding the balustrades and separating walls for the internal dwellings at the second floor level to ensure appropriate material selection.</p>
<ul style="list-style-type: none"> Integrate porticos and other design features with the overall 	<p>Met. All design features and sufficiently integrated</p>

Design Element	Met/Not Met
<p>design of the building and not include imposing design features such as double storey porticos.</p>	<p>within the overall design of the development, with no examples of imposing design features.</p> <p>The framing elements to the streetscape elevation are appropriately designed to add articulation to the development without presenting excessive levels of bulk.</p>
<ul style="list-style-type: none"> Be designed and sited to address slope constraints, including minimising views of basement projections and/or minimising the height of finished floor levels and providing appropriate retaining wall presentation. 	<p>Met, subject to condition.</p> <p>The development appropriately responds to the slope constraints of the site by locating the basement entry ramp at a lower point of the site, resulting in a basement level that is almost entirely contained beneath natural ground level.</p> <p>The finished floor levels of the dwellings are appropriately sited to reflect natural ground level, with minimal additional earthworks required. Appropriate concrete blockwork retaining walls are proposed where required.</p> <p>It is noted that the finished floor levels notated on the floor plans are incorrectly notated when compared to the elevation plans. This matter does not influence the overall plan presentation and correction will be required.</p>
<ul style="list-style-type: none"> Be designed to minimise overlooking and avoid the excessive application of screen devices. 	<p>Met.</p> <p>The development has been appropriately designed to minimise the need for screening treatments, with habitable room windows and balconies orientated to face Thiele Street, <i>Doncaster Secondary College</i> or internal to the site where practical.</p>
<ul style="list-style-type: none"> Ensure design solutions respect the principle of equitable access at the main entry of any building for people of all motilities. 	<p>Met.</p> <p>The entries of all dwellings are located at the ground floor level and are directly accessible from the street via a reasonable number of stairs. A centrally located lift provides good accessibility from the basement level.</p>
<ul style="list-style-type: none"> Ensure that projections of basement car parking above natural ground level do not result in excessive building height as viewed by neighbouring properties. 	<p>Met.</p> <p>The basement level is sited almost entirely below natural ground level, allowing the ground floor levels to generally reflect natural ground level.</p>

Design Element	Met/Not Met
<ul style="list-style-type: none"> Ensure basement or undercroft car parks are not visually obtrusive when viewed from the front of the site. 	<p>Met. The basement level is sited almost entirely below natural ground level and will not be visible from the street.</p>
<ul style="list-style-type: none"> Integrate car parking requirements into the design of buildings and landform by encouraging the use of undercroft or basement parking and minimise the use of open car park and half basement parking. 	<p>Met. The development utilises basement level car parking, appropriately designed to respond to the land constraints with entry from a low point of the land to minimise any basement projection above natural ground level.</p>
<ul style="list-style-type: none"> Ensure the setback of the basement or undercroft car park is consistent with the front building setback and is setback a minimum of 4.0m from the rear boundary to enable effective landscaping to be established. 	<p>Considered met, subject to conditions. The required minimum basement setback of 6 metres is proposed to the Thiele Street (western) boundary, consistent with the ground floor level setback above.</p> <p>A rear boundary setback of 3.9 metres is proposed for the basement level. This is consistent with the rear boundary setback of the ground floor level above. Despite a nominal non-compliance, this setback is considered to be acceptable as sufficient space remains within the rear setback for deep-rooted planting and the interface to the eastern side is not considered to be 'sensitive' (car parking and landscaping area of <i>Doncaster Secondary College</i>).</p> <p>The minimum setbacks to boundaries have not been notated or dimensioned on the basement plan.</p>
<ul style="list-style-type: none"> Ensure that building walls, including basements, are sited a sufficient distance from site boundaries to enable the planting of effective screen planting, including canopy trees, in larger spaces. 	<p>Met. All building walls are sited a sufficient distance from the side (north and south) and rear (east) boundaries to allow for screen planting along the full extent of these boundaries.</p> <p>The development layout includes significant opportunities for canopy tree planting, including within the front setbacks of Dwellings 1 to 6 and within the ground level secluded private open space areas of Dwellings 7 to 14 at the rear.</p>
<ul style="list-style-type: none"> Ensure that service equipment, building services, lift over-runs and roof-mounted equipment, 	<p>Met, subject to condition. No roof-mounted service equipment is proposed. All service equipment is proposed to be located within the rooftop terrace areas</p>

Design Element	Met/Not Met
<p>including screening devices is integrated into the built form or otherwise screened to minimise the aesthetic impacts on the streetscape and avoids unreasonable amenity impacts on surrounding properties and open spaces.</p>	<p>and will not generally be visible from outside of the subject land.</p> <p>The service units (air conditioner etc.) for Dwelling 1 and Dwelling 6 are located on the outer wall of the second floor level and will have a presence to the streetscape. A permit condition will require these units be relocated to the rear of the rooftop terrace area, with the second floor living area reduced to allow for this if necessary.</p>
<p>Car Parking and Access</p> <ul style="list-style-type: none"> • Include only one vehicular crossover, wherever possible, to maximise availability of on street parking and to minimise disruption to pedestrian movement. Where possible, retain existing crossovers to avoid the removal of street tree(s). Driveways must be setback a minimum of 1.5m from any street tree, except in cases where a larger tree requires an increased setback. 	<p>Met.</p> <p>The development relies on a two-way vehicle crossover (6.1 metres wide), providing access to the basement level car parking shared by all dwellings and the two visitor spaces.</p> <p>The double-width crossover will replace the three existing single-width crossovers (approximately 9 metres combined width), resulting in an improvement to on-street car parking and to pedestrian movement.</p> <p>One street tree is likely to be required to be removed, which is considered to be acceptable on-balance as the central location of the crossover allows for a more effective design response.</p>
<ul style="list-style-type: none"> • Ensure that when the basement car park extends beyond the built form of the ground level of the building in the front and rear setback, any visible extension is utilised for paved open space or is appropriately screened, as is necessary. 	<p>Not applicable.</p> <p>The basement does not extend beyond the built form at the ground floor level within the front or rear setback.</p>
<ul style="list-style-type: none"> • Ensure that where garages are located in the street elevation, they are set back a minimum of 1.0m from the front setback of the dwelling. 	<p>Not applicable.</p> <p>All car parking is provided within the basement level.</p>
<ul style="list-style-type: none"> • Ensure that access gradients of basement carparks are designed appropriately to provide for safe and convenient access for vehicles and servicing requirements. 	<p>Met.</p> <p>The driveway has been designed with gradients that comply with Design Standard 3 of Clause 52.06-9.</p>

Design Element	Met/Not Met
<p>Landscaping</p> <ul style="list-style-type: none"> On sites where a three storey development is proposed include at least 3 canopy trees within the front setback, which have a spreading crown and are capable of growing to a height of 8.0m or more at maturity. 	<p>Met.</p> <p>Sufficient permeable space is provided within the front setback to accommodate three (3) canopy trees with a spreading crown.</p> <p>The landscape plan submitted with the application demonstrates that canopy trees can be planted within the front yard areas of dwellings 1 to 6 and within the rear yard areas of Dwellings 7 to 14, with a total of six canopy trees depicted throughout the site.</p>
<ul style="list-style-type: none"> On sites where one or two storey development is proposed include at least 1 canopy tree within the front setback, which has a spreading crown, and is capable of growing to a height of 8.0m or more at maturity. 	<p>Not applicable.</p> <p>Three-storey built form is proposed and additional tree planting is to be required (see above).</p>
<ul style="list-style-type: none"> Provide opportunities for planting alongside boundaries in areas that assist in breaking up the length of continuous built form and/or soften the appearance of the built form. 	<p>Met.</p> <p>As discussed, all building walls have been sited a sufficient distance from side and rear boundaries to allow for effective screen planting.</p> <p>The landscape plan submitted with the application demonstrates that planting can be provided along both side and rear boundaries.</p>
<p>Fencing</p> <ul style="list-style-type: none"> A front fence must be at least 50 per cent transparent. 	<p>Met.</p> <p>The proposed front fencing along the Thiele Street boundary has a transparency of at least 60 percent.</p>
<ul style="list-style-type: none"> On sites that front Doncaster, Tram, Elgar, Manningham, Thompsons, Blackburn and Mitcham Roads, a fence must: <ul style="list-style-type: none"> not exceed a maximum height of 1.8m be setback a minimum of 1.0m from the front title boundary and a continuous landscaping treatment within the 1.0m setback must be provided. 	<p>Not applicable.</p> <p>The site is not located on one of the specified roads.</p>

Car Parking, Access, Traffic and Bicycle Parking

Clause 52.06 Car Parking

- 8.14 Clause 52.06 Car Parking applies to a new use or an increase in the floor or site area of an existing use, establishing the minimum required rate of car parking for land uses and criteria for the layout of on-site car parking and accessways.
- 8.15 Prior to a new use commencing or the increase to the floor area or site area of an existing use, Clause 52.06-2 of the Scheme requires that the number of car parking spaces outlined at Clause 52.06-5 be provided on the land or as approved under Clause 52.06-3, to the satisfaction of the Responsible Authority.
- 8.16 Clause 52.06-5 requires resident car parking be provided at a rate of one space for each dwelling with one or two bedrooms and two spaces for each dwelling with three or more bedrooms. Clause 52.06-5 also requires visitor car parking be provided at a rate of one space for every five dwellings.
- 8.17 In accordance with Clause 52.06-5, the proposed development is required to provide 28 car parking spaces for residents and two car parking spaces for visitors.
- 8.18 The proposal includes the required 28 resident car parking spaces and two visitor car parking spaces within the basement level, for a total of 30 on-site car parking spaces. The proposed development therefore satisfactorily caters for the required car parking demand on-site, demonstrating full compliance with the minimum car parking requirements. On-street parking opportunities in front are improved by the reduced width of frontage absorbed by crossovers.
- 8.19 An assessment against the car parking design standards at Clause 52.06-9 of the Scheme is provided in the table below:

Design Standard	Met/Not Met
1 – Accessways	<p>Met, subject to condition.</p> <p>The accessway is at least 3 metres wide.</p> <p>An internal radius of at least 4 metres or with a width of 4.2 metres is provided at all changes of direction. However, the car parking spaces associated with Dwellings 6 and 14 are not provided with a sufficient reversing area and will therefore require an excessive number of vehicle manoeuvres/complicated vehicle manoeuvres to undertake a change of direction for forward exit from the site. Replication of the reversing indent that is on the southern side of the basement in this location will provide sufficient reversing area to address this issue.</p> <p>Minimum headroom of at least 2.1 metres is provided beneath all overhead obstructions.</p> <p>The accessway and car parking layout has been designed to allow for forward entry and exit to the site for all spaces.</p> <p>The accessway has been designed to allow for two way traffic in a manner which provides the required passing area of 6.1 metres wide by 7 metres long.</p>

Design Standard	Met/Not Met
	Corner splays (sight triangle) have been provided on both sides of the accessway with the front fence splayed to allow for pedestrian visibility.
2 – Car Parking Spaces	<p>Met, subject to conditions. The visitor car parking spaces and Dwelling 5's car parking spaces are not provided with the required clearance space from building walls.</p> <p>All other car parking spaces achieve the minimum dimension requirements established by Table 2 <i>Minimum dimensions of car parking spaces and accessways</i> and the clearance required by Diagram 1 <i>Clearance to car parking spaces</i>.</p> <p>Dwelling 5's tandem car parking spaces are not dimensioned for length on the basement floor plan, but appear to provide the required length. A permit condition will require the length dimensioned to demonstrate compliance with the minimum requirement of 11.3 metres.</p>
3 – Gradients	<p>Met, subject to condition. The driveway gradients for the accessway ramp have been designed in accordance with Design Standard 3, including compliance with the maximum gradient requirement and the implementation of suitable transition sections for all sag and summit changes.</p> <p>Conversely, the level difference between individual garages within the basement are excessive and will result in steep and non-compliant sections of gradient for the central aisle way. This can be addressed via subtle changes to the finished floor levels of the garages or the provision of 'islands' between the garages.</p>
4 – Mechanical Parking	<p>Not applicable. No mechanical parking proposed.</p>
5 – Urban Design	<p>Met. The basement entry is appropriately recessed from the frontage presentation of the development and will not visually dominate public space.</p>
6 – Safety	<p>Met. The basement floor plan demonstrates sufficient lighting of the basement level, whilst appropriate signage will presumably be provided to delineate each car parking space. The two way nature of the accessway will provide safe vehicle movements and visibility.</p> <p>The basement level will be secured by a remote controlled door and intercom/security card system.</p> <p>Pedestrian access to the basement level can be gained from</p>

Design Standard	Met/Not Met
	Thiele Street through the internal pathway and central stairwell and lift.
7 – Landscaping	Met Suitable landscaping opportunities are provided within the front setback to soften the appearance of the driveway and basement.

Traffic Impacts

- 8.20 Thiele Street is a relatively busy road particularly during the peak and at school times. Traffic movements from residential developments are generally well spaced through the day. It is not anticipated that the volume of traffic likely to be generated by the development will have a material impact on the capacity and operation of Thiele Street, Doncaster Road or the surrounding road network and intersections.
- 8.21 The Traffic Engineering Assessment report submitted with the application (*TraffixGroup*, November 2017) anticipates that the development will generate between six and seven additional vehicle movements to or from the site during peak hour periods. The assessment considers that this peak traffic demand generated by the development will have a negligible effect on Thiele Street and the surrounding road network.
- 8.22 Having considered this report and based on local knowledge, Council's Engineering Services Unit raises no concern in relation to the expected traffic generated by the proposed development or pedestrian safety.

Clause 52.34 Bicycle Facilities

- 8.23 Clause 52.34 Bicycle Facilities does not apply to dwelling developments of less than four storeys. Therefore, there is no statutory obligation to provide bicycle spaces. Nevertheless, it is noted that there is ample opportunity for residents to place bicycles within the private storage areas at the basement level.

On-Site and Off-Site Amenity Impacts

- 8.24 Clause 55 Two or More Dwellings on a Lot and Residential Buildings applies to an application to construct two or more dwellings on a lot, establishing the planning controls for on-site and off-site amenity through the application of objectives and standards.
- 8.25 Clause 55 specifies that a development must meet all of the objectives and should meet all of the standards of this clause. The standards contain *requirements to meet the objectives* and compliance with these requirements is widely accepted as satisfying the relevant objective.
- 8.26 An assessment against the objectives and standards of Clause 55 is provided in the table below:

Objective	Objective Met/Not Met
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Objective	Objective Met/Not Met
<p>55.02-1 – Neighbourhood Character</p> <ul style="list-style-type: none"> To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that development responds to the features of the site and the surrounding area. 	<p>Standard met.</p> <p>As outlined in the assessment of the proposal against the DDO8 (Design, Built Form and Landscaping Assessment) and the referral response from Council’s Urban Design Officer, the development satisfactorily contributes towards the preferred neighbourhood character.</p> <p>As outlined in the assessment of the proposal against the DDO8 (Design, Built Form and Landscaping Assessment), the development satisfactorily responds to the features of the site and surrounding area.</p>
<p>55.02-2 – Residential Policy</p> <ul style="list-style-type: none"> To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. To support medium densities in areas where development can take advantage of public transport and community infrastructure and services. 	<p>Standard met</p> <p>The application was accompanied by a suitable written statement that demonstrated how the applicant considers the development to be consistent with State, Local and Council policy.</p> <p>The second locational Objective is satisfied by this location, with bus transport and community/retail facilities being in relative proximity.</p>
<p>55.02-3 – Dwelling Diversity</p> <ul style="list-style-type: none"> To encourage a range of dwelling sizes and types in developments of ten or more dwellings. 	<p>Standard met.</p> <p>Dwelling 3 provides an alternative dwelling type with two additional bedrooms.</p> <p>Dwellings 7 to 8 provide a kitchen, bath/shower and toilet and wash basin at the ground floor level.</p>
<p>55.02-4 – Infrastructure</p> <ul style="list-style-type: none"> To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure. 	<p>Standard met, subject to condition.</p> <p>The development can be connected to reticulated services, including sewerage, drainage, electricity and gas.</p> <p>The development will not unreasonably exceed the capacity of utility services and infrastructure.</p> <p>The development can provide for upgraded drainage from the site to mitigate impacts to existing drainage infrastructure through an on-site storm water detention system to limit</p>

Objective	Objective Met/Not Met
	permissible discharge. Condition required.
<p>55.02-5 – Integration With the Street</p> <ul style="list-style-type: none"> To integrate the layout of development with the street. 	<p>Objective met.</p> <p>All dwellings are provided with adequate vehicle and pedestrian links from Thiele Street, with Dwellings 1 to 6 provided with an individual pathway, whilst Dwellings 7 to 14 share use of the central pathway. Vehicle access from Thiele Street is provided a centralised accessway ramp.</p> <p>Dwellings 1 to 6 have been orientated to face Thiele Street.</p> <p>High front fencing has been avoided and the proposed front fencing complies with the preferred neighbourhood character outcomes.</p> <p>The development does not adjoin existing public open space.</p>
<p>55.03-1 – Street Setback</p> <ul style="list-style-type: none"> To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site. 	<p>Objective met.</p> <p>The proposed street setback complies with the preferred street setback of 6 metres established by DDO8 and is therefore acceptable in accordance with the applicable decision guidelines.</p>
<p>55.03-2 – Building Height</p> <ul style="list-style-type: none"> To ensure that the height of buildings respects the existing or preferred neighbourhood character. 	<p>Objective met.</p> <p>The maximum building height does not exceed the applicable maximum building height listed under the DDO8 of 10 metres, with a proposed maximum height of 9.94 metres.</p>
<p>55.03-3 – Site Coverage</p> <ul style="list-style-type: none"> To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site. 	<p>Objective met.</p> <p>The site area covered by buildings does not exceed 60 percent, with a proposed site coverage of 49.77 percent.</p>
<p>55.03-4 – Permeability</p> <ul style="list-style-type: none"> To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration. 	<p>Objective met.</p> <p>The site area covered by pervious surfaces is at least 20 percent of the site, with a proposed pervious surface coverage of 38.06 percent.</p>
<p>55.03-5 – Energy Efficiency</p> <ul style="list-style-type: none"> To achieve and protect energy 	<p>Objective met, subject to condition.</p> <p>The dwellings have been generally well</p>

Objective	Objective Met/Not Met
<p>efficient dwellings.</p> <ul style="list-style-type: none"> To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy. 	<p>orientated and designed to make appropriate use of solar energy. All habitable rooms are provided with windows that open to the outside with no habitable rooms relying on 'borrowed light'. Despite the lack of eaves, all habitable room windows are provided with shading through the use of protruding framing features around the windows.</p> <p>The second floor level living areas of all dwellings have substantial dual aspect glazing either the northern, eastern or western sides and are not provided with any external cover beyond a retractable sun shading device. No details have been provided of the retractable shading device. At any rate, the extension of the skillion roof forms to provide shelter and cover over the second floor windows and doors will offer more passive solar control whilst increasing the usability of the outdoor space and is considered to be a better outcome.</p> <p>The development will not unreasonably reduce the energy efficiency of any existing dwellings.</p> <p>The east-to-west orientation of the lot constrains the ability to practically provide north-facing living areas and private open space. However, all dwellings are provided with dual aspect living areas to offset the lack of northern exposure to the primary habitable spaces, whilst the primary secluded private open space areas of each dwelling are clear of high building walls to the northern side.</p> <p>Solar access to north-facing windows has been maximised where practicable.</p>
<p>55.03-6 – Open Space</p> <ul style="list-style-type: none"> To integrate the layout of development with any public and communal open space provided in or adjacent to the development. 	<p>Objective met.</p> <p>The communal pathways through the centre of the development have been designed in an accessible and usable manner, with outlook from all dwellings.</p>
<p>55.03-7 – Safety</p> <ul style="list-style-type: none"> To ensure the layout of development provides for the safety and security of residents and property. 	<p>Objective met, subject to conditions.</p> <p>The primary entries of Dwellings 1 to 6 form part of the streetscape elevation of the development, whilst the primary entries of Dwellings 7 to 14 will be visible from within the central pathway areas and are provided</p>

Objective	Objective Met/Not Met
	<p>with outlook from several internal facing windows. Passive surveillance to the entries of Dwellings 7 to 14 can be improved via the use of a clear sidelight or glazing panel to the entry doors.</p> <p>Planting which creates unsafe spaces has been avoided.</p> <p>The basement level will be secured by an electric door, controlled by card and intercom to ensure secure car parking within the basement. The development provides reasonable visibility of the internal accessway and pathway areas with ground and first floor windows and upper level balconies sited to provide outlook to these areas. However, no lighting is specified on the submitted plans. External illumination should be provided in the form of sensor lighting to the accessway ramp and communal lighting bollards to the internal pathways to ensure a perception of passive surveillance during all periods of the day.</p> <p>The interface between Dwellings 1 to 6 and the communal pathway through the centre of the development is considered to be poor. These dwellings feature bedroom windows that directly adjoin the pathway, providing minimal privacy to these rooms with little to delineate between the public/communal space of the pathway and what should reasonably be a more 'private' space around these windows. The provision of raised planter boxes under these windows (with the sill heights increased where required) will provide a physical separation from the pathway and provide a perception of privacy to the external space around the windows.</p>
<p>55.03-8 – Landscaping</p> <ul style="list-style-type: none"> • To encourage development that respects the landscape character of the neighbourhood. • To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. • To provide appropriate landscaping. • To encourage the retention of 	<p>Objective met, subject to conditions.</p> <p>A permit will require a landscape plan to ensure that landscaping is provided in accordance with Standard B13 (noting that the submitted landscape is conceptual only). This will included details of all upper level planters that are depicted on the submitted rendered perspectives.</p> <p>With regard to landscaping within the front setback, a greater landscaping outcome can</p>

Objective	Objective Met/Not Met
mature vegetation on the site.	<p>be achieved through the following:</p> <ul style="list-style-type: none"> • Reduction in the width of the individual pedestrian entry paths at the frontage to 1.2 metres (currently 1.6 metres) to reduce impervious surfacing and increase soft landscaping; • Redesign of the front fence as to provide for a level of stepping in the fence location and landscaping between the fence and front boundary in some locations; and • A requirement that the front setback yards are not to be utilised for the storage or placement of any garden or play equipment. <p>No vegetation on the land is of a significant species and should be considered for retention.</p>
<p>55.03-9 – Access</p> <ul style="list-style-type: none"> • To ensure the number and design of vehicle crossovers respects the neighbourhood character. 	<p>Objective met.</p> <p>One double width crossover has been provided, which is suitable for a development of this nature.</p> <p>The width of the accessway does not exceed the applicable 33 percent of the street frontage.</p> <p>The site does not adjoin a road zone.</p> <p>Suitable access is available for service, emergency and delivery vehicles as relevant.</p>
<p>55.03-10 – Parking Location</p> <ul style="list-style-type: none"> • To provide convenient parking for resident and visitor vehicles. 	<p>Objective met, subject to condition.</p> <p>Car parking facilities have been located in a convenient and secure manner, located within the basement level that is secured via electric doors and accessed via Thiele Street.</p> <p>There are no habitable room windows located within close proximity to the accessway that would experience adverse noise impacts from the use of the accessway. However Dwelling 3 features a ground level bedroom window that overlooks the accessway ramp and will experience impacts from the headlights of vehicles entering the basement. The sill height of this window should be increased to minimise the impact.</p>

Objective	Objective Met/Not Met
<p>55.04-1 – Side And Rear Setbacks</p> <ul style="list-style-type: none"> To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. 	<p>Standard met, subject to condition.</p> <p>The southern boundary setback of Dwelling 7 at the first floor level does not comply with Standard B17 of Clause 55.04-1, Standard B19 of Clause 55.04-3 or Standard B20 of Clause 55.04-4. This non-compliance is addressed under the Clause 55.04-4 assessment as Standard B20 is the most restrictive of these requirements.</p> <p>Subject to the recommended change discussed under the Clause 55.04-4 assessment, this setback will exceed the 2.51 metre setback requirement of Standard B17 (based on the 7.42 metre wall height).</p> <p>All other side and rear setbacks meet or exceed the requirements of Standard B17.</p>
<p>55.04-2 – Walls On Boundaries</p> <ul style="list-style-type: none"> To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. 	<p>Not applicable.</p> <p>The development includes no walls built to boundaries.</p>
<p>55.04-3 – Daylight To Existing Windows</p> <ul style="list-style-type: none"> To allow adequate daylight into existing habitable room windows. 	<p>Objective met, subject to condition.</p> <p>The southern boundary setback of Dwelling 7 at the first floor level does not comply with Standard B17 of Clause 55.04-1, Standard B19 of Clause 55.04-3 or Standard B20 of Clause 55.04-4. This non-compliance is addressed under the Clause 55.04-4 assessment as Standard B20 is the most restrictive of these requirements.</p> <p>Subject to the recommended change discussed under the Clause 55.04-4 assessment, the setback between the southern first floor wall of Dwelling 7 and the north-facing habitable room window of the adjoining property to the south will exceed the 3.71 metre setback requirement of Standard B19 (based on the 7.42 metre wall height). All other walls are setback from existing habitable room windows in accordance with the requirements of the standard.</p> <p>All existing habitable room windows opposite the development are provided with light</p>

Objective	Objective Met/Not Met
	courts that exceed 3 square metres with a minimum dimension of 1 metre.
<p>55.04-4 – North Facing Windows</p> <ul style="list-style-type: none"> To allow adequate solar access to existing north-facing habitable room windows. 	<p>Objective met, subject to condition.</p> <p>The advertised plans contain inaccurate information regarding habitable room windows on the adjoining property to the south (14A Thiele Street). Following a site inspection and review of the endorsed plans for 14 Thiele Street (Planning Permit PL07/018158), it is evident that the two windows notated as ‘non-habitable window’ are habitable room windows and the westernmost of these windows is significantly larger and further west.</p> <p>In light of this information, Dwelling 7 is not provided with sufficient setbacks from the southern boundary to maintain adequate solar access to these existing windows. Based on the wall height of 7.42 metres, Standard B20 requires Dwelling 7’s first floor level be setback 3.5 metres from the southern boundary. The provided setback demonstrates a non-compliance of 1.31 metres.</p> <p>The primary habitable room window of concern is a three panel window/door belonging to the dining room of 14A Thiele Street. Approximately half of this window will be impeded by the Dwelling 7, whilst the other half of the window will have an unimpeded view through the central walkway that separates the two rows of dwellings.</p> <p>Given that this window will be unimpeded for approximately 50 percent of width, a consistent 3.05 metre setback to Dwelling 7’s first floor level (which is already provided for the western half of Dwelling 7) is considered to be acceptable despite not meeting the requirement of the standard. The 0.45 metre non-compliance will be suitably offset by unimpeded northern exposure for the western side of this window, ensuring adequate solar access. The applicant has demonstrated that this change can occur through internal reconfigurations and reductions in room sizes, without significant compromise to internal amenity.</p>

Objective	Objective Met/Not Met
<p>55.04-5 – Overshadowing Open Space</p> <ul style="list-style-type: none"> To ensure buildings do not significantly overshadow existing secluded private open space. 	<p>Objective met.</p> <p>Based on the submitted existing shadow diagrams, 40 square metres of the adjoining secluded private open space area to the south will continue to receive at least 5 hours of sunlight between 9am and 3pm on 22 September.</p> <p>The submitted shadow diagrams demonstrate that there will be minimal additional overshadowing between 9am and 1pm, with some shadow impacts at 3pm.</p>
<p>55.04-6 – Overlooking</p> <ul style="list-style-type: none"> To limit views into existing secluded private open space and habitable room windows. 	<p>Objective met, subject to conditions.</p> <p>Overlooking is required to be considered to the northern and southern sides.</p> <p>At the ground floor level the 1.8 metre high fencing on the southern boundary and the 2.4 metre high (approx.) on the northern boundary, as depicted on the elevation plans, will provide sufficient screening in accordance with Standard B22. It is noted that the fence heights are notated incorrectly on the ground floor plan.</p> <p>At the first floor level, the only outwardly facing north or south windows belong to Dwelling 6's living/dining room. These windows are provided with sufficient screening to the adjacent habitable room windows through the use of sill heights at approximately 1.7 metres above finished floor level. The sill heights have not been notated or dimensioned on the relevant elevation plan.</p> <p>At the second floor level, the rooftop terrace areas of Dwellings 1, 6, 7 and 14 are required to be screened to limit overlooking to the north and south. 1.7 metre high balustrade fencing is proposed with a 25 percent permeability to the perimeter of the aforementioned terraces. The screens will provide adequate screening in accordance with Standard B22, however are required to be specified as 'permanently fixed'.</p>
<p>55.04-7 – Internal Views</p> <ul style="list-style-type: none"> To limit views into the secluded private open space and habitable room windows of dwellings and 	<p>Objective met.</p> <p>All upper level habitable room windows, balconies and terraces have been designed to prevent overlooking of more than 50</p>

Objective	Objective Met/Not Met
residential buildings within a development.	percent of the SPOS of adjoining dwellings within the development.
<p>55.04-8 – Noise Impacts</p> <ul style="list-style-type: none"> To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise. 	<p>Objective met.</p> <p>No mechanical plant or other noise sources are required/proposed. Air conditioner units are located on the rooftop terraces and are well dispersed throughout the site as to minimise noise impacts.</p> <p>No unreasonable noise sources are located on adjoining properties.</p> <p>The subject site is not located close to busy roads, railway lines or industry.</p>
<p>55.05-1 – Accessibility</p> <ul style="list-style-type: none"> To encourage the consideration of the needs of people with limited mobility in the design of developments. 	<p>Objective met.</p> <p>The primary entries to all dwellings are located at the ground floor level, reasonably accessible to people with limited mobility via a nominal amount of stairs. Further, given the ample surplus space within the individual garage/storage areas at the basement level, there is the opportunity to retrofit the dwellings with individual lift facilities if necessary.</p>
<p>55.05-2 – Dwelling Entry</p> <ul style="list-style-type: none"> To provide each dwelling or residential building with its own sense of identity. 	<p>Objective met, subject to conditions.</p> <p>The primary entries to Dwellings 1 to 6 are visible and easily identifiable from the street, with individual front yard areas and pathways providing further delineation of the individual entry spaces. The primary entries to Dwellings 7 to 14 are visible from the central walkways, however there is little to delineate each dwelling and provide for an individual sense of identity. Visible numbering should be provided to the façade of Dwellings 7 to 14 to ensure each dwelling is easily identifiable.</p> <p>With the exception of Dwelling 3, the primary entries to each dwelling are located beneath cantilevered building elements for shelter, a sense of personal address and a transitional space around the entry. Despite a sufficient transitional space, Dwelling 3's entry is not provided with any form of shelter. Noting that the addition of a portico will result in an unbalanced façade presentation, the entry can instead be recessed by 0.5 metres to provide some shelter (condition required).</p>

Objective	Objective Met/Not Met
	<p>The entry/exit space to the centrally located lift/stairwell from the basement is not provided with any shelter at the ground floor level. There is the opportunity to provide an integrated design feature over this space that both provides shelter and creates a more prominent entry space for the central walkway, contributing to the overall architectural response (condition required).</p>
<p>55.05-3 – Daylight To New Windows</p> <ul style="list-style-type: none"> To allow adequate daylight into new habitable room windows. 	<p>Objective met.</p> <p>All new habitable room windows are located to face and outdoor space clear to the sky or balcony that is open for at least a third of its perimeter.</p>
<p>55.05-4 – Private Open Space</p> <ul style="list-style-type: none"> To provide adequate private open space for the reasonable recreation and service needs of residents. 	<p>Objective met.</p> <p>Each dwelling is provided with private open space with convenient access from a living room, consisting of either:</p> <ul style="list-style-type: none"> For Dwellings 1 to 6; a rooftop terrace of an area of at least 10 square metres with a minimum dimension of at least 2 metres; or For Dwellings 7 to 14; at least 40 square metres of private open space, which includes an area with a minimum dimension of 3 metres of at least 25 square metres of secluded private open space at the ground floor level. <p>Dwellings 1 to 6 are also provided a secondary area of open space in the form of balconies at first floor. These are also directly from a living area but are smaller in size.</p>
<p>55.05-5 – Solar Access To Open Space</p> <ul style="list-style-type: none"> To allow solar access into the secluded private open space of new dwellings and residential buildings. 	<p>Objective met.</p> <p>The SPOS areas of each dwelling are clear of high building walls to the northern side, with generally unimpeded solar access.</p>
<p>55.05-6 – Storage</p> <ul style="list-style-type: none"> To provide adequate storage facilities for each dwelling. 	<p>Objective met.</p> <p>Each dwelling is provided with well in excess of 6 cubic metres of externally accessible, secure storage space in the form of dedicated, individual storage rooms within the basement</p>

Objective	Objective Met/Not Met
	level.
<p>55.06-1 – Design Detail</p> <ul style="list-style-type: none"> To encourage design detail that respects the existing or preferred neighbourhood character. 	<p>Objective met, subject to conditions. Considering the application of the DDO8, the development should respect the preferred neighbourhood character.</p> <p>The design objectives of the DDO8 encourage <i>development that is contemporary in design that includes an articulated built form and incorporates a range of visually interesting building materials and façade treatments.</i></p> <p>In broad terms, the contemporary design of the development complies with this preferred character, incorporating a range of visually interesting building materials and façade treatments.</p> <p>The design detail, relative to the more specific policies contained within the DDO8, is discussed in greater detail under the Design, Built Form and Landscaping Assessment and is found to adequately contribute towards the preferred character, subject to a range of refinements to be imposed through conditions.</p>
<p>55.06-2 – Front Fence</p> <ul style="list-style-type: none"> To encourage front fence design that respects the existing or preferred neighbourhood character. 	<p>Objective met. The design of the front fence meets the preferred character for front fences as established by the DDO8.</p> <p>The proposed front fence does not exceed the applicable maximum front fence height for 'other streets' of 1.5 metres.</p>
<p>55.06-3 – Common Property</p> <ul style="list-style-type: none"> To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership. 	<p>Objective met. Subject to the changes recommended under the Clause 55.03-7 (Safety) assessment, common and private property is clearly delineated within the development.</p> <p>The common property accessway and common property areas within when basement have been designed in a functional manner, capable of efficient management.</p>
<p>55.06-4 – Site Services</p> <ul style="list-style-type: none"> To ensure that site services can 	<p>Objective met, subject to conditions. Sufficient space is provided for facilities and services to be installed and maintained</p>

Objective	Objective Met/Not Met
<p>be installed and easily maintained.</p> <ul style="list-style-type: none"> To ensure that site facilities are accessible, adequate and attractive. 	<p>efficiently and economically.</p> <p>The communal bin storage area is provided in a non-intrusive location within the basement that can be conveniently accessed by residents.</p> <p>A communal mailbox and metres unit has been sited to adjoin the site frontage, adjacent to the central pathway. Whilst this is a satisfactory arrangement for Dwellings 7 to 14, Dwellings 1 to 6 are unlikely to utilise the common pathway as they are provided with individual entry pathways from the frontage. Given that these dwellings are essentially self-contained with individual frontages, individual mailbox units should be provided within the front fence. Further, the depicted metres unit is insufficient in size to accommodate for the gas metres for all dwellings. As these are likely to be located within the front setback, appropriate screening is necessary (condition required)</p> <p>Elevation plans of the mailbox/metres unit have not been provided.</p>

Objector Concerns

8.27 The objectors' properties are located at 14A Thiele Street, adjoining the site on the southern side, and 17 Thiele Street, located on the western side of Thiele Street. A response to the grounds of objection is provided in the following paragraphs:

Car Parking, Traffic and Pedestrian Safety

8.28 Council's Engineering and Technical Services Unit has reviewed the application and has raised no concerns regarding the impact of the proposal on the surrounding traffic network. The increased traffic movement associated with the development can be readily accommodated in the surrounding street network.

8.29 The proposal meets the statutory requirement for 30 on-site car parking spaces (as required by Clause 52.06 Car Parking of the Manningham Planning Scheme). Subsequently, Council cannot consider any impacts from additional on-street car parking that may potentially arise from this development.

8.30 As the application includes removal of three existing single width crossovers and replacement with one new double width crossover, minimal impact to pedestrian safety along Thiele Street is anticipated.

Construction Impacts

- 8.31 Impact from the construction of a development, including dust and noise, is not a consideration of the planning application process. Amenity impact from construction of developments is regulated by the *Environmental Protection Agency* (EPA) through guidelines and legislation, including the *Environmental Protection Act 1970*. A condition of the planning permit will include the requirement to submit a construction management plan (CMP) which would provide Council with details of the construction works in accordance with the EPA guidelines.

Incorrect Plan Information

- 8.32 The submission received from 14A Thiele Street raises concerns that the dwelling at this address has been depicted incorrectly on the submitted plans. Following a site inspection and analysis of the endorsed plans for 14 Thiele Street (Planning Permit PL07/015158), it is evident that there are additional north-facing habitable room windows on 14A Thiele Street that have not been correctly identified on the submitted plans. Accounting for the correct window locations, the development does not comply with the objectives and standards relating to daylight to existing windows (Clause 55.04-3) and north-facing windows (Clause 55.04-4).
- 8.33 The assessment of this application has accounted for the correct location of these windows and changes to the proposal are recommended through permit conditions to ensure acceptable compliance with the aforementioned controls (discussed under the Clause 55.04-4 assessment at Section 8.26). Subject to these changes, the impacts to the amenity of the adjoining property to the south will be suitably limited.

Land Use and Noise

- 8.34 The subject land is located within the General Residential Zone, land that has been specifically zoned for residential use. Within this zone, the residential use of the land (regardless of the number of dwellings) does not require planning approval. Subsequently, noise impacts from the future residential use of the land or occupation of these dwellings, including noise impacts or issues with the nature or the residents, cannot be considered in assessment of this application

Overdevelopment

- 8.35 Residential Precinct 2 delineates areas within Manningham that are a *focus for higher density developments*, where a *substantial level of change is anticipated*. Essentially, Residential Precinct 2 has been applied, through the relevant planning controls, to areas that have been identified as having the capacity to accommodate major change and, subsequently, population increases. This forms part of wider state objectives that broadly seek to increase housing densities in areas surrounding existing services, jobs, public transport and infrastructure in order to accommodate Melbourne's anticipated population growth in a sustainable manner. At a local level, infill residential development and consolidation in established urban areas reduces development pressure on areas with established environmental or rural values. Subsequently, increases to the population in areas such as the subject area is considered to be a good planning outcome.

- 8.36 Further, subject to a number of design refinements, the proposal will demonstrate compliance with the objectives and standards of Clause 55 Two or More Dwellings on a Lot and Residential Buildings of the Manningham Planning Scheme. Considering that compliance with these provisions, which guide residential development, is achieved, the development is not considered to be an 'overdevelopment' of the land. Sufficient space is also provided throughout the site for new landscaping, as demonstrated by the submitted landscape plan.

Overlooking

- 8.37 As outlined within the On-Site and Off-Site Amenity Impacts assessment section of this report (Sections 8.24 to 8.26), subject to conditions, the development achieves compliance with the amenity impact objectives and standards of the Manningham Planning Scheme, including the relevant controls for overlooking (Clause 55.04-6).
- 8.38 More specifically, all first and second floor level habitable room windows and balconies have been located and designed to avoid direct views into existing private open space areas or habitable room windows, either through window placement or the utilisation of screening treatments. In light of this, off-site amenity impacts through overlooking have been suitably limited as required under the relevant planning regulations. The development will therefore not result in an unreasonable impact to the off-site amenity with specific regard to this factor.

Public Transport

Residential Precinct 2 and the DDO8 have been applied to residential areas throughout Manningham that have been recognised as having the capacity to accommodate for a substantial level of change, including from a transport perspective. Accessibility to public transport from the site is high given the proximity of bus services on Doncaster Road.

Property Prices/Rates

- 8.39 The impact on property prices or rates is not a consideration of the planning permit application process. The Victorian Civil and Administrative Tribunal and its predecessors have generally found subjective claims that a proposal will affect property values or rates are difficult, if not impossible to gauge and of no assistance to the determination of a planning permit application. It is considered the impacts of a proposal are best assessed through an assessment of the amenity implications rather than any impacts upon property values or other monetary factors, as provided under Section 8 of this report.

9. DECLARATION OF CONFLICT OF INTEREST

- 9.1 No officers involved in the preparation of this report have any direct or indirect conflict of interest in this matter.