



the place
to live

AGENDA

Planning Committee Meeting to be held at
Darebin Civic Centre,
350 High Street Preston
on Monday 10 February 2025 at 6:30pm.

This meeting will be livestreamed and may be accessed
from Councils website www.darebin.vic.gov.au.

Persons wishing to observe the meeting in person are
required to register by 12pm on the day of the meeting.



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

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

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

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

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



(2)

English

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

Arabic

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

Chinese

这是市议会会议议程。如需协助了解任何议项，请致电8470 8888。

Greek

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

Hindi

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

Italian

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

Macedonian

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

Nepali

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

Punjabi

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

Somali

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

Spanish

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

Urdu

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

Vietnamese

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

Table of Contents

Item Number		Page Number
1.	MEMBERSHIP	1
2.	APOLOGIES.....	1
3.	DISCLOSURES OF CONFLICTS OF INTEREST	1
4.	CONFIRMATION OF THE MINUTES OF PLANNING COMMITTEE	1
5.	CONSIDERATION OF REPORTS	2
5.1	APPLICATION FOR PLANNING PERMIT D/377/2024	2
	14 HOPETOUN AVENUE RESERVOIR.....	2
6.	OTHER BUSINESS	44
6.1	APPLICATIONS DETERMINED BY VCAT - REPORT FOR PLANNING COMMITTEE	44
7.	CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL	49
8.	CLOSE OF MEETING.....	49

Agenda

1. MEMBERSHIP

Cr. Kristine Olaris OAM (Mayor)
Cr. Emily Dimitriadis (Deputy Mayor)
Cr. Matt Arturi
Cr. Connie Boglis OAM
Cr. Gaetano Greco
Cr. Ruth Jelley
Cr. Julie O'Brien
Cr. Alexandra Sangster
Cr. Vasilios Tsalkos

2. APOLOGIES

3. DISCLOSURES OF CONFLICTS OF INTEREST

4. CONFIRMATION OF THE MINUTES OF PLANNING COMMITTEE

Recommendation

That the Minutes of the Planning Committee Meeting held on 9 September 2024 be confirmed as a correct record of business transacted.

5. CONSIDERATION OF REPORTS

5.1 APPLICATION FOR PLANNING PERMIT D/377/2024 14 HOPETOUN AVENUE RESERVOIR

Author: Principal Planner

Reviewed By: General Manager City Sustainability and Strategy

Applicant	Owner	Consultant
Planform	G S Di Matteo and D Di Matteo	Planform Bluegum Frater Consulting Redsquare traffic

EXECUTIVE SUMMARY

Property Address:	14 Hopetoun Avenue Reservoir
Proposal:	Development of a double storey dwelling to the rear of the existing dwelling (to be retained).
Zoning and Overlay/s:	<ul style="list-style-type: none"> • General Residential Zone (Schedule 2) • Development Contribution Plan Overlay (DCPO)
Car Parking:	<p>One (1) car parking space is provided to each dwelling within a garage or carport.</p> <p>The required statutory rate of car parking is therefore met for both dwellings.</p>
Is a Developer Contribution required?	<p>Yes. The proposal is subject to a levy in accordance with Schedule 1 of Clause 45.06 (Development Contributions Plan Overlay) of the Darebin Planning Scheme.</p> <p>A planning permit condition requiring payment of the levy would be applied to any approval issued for this application.</p>
Consultation:	<ul style="list-style-type: none"> • Letters sent to surrounding owners and occupiers. • A public notice sign to the front of the property.
Objections:	<p>Nine (9) objections were received against this application.</p> <p>The key objection grounds raised include:</p> <ul style="list-style-type: none"> • Neighbourhood Character • Amenity impacts

	<ul style="list-style-type: none"> • Car parking • Flooding
Key reasons for support:	<ul style="list-style-type: none"> • The addition of one two-bedroom dwelling positively responds to Councils Housing Strategy and the need for additional homes to accommodate a growing population. • The development of one (1) additional dwelling to a lot is an acceptable level of development in this context, given its location in an incremental change area, the size of the site and its location in proximity to services and public transport. • The proposal respects the neighbourhood character and complies with the guidelines of precinct F9: Post-war. • The development will reinforce the prevailing garden setting of the area, maintain the front garden with views through the existing low front fence, respect the prevailing street setback pattern and provide a visually interesting and contemporary development to the rear of an existing post-war dwelling. • The development ensures the retention of existing housing stock representing a sustainable outcome that retains the existing streetscape character.
Recommendation:	Notice of Decision to Grant a Planning Permit, subject to conditions.

Recommendation

RECOMMENDATION PART A:

That Planning Permit Application D/377/2024 be supported and a Notice of Decision to Grant a Permit be issued for the development of a double storey dwelling to the rear of the existing dwelling, in accordance with the endorsed plans at 14 Hopetoun Avenue Reservoir, subject to the following conditions:

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. When approved, the plans will be endorsed and will then form part of this Permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted with the application (identified as 05, 06, 07 and 08 (all Rev A), prepared by Planform, dated 16/09/2024) but modified to show:
 - (a) The south facing meals and living room windows of the existing dwelling (located directly adjacent the vehicle access), modified to include double glazing to reduce potential noise impacts associated with the movement of vehicles along the shared driveway.
 - (b) The sill height of the south facing bedroom 1 window of the proposed dwelling at least 1.7 metres above FFL, in accordance Standard B22.
 - (c) The sill height of the east facing bedroom 2 window of the proposed dwelling at least 1.7 metres above FFL, in accordance Standard B22.

- (d) All habitable room windows to be operable. Window operation must not increase overlooking of adjoining secluded private open space and/or habitable room windows. Casement, sliding and sash windows must be used for habitable room windows.
- (e) Operability to one of the stairwell windows.
- (f) The provision of pedestrian visibility splays measuring 2.0 metres (width across the frontage) by 2.5 metres (depth into the site), to the northern and southern side of the existing crossover to Hopetoun Avenue. Where within the site, the splays must be at least 50% clear of any visual obstructions (structures, vegetation and the like). The splays may include an adjacent entry or exit lane where more than one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.
- (g) The location of water and electricity metres. Where metres would be visible from the public realm, these are to be:
 - (i) co-located where possible;
 - (ii) positioned on a side boundary or adjacent to the accessway; and
 - (iii) screened from view using either landscaping or durable screening that integrates with the development.
- (h) Any modifications required as a result of the approved Landscape Plan required by Condition No. 4 of this Permit.
- (i) Annotations detailing Tree Protection Zone(s), associated tree protection fencing and tree protection measures in accordance with the requirements of Condition No. 4 and 5 of this Permit.
- (j) The provision of a Stormwater Management System Plan, including a Water Sensitive Urban Design Plan, in accordance with Standard W1 of Clause 53.18-4 of the Darebin Planning Scheme. Refer to Condition No. 6 of this Permit.
- (k) The provision of a Site Management Plan in accordance with Standard W3 of Clause 53.18-6 of the Darebin Planning Scheme. Refer to Condition No. 7 of this Permit.

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

2. The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
3. Before plans are endorsed under Condition No. 1 of this Permit, a Landscape Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Landscape Plan will be endorsed and will then form part of this Permit. The Landscape Plan must be prepared by a suitably qualified person and drawn to scale with dimensions. The Landscape Plan must be prepared by a suitably qualified person and must incorporate:
 - (a) Tree protection measures in accordance with Condition No. 4 and 5 of this Permit.
 - (b) Any modifications relating to landscaping required as a result of the Water Sensitive Urban Design Report required by Condition No. 6 of this Permit.
 - (c) Details of all existing trees to be retained and all existing trees to be removed, including overhanging trees on adjoining properties and street trees within the nature strip. The genus, species, height and spread of all trees must be specified. All existing trees to be retained must be retained and protected in accordance with Australian Standards.

- (d) A planting schedule of proposed vegetation detailing the botanical name, common name, size at maturity, pot size and quantities of all plants.
- (e) A diversity of plant species and forms.
- (f) Four (4) medium-sized canopy trees in the private open space of the proposed development, with a minimum mature height of 8 metres. At the time of planting these trees are to be from 50 Litre size pots and at least 2 metres in height.
- (g) Annotated graphic construction details showing all landscape applications and structures including tree and shrub planting, retaining walls, raised planter bed and decking.
- (h) Type and details of all surfaces including lawns, mulched garden beds and permeable and/or hard paving (such as pavers, brick, gravel, asphalt and concrete) demonstrating a minimum site permeability of 20%. Percentage cover of permeable surfaces must be stated on the plan. Where paving is specified, material types and construction methods (including cross sections where appropriate) must be provided.
- (i) Hard paved surfaces at all entry points to dwellings.
- (j) The location of all plant and equipment as shown (including air conditioners, letter boxes, garbage bins, lighting, clotheslines, tanks, storage, bike racks and the like).
- (k) Type and details of edge treatment between all changes in surface (e.g. grass (lawn), gravel, paving and garden beds).
- (l) An outline of the approved building/s including any basement, the location of entry doors, windows, gates and fences.
- (m) The location of both existing and proposed overhead and underground services. Conflicts of such services with the existing and proposed planting must be avoided.
- (n) Clear graphics identifying trees (deciduous and evergreen), shrubs, grasses/sedges, groundcovers and climbers.
- (o) Scale, north point and appropriate legend.
- (p) Landscape specification notes including general establishment and maintenance requirements.

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

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

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

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

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

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

Tree*	Location	TPZ (radius from the base of the tree trunk)
Tree 1 - Parrotia persica (Persian Witchhazel)	Naturestrip	2.0 metres
Tree 4 - Acer platanoides (Norway Maple)	Adjoining property (east)	3.6 metres
Tree 5 - Eucalyptus spathulata (Swamp Mallet)	Adjoining property (east)	7.44 metres
Tree 6 - Tristaniopsis laurina (Water Gum)	Adjoining property (east)	2.76 metres
Tree 7 - Callistemon citrinus (Crimson Bottlebrush)	Adjoining property (east)	2.0 metres
Tree 8 - Prunus cerasifera CV (Purple leaf Cherry)	Adjoining property (south)	2.4 metres
*as defined in Arborist Report, Version 4, dated 05 April 2024 and prepared by BlueGum		

5. The following tree protection measures must be implemented for trees identified in the table to Condition No. 4 of this Permit:
 - (a) Tree protection measures must be in accordance with Australian Standard AS4970 – 2009: Protection of trees on development sites or as otherwise approved in writing by the Responsible Authority.
 - (b) Tree protection fencing (such as temporary fencing panels) must be constructed to the satisfaction of the Responsible Authority. The tree protection fence must remain in place until construction is completed or unless otherwise agreed by the Responsible Authority in writing.
 - (c) The tree protection fencing must be maintained at all times and may only be moved the minimum amount necessary for approved buildings and works to occur within a Tree Protection Zone (TPZ). The movement of the fencing to allow such buildings and works shall only occur for the period that such buildings and works are undertaken, after which time the full extent of the fencing must be reinstated.
 - (d) Except with the written consent of the Responsible Authority:
 - (i) No vehicular or pedestrian access, trenching or soil excavation is to occur within a TPZ, save for that allowed to complete the approved development.
 - (ii) No storage or dumping of tools, equipment or waste is to occur within a TPZ.
 - (e) Any pruning works must be carried out in accordance with the Australian Standard AS4373 - 2007: Pruning of Amenity Trees and undertaken by a suitably qualified arborist.
 - (f) All underground service pipes/conduits including stormwater and sewerage must be diverted around the Tree Protection Zone (TPZ) of any retained tree, or bored underneath with a minimum cover of 600mm to the top of pipe/conduit from the natural ground surface to the satisfaction of the Responsible Authority. All pits, holes, joints, and tees associated with the installation of services must be located outside the TPZ, or the project arborist must demonstrate works in the TPZ will not impact viable tree retention to the satisfaction of the Responsible Authority.

- (g) The paving within the Tree Protection Zones (TPZ) of Tree #5 must be constructed above the existing grade using permeable materials to the satisfaction of the Responsible Authority. There must be no excavation within the TPZ, except for scraping the surface up to 30mm deep to remove surface organics and/or debris.
 - (h) Where applicable to a nature strip tree, a TPZ is confined to the width of the nature strip.
 - (i) Where applicable to a tree on a neighbouring lot, a TPZ only applies where within the site.
 - (j) Before any development (including demolition) starts, all existing vegetation shown on the endorsed plan(s) to be retained must be marked and that vegetation must not be removed, destroyed or lopped without the written consent of the Responsible Authority.
6. Before plans are endorsed under Condition No. 1 of this Permit, an amended Stormwater Management System Report (SMSR) and Water Sensitive Urban Design (WSUD) Plan to the satisfaction of the Responsible Authority must be submitted to an approved by the Responsible Authority. When approved, the amended SMSR Report and WSUD Plan will be endorsed and will then form part of this Permit. The amended SMSR Report and WSUD Plan must be generally in accordance with the document identified as Sustainable Design Assessment, Version 2, dated 7 October 2024 and prepared by Frater Consulting but modified to show:
- (a) Revised STORM report with 100% rating and WSUD Plan excluding the use of Buffer Strips and proprietary products including ENVISS pits.
- The requirements of the endorsed Stormwater Management System Report (SMSR) and Water Sensitive Urban Design (WSUD) Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
7. Before plans are endorsed under Condition No. 1 of this Permit, a Site Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the Site Management Plan will be endorsed and will then form part of this Permit. The Site Management Plan must be generally in accordance with *Melbourne Water's Keeping Our Stormwater Clean – A Builder's Guide* (2002) and must describe how the site will be managed prior to and during the construction period, including requirements for:
- (a) Erosion and sediment.
 - (b) Stormwater.
 - (c) Litter, concrete and other construction wastes.
 - (d) Chemical contamination.
- The requirements of the endorsed Site Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.
8. No buildings or works are to be constructed over any easement or other restriction on the land or any sewers, drains, pipes, wires or cables under the control of a public authority or the Responsible Authority without the prior written consent of the Responsible Authority and/or any relevant authority with vested interest in the easement
9. Before the use starts, an automatic external lighting system capable of illuminating the entry to the proposed dwelling, both garages and the common driveway must be provided on the land to the satisfaction of the Responsible Authority.
- The external lighting must be designed, baffled and located to prevent any adverse effect on adjoining and nearby land to the satisfaction of the Responsible Authority.

10. The walls on the boundary of the adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.
11. Any new dwelling allowed by this permit must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the relevant planning scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.
12. The land must be drained to the satisfaction of the Responsible Authority.
13. All guttering, rainheads, pipes including downpipes, fixtures, fittings and vents servicing any building on the site including those associated with a balcony must be:
 - (a) concealed in service ducts or otherwise hidden from view; or
 - (b) located and designed to integrate with the development,to the satisfaction of the Responsible Authority.
14. No plant, equipment, services or structures other than those shown on the endorsed plans are permitted above the roof level of the building/s without the prior written consent of the Responsible Authority.
15. The plant and equipment proposed on the roof of the building must be located to be minimally visible from the public realm or screened in a manner that integrates with the design of the development, to the satisfaction of the Responsible Authority.
16. Provision must be made on the land for letter boxes and a slot for newspapers to the satisfaction of the Responsible Authority.
17. Before occupation of the development, the areas set aside for the parking of vehicles and access lanes as shown on the endorsed plan(s) must be:
 - (a) constructed;
 - (b) properly formed to such levels that they can be used in accordance with the plans;
 - (c) surfaced with an all-weather sealcoat;
 - (d) drained;to the satisfaction of the Responsible Authority.
18. Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.
19. Prior to the issue of a Building Permit in relation to the development approved by this permit, a Community Infrastructure Levy and/or Development Infrastructure Levy must be paid to Darebin City Council in accordance with the approved Development Contributions Plan Overlay.
20. This Permit will expire if either:
 - (a) The development does not start within three (3) years from the date of this Permit; or
 - (b) The development is not completed within five (5) years of the date of this Permit.As relevant, the Responsible Authority may extend the times referred to if a request is made in writing:
 - (a) Before this Permit expires;
 - (b) Within six (6) months after the expiry date; or

- (c) Within twelve (12) months after the expiry date if the request relates to the completion of the development or a stage of the development.

NOTATIONS

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

- N1. Any failure to comply with the conditions of this planning permit may result in the issue of an Enforcement Order against some or all persons having an interest in the site. Non-compliance may result in legal action or the cancellation of this permit by the Victorian Civil and Administrative Tribunal.
- N2. This planning permit is one of several approvals required before use or development is allowed to start on the site. The planning permit holder is required to obtain other relevant approvals and make themselves aware of easements and restrictive covenants affecting the site.
- N3. Amendments made to plans noted in Condition No. 1 of this Permit are the only ones that will be assessed by Council. If additional amendments are made to the development they must be brought to the attention of Council as additional planning assessment may be required through a separate planning approval.
- N4. This Planning Permit represents the planning approval for the development of the site and does not represent the approval of other Council departments or statutory authorities. Other approvals may be required before the use/and or development allowed by this planning permit starts.
- N5. Numbering on plans should be allocated in a logical clockwise direction and follow existing street number sequence. Please contact Revenue Office on 8470 8888 for further information and assistance.
- N6. This planning permit is to be attached to the "statement of matters affecting land being sold", under Section 32 of the Sale of Land Act 1962 and any tenancy agreement or other agreement under the Residential Tenancies Act 1997, for all purchasers, tenants and residents of any dwelling shown on this planning permit, and all prospective purchasers, tenants and residents of any such dwelling are to be advised that they will not be eligible for on-street parking permits pursuant to the Darebin Residential Parking Permit Scheme.
- N7. Please note the Development Contribution Plan levy will be invoiced separately.

RECOMMENDATION PART B:

That Council delegates the Manager City Development to instruct Officers and/or Solicitors in appearing for Council at any appeal to the Victorian Civil and Administrative Tribunal (VCAT) and/or in further mediation discussions/consultation with parties.

1. BACKGROUND

Overview of Subject Site

- The land is regular in shape and measures 14.02 metres in width and 36.58 metres in depth with a site area of 513 square metres.
- The land is located on the east side of Hopetoun Avenue, between Knox Street located 16 metres to the north and Vale Street located 125 metres to the south.
- The site contains a single storey brick dwelling with a title roof. The site features a garage to the rear.

- Private open space is located to the rear of the site.
- There is a restrictive covenant indicated on the Certificate of Title. The covenant restricts quarrying, brickmaking and the removal of any marl stone earth clay gravel or sand from off the said land.

Overview of Surrounding area

- To the north are two single storey dwellings located on the corner of Hopetoun Avenue and Knox Street.
- To the south is a single storey dwelling.
- To the east is a single storey dwelling fronting Knox Street.
- To the west located on the opposite of Hopetoun Avenue are various single and double storey dwellings.
- The surrounding area is predominately residential in nature.
- On-street car parking is unrestricted on Hopetoun Avenue and on the immediately surrounding streets.
- The site is just outside the 400 metre Principal Public Transport Network (PPTN) and has good access to public transport including bus routes and tram services on Gilbert Road.
- The site is located approximately 750 metres to the nearest activity centre located at the junction of Gilbert Road and Regent Street.

A location plan forms **Appendix B** and a zoning map forms **Appendix A**.

2. PROPOSAL

- The application is for the development of a double storey dwelling to the rear of the existing dwelling (to be retained).
- The existing dwelling features two (2) bedrooms.
- The proposed dwelling features two (2) bedrooms.
- Both dwellings are arranged in a traditional, ground floor living format, with bedrooms at first floor level.
- The development proposes a battle-axe format, with secluded private open space located to the rear of each dwelling.
- The development proposes a contemporary design, featuring pitched roof and built form incorporating articulated façades finished in brick, vertical cladding and render, in neutral tones.
- Two (2) trees are to the rear of the existing dwelling.
- The existing crossover to Hopetoun Avenue is to be retained providing access to the onsite car parking. No new crossover/s are proposed.

The development plans form **Appendix D**.

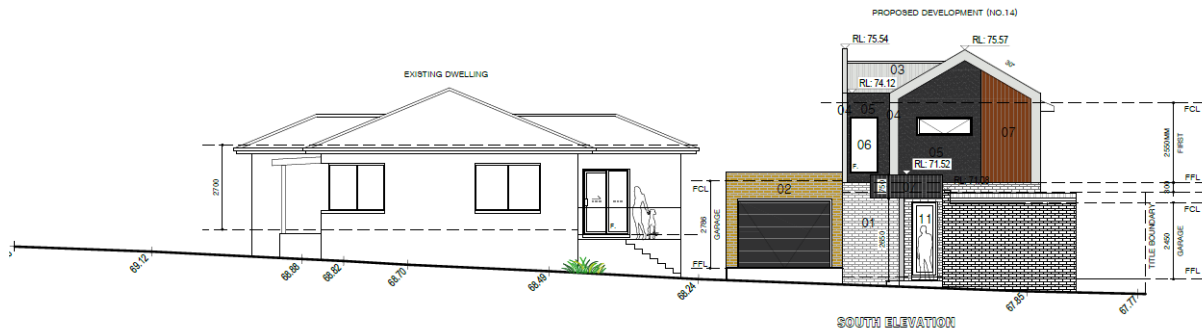


Figure 1: Extract from the application drawings showing the south elevation.

Planning Permit History

- Council’s records do not show any recent planning history for the subject site.

Statutory Controls – why is a planning permit required?

Control	Permit Requirement
General Residential Zone – Schedule 2 (Clause 32.08-7)	A permit is required to construct more than one dwelling on a lot. Pursuant to Clause 32.08-1 (GRZ) no permit is required to use land as a dwelling.

The following additional clauses of the Darebin Planning Scheme are also relevant to the consideration of the proposal:

- Clause 45.06: Development Contributions Plan Overlay
- Clause 53.18: Stormwater Management in Urban Development
- Clause 52.06: Car Parking
- Clause 55: Rescode

3. CONSULTATION

Public Notification

Notification of the application has been undertaken pursuant to Section 52 of the Planning and Environment Act 1987 by:

- Sending notices to the owners and occupiers of adjoining and nearby land
- Placing a sign on the frontage of the site

Council has received nine (9) objections from six (6) properties. A map identifying the general location of objector’s forms **Appendix F**

The issues raised in the objections received are:

- Overdevelopment;
- Neighbourhood Character;
- Visual bulk;
- Loss of view;
- Overlooking/Privacy;

- Loss of natural light/overshadowing;
- Impacts on trees in adjoining properties;
- Impacts on the future ability to install solar panels;
- Flooding and potential to exacerbate existing flood impacts;
- Contrary to Clause 55 and 52.06 of the Darebin Planning Scheme,
- Insufficient landscaping opportunities.
- The proposal provides two bedrooms and does not cater to families.

4. REFERRALS

The proposal was referred to the following internal branches/business units:

Internal Business Unit	Comments
Integrated Water Management Team	Supports the proposal subject to drainage being provided to the satisfaction of the Responsible Authority. Officer Comment: Conditions of the recommendation have been included to this effect.
Sustainable Transport Unit	Supports the proposal, subject to conditions to conditions. Officer Comment: Conditions of the recommendation have been included to this effect, including a requirement to protect the existing dwelling from noise associated with the movement of vehicles along the shared driveway.
Tree Management Unit	Supports the proposal, subject to conditions. Officer Comment: Conditions of the recommendation have been included to this effect, including tree protection measures for selected trees.
WSUD Officer	Supports the proposal, subject to conditions. Officer Comment: Conditions of the recommendation have been included to this effect, including a requirement for an update to the WSUD plan to remove reference to enviss pits and buffer strips.

The proposal was not required to be referred to any external Authorities.

5. PLANNING POLICY

Planning Policy Framework (PPF):

The following policies are of most relevance to this application:

- Municipal Planning Strategy (Clause 2):
 - Vision (Clause 02.02)
 - Settlement (Clause 02.03-1)
 - Environmental and Landscape Values (Clause 02.03-2)
 - Environmental Risks and Amenity (Clause 02.03-3)
 - Built Environment and Heritage (Clause 02.03-4)
 - Housing (Clause 02.03-5)
 - Transport (Clause 02.03-7)
 - Infrastructure (Clause 02.03-8)
- Settlement (Clause 11)
- Environmental and Landscape Values (Clause 12)
- Built Environment (Clause 15.01)
 - Urban Design (Clause 15.01-1S, 15.01-1R & 15.01-1L-01)
 - Building Design (Clause 15.01-2S & 15.01-2L)
 - Environmentally sustainable development (Clause 15.01-2L-01)
 - Healthy Neighbourhoods (Clause 15.01-4S & 15.01-4R)
 - Neighbourhood Character (Clause 15.01-5S & 15.01-5L)
- Residential Development (Clause 16.01):
 - Housing Supply (Clause 16.01-1S & 16.01-1R)
 - Housing growth (Clause 16.01-1L-01)
 - Housing diversity (Clause 16.01-1L-02)
 - Dwelling diversity (Clause 16.01-1L-03)
 - Housing affordability (Clause 16.01-2S & 16.01-2L)
- Transport (Clause 18):
 - Land use and transport integration (Clause 18.01-1S)
 - Sustainable and safe transport (Clause 18.01-3S & 18.01-3R)
 - Principal Public Transport Network (Clause 18.02-3R)
 - Roads (Clause 18.02-4S)
 - Car parking (Clause 18.02-4L)
- Infrastructure (Clause 19)
 - Energy supply (Clause 19.01-1S)
 - Renewable energy (Clause 19.01-2S & 19.01-2R)
 - Open space (Clause 19.02-6S, Clause 19.02-6R & Clause 19.02-6L)

- Development Infrastructure (Clause 19.03)

Zone:

- General Residential Zone – Schedule 2 (Clause 32.08)

Overlays:

- Development Contributions Plan Overlay (Clause 45.06)

Particular Provisions:

- Car Parking (Clause 52.06)
- Stormwater Management in Urban Development (Clause 53.18)
- Two or More Dwellings on a Lot (Clause 55)

Planning Scheme Amendments

Amendment VC243 gazetted on 22 September 2023 made changes to the Victoria Planning Provisions (VPP) and all planning schemes to codify residential development standards, implement the Future Homes project across Victoria, remove permit requirements for single dwellings on lots of 300 square metres or more and introduce VicSmart permits for single dwellings on lots less than 300 square metres. These changes support the delivery of housing in Victoria.

The amendment ‘codified’ specified residential development standards at Clauses 54 and 55 of the VPP in all planning schemes, to facilitate assessment of these standards. The operation of the provisions is modified to state that where the standard is met, the objective is deemed to have been met, and the associated decision guidelines for the standard are not required to be considered.

As the development complies with many of the Clause 55 Standards, it is deemed to comply with the objectives of Clause 55 in these instances. While there are some Clause 55 Standards that the development does not directly comply with, as the assessment in Section 7 of the report outlines, due to the locational attributes of the subject site and the proposed design of the dwellings, the proposal is, on balance, acceptable. Refer to Section 7 of this report and **Appendix C and E** for further details on Neighbourhood Character and ResCode compliance.

6. RESPONSE TO OBJECTORS CONCERNS

The following issues raised by objectors are addressed in Section 7 of this report:

- Overdevelopment;
- Neighbourhood Character;
- Visual bulk;
- Loss of view;
- Overlooking/Privacy;
- Loss of natural light/overshadowing;
- Impacts on trees in adjoining properties;

- Impacts on the future ability to install solar panels;
- Flooding and potential to exacerbate existing flood impacts;
- Contrary to Clause 55 and 52.06 of the Darebin Planning Scheme,
- Insufficient landscaping opportunities.

The proposal provides two bedrooms and does not cater to families.

Responses to the grounds raised in the objections received are provided below:

Overdevelopment

The addition of one dwelling is a moderate scale of the development which is consistent with the strategic objectives of the Darebin Planning Scheme to provide incremental housing growth in established residential areas. The development largely complies with Clause 55 standards and meets all objectives. The low site coverage (39%), compliant setbacks and overshadowing further indicate that the proposal is modest and is not an overdevelopment.

Neighbourhood Character

The proposed development has been designed to respect the existing neighbourhood character in accordance with Clause 55.02-1 (Neighbourhood Character) and F9 Neighbourhood Character Guidelines. Key design elements, such as roof form, building materials and setbacks, align with the prevailing character of the area. The retention of the existing dwelling maintains the appearance and pattern of development as presenting to the street.

Visual Bulk

The proposal meets the standards of Clause 55.03-5 (Building Height) and Clause 55.04-1 (Side and Rear Setbacks) to minimise visual bulk. Articulated facades and appropriate setbacks reduce the perceived scale of the development.

Loss of View

Loss of view is not a planning consideration under the Darebin Planning Scheme. However, the design has sought to respect the amenity of adjoining properties by providing appropriate setbacks and limiting overall building height in accordance with 55.04-1 (Side and Rear Setbacks) and 55.03-5 (Building Height).

Overlooking/Privacy

The development incorporates measures to address Clause 55.04-6 (Overlooking), such as screening of upper-level windows where required to prevent views into adjoining private open space and habitable room windows. Conditions are included to confirm selected bedroom sill heights are at least 1.7 metres above FFL in accordance with Clause 55.04-6 (Overlooking).

Loss of Natural Light/Overshadowing

The shadow diagrams demonstrate compliance with Clause 55.04-5 (Overshadowing Open Space). The overshadowing impacts are within acceptable limits and ensure adequate sunlight is maintained for the adjoining properties secluded private open space areas.

Impacts on Trees in Adjoining Properties

The development complies with Clause 55.03-8 (Landscaping). The submitted arborist report confirms that measures have been taken to protect significant trees on adjoining properties, including building setbacks. Conditions are included to ensure trees are not damaged from on-site activities during the construction stage.

Impacts on the Future Ability to Install Solar Panels

There are existing solar panels located on the roof of the adjacent dwelling located to the south. The proposed dwelling is located north east of the solar panels and does not unduly reduce the level of sunlight to the panels, in accordance with Clause 55.03-5 (Energy efficiency) and the objectives of Planning Practice Note 88: Planning for Domestic Rooftop Solar Energy Systems.

The potential location of the future solar panels on adjacent sites is not a relevant consideration under applicable Planning Scheme policy or Planning Practice Note 88: Planning for Domestic Rooftop Solar Energy Systems or the Darebin Planning Scheme.

Flooding and Potential to Exacerbate Existing Flood Impacts

The site is designed to comply with stormwater management and drainage requirements under Clause 53.18 (Stormwater Management in Urban Development). The proposal includes appropriate drainage measures, subject to conditions, to ensure it does not exacerbate flooding risks. The site itself is also not identified as flood prone.

Contrary to Clause 55 and Clause 52.06 of the Darebin Planning Scheme

The development attains a very high level of compliance with Clause 55 standards, including site layout, site coverage, permeability, setbacks, overshadowing, building height and design. Additionally, car parking complies with Clause 52.06 (Car Parking), providing the required number of spaces with safe access.

Insufficient Landscaping Opportunities

The development meets the requirements of Clause 55.03-8 (Landscaping), ensuring sufficient space for meaningful landscaping, including canopy tree planting in the rear gardens of each dwelling, contributing to the area's green character. A landscape plan is requested as a condition of approval. The rear garden areas of each dwelling also exceed the minimum dimension requirements of Clause 55.05-4 (Private open space).

The proposal provides two bedrooms and does not cater to families

The provision of a two-bedroom dwelling is considered an appropriate response to the site constraints and is consistent with the Planning Scheme objective to provide housing options that cater to smaller households, such as singles, couples, and small families.

In addition, Councils Draft Housing Strategy 2024 projects that the highest levels of growth to 2041 is expected in people in lone households. Most growth demand is expected to be for two bedroom dwellings, meaning it will become the most common size of dwellings in place between 2026 – 2031, shifting from three bedroom currently [SGS Economics. (2023). Darebin Housing Demand Analysis (July 2023)].

7. PLANNING ASSESSMENT

In assessing this application, regard has been given to the Planning Policy Framework (PPF), the provisions of the Darebin Planning Scheme, key objections received and the merits of the application.

Does the development require a Cultural Heritage Management Plan?

The subject site is not located within an Area of Cultural Heritage Sensitivity. Therefore, a Cultural Heritage Management Plan (under the Aboriginal Heritage Act 2006) is not required.

Does the proposal have strategic policy support?

The proposed development is supported by State, Regional, and Local policy, in particular:

- Clause 11.02-1S seeks to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.
- Clause 15.01-1S sets out urban design guidance to achieve a high-quality built environment and public realm.
- Clause 15.01-4S seeks to create neighbourhoods that foster healthy and active living and community wellbeing.
- Clause 16.01-1S seeks to encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.
- Clause 16.01-1R seeks to identify areas that offer opportunities for more medium and high-density housing near employment and transport in Metropolitan Melbourne.
- Clause 16.01-1L-01 seeks to facilitate housing development that meets the needs of Darebin's project population at an appropriate scale and intensity.
- Clause 16.01-1L-02 seeks to ensure that housing diversity is increased to meet the needs of the local community and reflects demographic changes.
- Clause 16.01-1L-03 seeks to provide a range of dwelling sizes and types, including 2 bedroom units.
- Clause 18.01-1S seeks to design neighbourhoods to better support active living and increase the share of trips made using sustainable transport modes.

Overall, the site is well-located and suitable for redevelopment for the purpose of one additional dwelling.

The provisions of the Local Planning Policy Framework provide further guidance on the expected form, scale and intensity of development appropriate for this site.

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

The subject site is identified as an area of Incremental Housing Change in the Strategic Housing Framework Plan at Clauses 02.03-5, 02.04-2 and 16.01 of the Darebin Planning Scheme. The Strategic Housing Framework Plan builds on the directions for residential land use and development in Darebin as set out by the Darebin Housing Strategy (2013).

Policy encourages housing development and diversity in Incremental Housing Change Areas which is generally consistent with the character of the area and responsive to varying local conditions, allowing for moderate housing growth and diversification over time.

The site meets the characteristics for an Incremental Housing Change area. The proposal results in an acceptable level of development which addresses the need for increased housing density in accordance with Council's Housing Strategy under Clause 02.03-5 of the Darebin Planning Scheme.

The addition of one (1) double storey dwelling is an acceptable level of development having regard to the surrounding neighbourhood context. While the site is outside the 400 metre PPTNA buffer area it has reasonable access to public transport including proximate bus and tram routes along Gilbert Road.

The surrounding local area features evidence of housing change, including apartment developments on Gilbert Road.

The development proposes a modest medium density development which aligns with the Council-adopted goals contained in the Darebin Good Design Guide for Medium Density housing development. Overall, the proposed development would be representative of an emerging preferred character for the area.

General Residential Zone – Clause 32.08

The proposal positively responds to the purpose of the zone which encourages development that respects the neighbourhood character, encourages a diversity of housing types and housing growth, particularly in areas with good access to transport and services. The proposal is two (2) storeys and a maximum of 7.6 metres in height and therefore complies with the zoning requirements of a maximum height of 11 metres.

The application complies with the minimum garden area requirement of the zone, with 35.7% (185 square metres) of the site provided as garden area, exceeding the minimum mandatory requirement being 30% of the site area.

Does the proposal respond to neighbourhood character and to Council's preferred future character?

Neighbourhood Character Precinct Guidelines

The subject site is located in Precinct F9 of the Darebin Neighbourhood Character Study.

Local policy in Clauses 15.01-5S and 15.01-5L directs that new development contributes to the preferred future character of the precinct while retaining and enhancing existing elements that contribute to local character. Clause 16.01 broadly acknowledges the challenge is accommodating the required increase in dwellings in locations with good public transport access, while conserving and enhancing the valued character and heritage qualities of residential areas.

The site comprises a single storey brick dwelling which is to be retained and integrated into the development.

The preferred character statement for Precinct F9 promotes development which provides consistent front and side setbacks, ensuring that adequate space is provided around dwellings for landscaping. Older, Postwar style dwellings will be renovated, and well-designed new dwellings and extensions will be constructed in a way that complements existing buildings and the character and rhythm of the streetscape. Additional planting in private gardens will improve the landscape quality of the streetscapes.

This will be achieved by:

- *Designing new dwellings that interpret elements of the Postwar era in a contemporary manner, while respecting existing period architecture.*
- *Respecting the predominant height and setbacks of nearby buildings.*
- *Maintaining the predominant single storey scale of building frontages of the area. Second storey additions at the rear must be designed to have minimal impact upon the streetscape.*
- *Maintaining the spacious feel to the area, achieved by large site sizes, generous front and side setbacks and wide nature strips.*
- *Keeping front fences low and preferably transparent.*
- *Encouraging additional planting in all gardens across the precinct.*

The development responds satisfactorily to key elements of the Precinct Guidelines.

The retention of the existing dwelling, front fence and driveway ensure that the presentation of the site to the street is maintained. This maintains the appearance, scale and rhythm of the dwelling spacing.

The proposed dwelling is located to the rear of the site, with limited visibility from the street. The dwelling incorporates contemporary elements that reference the simplicity and clean lines characteristic of Postwar architecture, achieving compatibility with the existing period buildings while adding modern functionality and aesthetics.

The dwelling adheres to the predominant heights and setbacks in the precinct, with the second storey appropriately setback in accordance with Clause 55 to minimise visual bulk and to ensure it is subordinate to the largely single-storey streetscape appearance.

The spacious character of the precinct is preserved through the provision of a moderate site coverage, with generous front, side and rear setbacks.

Submission of a landscape plan is required via condition. The landscape plan will detail the number and species of plantings.

The design guidelines relating to neighbourhood character, design, form and materials are addressed in full within **Appendix C**.

Darebin Good Design Guide

The proposal is highly responsive to the Council Adopted Darebin's Good Design Guide for Medium Density Development, which correlates with the proposal satisfactorily meeting neighbourhood character objectives.

Specifically, the proposal responds to the Darebin Good Design Guide in the following ways:

- The development provides good quality architectural design that responds to the local character in a contemporary and innovative way.
- Car parking is recessive, being provided to the rear of the site.
- The existing pattern of landscaping is maintained within the street.
- There is limited offsite amenity impacts in terms of overshadowing.
- The proposal provides well-articulated dwelling entries for shelter and sense of address.

- Street interface fenestration maintains a balance of passive surveillance and privacy.
- The development maintains the rhythm of dwellings fronting the street by maintaining the existing dwelling.
- A minimal palette of materials is used to reduce visual clutter and the architectural expression is consistent across the development.
- The proposed built form is increasingly typical of the emerging preferred contemporary character across the municipality.

The proposed dwelling is representative of market-led preferences and construction code requirements for contemporary dwellings and subject to conditions (detailed within the recommendation) largely comply with the relevant requirements of Neighbourhood Character and ResCode. This is discussed further in Section 7.5 of this report below.

Does the proposal provide an acceptable response to Clause 55?

The assessment below addresses key Clause 55 standards with respect to amenity impacts, objector concerns and any areas of direct non-compliance with Clause 55 standards that are being supported as compliant with the relevant Clause 55 objective, either as presented or through conditions of approval.

The table at **Appendix E** of this report provides an overview of compliance with all Clause 55 standards and objectives.

All standards and objectives of ResCode are met through the current design, except Standard B15 (Parking location), which is addressed via a condition of approval. Confirmation that compliance with Standard B22 (Overlooking) is also requested as a condition.

Clause 55.03-2 – Standard B7 – Building Height

The proposed dwelling provides a maximum height of 7.6 metres from the natural ground level. This complies with the standard and the zone, requiring a maximum height not exceeding 11.0 metres or three storeys at any point.

Clause 55.03-3 – Standard B8 – Site Coverage

The site coverage is 39% and therefore complies with the requirements of the Standard (60%) and meets the Objective. The relatively low site coverage indicates that the proposal is modest and is not an overdevelopment of the site as suggested by objectors.

Clause 55.03-8 – Standard B13 – Landscaping

The surrounding landscape character is generally semi mature and informal. Selected sites provide larger open spaces to the rear; a small proportion of which are well-vegetated. A portion of dwellings in the local area exhibit a level of built form extending through the site, with outbuildings and the like.

The proposed open spaces and setbacks within the development are large enough to provide sufficient landscaping throughout the development.

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

Clause 55.03-10 – Standard B15 – Parking location

Subject to a condition, the proposal satisfies Clause 55.03-10 (Parking location). A condition is imposed requiring the installation of double glazing to the south facing kitchen and meals area of the existing dwelling, to reduce internal noise impact associated with the movement of vehicle along the shared driveway.

Clause 55.04-1 – Standard B17 – Side and Rear Setbacks

Side and rear setbacks of the proposed dwelling to all boundaries are compliant with the requirements of the Standard.

The upper levels, where opposite the secluded private open space of the adjoining properties, are sufficiently articulated and set back away from the boundaries to minimise amenity impacts arising from visual bulk. The proposed articulated form is suitably responsive to the site and specific interfaces.

Clause 55.04-4 – Standard B20 – North facing windows

There are north facing room window located within three (3) metres of the southern property boundary. These windows are located adjacent to the existing dwelling and not the proposed dwelling. These windows will not be unreasonably impacted by the proposed dwelling, with the design meeting the requirements of the Standard.

Clause 55.04-5 – Standard B21 – Overshadowing

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

This extent of overshadowing complies with the Standard and therefore complies with the Objective.

Clause 55.04-6 – Standard B22 – Overlooking

The finished ground floor levels of the proposed dwelling do not exceed 0.8 metres above natural ground level at the boundary and the proposed boundary fencing will minimise the potential for overlooking from the ground floor of the proposed dwelling.

The upper storey habitable rooms of the development are generally designed, located, and/or screened to limit views into neighbouring secluded private open space and habitable room windows.

However, a condition is imposed to attain confirmation that the south and east facing bedroom windows to the proposed dwelling provide sill heights of at least 1.7 metres above FFL, in accordance with the Standard.

Clause 55.05-4 – Standard B28 – Private Open Space

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

For dwellings with ground floor living areas, the standard requires the provision of 40 square metres of private open space with a minimum area of 25 square metres of secluded private open space (SPOS) located at the side or rear of the dwelling and with a minimum dimension of 3 metres and convenient access from a living room. The proposal exceeds minimum area and dimension requirements of the Standard.

Private Open Space for the proposed dwellings is provided as follows:

Dwelling	Total area of POS	Area of SPOS	Minimum dimension of SPOS
1 (existing)	100.8 square metres	25.3 square metres	4.7 metres
2	40 square metres	33.3 square metres	3.39 metres

Has adequate car parking been provided?

Clause 02.03-7 Transport seeks to manage the provision of car parking and congestion of car parking in Darebin and encourage use of sustainable transport modes to reduce car parking demand.

The proposal provides one (1) car parking space to each dwelling, which complies with the requirements at Clause 52.06 in relation to car parking provision for dwellings.

The application was accompanied by a swept path assessment demonstrating that vehicles have the capacity to enter and exit the site in a forward direction.

The impact of the proposal on existing on-street car parking is considered negligible.

The proposal complies with Standard B14 (Access).

Council’s Sustainable Transport Unit did not object to the proposal regarding traffic, car parking, access and vehicle safety impacts on the local street network.

Design Standards for Car Parking

The existing driveway is to be retained and utilised for vehicular access by the existing and proposed dwelling. It includes a minimum width of 2.8 metres (between the existing dwelling and the adjacent boundary fence). A width of 2.8 metres is less than the recommended width under the standard, which recommends a width of 3.0 metres, but is within accepted engineering requirements.

A variation to the standard is deemed acceptable given the low density of the development, the expected low number of vehicle movements and the low speed nature of the shared driveway. Council’s Transport Unit have determined that the access does enable safe and efficient use and support this outcome. The application was also accompanied by a swept path assessment demonstrating that vehicles have the capacity to enter and exit the site in a forward direction, ensuring safety for future occupants and pedestrians.

What impact would the proposal have on vehicle congestion and traffic in the local area?

Vehicle movements are expected to remain within the street’s design capacity and are not expected to cause traffic or congestion problems inconsistent with the expectations of a residential area.

As noted above, all dwellings are provided with the required car parking facilities and no additional crossovers to Hopetoun Avenue are proposed (the existing crossover to Hopetoun Avenue is to be retained for use of both dwellings).

Does the proposal provide a suitable response to environmental and sustainability requirements?

The proposal satisfactorily responds to guidelines at Clause 15.01-2L-01 (Environmentally Sustainable Design) and Clause 52.18 (Stormwater Management in Urban Development).

A Sustainable Design Assessment has been provided in accordance with the requirements of the Clause. A Water Sensitive Urban Design report including a STORM assessment has also been provided in accordance with Clause 53.18.

Both reports have been reviewed by Council’s ESD officer and are supported.

However, the proposed WSUD features of the development include proprietary systems and buffers strips which are not supported by Council. A condition of approval requires the resubmission of a varied Water Sensitive Urban Design plan to include an alternative WSUD solutions such as water tanks to replace these.

A condition of approval would also require a Site Environmental Management Plan to ensure stormwater run-off is managed during the construction phase.

8. POLICY IMPLICATIONS

Environmental Sustainability

All new dwellings are required to achieve a minimum average 6.5 star energy rating under the relevant building controls.

Social Inclusion and Diversity

Nil

Other

Nil

FINANCIAL AND RESOURCE IMPLICATIONS

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

FUTURE ACTIONS

Nil

RELATED DOCUMENTS







N/A

DISCLOSURE OF INTEREST

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

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

ATTACHMENTS

- Appendix A - Zoning Map - 14 Hopetoun Avenue RESERVOIR VIC 3073 - D-377-2024 (**Appendix A**) [↓](#) 
- Appendix B - Location Map - 14 Hopetoun Avenue RESERVOIR VIC 3073 - D-377-2024 (**Appendix B**) [↓](#) 
- Appendix C - Neighbourhood Character Assessment (**Appendix C**) [↓](#) 
- Appendix D - Plans (**Appendix D**) [↓](#) 
- Appendix E - Clause 55 Chart - 14 Hopetoun Avenue Reservoir D.377. 2024 (**Appendix E**) [↓](#) 
- Appendix F - Objector Radius Map - 14 Hopetoun Avenue RESERVOIR VIC 3073 - D-377-2024 (**Appendix F**) [↓](#) 

14 HOPETOUN AVENUE RESERVOIR 3073

(property)

Darebin City Council
16/01/2025



Suburb: Reservoir
Ward: West
Charge Area
Property No 14
Area (m²) 513.01
Planning Zone [GRZ2, Schedule](#)
DCPO: [DCPO, Schedule](#)
DDO:
EAO:
ESO:
HO:
IPO:
LSIO:
PAO:
RXO:
SBO:
VPO:

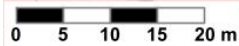
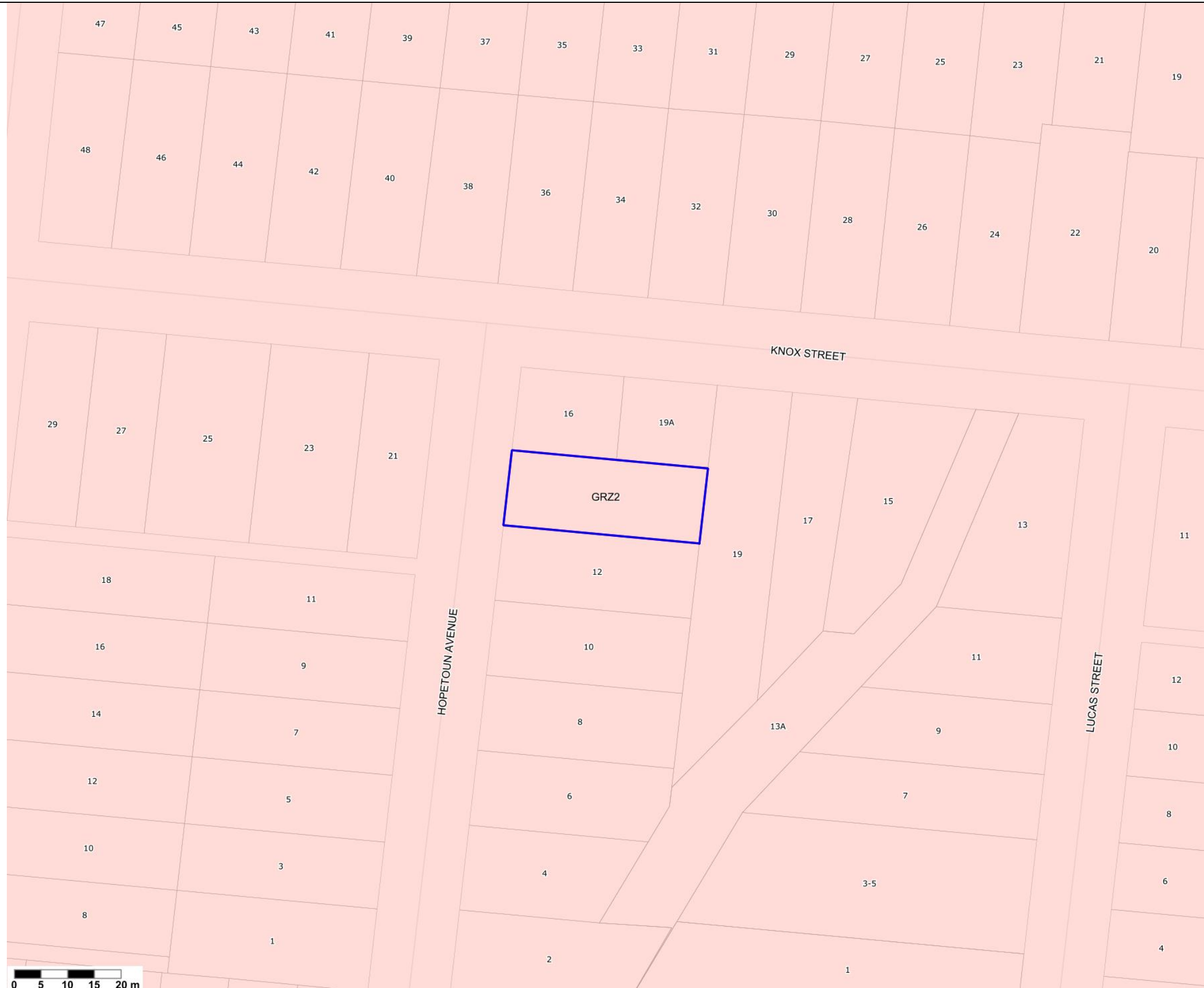
Aboriginal Heritage

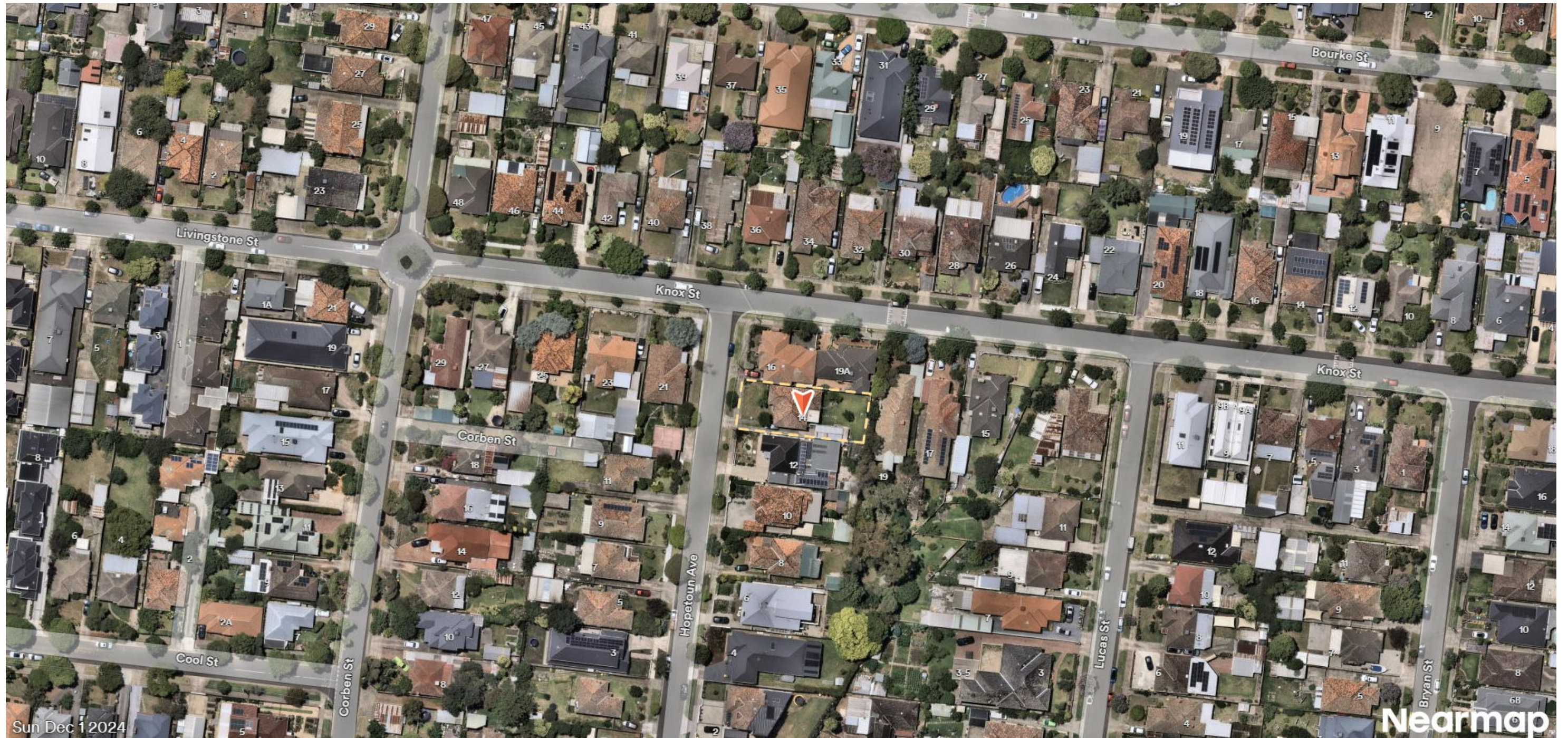
Neighbourhood Character [F9 : Post-war](#)

Housing Change Framework [INCREMENTAL](#)

High Street Precinct

Applications Open Closed



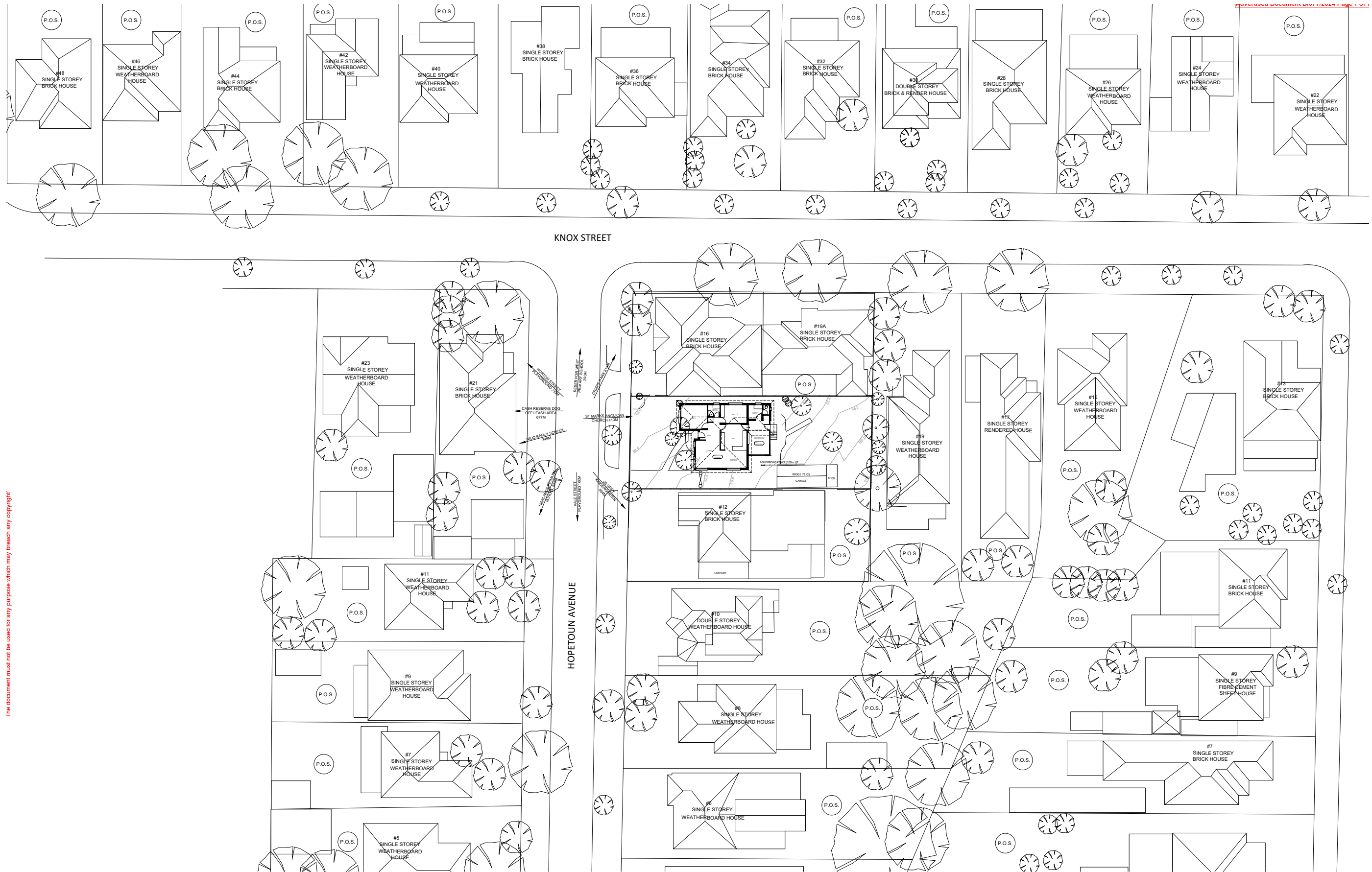


Clause 15.01-5L Neighbourhood character in Darebin

The site is located within Precinct F9 of the Darebin Neighbourhood Character Precinct Guidelines.

Objective	Comment	Complies
Vegetation		
To maintain and strengthen the garden setting of the dwellings.	The proposal maintains space at the front and sides for landscaping. A landscape plan, which includes requirement for canopy tree plantings is request as a condition of approval.	Complies subject to conditions
To integrate garden settings with creek-side environs	N/A. The site not located adjacent the creek environs.	N/A
Siting		
To provide space for front gardens.	The retention of the existing dwelling ensures the existing front garden area is retained.	Complies
To ensure new development retains substantial space for landscaping.	The development provides sufficient spaces for landscaping in the rear gardens serving each dwelling.	
To maintain and reinforce the side boundary setback pattern and the existing rhythm of spacing between dwellings.	The retention of the existing dwelling and front fence maintains the form and appearance of the site to the street and the rhythm of dwelling spacing. The proposed dwelling is located to the rear and provides recessive upper level setbacks in response to Clause 55 and the adjacent context.	Complies
To minimise the loss of front garden space and the dominance of car parking structures.	The retention of the existing dwelling maintains the existing front garden. Car parking is located to the rear of the site.	Complies
Height and Building Form		
To ensure that buildings and extensions respect the predominant height and form of buildings in the streetscape.	The zoning anticipates two storey forms where there is opportunity for redevelopment and intensification in well-located areas proximate to services and activity centres, to increasingly facilitate a more compact and efficient urban form. The proposed dwelling is located to the rear and provides compliant upper level setback which are responsive to the adjacent context.	Complies

Materials and Design Detail		
To encourage buildings that contribute positively to the streetscape through the use of innovative architectural responses and by presenting visually interesting facades to the street.	Incremental Housing Change seeks to allow moderate development over time, allowing for the neighbourhood character to evolve over time seen through a greater variety of housing stock with higher levels of medium density housing. The proposal is innovative and incorporates well-articulated materiality to provide a positive engagement with the neighbourhood.	Complies
To use materials and finishes that harmonise with the Edgars Creek setting for dwellings within close proximity of the creek	N/A. The site is not adjacent Edgars Creek.	N/A
Front Boundary Treatment		
To maintain the openness of the streetscape and views to established gardens and dwellings.	The existing front fence to be retained ensuring the sites engagement with the street is maintained.	Complies



The document must not be used for any purpose which may breach any copyright.

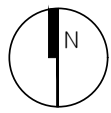
DRAWING TITLE
NEIGHBORHOOD SITE DESCRIPTION

PROJECT:
PROPOSED DEVELOPMENT
AT:
NO.14 HOPETOON AVENUE,
RESERVIOUR, VIC, 3073
FOR:
SANDRO & ALEX DIMATTEO

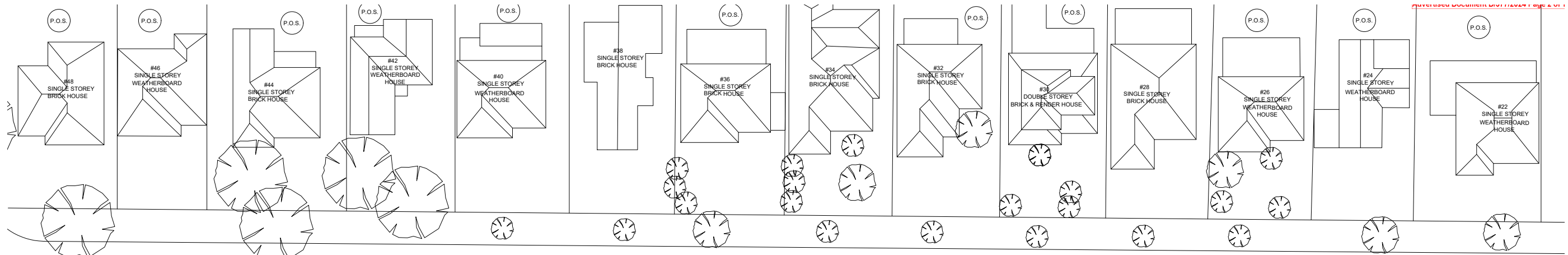
DRAWN: JD-JW
DATE: 16/09/2024
SCALE: 1:250 (A1)
JOB NO: 6962024
STATUS: TOWN PLANNING
PG NO: 01

REV	DATE	AMENDMENT
A	02/08	RFI

E | INFO@PLANFORM.COM.AU
PH | 0431 020 698
MAIL | PO BOX 576, SOUTH MORANG, VIC, 3752.
WEB | WWW.PLANFORM.COM.AU
THE GREENHOUSE - LEVEL 1, SUITE 22, 797
PLENTY ROAD SOUTH MORANG VIC 3752



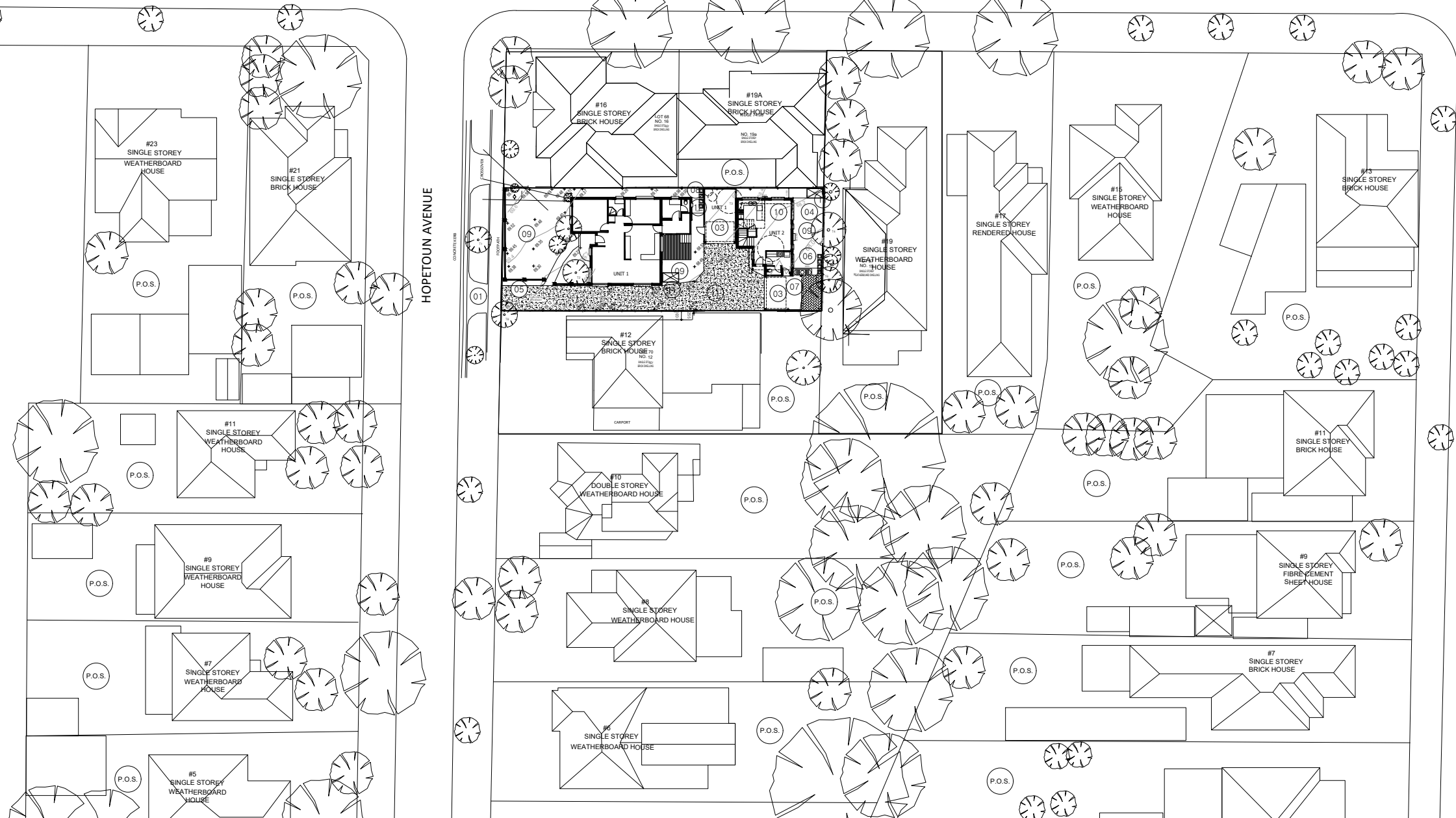
© THIS PLAN, DESIGN OR IDEAS MAY NOT BE COPIED, LOANED OR BORROWED WITHOUT PRIOR CONSENT FROM PLANFORM. THIS DOCUMENT IS CONFIDENTIAL.



DESIGN RESPONSE

- 01 EXISTING CROSSOVER ON HOPETOUN STREET
- 02 PROPOSED NEW GARAGES FOR DWELLINGS
- 03 PROPOSED PRIVATE OPEN SPACE WITH CONVENIENT NORTH LIGHT WITH A MIN 4M DIMENSION
- 04 NEW LETTER BOX UNIT FOR DEVELOPMENT
- 05 PROPOSED SETBACK - DWELLING : 1150MM
- 06 MAX BUILDING HEIGHT OF DEVELOPMENT IS 7680MM
- 07 SEPARATION BETWEEN DWELLINGS
- 08 GENEROUS LANDSCAPE AREAS
- 09 NORTH FACING WINDOWS
- 10 PROPOSED CONCRETE DRIVEWAY
- 11 6M² STORAGE AREA
- 12 PROPOSED BIN COLLECTION AREA

The document must not be used for any purpose which may breach any copyright



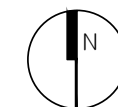
DRAWING TITLE
DESIGN RESPONSE PLAN

© THIS PLAN, DESIGN OR IDEAS MAY NOT BE COPIED, LOANED OR BORROWED WITHOUT PRIOR CONSENT FROM PLANFORM. THIS DOCUMENT IS CONFIDENTIAL.

PROJECT:
PROPOSED DEVELOPMENT
AT:
NO.14 HOPETOUN AVENUE,
RESERVOIR, VIC, 3073
FOR:
SANDRO & ALEX DIMATTEO

DRAWN: JD-JW
DATE: 16/09/2024
SCALE: 1:250 (A1)
JOB NO: 6962024
STATUS: TOWN PLANNING
PG NO: 02

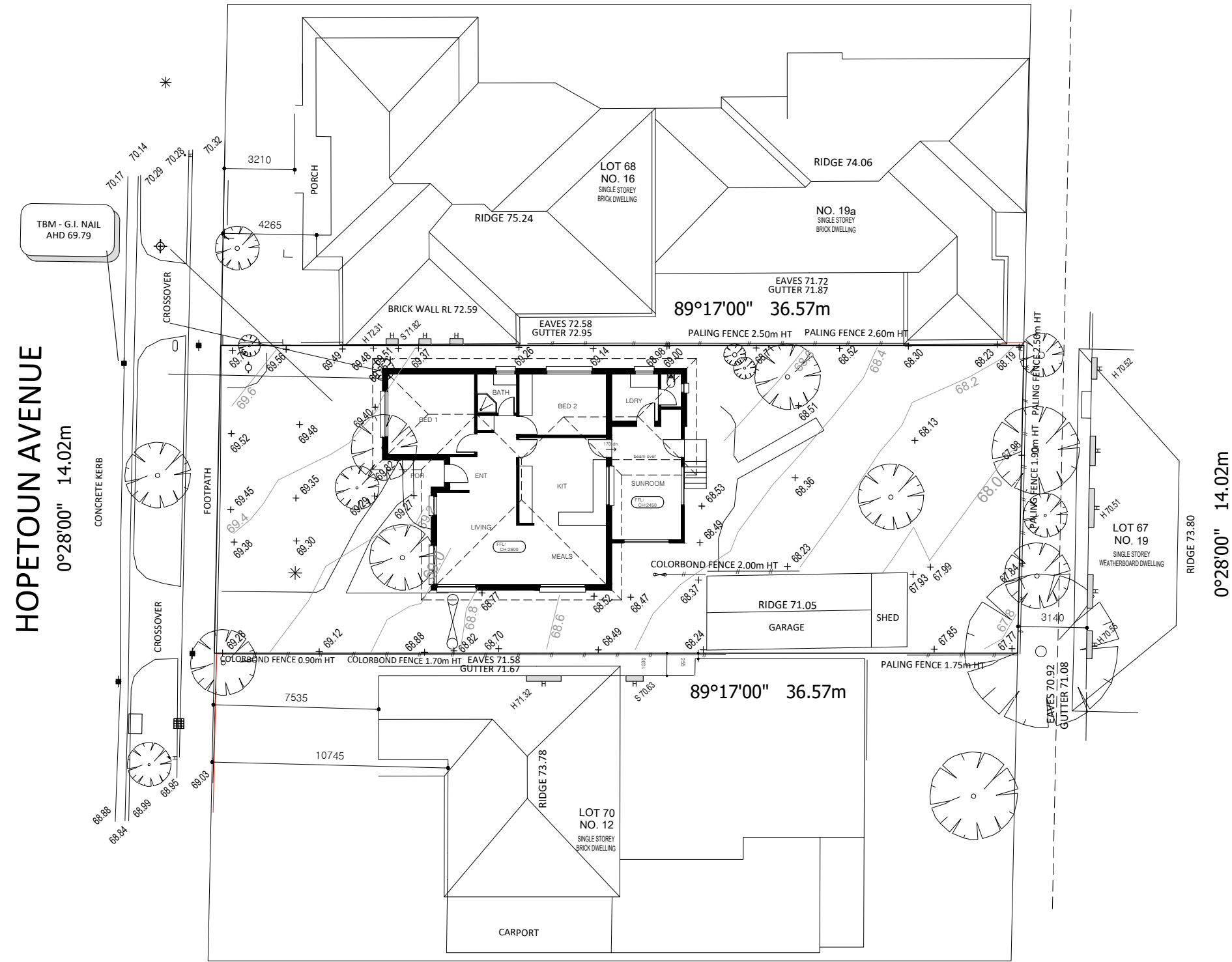
REV	DATE	AMENDMENT
A	02/08	RFI



E | INFO@PLANFORM.COM.AU
PH | 0431 020 698
MAIL | PO BOX 578, SOUTH MORANG, VIC, 3752.
WEB | WWW.PLANFORM.COM.AU
THE GREENHOUSE - LEVEL 1, SUITE 22, 797
PLENTY ROAD, SOUTH MORANG, VIC 3752



- LEGEND**
- W/H NEIGHBORING HABITABLE WINDOW
 - W/NH NEIGHBORING NON-HABITABLE WINDOW
 - DOOR NEIGHBORING DOOR
 - P.O.S ALLOCATED PRIVATE OPEN SPACE
 - EXISTING STRUCTURE
 - PROPOSED STRUCTURE
 - EXISTING FENCE
 - PROPOSED FENCE
 - EXISTING TREE
 - PROPOSED GENERAL WASTE RUBBISH BIN
 - PROPOSED RECYCLE RUBBISH BIN
 - PROPOSED COMPOST BIN
 - PROPOSED FOLD DOWN CLOTHES LINE
 - WALL OR GROUND MOUNTED
 - PROPOSED GAS METER
 - PROPOSED LETTER BOXES
 - DENOTES MIN. 6M3 STORAGE SHED WITH AVERAGE 2.2M HEIGHT
 - 2000L SLIM LINE RAINWATER TANK
 - PROPOSED SKY LIGHT
 - DOUBLE GLAZED WINDOW
 - DENOTES OPERABLE SHADING DEVICE
 - PROPOSED GARDEN AREA



The document must not be used for any purpose which may breach any copyright.



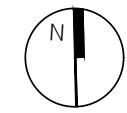
DRAWING TITLE
EXISTING GROUND FLOOR PLAN

© THIS PLAN, DESIGN OR IDEAS MAY NOT BE COPIED, LOANED OR BORROWED WITHOUT PRIOR CONSENT FROM PLANFORM. THIS DOCUMENT IS CONFIDENTIAL.

PROJECT:
PROPOSED DEVELOPMENT
AT:
NO.14 HOPETOUN AVENUE,
RESERVOIR, VIC, 3073
FOR:
SANDRO & ALEX DIMATTEO

DRAWN: JD-JW
DATE: 16/09/2024
SCALE: 1:100 (A1)
JOB NO: 6962024
STATUS: TOWN PLANNING
PG NO: 03

REV	DATE	AMENDMENT
A	02/09	RF1





E | INFO@PLANFORM.COM.AU
PH | 0431 020 698
MAIL | PO BOX 576, SOUTH MORANG, VIC, 3752.
WEB | WWW.PLANFORM.COM.AU

THE GREENHOUSE - LEVEL 1, SUITE 22, 797
PLENTY ROAD SOUTH MORANG VIC 3752



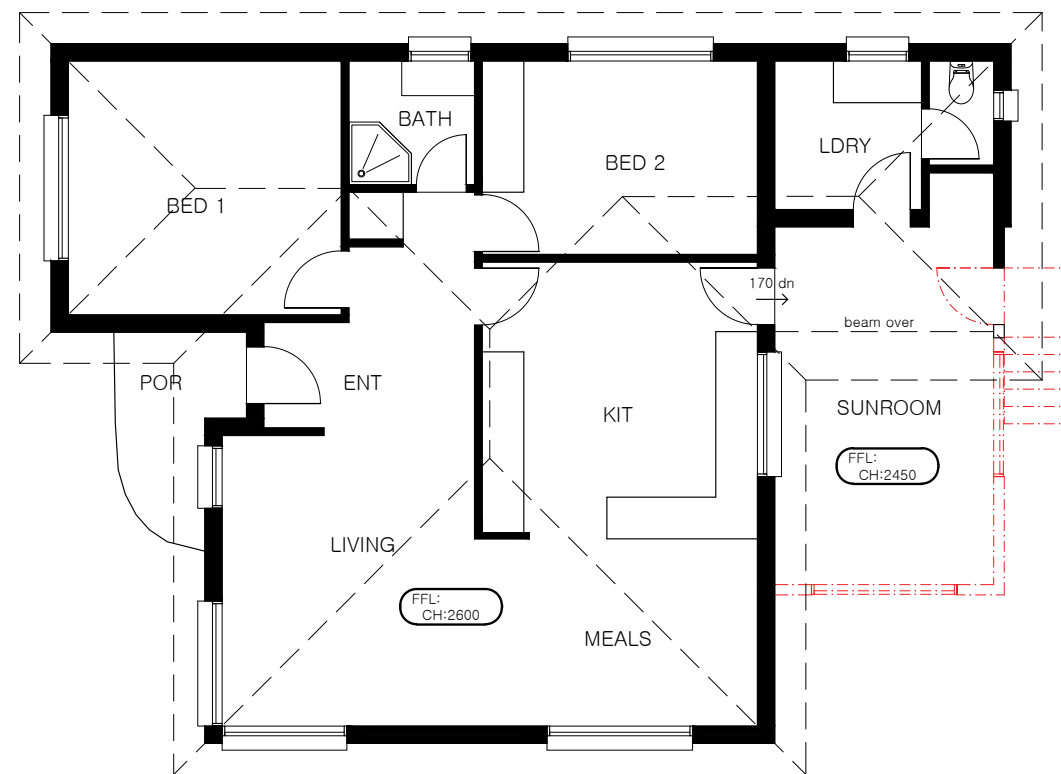
DEMOLITION LEGEND

-  DENOTES STRUCTURE TO BE REMOVED
-  DENOTES EXISTING WALL TO REMAIN

GENERAL NOTES FOR DEMOLITION WORKS

- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO, THE BUILDING (INTERIM) REGULATIONS, THE BUILDING CODE OF AUSTRALIA AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN. THESE SPECIFICATIONS SPECIFY ONLY THE MINIMUM STANDARD OF WORK FOR THE DEMOLITION WORKS ON RESIDENTIAL PROJECTS, AND ALL WORKMANSHIP AND PRECAUTIONS SHALL BE TO BEST TRADE PRACTICE.
- PRECAUTIONS MUST BE TAKEN BEFORE AND DURING DEMOLITION IN ACCORDANCE WITH AS 2601 - 2001: DEMOLITION OF STRUCTURES.
- DURING THE PROGRESS OF THE DEMOLITION THE WORKS SHALL BE UNDER THE CONTINUOUS SUPERVISION OF THE DEMOLISHER OR OF AN EXPERIENCED FOREMAN, AND DEMOLITION SHALL BE EXECUTED STOREY BY STOREY COMMENCING AT THE ROOF AND WORKING DOWNWARDS.
- THE DEMOLITION MUST NOT BE COMMENCED UNTIL THE PRECAUTIONARY MEASURES HAVE BEEN INSPECTED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR.
- PROTECTIVE FENCES AND THE LIKE MUST BE INSTALLED WHERE NECESSARY TO GUARD AGAINST DANGER TO LIFE OR PROPERTY OR WHEN REQUIRED BY THE RELEVANT BUILDING SURVEYOR.
- ALL PRACTICABLE PRECAUTIONS SHALL BE TAKEN TO AVOID DANGER FROM COLLAPSE OF A BUILDING WHEN ANY PART OF A FRAMED OR PARTLY FRAMED BUILDING IS REMOVED.
- BEFORE DEMOLITION IS COMMENCED, AND ALSO DURING THE PROGRESS OF SUCH WORKS, ALL ELECTRICAL CABLE OR APPARATUS WHICH ARE LIABLE TO BE A SOURCE OF DANGER - OTHER THAN CABLE OR APPARATUS USED FOR THE DEMOLITION WORKS - SHALL BE DISCONNECTED.
- ARRANGEMENTS SHALL BE MADE WITH THE RELEVANT ELECTRICAL SUPPLY AUTHORITY FOR THE DISCONNECTION OF ELECTRICAL MAINS SUPPLY EXCEPT THAT, WHERE PARTIAL DEMOLITION IS PROPOSED, THE LICENSED ELECTRICAL CONTRACTOR SHALL SATISFY THE RELEVANT ELECTRICAL SUPPLY AUTHORITY THAT THE PORTION OF THE BUILDING TO BE DEMOLISHED HAS BEEN ISOLATED.
- THE DEMOLISHER SHALL BE RESPONSIBLE TO CUT AND SEAL ANY STORMWATER, SEWER PIPES, WATER SERVICES, GAS SERVICES AND THE LIKE.
- THE POSITION OF CAPPED SEWER AND STORMWATER DRAINS, SEALED-OFF WATER SUPPLY LINES, GAS SUPPLY LINES AND THE LIKE ARE TO BE CLEARLY MARKED ON SITE.
- MATERIALS REMOVED OR DISPLACED FROM THE BUILDING SHALL NOT BE PLACED IN ANY STREET, ROAD OR RIGHT OF WAY AND, BEFORE COMMENCING, WHERE REQUIRED, SHALL BE KEPT SPRAYED WITH WATER SO AS TO PREVENT ANY NUISANCE FROM DUST.
- MATERIALS REMOVED OR DISPLACED FROM THE BUILDING BEING DEMOLISHED OR MATERIALS LEFT STANDING SHALL NOT BE BURNED ON THE DEMOLITION SITE.
- DEMOLITION CONTRACTOR TO BE A REGISTERED BUILDING PRACTITIONER, IN THE CATEGORY OF BUILDER CLASS OF DEMOLISHER (LOW RISE BUILDINGS) BY BUILDING (INTERIM) REGULATIONS 2018 SCHEDULE 7 - ITEM 17.
- COMPLY WITH THE REQUIREMENTS OF APPLICABLE BUILDING REGULATIONS, B.C.A. & LOCAL COUNCIL.

Darebin City Council Received 18-09-24



No document must not be used for any purpose which may breach any copyright



DRAWING TITLE
EXISTING / DEMO PLAN

© THIS PLAN, DESIGN OR IDEAS MAY NOT BE COPIED, LOANED OR BORROWED WITHOUT PRIOR CONSENT FROM PLANFORM

PROJECT:
PROPOSED DEVELOPMENT
AT:
NO.14 HOPETOUN AVENUE,
RESERVOIR, VIC, 3073
FOR:

DRAWN: JD-JW
DATE: 16/09/2024
SCALE: 1:100 (A3)
JOB NO: 6962023
STATUS: TOWNPLANNING

REV	DATE	AMENDMENT
A	02/08	RFI



E | INFO@PLANFORM.COM.AU
PH | 0431 020 698
MAIL | PO BOX 576, SOUTH MORANG, VIC, 3752.
WEB | WWW.PLANFORM.COM.AU



OFFICE | LEVEL 1 SUITE 22 797 PILENTY ROAD

SITE & AREA ANALYSIS

SITE (APPROX)	512m ²
SITE COVERAGE	204.56m ² 39.95% approx.
PERMEABILITY	194.60m ² 36.42% approx.
GARDEN AREA	185.00m ² 35.74% approx.

PROPOSED DWELLING 1

GROUND FLOOR	105.00m ²
PORCH	7.80m ²
GARAGE	23.35m ²
TOTAL	135.15m ² 14.65 SQS

PROPOSED DWELLING 2

GROUND FLOOR	50.38m ²
FIRST FLOOR	43.41m ²
PORCH	1.97m ²
GARAGE	17.06m ²
TOTAL	112.82m ² 12.14 SQS

LEGEND

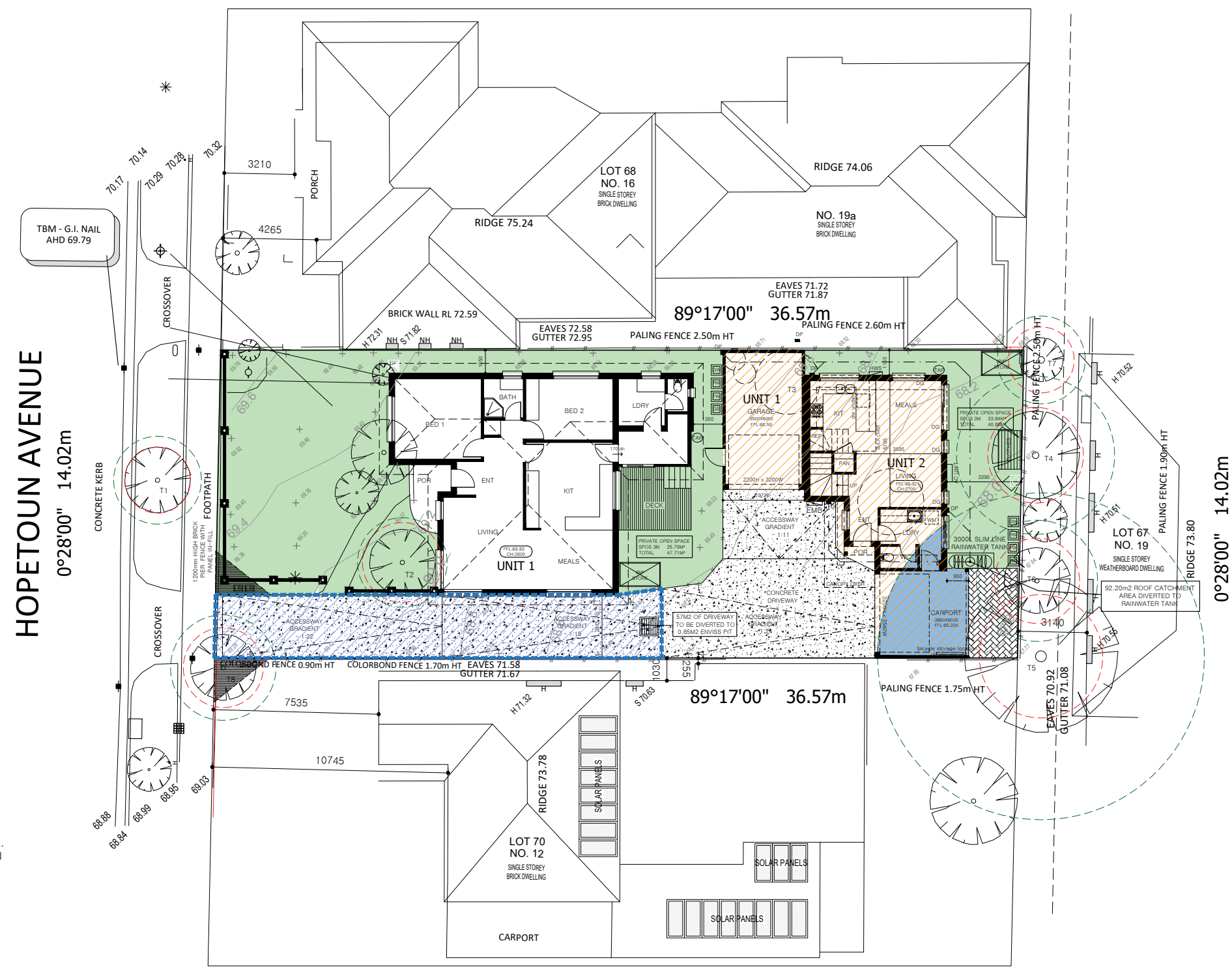
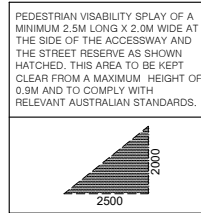
- W/H NEIGHBORING HABITABLE WINDOW
- W/NH NEIGHBORING NON-HABITABLE WINDOW
- DOOR NEIGHBORING DOOR
- P.O.S ALLOCATED PRIVATE OPEN SPACE
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING TREE
- GENERAL WASTE BIN
- RECYCLE WASTE BIN
- FOGO WASTE BIN
- GLASS WASTE BIN
- PROPOSED FOLD DOWN CLOTHES LINE
- WALL OR GROUND MOUNTED
- PROPOSED GAS METER
- PROPOSED WATER METER
- LB PROPOSED LETTER BOXES
- DENOTES MIN. 6M3 STORAGE SHED WITH AVERAGE 2.2M HEIGHT
- 3000L SLIM LINE RAINWATER TANK
- PROPOSED SKY LIGHT
- D.G DOUBLE GLAZED WINDOW
- A.S.D ADJUSTABLE SHADING DEVICE
- F.S.D FIXED SHADING DEVICE
- PROPOSED GARDEN AREA
- PROPOSED ROOF CATCHMENT DIVERTED TO RAIN WATER TANK
- PROPOSED DRIVEWAY RUN OFF DIVERTED TO ENVISS PIT
- TREES TO BE REMOVED
- TREE PROTECTION ZONE (TPZ)
- STRUCTURAL ROOT ZONE (SRZ)
- EXTERNAL TAP POINT

- UNIT 2 TO BE CONNECTED TO RECYCLED WATER TANK SYSTEM FOR USE IN TOILET FLUSHING AND LAUNDRY USAGE.
- NATIVE OR DROUGHT-TOLERANT SPECIES TO BE PLANTED IN NEW LANDSCAPED AREAS.
- 4W/M² LIGHTING DENSITY FOR UNIT 2.
- LIGHTING SENSORS FOR NEW EXTERNAL LIGHTING.
- 7-STAR MIN. ENERGY RATING FOR UNIT 2.
- ALL ELECTRIC DEVELOPMENT.

Water Efficient Fittings

The development will include efficient fittings and fixtures to reduce the volume of mains water used in the development. The following WELS star ratings will be specified;

- Toilets – 4 Star;
- Taps (bathroom and kitchen) – 5 Star;
- Showerhead – 4 Star with aeration device (6.0-7.5L/min); and
- Dishwasher – 5 Star.



TREE PROTECTION REQUIREMENTS

Prior to the commencement of any buildings and/or works approved by this permit, temporary fencing must be erected around any tree shown for retention on the endorsed plans to define a Tree Protection Zone (TPZ) to the satisfaction of the Responsible Authority and must:

Exclude access and construction activity within the TPZs assessed in the Arborist Report by Bluegum 30/07/2024. If trees have not

trunk diameter measured at 1.4 m above ground level, and

Have a minimum height of 1.8 metres and comply with Australian Standard AS 4687 for temporary fencing and hoardings, and

Not extend beyond the site boundaries except into roadside reserve and/or nature strip areas. Fencing within roadside reserves and/or nature strip areas must not prevent the use of a road or footpath, and

Remain in place until all buildings and/or works are completed, unless with the prior written consent of the Responsible Authority.

All underground service pipes/conduits including stormwater and sewerage must be diverted around the Tree Protection Zone (TPZ) of any retained tree, or bored underneath with a minimum cover of 600mm to the top of pipe/conduit from the natural ground surface to the satisfaction of the Responsible Authority. All pits, holes, joints, and tees associated with the installation of services must be located outside the TPZ, or the project arborist must demonstrate works in the TPZ will not impact viable tree retention to the satisfaction of the Responsible Authority.

The paving within the Tree Protection Zones (TPZ) of Tree #5 must be constructed above the existing grade using permeable materials to the satisfaction of the Responsible Authority. There must be no excavation within the TPZ, except for scraping the surface up to 30mm deep to remove surface organics and/or debris.

All tree protection zones must be observed according to Australian Standard AS4970-2009 Protection of trees on development sites. Tree protection zones are to be shown in all plans and must be put in place before any work occurs on-site.

Temporary fencing can be modified to accommodate encroachment into the TPZ of the tree(s) as per the endorsed plans. Fencing must be modified in line with the footprint of the approved works only.



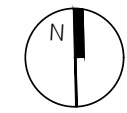
DRAWING TITLE
GROUND FLOOR PLAN

© THIS PLAN, DESIGN OR IDEAS MAY NOT BE COPIED, LOANED OR BORROWED WITHOUT PRIOR CONSENT FROM PLANFORM. THIS DOCUMENT IS CONFIDENTIAL

PROJECT:
PROPOSED DEVELOPMENT
AT:
NO.14 HOPETOUN AVENUE,
RESERVOIR, VIC, 3073
FOR:
SANDRO & ALEX DIMATTEO

DRAWN: JD-JW
DATE: 16/09/2024
SCALE: 1:100 (A1)
JOB NO: 6962024
STATUS: TOWN PLANNING
PG NO: 05

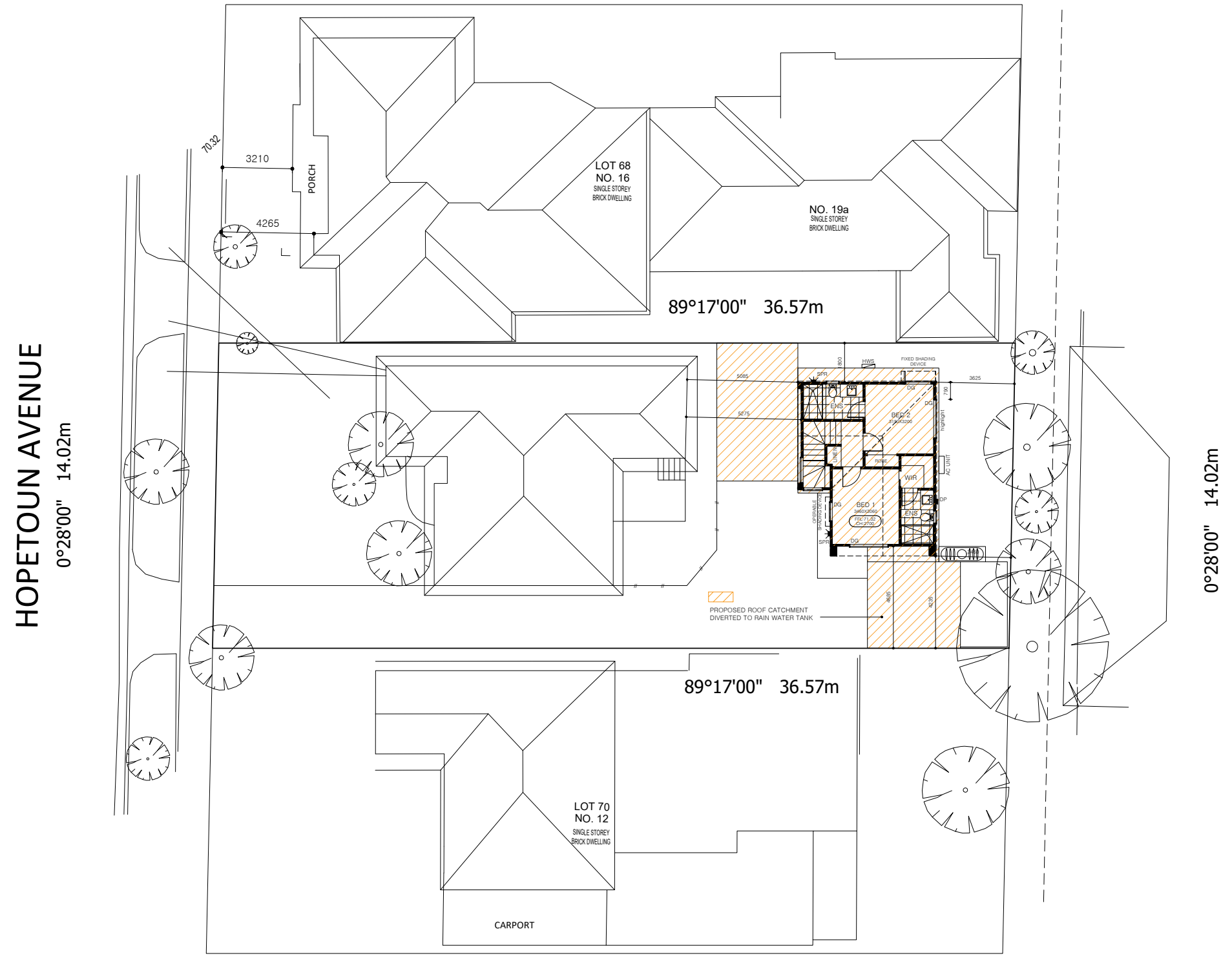
REV	DATE	AMENDMENT
A	02/09	RF1



E | INFO@PLANFORM.COM.AU
PH | 0431 020 698
MAIL | PO BOX 578, SOUTH MORANG, VIC, 3752.
WEB | WWW.PLANFORM.COM.AU

THE GREENHOUSE - LEVEL 1, SUITE 22, 797
PLENTY ROAD, SOUTH MORANG, VIC 3752





The document must not be used for any purpose which may breach any copyright.



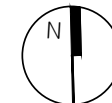
DRAWING TITLE
FIRST FLOOR PLAN

© THIS PLAN, DESIGN OR IDEAS MAY NOT BE COPIED, LOANED OR BORROWED WITHOUT PRIOR CONSENT FROM PLANFORM. THIS DOCUMENT IS CONFIDENTIAL.

PROJECT:
PROPOSED DEVELOPMENT
AT:
NO.14 HOPETOUP AVENUE,
RESERVOIR, VIC, 3073
FOR:
SANDRO & ALEX DIMATTEO

DRAWN: JD-JW
DATE: 16/09/2024
SCALE: 1:100 (A1)
JOB NO: 6962024
STATUS: TOWN PLANNING
PG NO: 06

REV	DATE	AMENDMENT
A	02/09	RF1



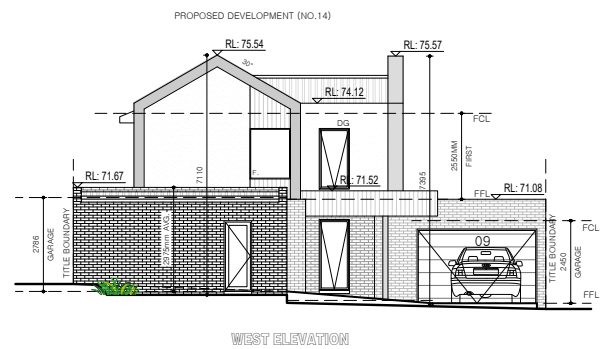
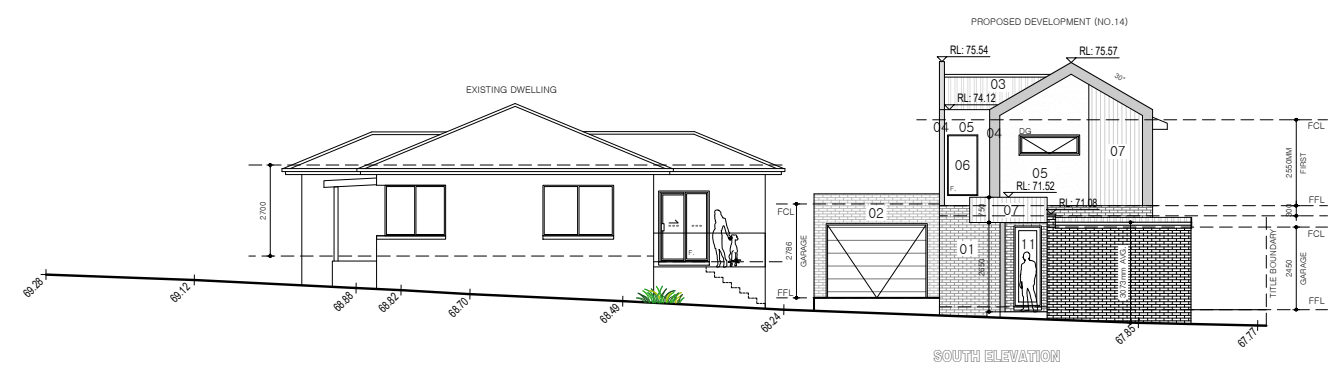
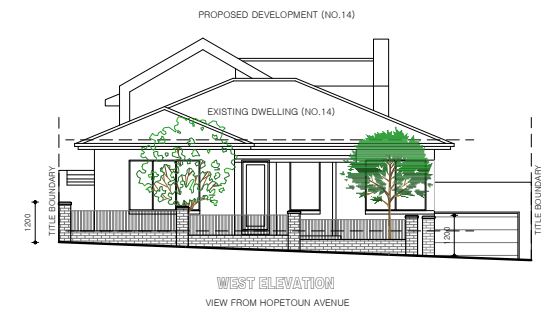
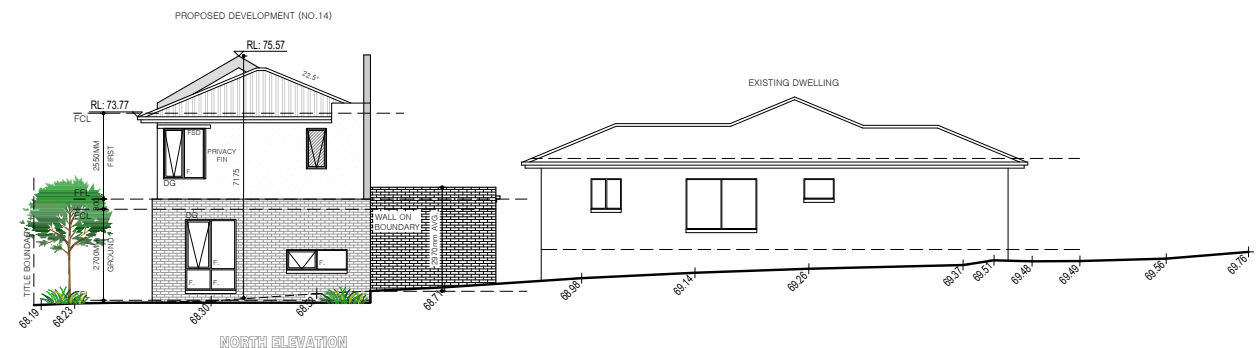
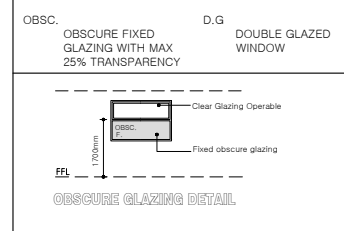
E | INFO@PLANFORM.COM.AU
PH | 0431 020 698
MAIL | PO BOX 576, SOUTH MORANG, VIC, 3752.
WEB | WWW.PLANFORM.COM.AU

THE GREENHOUSE - LEVEL 1, SUITE 22, 797
PLENTY ROAD SOUTH MORANG VIC 3752



FINISHES SCHEDULE

- 01 FACE BRICKWORK 1
 - PGH MANHATTAN - TRIBECA
- 02 FACE BRICKWORK 2
 - TO MATCH EXISTING
- 03 ROOF
 - COLORBOND - SHALE GREY
- 04 RENDER 1
 - DULUX - SHALE GREY
- 05 RENDER 2
 - DULUX - MONUMENT
- 06 WINDOW FRAMES
 - MONUMENT
- 07 VERTICAL AXON CLADDING
 - MAHOGANY
- 08 TIMBER POST
 - MAHOGANY
- 09 GARAGE DOOR
 - COLORBOND - MONUMENT
- 10 DRIVEWAY
 - CHARCOAL - COLOUR-THROUGH
- 11 FRONT DOOR
 - MAHOGANY



The document must not be used for any purpose which may breach any copyright.



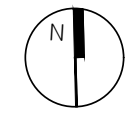
DRAWING TITLE
ELEVATIONS

© THIS PLAN, DESIGN OR IDEAS MAY NOT BE COPIED, LOANED OR BORROWED WITHOUT PRIOR CONSENT FROM PLANFORM. THIS DOCUMENT IS CONFIDENTIAL.

PROJECT:
PROPOSED DEVELOPMENT
AT:
NO.14 HOPETOUN AVENUE,
RESERVOIR, VIC, 3073
FOR:
SANDRO & ALEX DIMATTEO

DRAWN: JD-JW
DATE: 16/09/2024
SCALE: 1:100 (A1)
JOB NO: 6962024
STATUS: TOWN PLANNING
PG NO: 07

REV	DATE	AMENDMENT
A	02/09	RF1



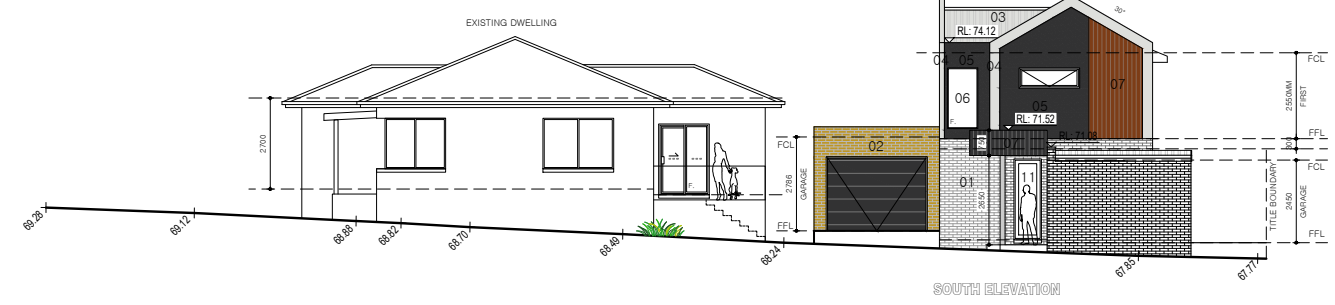
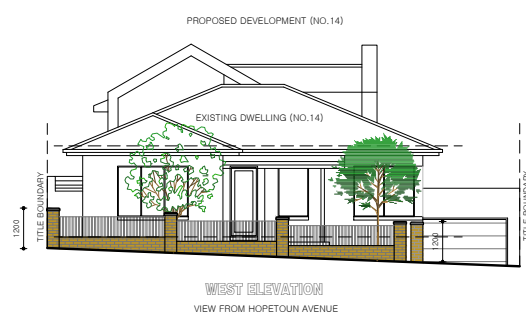
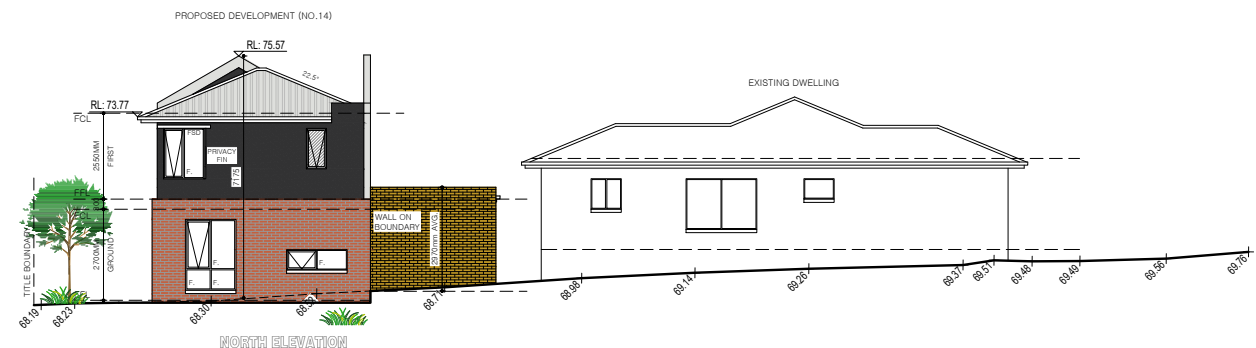
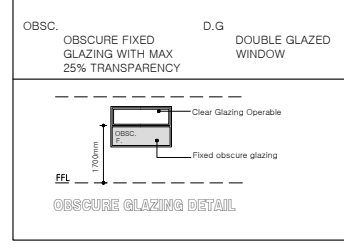
E | INFO@PLANFORM.COM.AU
PH | 0431 020 698
MAIL | PO BOX 578, SOUTH MORANG, VIC, 3752.
WEB | WWW.PLANFORM.COM.AU

THE GREENHOUSE - LEVEL 1, SUITE 22, 797
PLENTY ROAD SOUTH MORANG VIC 3752



FINISHES SCHEDULE

- 01 FACE BRICKWORK 1
 - PGH MANHATTAN - TRIBECA
- 02 FACE BRICKWORK 2
 - TO MATCH EXISTING
- 03 ROOF
 - COLORBOND - SHALE GREY
- 04 RENDER 1
 - DULUX - SHALE GREY
- 05 RENDER 2
 - DULUX - MONUMENT
- 06 WINDOW FRAMES
 - MONUMENT
- 07 VERTICAL AXON CLADDING
 - MAHOGANY
- 08 TIMBER POST
 - MAHOGANY
- 09 GARAGE DOOR
 - COLORBOND - MONUMENT
- 10 DRIVEWAY
 - CHARCOAL - COLOUR-THROUGH
- 11 FRONT DOOR
 - MAHOGANY



The document must not be used for any purpose which may breach any copyright.



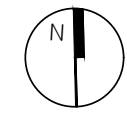
DRAWING TITLE
FINISH ELEVATIONS

© THIS PLAN, DESIGN OR IDEAS MAY NOT BE COPIED, LOANED OR BORROWED WITHOUT PRIOR CONSENT FROM PLANFORM. THIS DOCUMENT IS CONFIDENTIAL.

PROJECT:
PROPOSED DEVELOPMENT
AT:
NO.14 HOPETOUN AVENUE,
RESERVOIR, VIC, 3073
FOR:
SANDRO & ALEX DIMATTEO

DRAWN: JD-JW
DATE: 16/09/2024
SCALE: 1:100 (A1)
JOB NO: 6962024
STATUS: TOWN PLANNING
PG NO: 08

REV	DATE	AMENDMENT
A	02/09	RF1

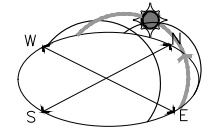
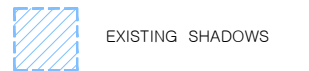
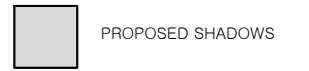


E | INFO@PLANFORM.COM.AU
PH | 0431 020 698
MAIL | PO BOX 578, SOUTH MORANG, VIC, 3752.
WEB | WWW.PLANFORM.COM.AU

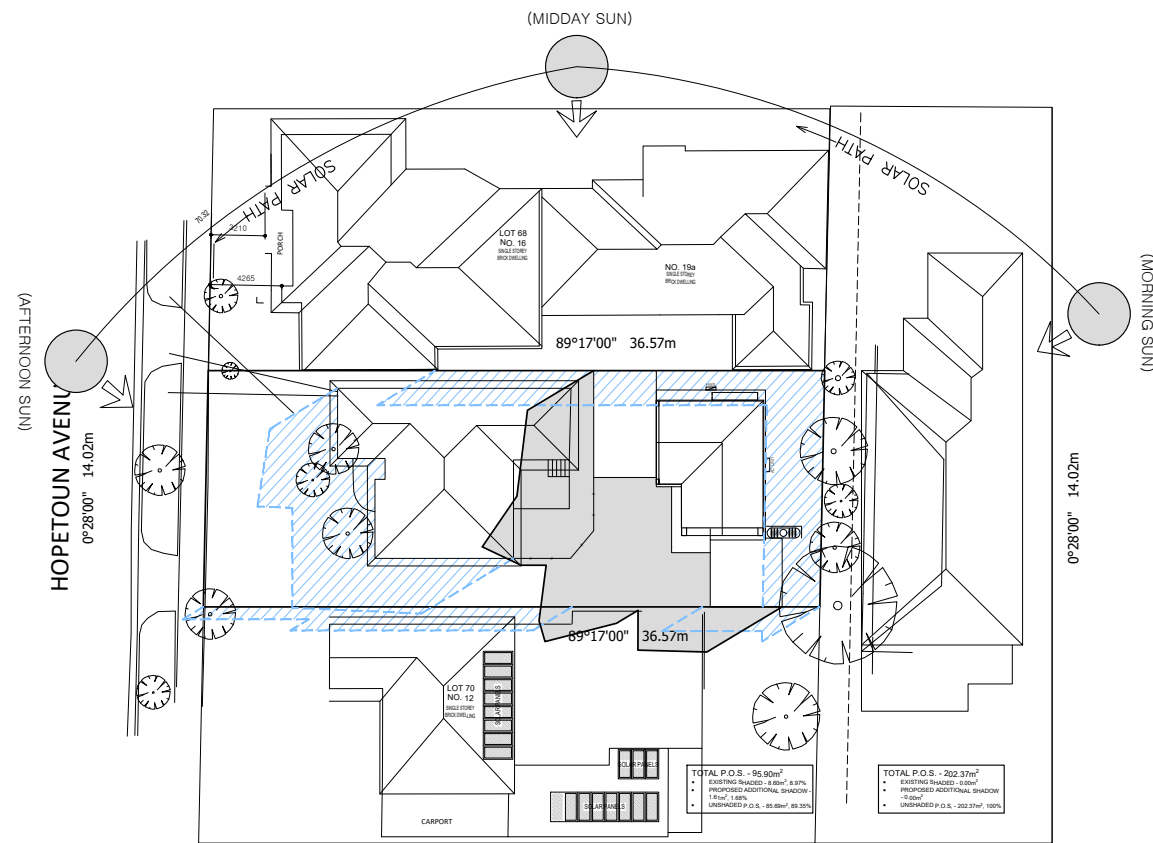
THE GREENHOUSE - LEVEL 1, SUITE 22, 797
PLENTY ROAD SOUTH MORANG VIC 3752



SHADOW NOTES

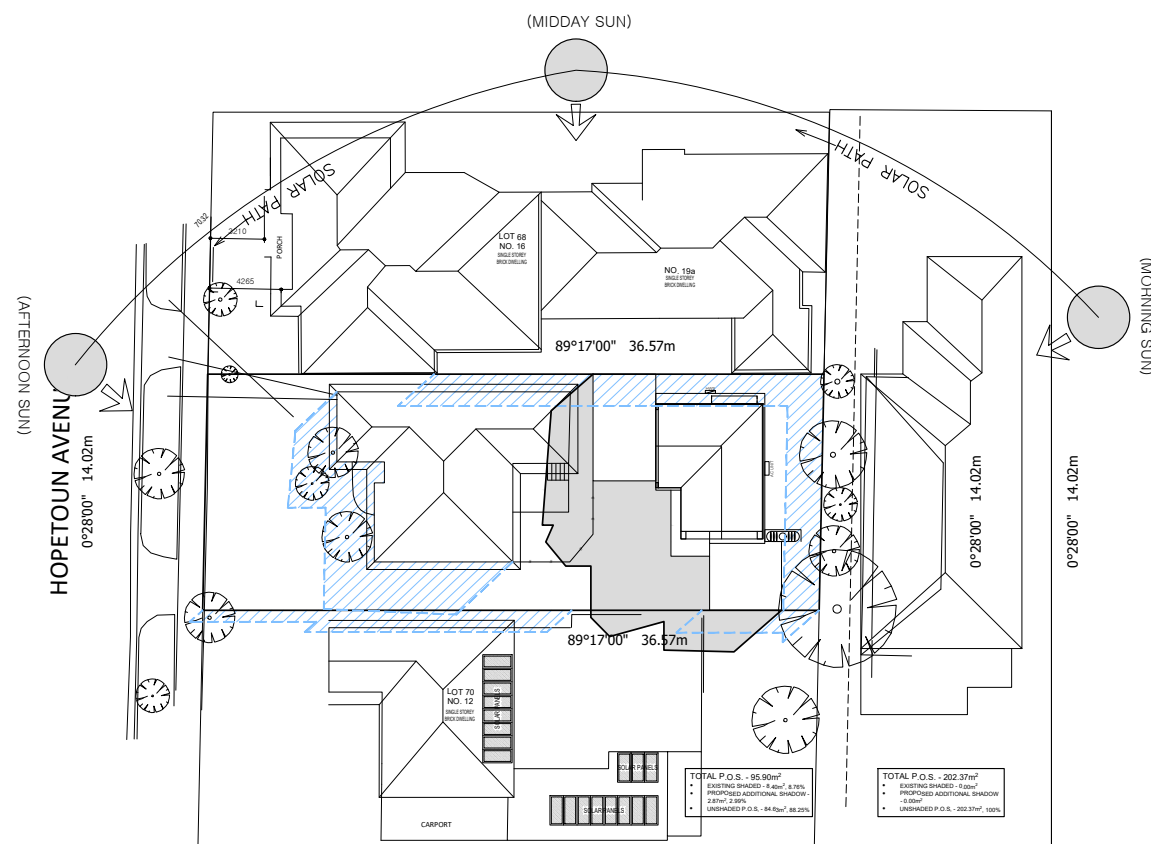


SEPTEMBER EQUINOX
Date: Sept 22nd
Season: September Equinox
Scale: 1:200



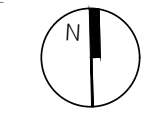
SHADOW DIAGRAM 9:00 AM
MARCH 21 - SEPTEMBER 23 (EQUINOX)
Melbourne Standard Time (Latitude 38.0° South)

TOTAL P.O.S. - 95.90m²
• EXISTING SHADOWS - 8.80m² (9.18%)
• PROPOSED ADDITIONAL SHADOW - 87.10m² (90.82%)
UNSHADOWED P.O.S. - 89.89m² (93.73%)



SHADOW DIAGRAM 10:00 AM
MARCH 21 - SEPTEMBER 23 (EQUINOX)
Melbourne Standard Time (Latitude 38.0° South)

TOTAL P.O.S. - 95.90m²
• EXISTING SHADOWS - 8.80m² (9.18%)
• PROPOSED ADDITIONAL SHADOW - 87.10m² (90.82%)
UNSHADOWED P.O.S. - 84.59m² (88.22%)



E | INFO@PLANFORM.COM.AU
PH | 0431 020 698
MAIL | PO BOX 576, SOUTH MORANG, VIC, 3752.
WEB | WWW.PLANFORM.COM.AU

THE GREENHOUSE - LEVEL 1, SUITE 22, 797
PLENTY ROAD SOUTH MORANG VIC 3752



The document must not be used for any purpose which may breach any copyright.



DRAWING TITLE
PROPOSED SHADOW DIAGRAM

© THIS PLAN, DESIGN OR IDEAS MAY NOT BE COPIED, LOANED OR BORROWED WITHOUT PRIOR CONSENT FROM PLANFORM. THIS DOCUMENT IS CONFIDENTIAL.

PROJECT:
PROPOSED DEVELOPMENT
AT:
NO.14 HOPETOON AVENUE,
RESERVOIR, VIC, 3073
FOR:
SANDRO & ALEX DIMATTEO

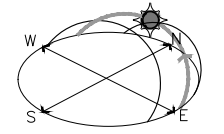
DRAWN: JD-JW
DATE: 16/09/2024
SCALE: 1:200 (A1)
JOB NO: 6962024
STATUS: TOWN PLANNING
PG NO: 09

REV	DATE	AMENDMENT
A	02/09	RF1

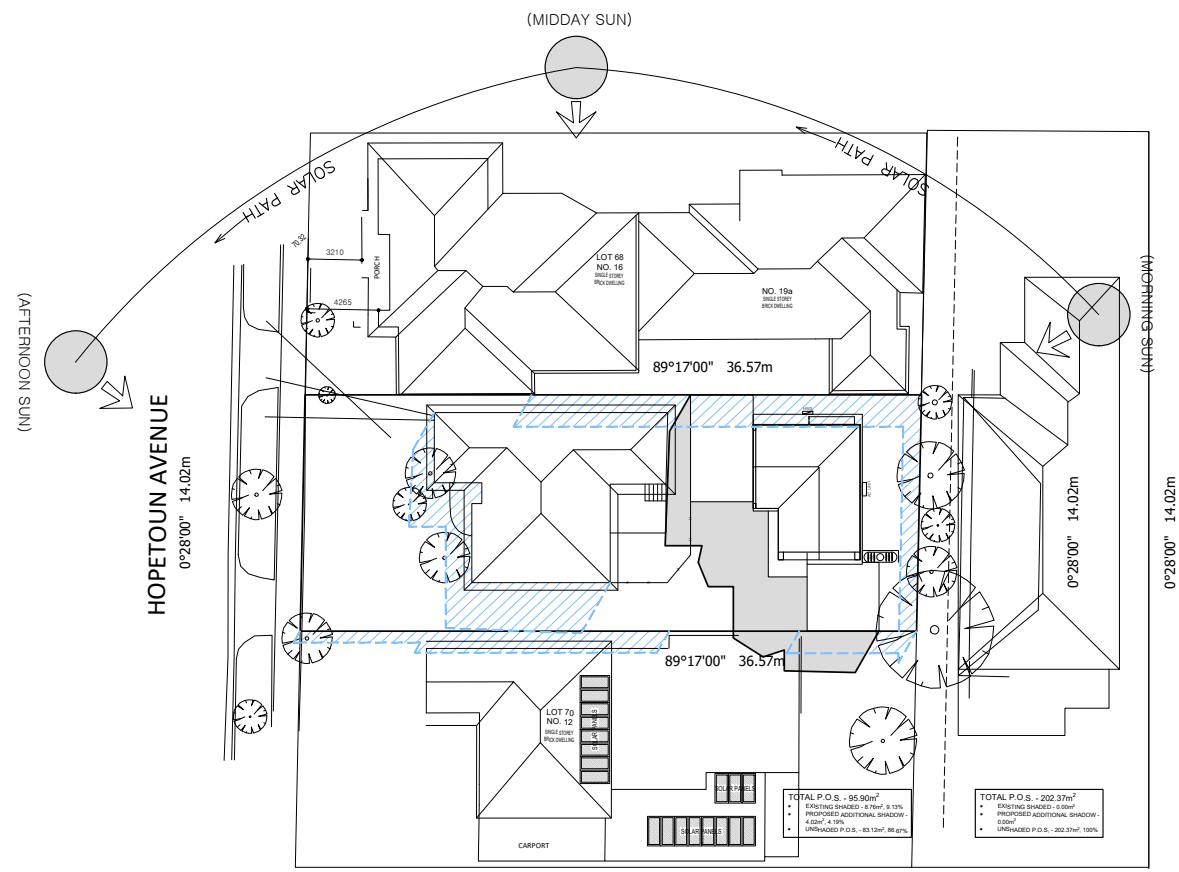
SHADOW NOTES

PROPOSED SHADOWS

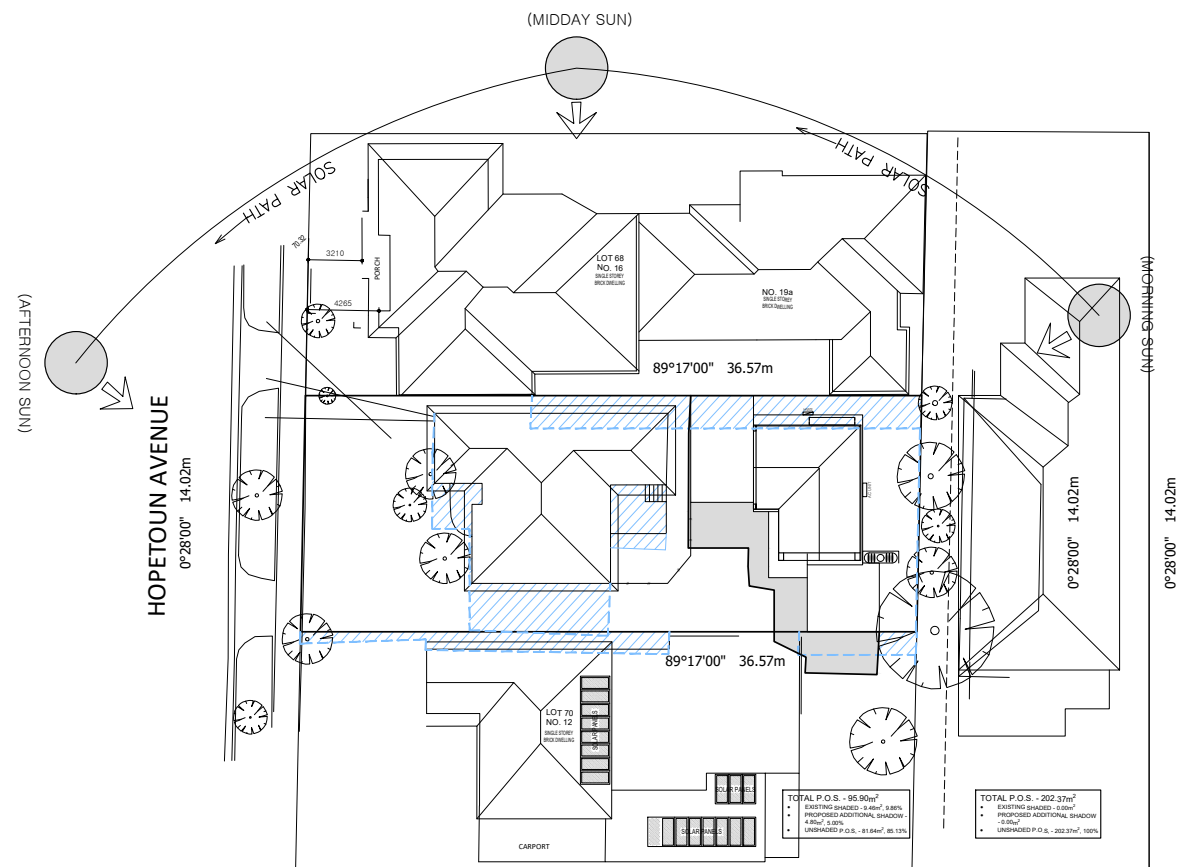
EXISTING SHADOWS



SEPTEMBER EQUINOX
Date: Sept 22nd
Season: September Equinox
Scale: 1:200



SHADOW DIAGRAM 11:00 PM
MARCH 21 - SEPTEMBER 23 (EQUINOX)
Melbourne Standard Time (Latitude 38.0° South)



SHADOW DIAGRAM 12:00 PM
MARCH 21 - SEPTEMBER 23 (EQUINOX)
Melbourne Standard Time (Latitude 38.0° South)

The document must not be used for any purpose which may breach any copyright.



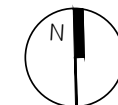
DRAWING TITLE
PROPOSED SHADOW DIAGRAM

© THIS PLAN, DESIGN OR IDEAS MAY NOT BE COPIED, LOANED OR BORROWED WITHOUT PRIOR CONSENT FROM PLANFORM. THIS DOCUMENT IS CONFIDENTIAL.

PROJECT:
PROPOSED DEVELOPMENT
AT:
NO.14 HOPETOUN AVENUE,
RESERVOIR, VIC, 3073
FOR:
SANDRO & ALEX DIMATTEO

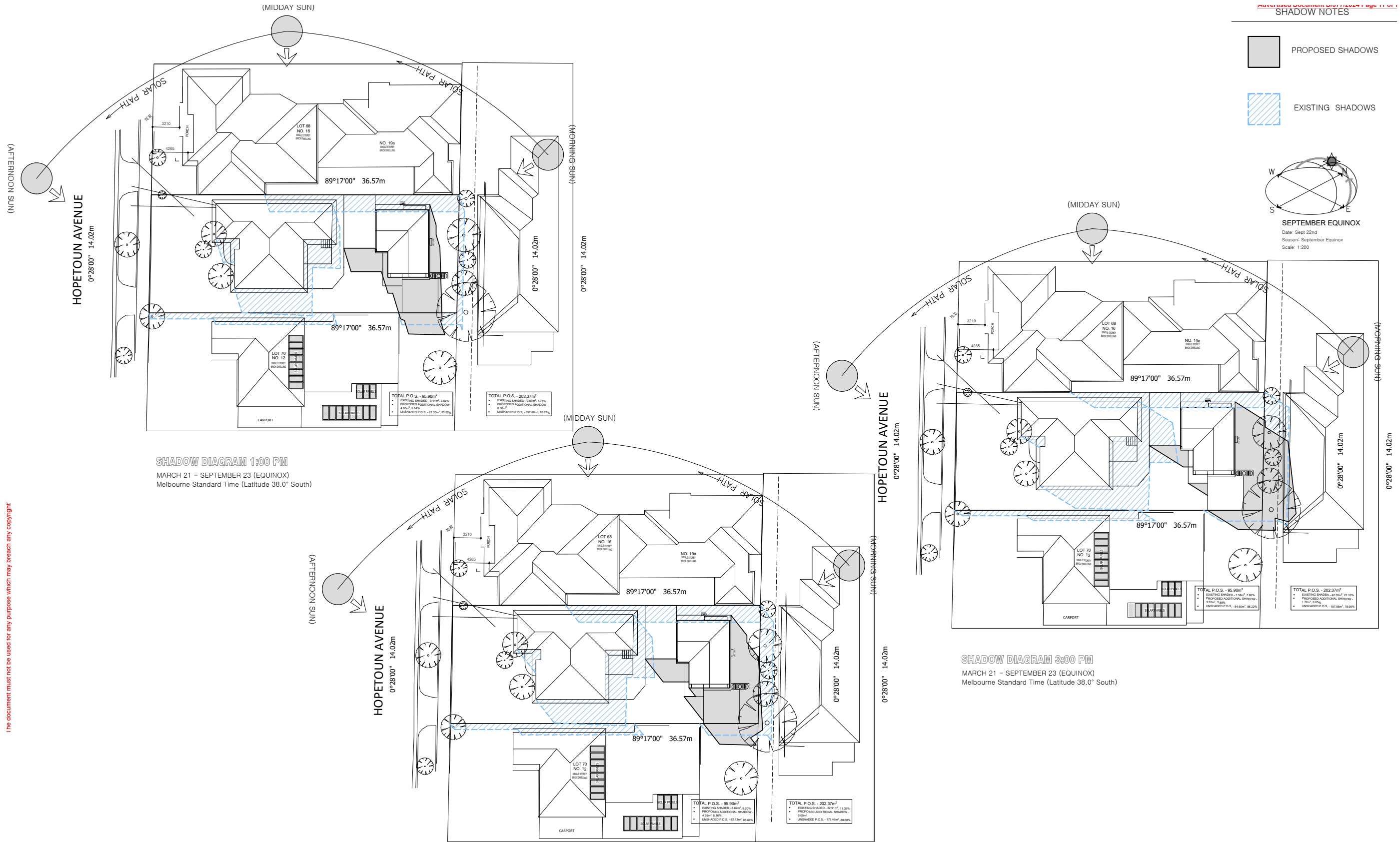
DRAWN: JD-JW
DATE: 16/09/2024
SCALE: 1:200 (A1)
JOB NO: 6962024
STATUS: TOWN PLANNING
PG NO: 10

REV	DATE	AMENDMENT
A	02/09	RF1



E | INFO@PLANFORM.COM.AU
PH | 0431 020 698
MAIL | PO BOX 576, SOUTH MORANG, VIC, 3752.
WEB | WWW.PLANFORM.COM.AU
THE GREENHOUSE - LEVEL 1, SUITE 22, 797
PLENTY ROAD, SOUTH MORANG VIC 3752





The document must not be used for any purpose which may breach any copyright.



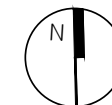
DRAWING TITLE
PROPOSED SHADOW DIAGRAM

© THIS PLAN, DESIGN OR IDEAS MAY NOT BE COPIED, LOANED OR BORROWED WITHOUT PRIOR CONSENT FROM PLANFORM. THIS DOCUMENT IS CONFIDENTIAL.

PROJECT:
PROPOSED DEVELOPMENT
AT:
NO.14 HOPETOUN AVENUE,
RESERVOIR, VIC, 3073
FOR:
SANDRO & ALEX DIMATTEO

DRAWN: JD-JW
DATE: 16/09/2024
SCALE: 1:200 (A1)
JOB NO: 6962024
STATUS: TOWN PLANNING
PG NO: 11

REV	DATE	AMENDMENT
A	02/09	RF1



E | INFO@PLANFORM.COM.AU
PH | 0431 020 698
MAIL | PO BOX 576, SOUTH MORANG, VIC, 3752.
WEB | WWW.PLANFORM.COM.AU

THE GREENHOUSE - LEVEL 1, SUITE 22, 797
PLENTY ROAD SOUTH MORANG VIC 3752



CLAUSE 55 COMPLIANCE SUMMARY

Clause	Std		Compliance	
			Std	Obj
55.02-1	B1	Neighbourhood character		
		Please see assessment in the body of this report.	Y	Y
55.02-2	B2	Residential policy		
		The proposal complies with the relevant residential policies outlined in the Darebin Planning Scheme.	Y	Y
55.02-3	B3	Dwelling diversity		
		N/A as development contains less than 10 dwellings	N/A	N/A
55.02-4	B4	Infrastructure		
		Adequate infrastructure exists to support new development	Y	Y
55.02-5	B5	Integration with the street		
		The existing dwelling is to be retained and is appropriately integrated with the Street.	Y	Y
55.03-1	B6	Street setback		
		N/A. The existing dwelling is to be retained maintaining the existing street setback.	N/A	N/A
55.03-2	B7	Building height		
		7.6 metres	Y	Y
55.03-3	B8	Site coverage		
		39.95%	Y	Y
55.03-4	B9	Permeability		
		36.42%	Y	Y
55.03-5	B10	Energy efficiency		
		The proposed dwelling is considered to be generally energy efficient and will not unreasonably impact adjoining properties.	Y	Y
55.03-6	B11	Open space		
		N/A as the site does not abut public open space.	N/A	N/A
55.03-7	B12	Safety		
		The proposed development is secure and the creation of unsafe spaces has been avoided.	Y	Y
55.03-8	B13	Landscaping		
		Adequate areas are provided for appropriate landscaping and a landscape plan has been required as a condition of approval.	Y	Y

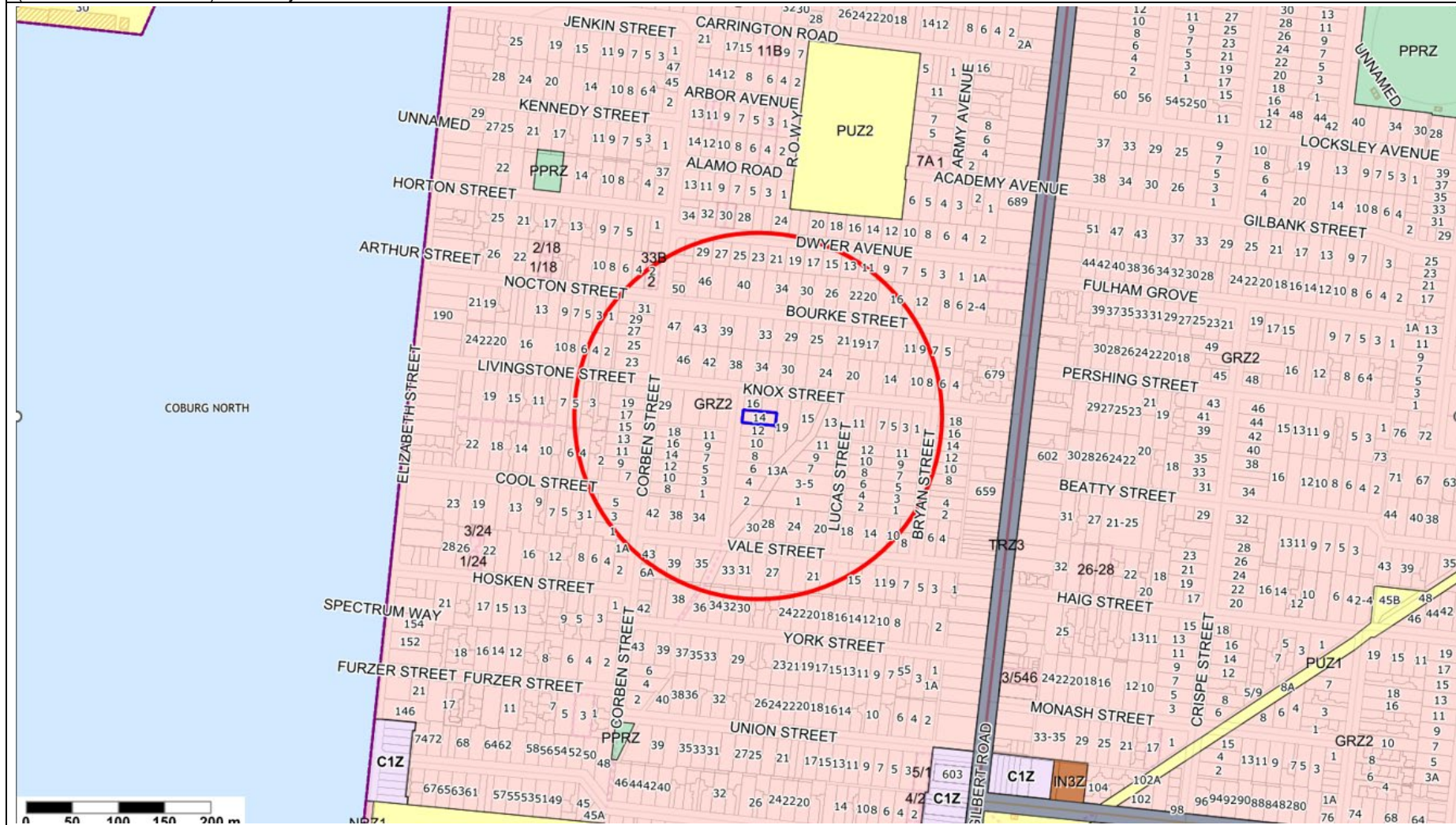
Clause	Std		Compliance	
55.03-9	B14	Access		
		Access is sufficient and respects the character of the area.	Y	Y
55.03-10	B15	Parking location		
		Parking facilities are proximate to the dwellings they serve, the access is observable. The habitable room windows of the existing dwelling are not set back from the accessway as per the suggestion of the standard. As the proposal retains the existing dwelling and accessway, it is considered acceptable subject to a condition requiring the provision of double glazing to these windows is imposed, to reduced internal noise impacts.	N	Y
55.04-1	B17	Side and rear setbacks		
		The side and rear setbacks comply with the standard.	Y	Y
55.04-2	B18	Walls on boundaries		
		North boundary: Length: 3.7 metres Height: 2.97 metres (average) South boundary: Length: 4.25 metres Height: 3.07 metres (average) Walls on boundaries comply with the requirements of this standard.	Y	Y
55.04-3	B19	Daylight to existing windows		
		Sufficient setbacks exist to allow adequate daylight.	Y	Y
55.04-4	B20	North-facing windows		
		There are north facing windows within 3 metres of the common boundary. The proposed dwelling is not located directly north of these windows and therefore the proposal is compliant with the standard.	Y	Y
55.04-5	B21	Overshadowing open space		
		Shadows cast by the development are within the parameters set out by the standard.	Y	Y
55.04-6	B22	Overlooking		
		Please see assessment in the body of this report.	Y	Y
55.04-7	B23	Internal views		
		There is no direct internal views.	Y	Y

Clause	Std		Compliance	
55.04-8	B24	Noise impacts		
		Noise impacts are consistent with those in a residential zone.	Y	Y
55.05-1	B25	Accessibility		
		The ground levels of the proposal can be made accessible for people with limited mobility.	Y	Y
55.05-2	B26	Dwelling entry		
		Entries to the dwellings are identifiable and provide an adequate area for transition.	Y	Y
55.05-3	B27	Daylight to new windows		
		Adequate setbacks are proposed to allow appropriate daylight access.	Y	Y
55.05-4	B28	Private open space		
		Private and secluded private open space to each dwelling is compliant.	Y	Y
55.05-5	B29	Solar access to open space		
		Sufficient depth is provided for adequate solar access.	Y	Y
55.05-6	B30	Storage		
		Sufficient storage areas are provided.	Y	Y
55.06-1	B31	Design detail		
		Design detail of the dwelling is appropriate in the neighbourhood setting.	Y	Y
55.06-2	B32	Front fences		
		The existing front fence is to be retained and is appropriate.	Y	Y
55.06-3	B33	Common property		
		Common property areas are appropriate and manageable.	Y	Y
55.06-4	B34	Site services		
		Sufficient areas for site services are provided.	Y	Y

Address: 14 Hopetoun Avenue Reservoir

Application Number: D/377/2024

Map: Nine (9) total objections from six (6) separate properties: Nine (9) objections received within 200 metres radius of the subject site (shown selected in blue). Zero objections received outside of the 200 metres radius



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

6. OTHER BUSINESS

6.1 APPLICATIONS DETERMINED BY VCAT - REPORT FOR PLANNING COMMITTEE

EXECUTIVE SUMMARY


The General Planning Information attached at Appendix A contains:

- A summary of decisions by VCAT to date in financial year 2024-2025, at Table 1; and
- A summary of decisions issued since last reported to Council (financial year 2024-2025) at Table 2.

Officer Recommendation

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

Attachments

- Appendix A - Applications Determined by VCAT - Report for Planning Committee - February 2025 (**Appendix A**) [↓](#) 

DISCLOSURE OF INTEREST

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

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

PLANNING COMMITTEE MEETING

10 February 2025

TABLE 1: SUMMARY OF DECISIONS UPHELD BY FINANCIAL YEAR TO DATE – JANUARY 2025

	Number of VCAT Decisions	Percentage of decisions upheld (as reported to LGPRF*)
Council decisions	3	67% - 2/3
Delegate decisions	6	67% - 4/6
All decisions	9	67% - 6/9

Comment on performance and trends.

For the previous 23-24 financial year, the Victorian Civil and Administrative Tribunal (the Tribunal) issued 33 decisions, with 70% of those decisions upheld. Notably, 54% (18 out of 33) of the Tribunal's decisions issued in the 23–24 financial year were resolved through mediation, demonstrating success in resolving numerous residential disputes involving Council, applicants and neighbours. The high number of mediated outcomes aligns with changes implemented by the Tribunal in 2022, including an expanded use of compulsory conferences (mediation) to resolve planning disputes.

Reporting for the current 24-25 financial year, indicates a similar trend in outcomes. Council has received nine (9) decisions from the Tribunal with 67% of these decisions upheld. A higher number of Tribunal decisions are expected in the second half of the current financial year.

In terms of appeal types, section 77 (Refusal) and Section 82 (Objector) appeals make up the vast majority of applications to the Tribunal. The majority of these appeals relate to medium density housing developments of two or more dwellings within the General Residential Zone.

Issues commonly raised by residents in Section 82 (Objector) appeals are neighbourhood character, off site amenity impacts, provision of car parking, traffic and on street car parking issues.

Issues commonly raised by Council in Section 77 (Refusal) appeals relate to context, built form, neighbourhood character and the on-site amenity provided to the future occupants of medium density housing and apartment developments.

Examining longer-term trends reveals a significant decrease in the number of decisions determined by the Tribunal compared to pre-COVID levels. For instance, during the 2018–19 financial year, the Tribunal issued 88 decisions. This figure has steadily declined, with current trends showing between 30 to 40 appeal decisions issued each financial year.

Council’s performance at the Tribunal is comparable with that of similar municipalities across metropolitan Melbourne.

Contents of Table 1

Table 1 includes VCAT decisions as collated by the LGPRF. Column 3 of Table 1 provides the results as reported to LGPRF.

PLANNING COMMITTEE MEETING

10 February 2025

Notes on Table 1

Council decisions are decisions made by the Planning Committee.

Delegate decisions are decisions made under Council's delegation instrument by Planning Officers in the Statutory Planning Unit.

Council and delegate decisions are both decisions of the Responsible Authority.

Column 3 summarises VCAT decision types and outcomes reported to the Local Government Performance Reporting Framework (LGPRF), including all mediated outcomes.

**Some less common VCAT application types are not reported to LGPRF (e.g. applications to cancel a permit, obtain a declaration and enforcement proceedings). This financial year to date, there has been one VCAT decision that is not reportable to LGPRF. This was a delegate decision that was withdrawn by the permit applicant.*

PLANNING COMMITTEE MEETING

10 February 2025

TABLE 2: SUMMARY OF VCAT DECISIONS ISSUED SINCE LAST REPORT TO COUNCIL (COMMENCING FINANCIAL YEAR 2024-2025)

Council & VCAT references	Address & ward	Proposal	Council position	Council or Delegate decision?	VCAT application type*	Hearing type**	VCAT decision	Was Darebin’s final position upheld?
D/653/2023 P943/2024	197 Victoria Road Northcote South Central	Construction of two (2) dwellings	Support (NOD)	Delegate	S82	CC	Varied	Yes
<p>Discussion In appeal P943/2024, Council’s decision was upheld and varied with the inclusion of additional permit conditions. A mediated outcome was agreed to by the parties, with conditions added to the permit related to overlooking and overshadowing. The conditions, as agreed to by the parties, increase building setbacks, reduced floor to ceiling heights and modify window treatments. While the final outcome was different to that initially determined by Council, the resulting changes to the plans as agreed to by the parties, continues to align with policy in terms of internal and external amenity requirements for medium density housing proposals.</p>								

Notes on Table 2

*VCAT appeal types explained:

S77 – Section 77 Application for review of Council’s refusal to grant a planning permit, by the applicant.

S78 – Section 78 Application for review of notice or information requirements requested by Council, by the applicant.

S79 – Section 79 Application for review of Council’s failure to determine the application within the 60-day statutory timeframe, by the applicant.

S80 – Section 80 Application for review of Council’s conditions on a planning permit, by the applicant.

S81 – Section 81 Application for review of Council’s decision to not extend a planning permit, by the applicant.

S82 – Section 82 Application for review of Council’s decision to support a proposal, by objectors.

PLANNING COMMITTEE MEETING

10 February 2025

S87A – Section 87A Application to amend a permit issued at direction of Tribunal.

****VCAT hearing types explained:**

Practice Day Hearing (PDH) – Administration hearing - VCAT gives direction on how the case will proceed, sets dates, discusses preliminary legal issues, etc

Compulsory Conference (CC) – Prior to the full hearing, parties confidentially discuss ways to resolve the case with the help of a VCAT member, may result in a mediated outcome being reached.

Hearing – VCAT hearing where parties present their case, and the decision is made after consideration by VCAT.

None (decision made on the papers) – decision reached without the need for a hearing, usually where parties reached a mediated outcome outside of the Tribunal or where an appeal is withdrawn or struck out for administrative reasons.

Major Case (MC) – Major cases are heard sooner and can reach a resolution quicker than other planning cases. Most cases are eligible to be heard as a major case, but one of the parties must pay higher fees. Applications for review under Sections 77, 79, 80 and 82 are all eligible.

Short Case (SC) – These are cases which are not complex and can be handled in a short amount of time, typically involving limited issue/s and less parties. These cases are heard sooner and decisions are typically made orally at the hearing.

7. CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL


8. CLOSE OF MEETING

**CITY OF
DAREBIN**

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

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

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

 **Speak your language**
T 8470 8470

العربية	Italiano	Soomalil
繁體中文	Македонски	Español
Ελληνικά	नेपाली	اردو
हिंदी	ਪੰਜਾਬੀ	Tiếng Việt