

**1.2 NOS. 6 & 8 BELMONT AVENUE, CLAYTON - CONSTRUCTION OF A FOUR STOREY APARTMENT BUILDING WITH BASEMENT CAR PARKING**  
(TPA/54253)

Responsible Officer: Peter Panagakos, Director City Development

**EXECUTIVE SUMMARY:**

This application proposes the construction of a four (4) storey building containing 28 apartments with a basement car park providing for 32 parking spaces.

The application was subject to public notification. Three (3) objections to the proposal have been received.

Key issues to be considered relate to building height and scale, design detail, landscaping, internal amenity, external amenity impacts and car parking.

This report assesses the proposal against the provisions of the Monash Planning Scheme including the relevant state, regional and local planning policy framework, the adopted Clayton Activity Centre Precinct Plan, Clause 55 and issues raised by objectors.

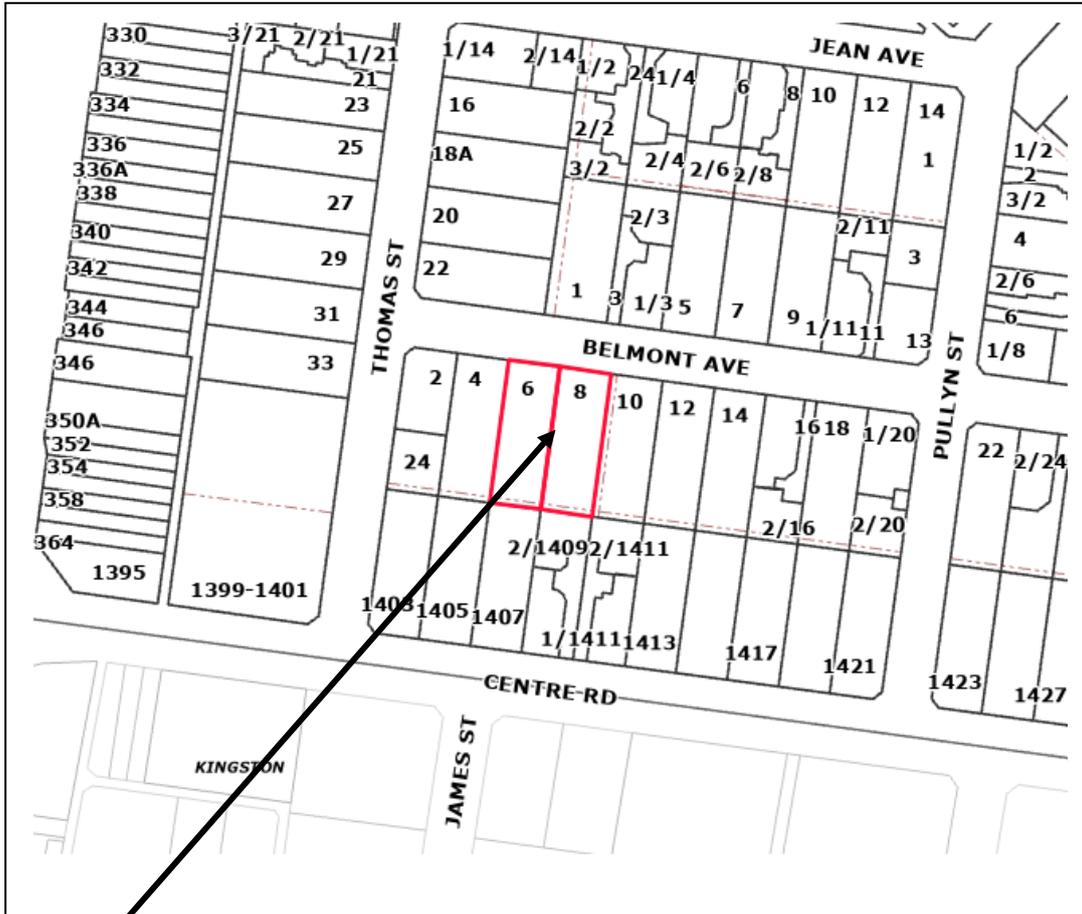
**The reason for presenting this report to Council is the proposed development cost of \$8 Million.**

**The proposed development is considered appropriate having regard to the relevant provisions of the Monash Planning Scheme. It is recommended that Council resolves to issue a Notice of Decision to Grant a Planning Permit, subject to conditions.**

<b>RESPONSIBLE DIRECTOR:</b>	<b>Peter Panagakos</b>
<b>RESPONSIBLE MANAGER:</b>	<b>Catherine Sherwin</b>
<b>RESPONSIBLE PLANNER:</b>	<b>Jeanny Lui</b>
<b>WARD:</b>	<b>Oakleigh</b>
<b>PROPERTY ADDRESS:</b>	<b>6 &amp; 8 Belmont Avenue, Clayton</b>
<b>EXISTING LAND USE:</b>	<b>Dwellings</b>
<b>PRE-APPLICATION MEETING:</b>	<b>No</b>
<b>NUMBER OF OBJECTIONS:</b>	<b>Three (3)</b>
<b>ZONING:</b>	<b>Residential Growth Zone Schedule 3</b>
<b>OVERLAY:</b>	<b>None</b>

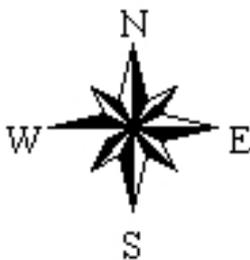
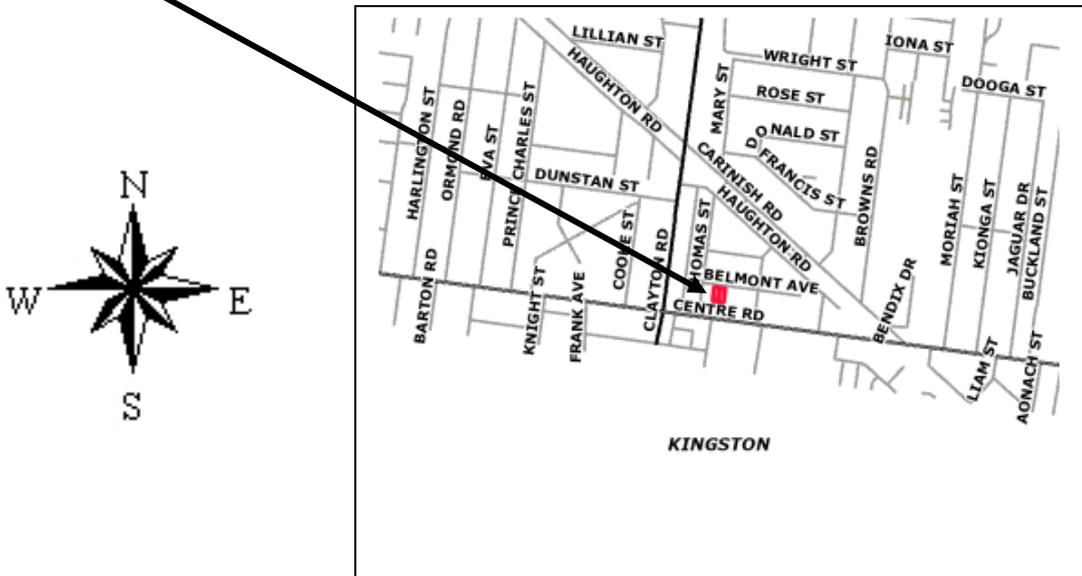
<p><b>RELEVANT CLAUSES:</b></p> <p><b><u>Planning Policy Framework</u></b></p> <p>Clause 11.01-1R- Settlement – Metropolitan Melbourne</p> <p>Clause 11.02-1S- Supply of Urban Land</p> <p>Clause 13.07-1S- Land Use Compatibility</p> <p>Clause 15.01-1S&amp;R- Urban Design</p> <p>Clause 15.01-2S- Building Design</p> <p>Clause 15.01-4S &amp; R- Healthy Neighbourhoods</p> <p>Clause 15.01-5S- Neighbourhood Character</p> <p>Clause 15.02-1S- Energy and Resource Efficiency</p> <p>Clause 16.01-1S &amp;R- Housing supply</p> <p>Clause 16.01-2S- Housing affordability</p> <p>Clause 17.01-1S&amp;R- Diversified Economy</p> <p>Clause 17.02-1S- Business</p> <p>Clause 18.01-1S- Land Use and Transport Planning</p> <p>Clause 18.02-1S &amp; R- Sustainable Personal Transport</p> <p>Clause 18.02-3R– Principal Public Transport Network</p> <p>Clause 18.02-4S- Car Parking</p> <p>Clause 19.03-3S- Integrated Water Management</p>	<p><b><u>Local Planning Policy Framework</u></b></p> <p>Clause 21- Municipal Strategic Statement)</p> <p>Clause 21.04- Residential Development</p> <p>Clause 21.06- Major Activity and Neighbourhood Centres</p> <p>Clause 21.08- Transport and Traffic</p> <p>Clause 21.13- Sustainability and Environment</p> <p>Clause 22.01- Residential Development and Character Policy</p> <p>Clause 22.04- Stormwater Management Policy</p> <p>Clause 22.13- Environmentally Sustainable Development Policy</p> <p><b><u>Particular Provisions</u></b></p> <p>Clause 52.06- Car Parking</p> <p>Clause 52.34- Bicycle Facilities</p> <p>Clause 53.18- Stormwater Management in Urban Development</p> <p>Clause 55- Two or more dwellings on a lot and residential buildings</p> <p>Clause 65 – Decision Guidelines</p>
<p><b>STATUTORY PROCESSING DATE:</b></p>	<p><b>22 May 2023</b></p>
<p><b>DEVELOPMENT COST:</b></p>	<p><b>\$8 Million</b></p>

### LOCALITY PLAN



**SUBJECT SITE**

### NEIGHBOURHOOD PLAN



**RECOMMENDATION:**

That Council resolves to issue a **Notice of Decision to Grant a Planning Permit (TPA/54253)** for the construction of a four-storey apartment building with basement car parking, at 6 and 8 Belmont Avenue, Clayton subject to the following conditions:

**Amended Plans Required**

1. Before the development starts, amended plans drawn to scale and correctly dimensioned must be submitted to the satisfaction of and approved by the Responsible Authority. When approved, the plans will be endorsed and then form part of the Permit. The plans must be generally in accordance with the plans submitted to Council prepared by Pitard Group (Revision 3 dated 10 March 2023) but modified to show:
  - a) All habitable room windows on the south elevation screened in accordance with the Overlooking objective of Clause 55.04-6. The screening measures must be clearly annotated on the elevations and floor plans.
  - b) Fencing on the eastern side of Apartment G01, to be located a minimum of 500mm behind the front wall of the building to enclose the secluded private open space area.
  - c) Location of the substation/ electricity supply discreetly screened from the street by landscaping.
  - d) Inclusion of a notation on the ground floor plan to read 'a tree protection fence must be erected around all trees that are to be retained, including street trees and trees on neighbouring properties. The tree protection fence must remain in place until all construction is completed on the land, except with the prior written consent of the Responsible Authority'.
  - e) Notation on the ground floor and landscape plan to read 'all trees to be retained (street trees and trees on neighbouring properties) shall be protected in accordance with the protection measures in the arborist report prepared by Glenn Waters (Version 2).
  - f) A Landscape Plan in accordance with Condition 3.
  - g) An amended Waste Management Plan in accordance with Condition 7.
  - h) An amended Sustainability Management Plan in accordance with Condition 9.

all to the satisfaction of the Responsible Authority.

**Layout not to be Altered**

2. *The development and use as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.*

**Landscaping Plan**

3. *Concurrent with the endorsement of any plans requested pursuant to Condition 1, a Landscape Plan prepared by a Landscape Architect or a suitably qualified or experienced landscape designer, drawn to scale and dimensioned must be submitted to and approved by the Responsible Authority. The Landscape Plan must be generally in accordance with the Landscape Concept Plan prepared by Species Landscape Architecture, date 21 March 2023 except that the plan must show:
  - a) *The electricity supply incorporated into the landscape setting;*
  - b) *Detail of the proposed paving;*
  - c) *The location of external lighting (if any); and*
  - d) *The provision of an in-ground, automatic watering system linked to rainwater tanks on the land servicing the main garden areas, all to the satisfaction of the Responsible Authority.**
4. *Before the occupation of the buildings allowed by this permit, landscaping works as shown on the endorsed plans must be completed to the satisfaction of the Responsible Authority and then maintained to the satisfaction of the Responsible Authority.*
5. *All landscaping works shown on the endorsed landscape plan(s) must be maintained and any dead, diseased or damaged plants replaced, all to the satisfaction of the Responsible Authority.*
6. *An in-ground, automatic watering system linked to rainwater tanks on the land must be installed and maintained to the common garden areas to the satisfaction of the Responsible Authority.*

**Waste Management Plan**

7. *Concurrent with the endorsement of plans required pursuant to Condition 1, a Waste Management Plan must be submitted to and approved by the Responsible Authority. The plan must be generally in accordance with the Waste Management Plan prepared by Urban Waste Environmental Consultants Revision 1 dated 16 February 2022 but modified to show:
  - a) *The purpose of the Waste Management Plan in accordance with the Monash Guidelines;*
  - b) *Description of the development to include street access and existing land use;**

- c) *Correct waste volume calculation to include food organics;*
- d) *Correct calculation of glass waste;*
- e) *Correct calculations of bins requirement, including for food organics and glass waste;*
- f) *Bin cleaning equipment, clean washing details and bin storage areas within the basement in the Waste Management Plan;*
- g) *Accessibility for the collection truck, supported with swept path within the basement in the Waste Management Plan;*
- h) *Hard waste, e-waste and clothing textile waste storage and collection point, including a coloured legend indicating each bin type in the basement storage area; and*
- i) *A communication strategy for occupiers.*

*The provisions, recommendations and requirements of the endorsed Waste Management Plan must be implemented and complied with to the satisfaction of the Responsible Authority.*

#### **Construction Management Plan**

8. *Prior to the commencement of any site works (including any demolition and excavation), a Construction Management Plan (CMP) must be submitted to and approved by the Responsible Authority. No works are permitted to occur until the CMP has been endorsed by the Responsible Authority. Once endorsed, the CMP will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The CMP must address the following issues:*
- a) *Appropriate measures to control noise, dust and water and sediment laden runoff;*
  - b) *Appropriate measures for the prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;*
  - c) *Appropriate measures relating to removal of hazardous or dangerous material from the site, where applicable;*
  - d) *A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site so as to prevent material leaving the site and being deposited on Council's road network;*
  - e) *A program for the cleaning and maintaining surrounding road surfaces;*
  - f) *A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support the siting of site sheds within Council road reserves;*
  - g) *Measures to provide for public safety and site security;*

- h) A plan showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. Any basement car park on the land must be made available for use by sub-constructors/tradespersons upon completion of such areas, without delay;*
- i) A Traffic Management Plan showing truck routes to and from the site;*
- j) A swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction;*
- k) Appropriate measures to ensure that sub-contractors/tradespersons operating on the site are aware of and adhere to the requirements of the CMP;*
- l) The provision of contact details of key construction site staff; and*
- m) Include a requirement that except with the prior written consent of the Responsible Authority, a requirement that demolition, excavation or construction works must only be carried out during the following hours:*
  - Monday to Friday (inclusive) – 7.00am to 6.00pm;*
  - Saturday – 9.00am to 1.00pm;*
  - Saturday – 1.00pm to 5.00pm (Only activities associated with the erection of buildings that does not exceed the EPA guidelines)*

*No works are permitted on Sundays or Public Holidays except with the prior written consent of the Responsible Authority.*

*The provisions, recommendations and requirements of the endorsed Construction Management Plan must be implemented and complied with by all contractors to the satisfaction of the Responsible Authority.*

#### ***Sustainability Management Plan (SMP)***

- 9. Concurrent with the endorsement of plans requested pursuant to Condition 1, an amended Sustainable Management Plan must be submitted to and approved by the Responsible Authority. The plan must be generally in accordance with the Sustainability Management Plan prepared by EW Environment dated 20 December 2022 but modified to show the development layout in accordance with the amended plans prepared by Pitard Group (Revision 3 dated 10 March 2023).*

**Tree Protection**

10. *All street trees and trees on neighbouring properties trees specified in the arborist report prepared by Glenn Waters (Version 2) and dated 20 April 2022 are to be protected and maintained in accordance with the recommendations set out in the report, to the satisfaction of the Responsible Authority.*
11. *The owner and occupier of the site must ensure that, prior to the commencement of buildings and works, all contractors and tradespersons operating on the site are advised of the status of trees to be retained as detailed in the submitted arborist report and are advised of any obligations in relation to the protection of those trees.*
12. *All buildings and works within the Tree Protection Zone and Critical Root Zone of any street tree or neighbouring tree, as specified in the submitted arborist report must be supervised by a suitably qualified and experienced arborist, to the satisfaction of the Responsible Authority.*
13. *No building material, demolition material, excavation or earthworks shall be stored or stockpiled within the Tree Protection Zone (TPZ) of any tree to be retained during the demolition, excavation and construction period of the development hereby permitted without the prior written consent of the Responsible Authority.*
14. *No vehicle access or parking within the Tree Protection Zone of any tree to be retained.*

**Car Parking and Accessways**

15. *Before the use starts or any part of the building is occupied, areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:*
  - a) *Fully 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, maintained and not used for any other purpose.*
  - e) *Line-marked to indicate each car space and all access lanes.**all to the satisfaction of the Responsible Authority.*

*Parking areas and access lanes must be kept available for these purposes at all times.*

16. *Any modification to an existing vehicle crossover must be constructed to the satisfaction of the Responsible Authority.*

**Privacy screens**

17. *Prior to the occupancy of the development, all screening and other measures to prevent overlooking as shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. Once installed the screening and other measures must be maintained to the satisfaction of the Responsible Authority.*

**Services and Plant Equipment**

18. *All pipes (except down-pipes), fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from external view to the satisfaction of the Responsible Authority.*
19. *No equipment, services, architectural features or structures of any kind, including telecommunication facilities, other than those shown on the endorsed plans shall be permitted above the roof level of the building unless otherwise agreed to in writing by the Responsible Authority.*
20. *Any required fire services, electricity supply, gas and water meter boxes must be discreetly located and/or screened to compliment the development to the satisfaction of the Responsible Authority. Any required services must be clearly detailed on endorsed plans forming part of this permit.*

**Drainage & Stormwater**

21. *The site must be drained to the satisfaction of the Responsible Authority.*

**Satisfactory Continuation**

22. *Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.*

**Time for Starting and Completion**

23. *In accordance with section 68 of the Planning and Environment Act 1987, this permit will expire if one of the following circumstances applies:*
- (a) The development is not started before two (2) years from the date of issue.*
  - (b) The development is not completed before four (4) years from the date of issue.*
  - (c) The use is not started before 4 years from the date of issue.*

*In accordance with Section 69 of the Planning and Environment Act 1987, the responsible authority may extend the periods referred to if a request is made in writing before the permit expires, or:*

- (i) within six (6) months afterwards if the development has not commenced; or*
- (ii) within twelve (12) months afterwards if the development has not been completed.*

*Council and the Victorian Civil and Administrative Tribunal are unable to approve requests outside of the relevant time frame.*

#### **NOTES**

- A. This is **not** a Building Permit. Building Permit approval must be obtained prior to the commencement of the above approved works.*
- B. Engineering permits must be obtained for new or altered vehicle crossings works within the Road Reserve and for stormwater connections and these works are to be inspected by Council.*
- C. A plan detailing the stormwater drainage and civil works must be submitted to and approved by the Engineering Department prior to the commencement of any works. The plans are to show sufficient information to determine that the drainage and civil works will meet all drainage requirements of this permit. Refer to Engineering Plan Checking on [www.monash.vic.gov.au](http://www.monash.vic.gov.au)*
- D. Stormwater is to be detained on site to the predevelopment level of peak stormwater discharge. The design of any internal detention system is to be approved by Council's Engineering Department prior to any stormwater drainage works commencing.*
- E. The design parameters for the internal detention system are to be obtained from Council's Engineering Department ([mail@monash.vic.gov.au](mailto:mail@monash.vic.gov.au)). In some circumstances a drainage contribution may be accepted in lieu of a detention system. This drainage contribution is based on the proposed hard surfaced areas and is calculated at the time of the drainage plan approval.*
- F. Stormwater collected on the site from all hard surface areas must not be allowed to flow uncontrolled onto adjoining properties or the road reserve.*
- G. No polluted and/or sediment laden runoff is to be discharged directly or indirectly into Council's drains or watercourses during and after development, to the satisfaction of the Responsible Authority.*

- H. *An onsite detention system for storm events up to the 1% AEP event to be retained on site for the basement carpark. The detention system for the basement is to be separated from the detention system for the property, which is to be at ground level and discharge by gravity.*
- I. *No work must be commenced in, on, under or over the road reserve without having first obtaining all necessary approval under the Road Management Act 2004, the Road Safety Act 1986, and any other relevant acts or regulations created under those Acts.*
- J. *All disused or redundant vehicle crossovers must be removed; and the area reinstated with footpath, nature strip, kerb and channel to the satisfaction of the Responsible Authority.*
- K. *Any works within the road reserve must ensure the footpath and nature strip are to be reinstated to Council standards.*
- L. *The full cost of reinstatement of any Council assets damaged as a result of demolition, building or construction works, must be met by the permit applicant or any other person responsible for such damage, to the satisfaction of the Responsible Authority.*
- M. *All new crossings are to be no closer than 1.0 metre measured at the kerb to the edge of any power pole, drainage or service pit or other services. Approval from the affected service authorities is required as part of the vehicle crossing application process.*
- N. *Tree planting should be kept clear of any drainage easement.*
- O. *Any request for a variation of this Permit shall be lodged with the relevant fee as determined under the Planning & Environment (Fees) Regulations 2016.*
- P. *Any request for time extension of this Permit shall be lodged with the relevant administration fee at the time the request is made.*
- Q. *Any residents of the approved development will not be entitled to car parking permits for on street carparking.*

**BACKGROUND:**

There were no previous planning applications for the property.

**The Site and Surrounds**

The site is comprised of two lots located on the south side of Belmont Avenue in Clayton, approximately 140 metres east of the Clayton Road and 45 metres north of Centre Road. The land has a combined frontage of 36.58 metres and a depth of 41.43 metres, with a total site area of 1,394 square metres. A 1.83metre-wide easement is located along the southern (rear) boundary. The site is relatively flat with a fall of approximately 500mm from the front to the rear of the site.

The site currently contains two single storey dwellings and associated outbuildings. Each lot has one vehicle crossover to Belmont Avenue.

The site is located less than 150 metres to the Clayton Road commercial strip, and approximately 400 metre south of the Clayton Railway Station. It is within the residential periphery of the Clayton Major Activity Centre. The site is also located within the Monash National Employment and Innovation Cluster (MNEIC).

More specifically, details of adjoining properties are as follows:

North (Belmont Avenue): 22 Thomas Street, 1 & 3 Belmont Street are opposite the subject site. 22 Thomas Street and 1 Belmont Avenue each contain a single storey dwelling. 3 Belmont Street contains two dwellings including a double storey dwelling in the front and a single storey dwelling at the rear. Vehicle access to these properties is via Belmont Avenue.

West: 4 Belmont Avenue contains a single storey dwelling. Vehicle access is located along the eastern boundary.

South: 1407 & 1409 Centre Road. 1407 Centre Road contains a single storey dwelling, and 1409 Centre Road contains two double storey dwellings. Vehicle access is via Centre Road.

East: 10 Belmont Avenue contains a single storey dwelling. Vehicle access is located along the eastern boundary.

An aerial photograph of the subject site and surrounding land can be found attached to this report (Attachment 2).

**PROPOSAL:**

The proposal is to construct a four-storey building containing 28 apartments. A total of 32 car spaces are proposed within the basement car park. Vehicle access to the basement car park will be via the modified vehicle crossover on Belmont Avenue.

Details of the proposal are summarised as follows:

- Four storey building having a maximum building height of 12.85 metres.
- The proposed minimum building setbacks are as follows:

	Front (North) Belmont Avenue	Rear (South)	Side (East)	Side (West)
<b>Basement</b>	3.3m	2.75m	2.3m	1m
<b>Ground Level</b>	4m	3.5m	3m	3m
<b>Level 02</b>	4m	3.25m	3.m	3m
<b>Level 03</b>	4m	5.9m	4.5m	4.5m
<b>Level 04</b>	6m	9m	7.5m	7.5m

The proposed apartments comprise of the following:

	Number of units
<b>Ground level</b>	7 (5x 2 bedroom and 2x 3 bedroom)
<b>Level 02</b>	9 (1x 1bedroom, 8x 2 bedroom)
<b>Level 03</b>	8 (8x 2 bedroom)
<b>Level 04</b>	4 (2x 2 bedroom 2x 3 bedroom)
<b>Total</b>	<b>28</b>

- Each ground level apartment is provided with a secluded open space/ terrace at ground level. The secluded open space areas range in size between 35 square metres to 90 square metres (the front and rear apartments), accessed from the main living area of the apartments.
- A 0.9metre high front fence is proposed along the front property boundary along Belmont Avenue. The fence will be constructed of brick and metal materials.
- Each upper-level apartment is provided with a rectangular shaped balcony. Balcones on levels 2 and 3 are generally 10-11 and 14-16 square metres, and balconies on level 4 are 36 & 57 square metres. All balconies are accessed from the main living area of the apartments.
- Pedestrian access to the building is via Belmont Avenue. A total communal area of 110 square metres, including 38 square metres outdoor and 72 square metres indoor, is located west of the pedestrian walkway from Belmont Avenue fronting the street.
- One level of basement car park accommodating 32 car parking spaces is accessed via a ramp entry along the western boundary from Belmont Avenue. Bicycle storage facilities for 11 bikes along with storage cages and overhead storages are also located at basement level.

- A contemporary building facade is proposed, characterised by a mixture of concrete render, ribbed cladding broad and face brick. The building adopts a brickwork framing element with mix of black metal and glass balustrades.
- Maximum building height of the apartment building is 12.85 metres. Proposed site coverage is 67.7%, and permeability is 20% of the total site area.
- There are no significant trees and all vegetation on site will be removed. The street trees will be retained.

Attachment 1 details plans forming part of the application.

**PERMIT TRIGGERS:**

Zoning

The subject site is located within the Residential Growth Zone, Schedule 3 (RGZ3) under the provisions of the Monash Planning Scheme.

Pursuant to the Residential Growth Zone (Clause 32.07-2), a permit is not required to use the land for a dwelling, however a permit is required to construct two or more dwellings on a lot.

Pursuant to Clause 32.07-9, the maximum height of a residential building should not exceed 14.5 metres (given the land has a slope across the site of greater than 2.5 degrees). The proposed maximum building height of 12.85 metres and does not exceed this requirement.

A development must be assessed against the provisions of Clause 55 (ResCode).

Overlay

The land is not affected by any overlays under the provisions of the Monash Planning Scheme.

Particular & General Provisions

**Clause 52.06-3 (Car Parking) & Clause 52.34 (Bicycle Facilities)**

The proposal is located within the Principal Public Transport Network (PPTN). As the required car parking and bicycle spaces are provided, no permit is triggered under this provision.

**Closed Landfill Buffer**

The site is not within the identified buffer of a post closure landfill.

Attachment 3 details the zoning and overlays applicable to the subject site and surrounding land.

**CONSULTATION:**

Further information was requested of the Permit Applicant on 29 September 2022. In this letter, officers also raised the following preliminary concerns:

- The proposal has not been designed to allow for the “buildings-in-landscape” and “garden city character” design outcomes as there are minimal landscaping opportunities within the perimeter of the site.
- The 1.5 & 1.7 metres high front fence exceeds the front fence requirement in RGZ3.
- The extent of hard surface and decking within the front, side and rear setbacks do not allow adequate room for canopy tree planting and landscaping.
- The proposed setbacks do not comply with Standard B17 of Clause 55.04-1.
- The internal amenity of Apartment G05 will be poor given the habitable room windows and secluded private open space are facing south, and the upper floor balcony cantilevers part of the SPOS of G05.
- Solar protection should be provided to the north and west facing habitable room windows.
- The proposal will overshadow the SPOS of Unit 2/1409 Centre Road.
- A number of apartments do not provide sufficient POS or SPOS to satisfy Standard B28 and B43 of Clause 55.05-4 & Clause 55.07-9.

Officers advised the Applicant in writing that should these concerns not be addressed, that this application was unlikely to be supported and that the application would be refused.

The Permit Applicant responded to this letter on 20 December 2022 by providing the requested information. In relation to the preliminary concerns, the Applicant advised that they had amended the plans to address some of the concerns raised, but that they do not agree with all of the preliminary concerns including the lack of sufficient landscaping opportunities, height of front fencing and insufficient private open space for the apartments.

**Amended Plans After Public Notice**

Following public notification, Council officers reiterated the advice to the Permit Applicant that the application would be recommended for refusal. The Permit Applicant advised their intention to address the concerns and after numerous discussions, a formal amendment under Section 57A of the *Planning and Environment Act* was submitted to Council on 23 March 2023. The amended plan shows increased setbacks of the basement to property boundaries, reduced front fencing height and increased sizes of the ground level secluded open space areas to address the preliminary concerns raised by Council officers.

Details of the key changes included in the amended proposal include:

- With the exception of where the boundary is adjacent to the driveway ramp, the basement setback to the western boundary is increased from 2 metres

with additional cut out area of 4.7 metres towards the south-western corner of the land; internal rearrangement of the basement car park.

- Front fencing height reduced to 0.9 metres.
- Deletion of one ground level apartment. Total number of apartments reduced from 29 to 28. Setbacks of Apartments G04 & G05 increased to minimum 3.5 metres from the rear boundary.
- Provision of cut out areas on the ground level adjacent the south-eastern and south-western corner to accommodate canopy trees.
- Provision of a minimum of 35 square metres of secluded private open space to each ground level apartment.
- Reduction of decking areas within the front setback and secluded private open space areas.
- Level 1 setback of balconies to the rear boundary increased by 0.55 metres.
- Balconies on the southern side of Apartments 204 and 205 on level 2 deleted, with exception of the small balconies remained for the master bedroom.
- The size of balcony on the eastern and western elevation of Apartments 303 and 304 on level 3 reduced.
- Internal rearrangement of apartment layouts because of the above amendments.

This report is prepared based on the amended plans dated 10 March 2023 (Revision 3) submitted to Council on 23 March 2023.

The Applicant has been advised that this application was coming to the April Council meeting, and a letter was sent to the Applicant with the details of the Council meeting. The Applicant has also verbally advised that this application is recommended for approval subject to conditions, and an outline of the conditions and the ramifications of the conditions on the proposal has been explained.

### **Public Notice**

The initial application plan (revision 2) was advertised in accordance with section 52 of the *Planning and Environment Act 1987* by sending notices to the surrounding property owners/occupiers, and displaying one large sign on the frontage of the site.

Three (3) objections were received. Issues of objection included the following concerns:

- Increased density
- Traffic related issues including increase traffic congestion, traffic noise and potential safety hazard.
- Neighbourhood character and streetscape
- External Amenity impacts including noise, loss of privacy (overlooking) and overshadowing
- Devaluation of the nearby properties.

Attachment 4 details the location of objector properties.

#### S.57a Amended Plans

Re-advertising of the amended proposal was not deemed necessary in this instance.

The amended proposal did not result in any reduced building setback, increased building height or intensification of the overall scale of the development. The changes provide for increased building setbacks, additional ground level open space and landscaping provision.

The amendments overall are an improvement from the advertised proposal and are not expected to cause any further impacts to the adjoining properties.

On this basis it is considered that the amended plans will not result in any increased or further detriment, and further public notice was not required.

### **Referrals**

#### **External Referral**

There are no external referral authorities.

#### **Internal Referral**

##### Drainage Engineer

No concerns subject to conditions including a detention system is required for the proposed development.

##### Traffic Engineering

Council's Traffic Engineer advise that the proposed car parking and bicycle parking provision and the basement car park meets the relevant requirements.

##### Waste Services

Council's Waste Management Team requested further detail on the plans and within the Waste Management Plan. This includes details of waste generation calculation and waste collection, storages within premises and communications strategy for occupiers. These requirements can be satisfied by permit conditions.

##### Horticultural Services

Council's Horticultural Services advise that the setback of the proposed crossover at 4.65 metres from the western street tree (in front of 6 Belmont Avenue) is considered adequate and that there will be no impacts to eastern street tree (in front of 8 Belmont Avenue).

**DISCUSSION:****Consistency with State, Regional and Local Planning Policies****Planning Policy Framework (PPF)**

*Plan Melbourne: Metropolitan Planning Strategy 2017-2050* is the Metropolitan Strategy that planning authorities must consider when assessing applications for planning permits. The key directions that are of relevance to the proposal are to:

*“Understand and plan for expected housing needs.”*

*“Reduce the cost of living by increasing housing supply near services and public transport.”*

*“Facilitate the supply of affordable housing.”*

The Strategy is a reference document to the Monash Planning Scheme and encourages these initiatives by seeking housing growth in and around activity centres. This plan identifies the Clayton Activity Centre as a Major Activity Centre (MAC). Within the City of Monash, the main place of state significance is the Monash National Employment and Innovation Cluster (MNEIC). National employment and innovation clusters are designated geographic areas with concentrations of economic activity that currently make major contributions to the national economy and Melbourne’s position as a global city and will be supported into the future.

The subject site is located within the MNEIC. It is located approximately 140 metres east of the Clayton Road and 45 metres north of Centre Road. The area is recognised as having an extensive range of goods and services, easy access to good quality public transport and transport routes and is recognised as a major social focus for the municipality and the middle south-eastern region. The subject site is an appropriate location for larger footprint residential development to provide increased diversity of housing and supports the continued growth and diversification of the activity centre.

The Planning Policy Framework seeks to provide for sufficient supply of housing (Clause 11.02-1S), in established areas which are located to services and public transport (Clause 16.01-1S).

Clause 11.03-1R (Activity Centres – Metropolitan Melbourne) reiterates the objectives of Plan Melbourne and seeks to support the development and growth of Metropolitan Activity Centres by ensuring they:

- *Are able to accommodate significant growth for a broad range of land uses.*
- *Are supported with appropriate infrastructure.*
- *Are hubs for public transport services.*
- *Offer good connectivity for a regional catchment.*
- *Provide high levels of amenity.*

Housing policy at Clause 16 seeks:

*“Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.*

*Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.”*

Increased residential density and dwelling diversity is sought by state, regional and local policies. The proposal to construct a four-storey residential building within the Clayton MAC with a variety of dwelling types is consistent with the planning policy framework in respect of increased density and housing diversity objectives, subject to appropriate design details.

#### **Local Planning Policy Framework (LPPF)**

In the Municipal Strategic Statement at Clause 21, the Garden City Character of the municipality is identified as a core value held by the community and Council as a significant and important consideration in all land use and development decisions.

Clause 21.04 (Residential Development Policy) provides Council's goal to support substantial residential growth within the neighbourhood and activity centres, the MNEIC and the boulevards to increase proximity to employment, public transport, shops, and services. The Policy identifies the site as being located within the Clayton MAC, located within the residential land in the MNEIC and within an accessible area. Buildings should be designed with high architectural quality, environmentally sustainable design and providing a diversity of housing needs whilst complementing and enhancing the garden city character of the area.

Clause 21.04 (Residential Development) & Clause 22.01 (Residential Development and Character Policy) identifies the five different character types within the Municipality. The site is identified within the *Housing Growth Area- Clayton Activity Centre and Monash National Employment Cluster*. The desired future character statement seek:

- The scale of new residential development will generally comprise larger footprint apartment development of a high-quality design and finish. Some infill townhouse and unit development will also occur.
- Where possible on larger sites, developments will be multi-level, and set in open gardens.
- Although setbacks from all boundaries will be less than in other parts of Monash, the developments will ensure the incorporation of well-maintained landscaping to address the garden city character, albeit in a more urban form.

Clause 21.06 (Major Activity and Neighbourhood Centres) identifies Clayton as a MAC in Monash. Apartments are included within the ‘primary focus’ of the centre, and strategic directions include allowing for medium rise residential development

within the centre. Strategic directions for the centre include (as relevant) encouraging medium rise residential development within the centre, encouraging redevelopment and concentration of activity as well as maintaining the existing historical / cultural resources of the centre and to ensure parking is provided to meet the needs of the centre.

The proposed development satisfies the objectives of the Local Planning Policy Framework, subject to an appropriate design response. A built form and character assessment is provided within the Assessment section of this report.

Clause 22.01 (Residential Development and Character Policy) applies to all residential land and seeks to ensure that new development is successfully integrated into existing residential environments, with minimal streetscape or amenity impact, and designed to achieve outcomes that enhance the Garden City Character of the area. The site is identified as the *Housing Growth Area- Clayton Activity Centre and Monash National Employment Cluster*. This is one of the key areas for employment growth and is anticipated to accommodate growth and more diverse housing needs, however development must be appropriate to context and still achieve objectives with respect of landscaping, built form graduation and demonstrate high quality built form outcomes.

Clause 22.05 (Tree Conservation Policy) is to maintain, enhance and extend the Garden City Character throughout Monash by ensuring that new development and redevelopment is consistent with and contributes to the Garden City Character as set out in the Municipal Strategic Statement. The proposal provides adequate space within the street setback and along site perimeters for planting of trees which will grow to a substantial size and spread to maintain the Garden City Character. The submitted landscape plan proposes a total of 21 canopy trees to be planted. This will be discussed further in the assessment section.

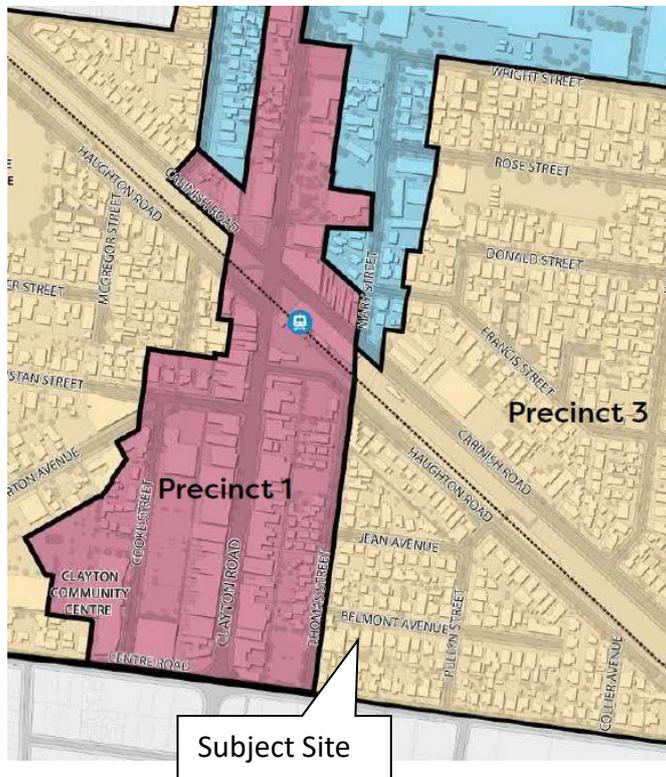
Clause 22.13 (Environmentally Sustainable Development Policy) provides a framework for early consideration of environmental sustainability at the building design stage. For a development of 10 or more dwellings, a Sustainability Management Plan is required to be prepared and submitted. A Sustainability Management Plan was prepared by EW Environment which included a BESS assessment. The report indicates that the proposal achieves best practice.

#### **Clayton Activity Centre Precinct Plan**

The Clayton Activity Centre Precinct Plan 2019 was adopted by Council on 28 January 2020 to provide a long-term framework to guide development in and around the Clayton Activity Centre. The Precinct Plan aims to locate taller buildings to locations within the commercial core of Clayton, on larger development sites and in prominent locations to contribute to creating a stronger entrance to Clayton. However, as the Plan has not been incorporated into the Planning Scheme, it has the status of a reference document.

The subject site is identified within an area of residential intensification or “Precinct 3: Surrounding Residential” which aims to provide a diverse range of housing types within the Activity Centre that caters for the needs of existing and future residents and meets expected population growth.

### ***Extract of Clayton Activity Centre***



It is envisaged that residential development will provide for low scale apartment buildings and townhouses with landscaped front gardens that sit comfortably next to detached dwellings and define a high quality and contemporary character for the precinct.

The Precinct Plan identifies development requirements and outcomes including a preferred building height in the range of 3-5 storeys. It is anticipated that development will have a 4 metre front setback from the street up to 9.9 metres, with an additional 3 metre setback for levels above. Development outcomes seek to avoid unarticulated façades that give a bulky appearance, especially from oblique views and avoiding repetitive stepped / ‘wedding cake’ profile. Rear setbacks are proposed to be 3 metres up to a height of 9.9 metres with an additional 1 metre setback for every metre of height over 9.9 metres up to 16.5 metres.

The proposed setbacks to the front and rear boundaries satisfy the above outlined, required setbacks.

### Clayton Activity Centre Precinct Plan Preferred Building Heights



The two lots of the subject site sit within two areas of the preferred building height in the Clayton Activity Centre Precinct Plan. The preferred building height at 6 Belmont Avenue is 6 storeys and 3-5 storeys at 8 Belmont Avenue. The Precinct Plan also specifies the following requirements for building heights:

- Lots greater than 14 metres in width and less than 20 metres in width- 3 storeys (9.9 metres)
- Lots greater than 20 metres in width and less than 30 metres in width- 4 storeys (13.2 metres)
- Lots 30 metres in width or greater- 5-6 storeys (16.5-19.8 metres)

The subject site has a total width of 31.6 metres, and the development proposes a height of four storeys (12.85 metres). This does not exceed the maximum building height envisaged in the Precinct Plan. The proposed four storey built form is appropriate in providing a transition of built form from the west (envisaged for 6 storeys) to the east (envisaged for 3-5 storeys).

The contemporary architecture of the building avoids a repetitive 'wedding cake' profile or lengthy blank facades. The brick framing element with mixture of materials generally presents as a three-storey building with a recessed fourth level and mitigates the perception of visual bulk and mass. The general basement setback of 2 to 3.3 metres to property boundaries is sufficient to provide screen planting and future canopy tree planting to satisfy the Garden City Objective.

**Residential Growth Zone- Schedule 3**

The Residential Growth Zone Schedule 3 (RGZ3) seeks to facilitate housing growth in the form of apartment buildings of a high-quality design and finish. The site is in an area which is expected to undergo substantial change to provide for housing intensification. Design guidelines require developments to contain elements of the Garden City Character and includes breaks and recesses in building mass to avoid large block like structures dominating the streetscape, and respect sensitive residential interfaces.

Clause 32.07 (RGZ3) nominates variations to Clause 55 (ResCode) applicable to the site. The submitted proposal complies with the varied requirements. Detail of assessment of the proposal against the GRZ3 are as follows:

REQUIREMENT	RESPONSE
Minimum front street setback – 4 metres.	Compliance achieved.  The proposal provides for a front setback of 4 metres fronting Belmont Avenue for the first three levels, and 6 metres for the top level (level 4).
Minimum rear setback- 3 metres for the first 2 storeys plus 2 metres for the third storey	Compliance achieved.  The first 2 storeys (ground level and level 1) is setback a minimum of 3.25 metres, and level 2 and 3 are setback 5.9 and 9 metres from the rear boundary.
Landscaping - Retention or provision of at least one canopy tree with a minimum mature height equal to the height of the roof of the proposed building or 10 metres, whichever is greater.	Compliance possible  The landscape plan was submitted with the application which shows that the proposal is capable to plant a number of <i>Banksia integrifolia</i> 'Coastal Banksia' within the front setback, <i>Elaeocarpus reticulatis</i> 'Blueberry Ash' within the rear setback, and <i>Eucalyptus leucoxylon ssp. Connata</i> 'Dwarf Yellow Gum' along with eastern and western setbacks. The two <i>leucoxylon ssp. Connata</i> 'Dwarf Yellow Gum' will have mature size of 10 by 8 metres; and the <i>Banksia integrifolia</i> 'Coastal Banksia' will have mature size of 12 by 5 metres, meeting the requirement.
Front fence height – 0.9 metres	Compliance achieved.  Proposed 0.9 metres high front fence
Preferred maximum building height of 13.5 metres.	Compliance achieved.  The proposed building has a maximum height of 12.85 metres (4 storeys)

## **Assessment**

### **Site Context, Built Form and Scale**

Whilst the purpose of the RGZ3 is to facilitate housing growth through the development of apartment buildings, it requires new development to contribute to the Garden City Character and minimise amenity and visual bulk impacts to any sensitive residential interface. Overall, there will be a change in the built form character of these areas as the scale of development increases and alternate forms of development are constructed.

The subject site is located within the centre of the RGZ3, with the adjoining land also zoned RGZ3. The design response aims to minimise off-site amenity impacts to the adjoining properties through the provision of appropriate building setbacks, incorporating landscaping elements along the perimeter of the site and the use of a diverse materials and finishes palette to break up building massing. The building design is a contemporary design response to the context.

### **Streetscape presence and integration**

The proposal contains a visually interesting façade which maintains a human scale through appropriate facade articulation and graduation in building massing, maximises the opportunities for outlook to the public realm and provides excellent active and passive surveillance to the street. The variation of finishing materials and colours creates interest to the building façade, and face brick finishes responds to the building materials in the area.

The architecture provides framing elements to the building presenting as a more prominent three storey building with a recessed four storey. This provides for an appropriate architectural response to Belmont Avenue and consistent with design objectives of the zone. The three storey presentation (with a recessed fourth level) of the proposal has been substantially articulated to breakdown the overall massing impact of the proposal. The use of varied material and finishes, provision of recessed balconies and windows provides for substantial visual interest to mitigate the scale of the building. The building will sit slightly lower than the footpath level further assists in reducing the perception of visual bulk.

The provision of planter boxes on the top level adds a green element to this interface and assists in softening the presentation of the fourth level to the street.

The basement is setback sufficiently from property boundaries to allow for canopy tree planting and landscaping. The 2.45metre wide decking in front of the communal area is appropriate for the purpose of outdoor recreation, and there remains sufficient room for canopy tree planting forward of the decking to provide a landscape buffer to the streetscape. The basement setbacks will also provide room for root growth of canopy trees.

One vehicle crossover is proposed on Belmont Avenue and the second existing vehicular crossover will be removed and the nature strip reinstated. This will minimise visual disruption to the streetscape, increase the garden area along the street frontage and improve nature strip planting opportunities.

The pedestrian entrance is located on Belmont Avenue and clearly identifiable from the street, providing for a suitable sense of address to the development. Site services including the hydrant booster enclosure, gas and water meters and electrical pillar have been integrated within the front fencing to minimise their visual impact the streetscape. Design and location of the electricity supply/substation could be requested via recommending conditions, to ensure it will be incorporated in the landscape setting to the street frontage.

#### Presentation to the side and rear interfaces

Presentation of the building to the eastern and western interfaces is broken up by the face brickwork, framing elements providing for horizontal and vertical façade articulation. The design also incorporates a variety of facade materials and finishes palette to demonstrate a high degree of architectural detailing. Variation in building setbacks along the rear and side interfaces provides for appropriate height graduation. The top level is setback substantially further from the boundaries to reduce its visual appearance to the adjoining properties.

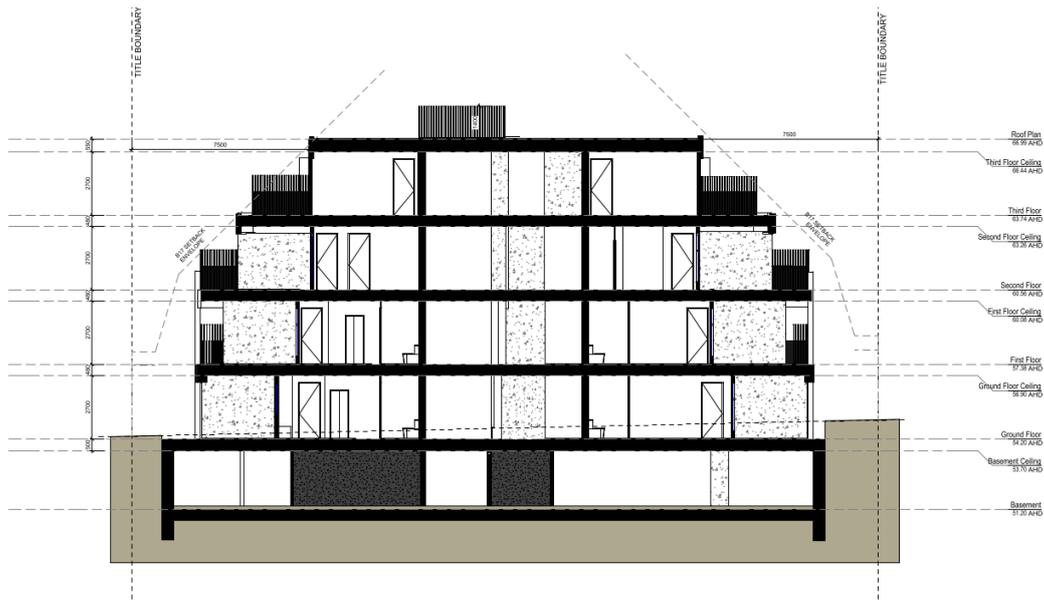
The recessed top level with a dark colour scheme reduces the visual bulk of the top level from all elevations. The proposed setbacks of 5.9 and 9 metres of Levels 3 and 4 to the southern (rear) boundary are sufficient to avoid unreasonable visual impacts to the adjoining properties, it also avoids additional overshadowing impacts to the south adjoining property.

As the subject site comprises a combined land area of almost 1,400 square metres, it is capable of accommodating a well-designed larger building. The proposed development adopted a contemporary design that appropriate integrates into the surrounding context and achieves increased density, site consolidation and housing diversity policy objectives.

#### Offsite amenity impacts

##### Side Setbacks

The proposed setbacks comply with the recommended setbacks in Standard B17 *Side and rear setbacks*, B19 *Daylight to existing windows objective* and B20 *North-facing windows objective* of Clause 55.04-1 and 55.04-4.



Section plan provided by Applicant (Revision 3)

### Overshadowing

Clause 55.04-5 Standard B21 *Overshadowing Open Space Objective* requires at least 75 per cent or 40 square metres, with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space of an existing dwelling to receive a minimum of five hours of sunlight between 9am and 3pm on 22 September.

The shadow diagrams submitted indicate that whilst additional shadow will fall onto the adjoining properties the development will satisfy the requirements of Standard B21 and meet the objectives of Standard B21. Specifically, additional shadow which falls onto the south adjoining property at 2/1409 Centre Road will not exceed the shadow of the existing boundary fence, satisfying the Standard.

### Overlooking

Habitable room windows are to be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres, with the exception of four windows on the level 2 of the south elevation. This is to be dealt with by condition.

The elevations plans clearly show all remaining habitable room windows and balconies with potential for overlooking are provided with external screening, except for the windows/ balconies facing the front open space area of the adjoining properties to the east and west. There is some inconsistency with the floor plans, which can be corrected by permit condition.

## **On-site amenity for residents**

### **Communal Open Space**

A total of 110 square metres of communal area is provided to the 28 apartments in the development, including 38 square metres of outdoor area and 72 square metres of indoor lounge, meeting the requirement of 100 square metres specified in Standard B36 *Communal open space objective*.

The outdoor communal area is located within the front setback, connecting to the ground level indoor communal lounge. This area is rectangular in shape and 4.95 metres in width. It is located at the north side of the building and will receive excellent solar access throughout the day and complies with the minimum outdoor area requirement of 30 square metres. A 2.45metre wide decking is located within this area for outdoor recreation activities of residents. The remaining outdoor communal area is sufficient for canopy tree planting and landscaping to achieve a leafy landscape outcome.

The indoor communal lounge is located towards the frontage of the building, next to the pedestrian entry. This area is generally regular in shape, with a width of 7.6 metres. The north facing aspect of this room allows this area to receive excellent daylight and solar access. It is easy to access, functional, receive adequate daylight and is adequate to meet the needs of residents.

### **Private Open Space/balconies**

The ground level apartments are provided with ground floor open space areas ranging in size from 35 to 90 square metres, located within the side and rear setbacks to the building. The open space areas are minimum 2 metres in width and are generally flat. They are sufficient to meet the needs of future residents, as well as providing room for canopy tree planting and landscaping.

The upper-level apartments are provided with balconies ranging in size from 10 to 16 square metres on Levels 1 and 2; and 36 and 57 square metres for the top level apartments. All balconies are rectangular in shape and minimum 1.5 to 2.4 metres in width which are functional and appropriate for apartment living. There are additional narrow areas of balcony excluded from the calculation which increase the internal amenity of the apartments and provide additional visual interest to the building façade.

All balconies are directly accessed from the main living area of the apartments and sited to capture a good level of sunlight and daylight throughout the day.

The proposed private open space provision meets the requirements of Standard B28 and B43 *Private open space objective* in regard to the minimum area and dimensions.

In addition, on-site amenity of the proposed apartments is considered reasonable particularly:

- Pedestrian entry to the apartments is easily identifiable. Accessways and entry to the building and carpark is capable to be provided with good lighting, visibility and surveillance.
- Internal views between the proposed apartments are prevented with external screening and upper-level balconies. There will not be unreasonable internal overlooking, meeting the objectives of Standard B23 *Internal views objective*.
- All windows of the apartments will receive adequate daylight, meeting the requirements of Standard B27 *Daylight to new windows objective*. Solar protections are provided to the north and west facing windows to aid energy efficiency. All habitable rooms have windows directly to an external wall and do not rely on lightwells or saddlebacks.
- The land is not located within the noise influence area such as railway lines, and it is not expected to have any unreasonable noise impact to the residents.
- A pedestrian ramp is provided from the footpath to the entry of the building, and a lift is provided from the ground level and basement car park to all levels, providing access for people with limited mobility. In addition, all apartments have a clear opening width of a minimum of 0.85 metres, and a clear path with a minimum width of 1.2 metres. 50% of the apartments have an adaptable bathroom, meeting the objectives of Standard 42 *Accessibility*.
- 50% of the apartments have two aspects exceeding the requirement of 40% in Standard B49 *Natural Ventilation* requirement. Single aspect apartments do not contain a room depth more than 2.5 metres of the ceiling height to ensure there is adequate daylight into the rooms, meeting the requirement of Standard B47 *Room depth objective*.
- The bedroom and living areas of all apartments meet the minimum internal room dimensions specified in Standard B46 *Functional layout*.
- Common property areas will be able to be managed by the relevant owner's corporation as required.
- The development provides secure car parking, bike storage and storage facilities at basement level. Lift and stair access is provided to each apartment level from the basement which is close and convenient to the apartments.
- The external walls will be finished with a variety of materials and colour, which will require low maintenance and is resilient to wear and tear, meeting the objectives of Standard B53 *External walls and materials objective*.

### **Landscaping**

The Monash Planning Scheme seeks to maintain and enhance the Garden City Character of the Municipality and the Residential Growth Zone seeks to ensure development is located within a garden setting which allows retention of existing significant trees or planting of new canopy trees.

There are no significant trees on site and all existing vegetation will be removed. The landscape plan shows the proposed planting of six *Banksia integrifolia* 'Coastal Banksia' with mature heights of 12 and 5 metres within the front setback area.

An additional 21 canopy trees, including two *leucoxydon ssp. Connata* 'Dwarf Yellow Gum' will be provided within the perimeter of the site. They will have mature heights of 7-10 metres which will also assist in softening the streetscape and adjoining properties and meeting the requirements of Standard B13 *Landscaping*.

Additional small trees, shrubs and ground cover planting are proposed to be provided along property boundaries to further visually buffer the building from adjoining properties and enhance the internal amenity of the building.

This is considered an acceptable landscape outcome.

### **Environmentally Sustainable Development**

A Sustainability Management Plan (SMP) was provided with the application, prepared by EW Environment. The report suggests the use of a 12,000L water tanks to supply water to toilets and reduce potable water consumption. A proposed water tank is located beneath the proposed basement.

The BESS assessment shows that the proposal achieves best practice in environmentally sustainable development in accordance with Clause 22.13 *Environmentally Sustainable Development Policy*.

### **Equitable Development**

The adopted Clayton Activity Centre Precinct Plan identifies a number of design requirements to ensure adequate building separation as follows:

- Development should provide upper level setbacks of at least 4.5m to the common side or rear boundary where windows of habitable rooms and balconies face onto the common boundary.
- Development should provide upper level setbacks of at least 3.0m to the common side or rear boundary for non-habitable rooms and service areas.
- New development should consider the impact on future development opportunities of adjoining sites when determining building setbacks, interfaces and orientation of building forms.

Levels above the three storey 'base podium' are set back in excess of 4.5 metres which allows for equitable development potential of adjoining properties.

Whilst concern has been raised from objectors regarding the amount of shadow cast to properties to the south for future development potential, the shadows cast are not unreasonable and will not prevent for a future development on this land. The shadows cast to the south of the development are largely contained within the existing fence shadow.

### **Car Parking, traffic and access**

#### **Car Parking**

The subject site is located within the Principal Public Transport Network (PPTN) and no visitor car parking spaces are required according to Clause 52.06 of the Monash Planning Scheme.

The proposal proposes a total of 28 apartments. The car parking requirement is set out in the table below:

<b>Use</b>	<b>Number of Apartments</b>	<b>Resident Car spaces required (Clause 52.06)</b>	<b>Car spaces provided</b>
One to two bedroom apartments	24	24 spaces	24 spaces
Three (or more) bedroom apartments	4	8 spaces	8 spaces
Visitor parking	28	0 spaces (PPTN)	0
<b>Total required</b>		<b>32 spaces</b>	<b>32 spaces</b>

The development provides for sufficient on-site car parking.

The location of the modified existing crossover is considered acceptable. The setback of the street tree from the proposed crossover is sufficient not to cause any adverse impacts to the tree. The surplus vehicle crossover will be removed and nature strip reinstated.

Council's Traffic Engineers are satisfied that the surrounding road network can accommodate the additional generation of vehicles, and vehicular manoeuvrability is satisfactory within the basement proposed.

Bicycle Parking

Clause 52.34 of the Planning Scheme specifies bicycle parking requirements for the development as follows:

Use	Number of Apartments	Statutory bicycle parking requirement	No. of spaces required
Dwellings	28	1 space per 5 dwellings, for dwellings of 4 or more storeys	6 resident spaces
Dwellings (Visitor)	28	1 space per 10 dwellings, for dwellings of 4 or more storeys high	3 visitor spaces
<b>Total Required</b>			9 spaces
<b>Total Provided</b>			11 spaces
<b>Surplus</b>			2 spaces

The proposed bicycle parking exceeds the statutory requirements. The bicycle parking layout has been designed to meet the Australian Standard *AS 2890.3:2015 Bicycle Parking*.

**Response to issues raised by objectors, not addressed specifically in report.***Neighbourhood character, streetscape & increased density*

The proposed residential building and four storey built form meet the aspirations of the RGZ3 and Clayton Activity Centre Precinct Plan which seek to increase density and housing diversity in the residential areas within MNEIC.

The scale and form of the development is consistent with design objectives of the zone which envisage a high architectural quality. The height, scale and form of development respects surrounding residential interfaces and minimises the appearance of visual bulk through appropriate building setbacks, façade articulation and height graduation.

The RGZ3 does not seek to replicate the existing neighbourhood character and does envisage development of greater scale and intensity.

*Devaluation to adjoining properties*

Not a relevant planning consideration or decision guideline.

**CONCLUSION:**

The development of the land for a multi-storey residential building is consistent with relevant urban consolidation and increased density objectives as envisaged by relevant provisions of the State, Regional and Local Planning Policy Framework.

The contemporary architecture of the building achieves a good quality architectural outcome and avoids lengthy blank facades. The proposal meets the aspiration of the Clayton Activity Centre Precinct Plan.

The proposal provides a suitable response to the desired future character of the area. The height and scale of the development is in keeping with the objectives and strategies as outlined in the Residential Growth Zone Schedule 3. The building height and setbacks achieves high level of compliance with the design requirements in the schedules of the zones and Clause 55 of the Monash Planning Scheme.

Adequate private and communal open space areas are provided for reasonable recreation and landscaping opportunities. The proposal has been designed to provide good level of internal amenity for the future residents of the apartments and minimise external amenity impacts.

Car parking provision for the proposal is adequate and vehicular access and egress to the site are also satisfactory.

Overall, the proposal is considered appropriate in both its concept and design details. It is recommended that a Notice of Decision to Grant a Permit be issued subject to conditions.

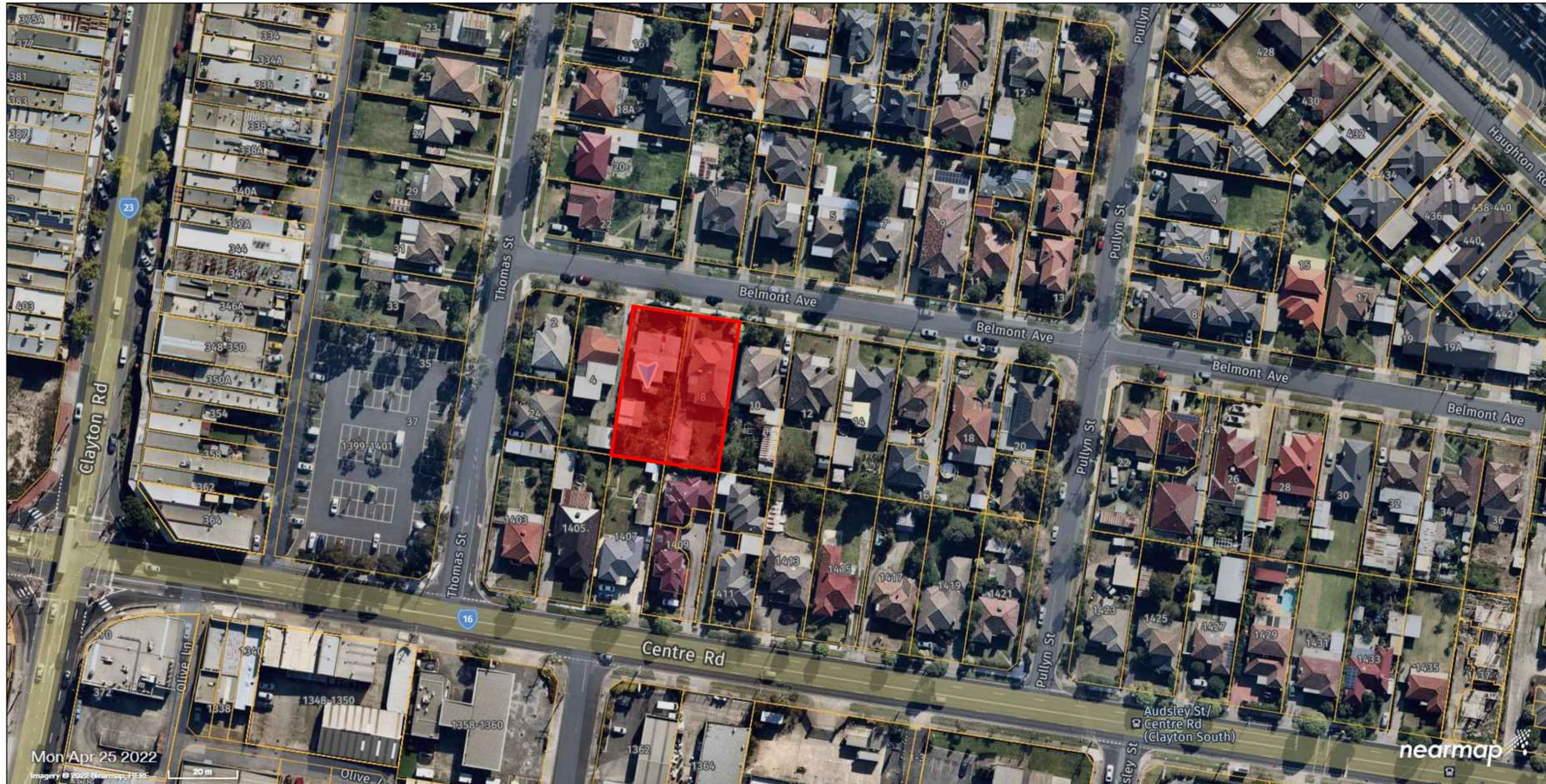
***LIST OF ATTACHMENTS:***

Attachment 1 – Proposed Development Plans.

Attachment 2 – Aerial Photograph (February 2022).

Attachment 3 – Zoning and Overlays Map.

Attachment 4 – Objector Properties Location Map.



# 6- 8 BELMONT AVE CLAYTON VIC

RFI TOWNPLANNING SUBMISSION MAR 2023

## DRAWING SCHEDULE

TP01	EXISTING CONDITIONS
TP02	URBAN CONTEXT
TP03	DESIGN RESPONSE
TP03A	DESIGN RESPONSE - PERSPECTIVE
TP03B	DESIGN RESPONSE - STREETSCAPE - FRONT FENCE ELEVATION
TP04	BASEMENT PLAN
TP05	GROUND FLOOR PLAN
TP06	1ST FLOOR PLAN
TP07	2ND FLOOR PLAN
TP08	3RD FLOOR PLAN
TP09	ROOF PLAN
TP10	ELEVATIONS MATERIAL SCHEDULE
TP11	ELEVATIONS
TP12	CROSS SECTIONS
TP13	SHADOW STUDY 9AM
TP14	SHADOW STUDY 10AM
TP15	SHADOW STUDY 11AM
TP16	SHADOW STUDY 12PM
TP17	SHADOW STUDY 1PM
TP18	SHADOW STUDY 2PM
TP19	SHADOW STUDY 3PM

# BELMONT AVE



Legend	
X	104 Existing Surface
+	107 Floor Level
+	108 Roof Level
+	201 Single Tree > 2m
+	203 Group of Trees / Shrubs
+	308 Side Entry Drainage Pit
+	310 Junction Drainage Pit
+	407 Invert of Kerb/Channel
+	408 Back of Kerb/Channel
+	410 Pedestrian Path
+	503 Signs
+	601 House
+	602 Minor Building
+	604 Verandah/Deck
+	605 Window
+	606 Door
+	617 Wall
+	618 Chimney
X	628 Steps
X	632 Eave
X	633 Parapet
X	634 Ridge Line
X	635 Spouting/Gutter
X	712 Electricity Pole only
X	713 Electricity Pole with Light
X	717 Overhead Electricity Line
X	738 Gas Meter
X	741 Sewerage Pit
X	753 Fire Hydrant
X	754 Water Meter
X	903 Fence
X	950 Boundary
X	Cadastral Map Base

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No.	DATE	AMENDMENT
1	AUG 22	APPLICATION SUBMISSION
2	NOV 22	RFI SUBMISSION
3	MAR 23	RFI SUBMISSION



PROJECT:  
6-8 Belmont  
 ADDRESS:  
6-8 Belmont Ave Clayton Vic

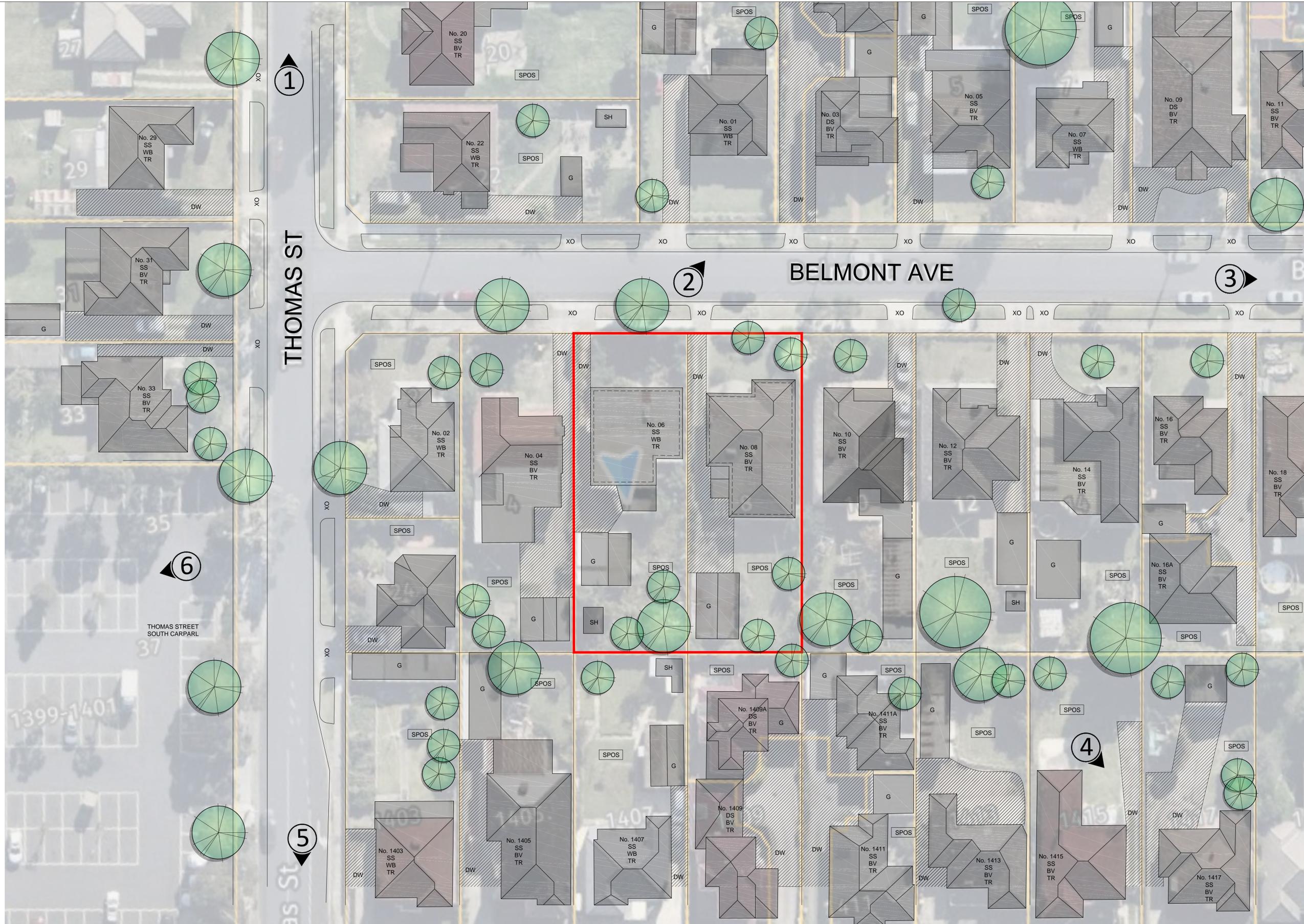
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EXISTING CONDITIONS

JOB NO:  
2204  
 SCALES:  
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AUTHOR:  
PP  
 DATE:  
10-03-23

DRAWING NO:  
**TP-01**  
 A1 size sheet:

REV:  
**3**



- ① 0.8m CLAYTON STATION  
0.8m ST PETER'S PRIMARY SCHOOL  
1.4m JESSE MCPHERSON PRIVATE HOSPITAL
- ② 2.4m EVELYN STREET RESERVE  
3.9m MANKA COLLEGE  
3.9m MONASH UNIVERSITY CLAYTON CAMPUS
- ③ 4.2m WELLINGTON SECONDARY COLLEGE  
4.0m SOUTHERN RESERVE  
6.8m ENTRY TO ROBINSON VIA POLICE RD
- ④ 1.6m WELLEY PARK  
3.0m WESTALL STATION  
3.1m WESTALL SECONDARY SCHOOL & WESTALL PRIMARY SCHOOL
- ⑤ 1.8m CLAYTON SOUTH PRIMARY SCHOOL  
2.4m DEALS ROAD RESERVE  
3.8m HEATHERTON CHRISTIAN COLLEGE
- ⑥ 0.3m CLAYTON ROAD SHOPS  
0.4m CLAYTON PUBLIC LIBRARY  
1.8m CLARINA PRIMARY SCHOOL

**LEGEND:**

	SUBJECT SITE
	DRIVEWAY
	SINGLE STOREY BUILDING
	DOUBLE STOREY BUILDING
	TRIPLE STOREY BUILDING
	BRICK VENEER
	WEATHER BOARD
	TIMBER CLAD
	FIBRE BOARD CLAD
	GALVANISED IRON
	TILED ROOF
	PARAPET ROOF
	COMMERCIAL BUILDING
	SECLUDED PRIVATE OPEN SPACE
	HABITABLE ROOM WINDOW
	NON HABITABLE ROOM WINDOW
	CORRUGATED SHEET ROOF
	CROSS OVER
	VERANDAH
	SHED
	GARAGE
	CARPORIT
	OUT BUILDING
	TIMBER PAILING FENCE
	TIMBER FENCE
	BRICK FENCE
	UNFENCED
	METAL FENCE
	LIGHT POLE
	ELECTRICITY POLE
	ELEC. POLE WITH LIGHT
	TRAFFIC LIGHT
	DRAINAGE PIT
	ELECTRICAL CABLE PIT
	TELSTRA PIT
	SEWER PIT

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No.	DATE	AMENDMENT
1	AUG 22	APPLICATION SUBMISSION
2	NOV 22	RFI SUBMISSION
3	MAR 23	RFI SUBMISSION



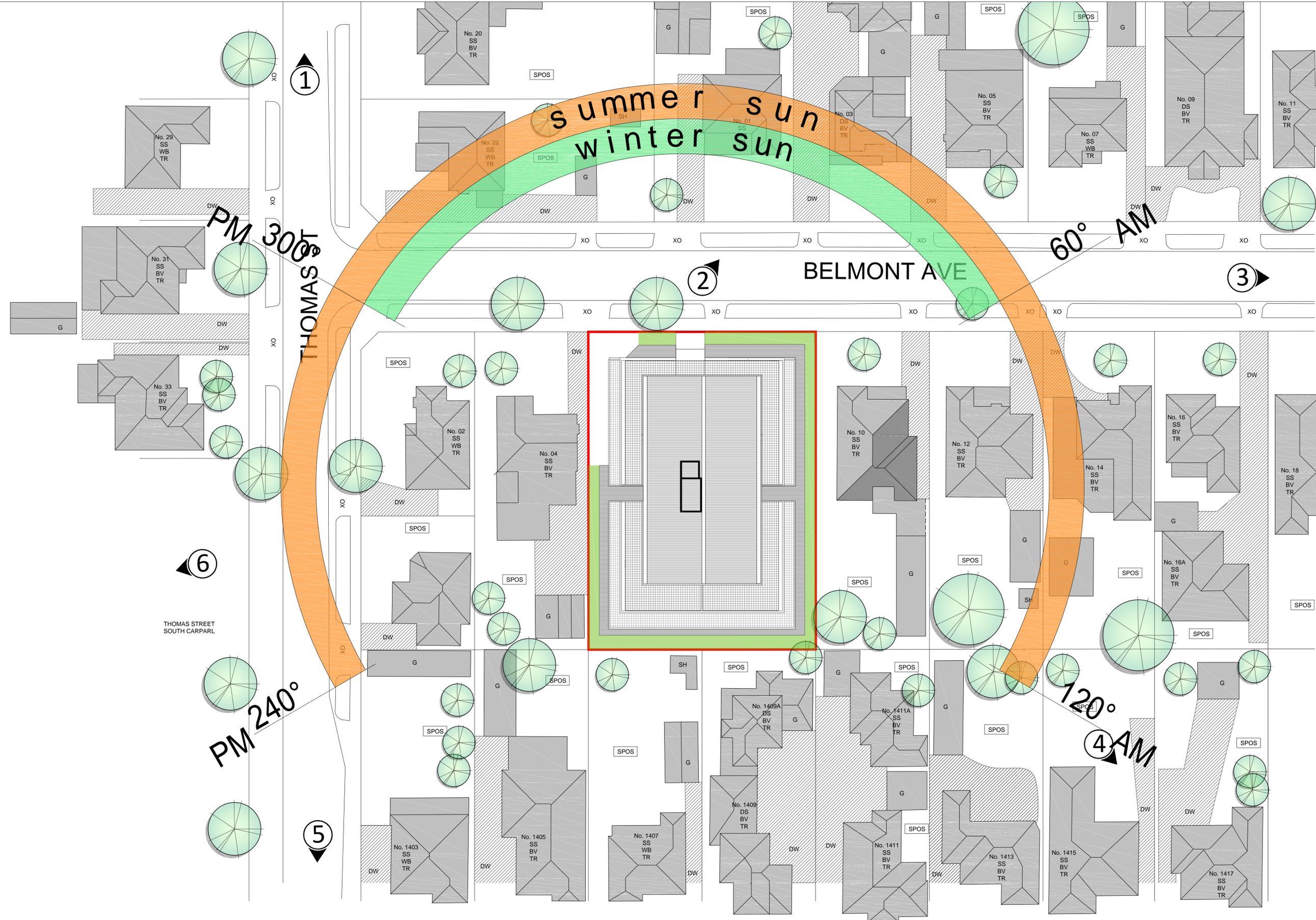
PROJECT:  
6 - 8 Belmont  
ADDRESS:  
6 - 8 Belmont Ave Clayton Vic

DRAWING:  
URBAN CONTEXT

JOB NO:  
2204  
SCALES:  
1 : 200

AUTHOR:  
PP  
DATE:  
10-03-23

DRAWING NO:  
**TP-02**  
A1 size sheet:  
REV:  
**3**



- ① 0.8m CLAYTON STATION
- ①.8m ST PETER'S PRIMARY SCHOOL
- 1.4m JESSE MCPHERSON PRIVATE HOSPITAL
- ② 2.4m EVELYN STREET RESERVE
- 2.8m MANKA COLLEGE
- 3.8m MONASH UNIVERSITY CLAYTON CAMPUS
- ③ 4.2m WELLINGTON SECONDARY COLLEGE
- 5.0m SOUTHERN RESERVE
- 6.8m ENTRY TO MONASH PIVY VIA POLICE RD
- ④ 6.8m WEELELY PARK
- 3.0m WESTALL STATION
- 3.1m WESTALL SECONDARY SCHOOL & WESTALL PRIMARY SCHOOL
- ⑤ 1.8m CLAYTON SOUTH PRIMARY SCHOOL
- 1.4m DEALS ROAD RESERVE
- 3.8m HEATHERTON CHRISTIAN COLLEGE
- ⑥ 0.3m CLAYTON ROAD SHOPS
- 0.4m CLAYTON PUBLIC LIBRARY
- 1.8m CLARINA PRIMARY SCHOOL

**LEGEND:**

[Red outline]	SUBJECT SITE
[Hatched pattern]	DRIVEWAY
[SS]	SINGLE STOREY BUILDING
[DS]	DOUBLE STOREY BUILDING
[TS]	TRIPLE STOREY BUILDING
[BV]	BRICK VENEER
[WB]	WEATHER BOARD
[TC]	TIMBER CLAD
[FB]	FIBRE BOARD CLAD
[GI]	GALVANISED IRON
[TR]	TILED ROOF
[PR]	PARAPET ROOF
[CB]	COMMERCIAL BUILDING
[SPOS]	SECLUDED PRIVATE OPEN SPACE
[HW]	HABITABLE ROOM WINDOW
[NHW]	NON HABITABLE ROOM WINDOW
[CR]	CORRUGATED SHEET ROOF
[XO]	CROSS OVER
[V]	VERANDAH
[SH]	SHED
[G]	GARAGE
[CP]	CARPORIT
[OB]	OUT BUILDING
[TPF]	TIMBER PAILING FENCE
[TF]	TIMBER FENCE
[BF]	BRICK FENCE
[UF]	UNFENCED
[MF]	METAL FENCE
[LP]	LIGHT POLE
[EP]	ELECTRICITY POLE
[EPL]	ELEC. POLE WITH LIGHT
[TR]	TRAFFIC LIGHT
[DP]	DRAINAGE PIT
[EC]	ELECTRICAL CABLE PIT
[TP]	TELSTRA PIT
[SP]	SEWER PIT

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3	MAR 23	RFI SUBMISSION



PROJECT:  
6 - 8 Belmont  
 ADDRESS:  
6 - 8 Belmont Ave Clayton Vic

DRAWING:  
Design Response

JOB NO:  
2204  
 SCALES:  
1 : 200

AUTHOR:  
PP  
 DATE:  
10-03-23

DRAWING NO:  
**TP-03**  
 A1 size sheet:  
 REV:  
**3**



STREET PERSPECTIVE

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1	AUG 22	APPLICATION SUBMISSION
2	NOV 22	RFI SUBMISSION
3	MAR 23	RFI SUBMISSION

No.	DATE	AMENDMENT



PROJECT:  
 6 -8 Belmont  
 ADDRESS:  
 6 -8 Belmont Ave Clayton Vic

DRAWING:  
 Design Response  
 3D Perspective

JOB NO:  
 2204

AUTHOR:  
 PP

SCALES:  
 1 : 200

DATE:  
 10-03-23

DRAWING NO:  
**TP-03<sub>a</sub>**  
 A1 size sheet:

REV:  
**3**



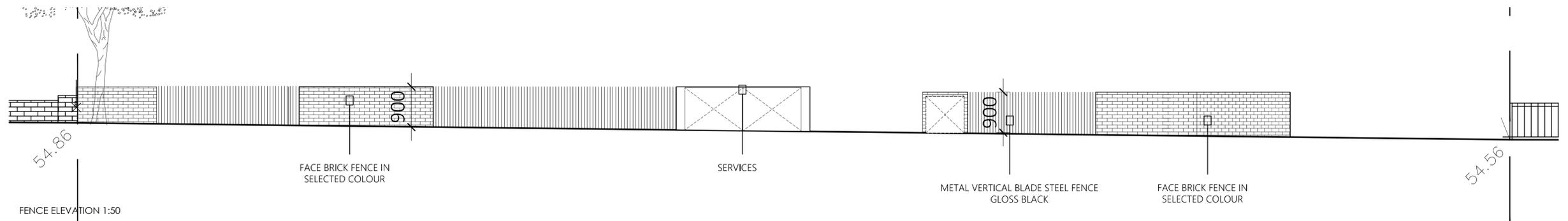
SOUTH WEST 3D PERSPECTIVE



SOUTH EAST 3D PERSPECTIVE



STREET SCAPE ELEVATION 1:150

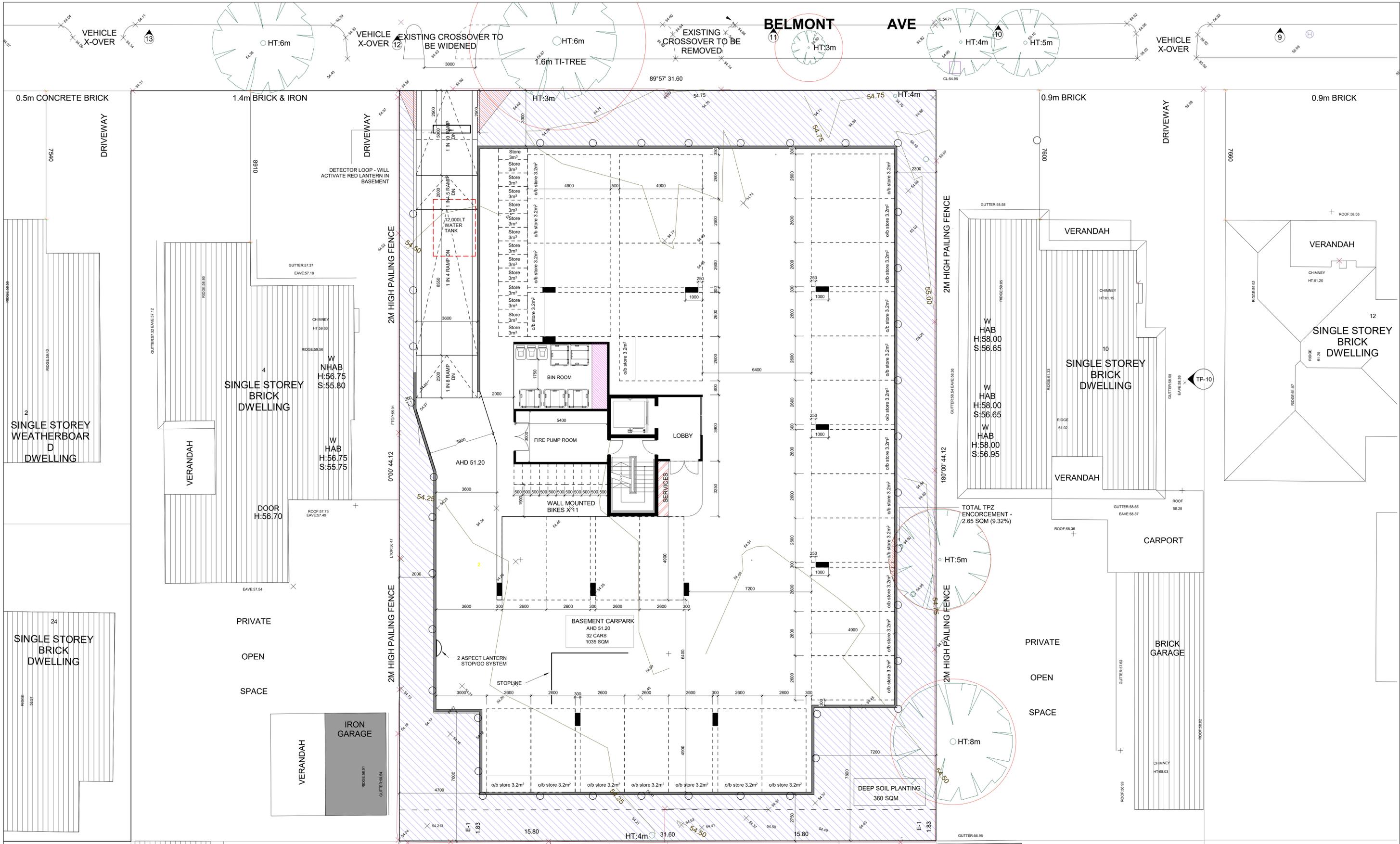


FENCE ELEVATION 1:50

No.	DATE	AMENDMENT
1	AUG 22	APPLICATION SUBMISSION
2	NOV 22	RFI SUBMISSION
3	MAR 23	RFI SUBMISSION

No.	DATE	AMENDMENT





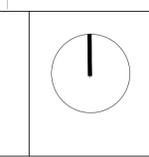
1. Basement  
1 : 100

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3	MAR 23	REF SUBMISSION

No.	DATE	AMENDMENT



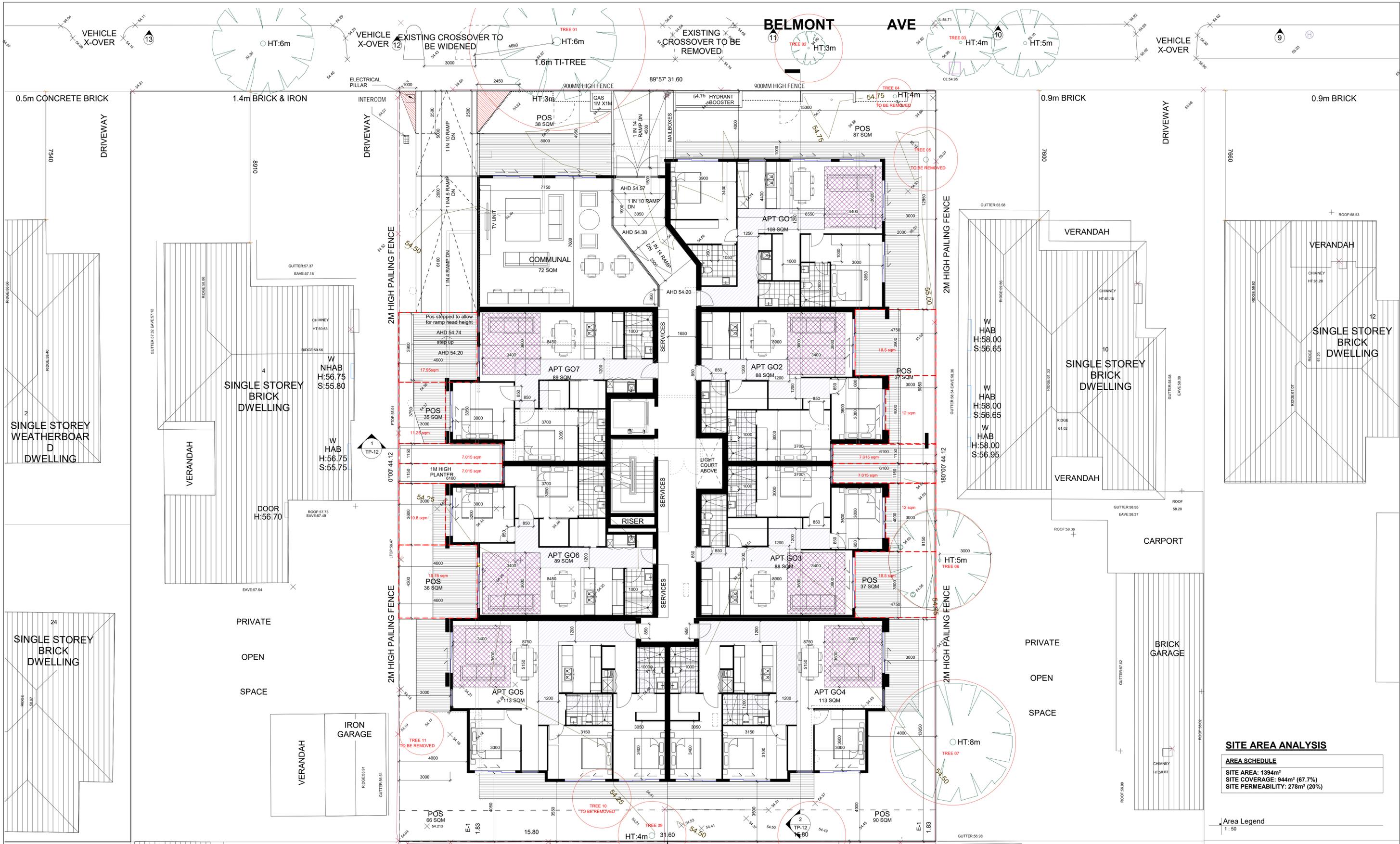
PROJECT:  
6-8 Belmont Ave  
ADDRESS:  
6-8 Belmont Ave Clayton Vic

DRAWING:  
Basement Plan

JOB NO:  
2204  
SCALE:  
1 : 100

AUTHOR:  
PP  
DATE:  
10-03-23

DRAWING NO:  
**TP-04**  
REV:  
**3**  
A1 size sheet:



1 Ground Floor  
1:100

**SITE AREA ANALYSIS**

**AREA SCHEDULE**

SITE AREA:	1394m <sup>2</sup>
SITE COVERAGE:	944m <sup>2</sup> (67.7%)
SITE PERMEABILITY:	278m <sup>2</sup> (20%)

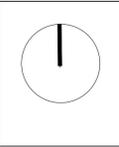
Area Legend  
1:50

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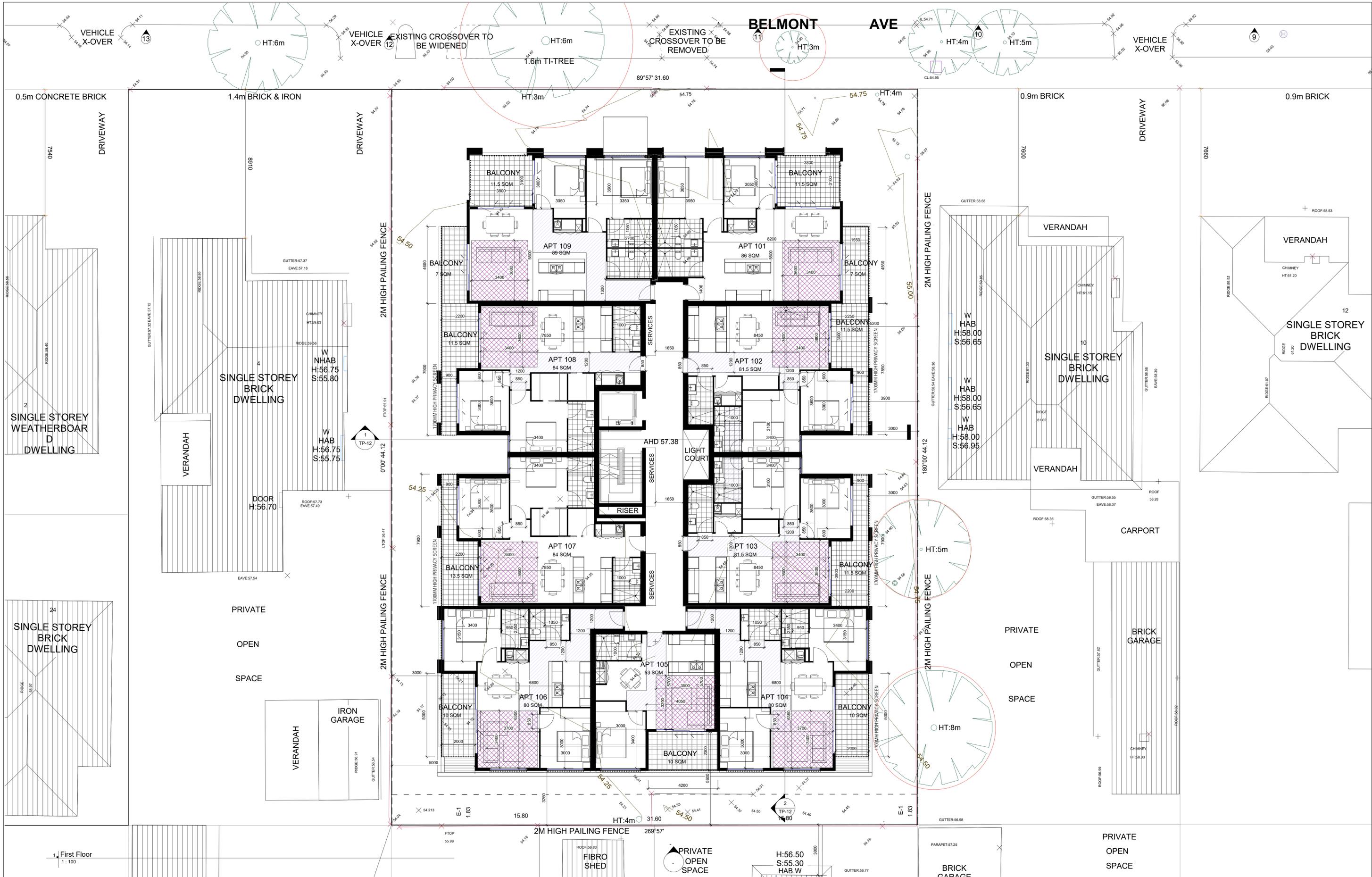


PROJECT:  
6-8 Belmont Ave  
ADDRESS:  
6-8 Belmont Ave Clayton Vic

DRAWING:  
Ground Floor Plan

JOB NO:  
2204  
SCALES:  
As indicated

AUTHOR:  
PP  
DATE:  
10-03-23  
DRAWING NO:  
**TP-05**  
REV:  
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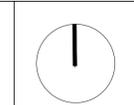


1 First Floor  
1:100

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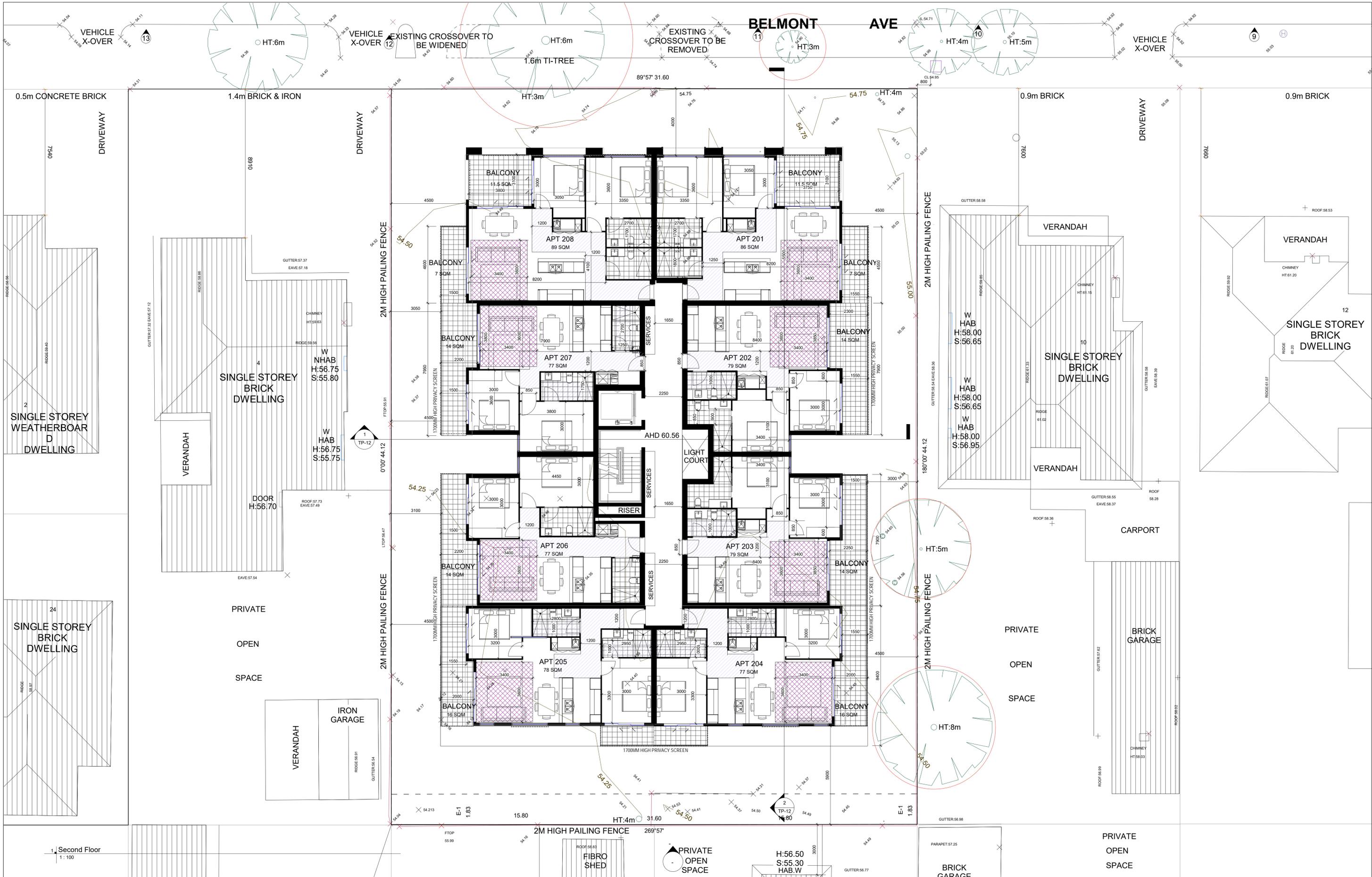
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6-8 Belmont Ave  
ADDRESS:  
6-8 Belmont Ave Clayton Vic

DRAWING:  
First Floor Plan

JOB NO:  
2204  
SCALES:  
1:100

AUTHOR:  
PP  
DATE:  
10-03-23

DRAWING NO:  
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REV:  
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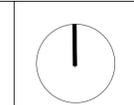


1 Second Floor  
1 : 100

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No.	DATE	AMENDMENT



PROJECT:  
6-8 Belmont Ave  
ADDRESS:  
6-8 Belmont Ave Clayton Vic

DRAWING:  
Second Floor Plan

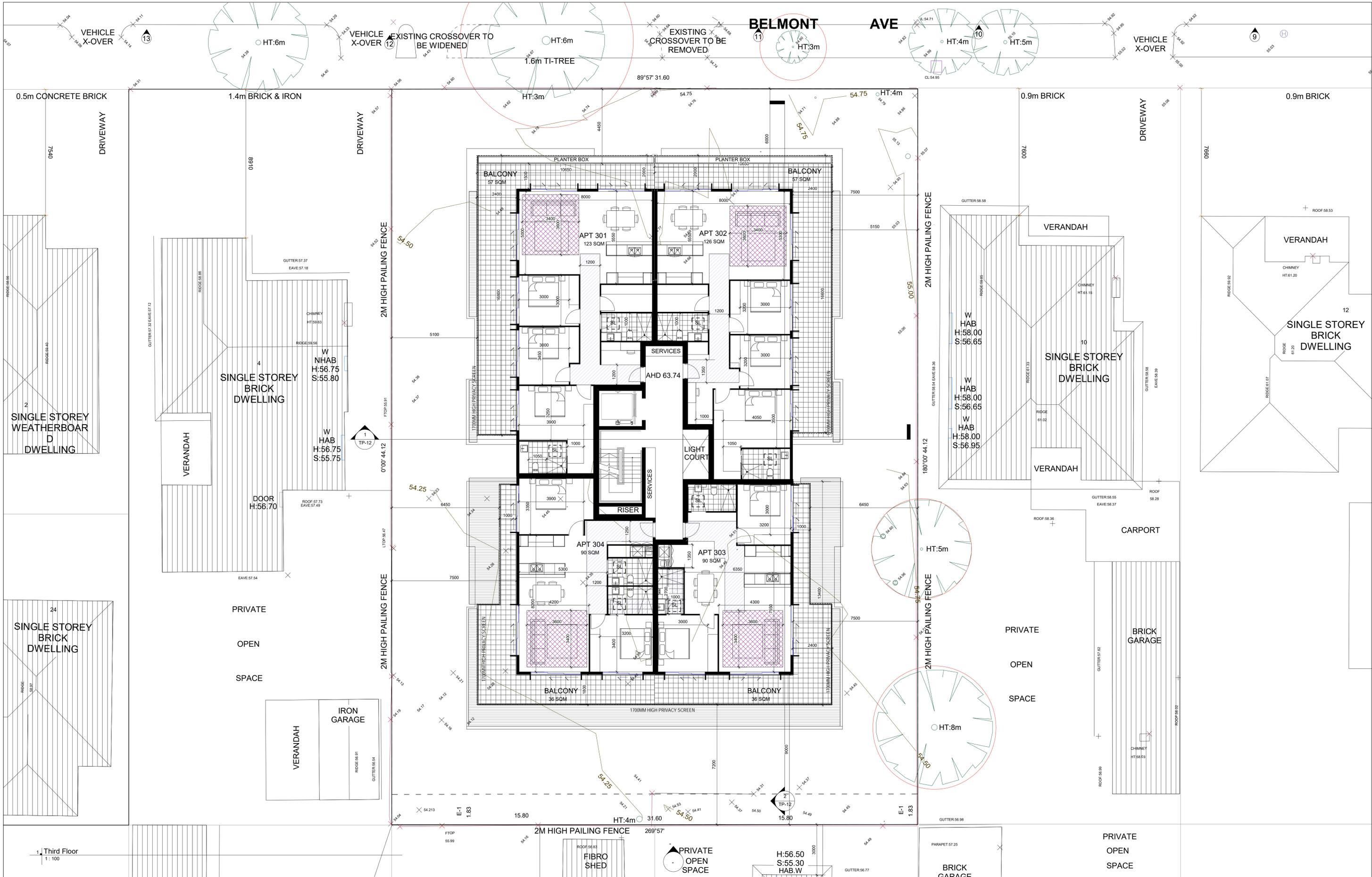
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2204  
SCALES:  
1 : 100

AUTHOR:  
PP  
DATE:  
10-03-23

DRAWING NO:  
**TP-07**  
A1 size sheet:

REV:  
**3**





1 Third Floor  
1:100

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3	MAR 23	REF SUBMISSION

No.	DATE	AMENDMENT

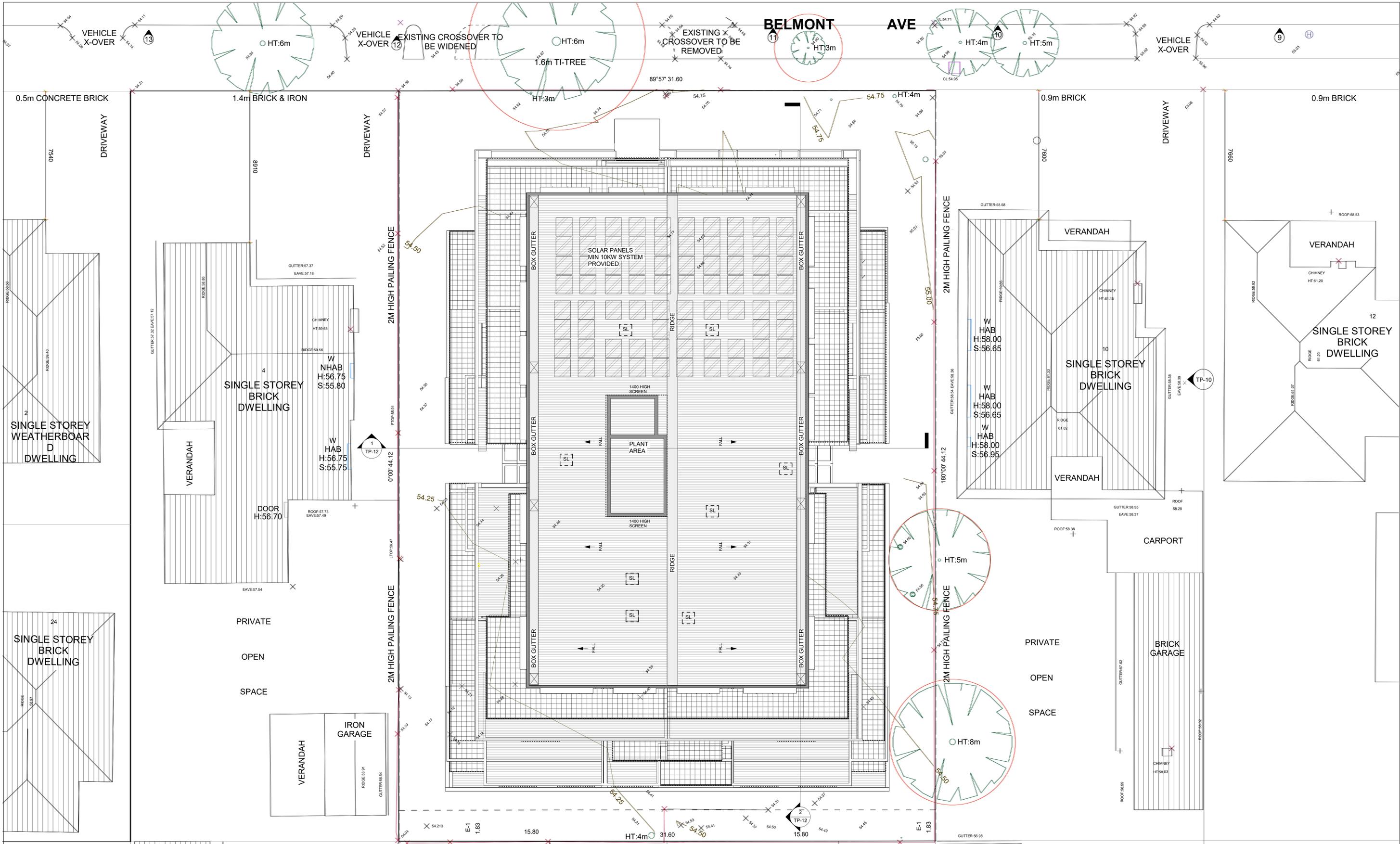


PROJECT:  
6-8 Belmont Ave  
 ADDRESS:  
6-8 Belmont Ave Clayton Vic

DRAWING:  
Third Floor Plan

JOB NO:  
2204  
 AUTHOR:  
PP  
 DATE:  
10-03-23  
 SCALES:  
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DRAWING NO:  
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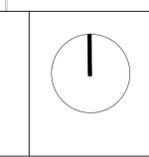
1 Roof Plan  
1 : 100

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3	MAR 23	REF SUBMISSION

No.	DATE	AMENDMENT



PROJECT:  
6-8 Belmont Ave  
ADDRESS:  
6-8 Belmont Ave Clayton Vic

DRAWING:  
Roof Plan

JOB NO:  
2204  
AUTHOR:  
PP  
DATE:  
10-03-23

DRAWING NO:  
**TP-09**  
REV:  
**3**  
A1 size sheet:



1 North Elevation  
1:100



2 East Elevation  
1:100



**MAT -01**  
NATURAL CONCRETE  
SMOOTH RENDER FINISH -  
FRONT FENCE



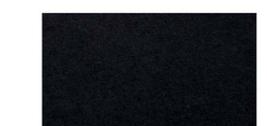
**MAT -02**  
RIBBED CLADDING BROAD -  
MATT BLACK



**MAT -03**  
FACE BRICK IN  
SELECTED COLOUR



**MAT -04**  
C/B VERTICAL CLADDING  
MID GREY



**MAT -05**  
BLACK METAL CLADDING



**MAT -06**  
BLACK METAL BALUSTRADE



**MAT -07**  
NATURAL CONCRETE  
SMOOTH RENDER FINISH -  
WHITE ON WHITE

No.	DATE	AMENDMENT
1	AUG 22	APPLICATION SUBMISSION
2	NOV 22	REF SUBMISSION
3	MAR 23	REF SUBMISSION

No.	DATE	AMENDMENT





3 South Elevation  
1:100

ALL PRIVACY SCREENING TO BE 1.7M ABOVE FINISHED FLOOR LEVEL AND HAVE A MAX 25% TRANSPARENCY



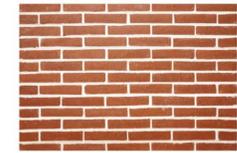
1 West Elevation  
1:100



**MAT-01**  
NATURAL CONCRETE  
SMOOTH RENDER FINISH -  
FRONT FENCE



**MAT-02**  
RIBBED CLADDING BROAD -  
MATT BLACK



**MAT-03**  
FACE BRICK IN  
SELECTED COLOUR



**MAT-04**  
C/B VERTICAL CLADDING  
MID GREY



**MAT-05**  
BLACK METAL CLADDING



**MAT-06**  
BLACK METAL BALUSTRADE

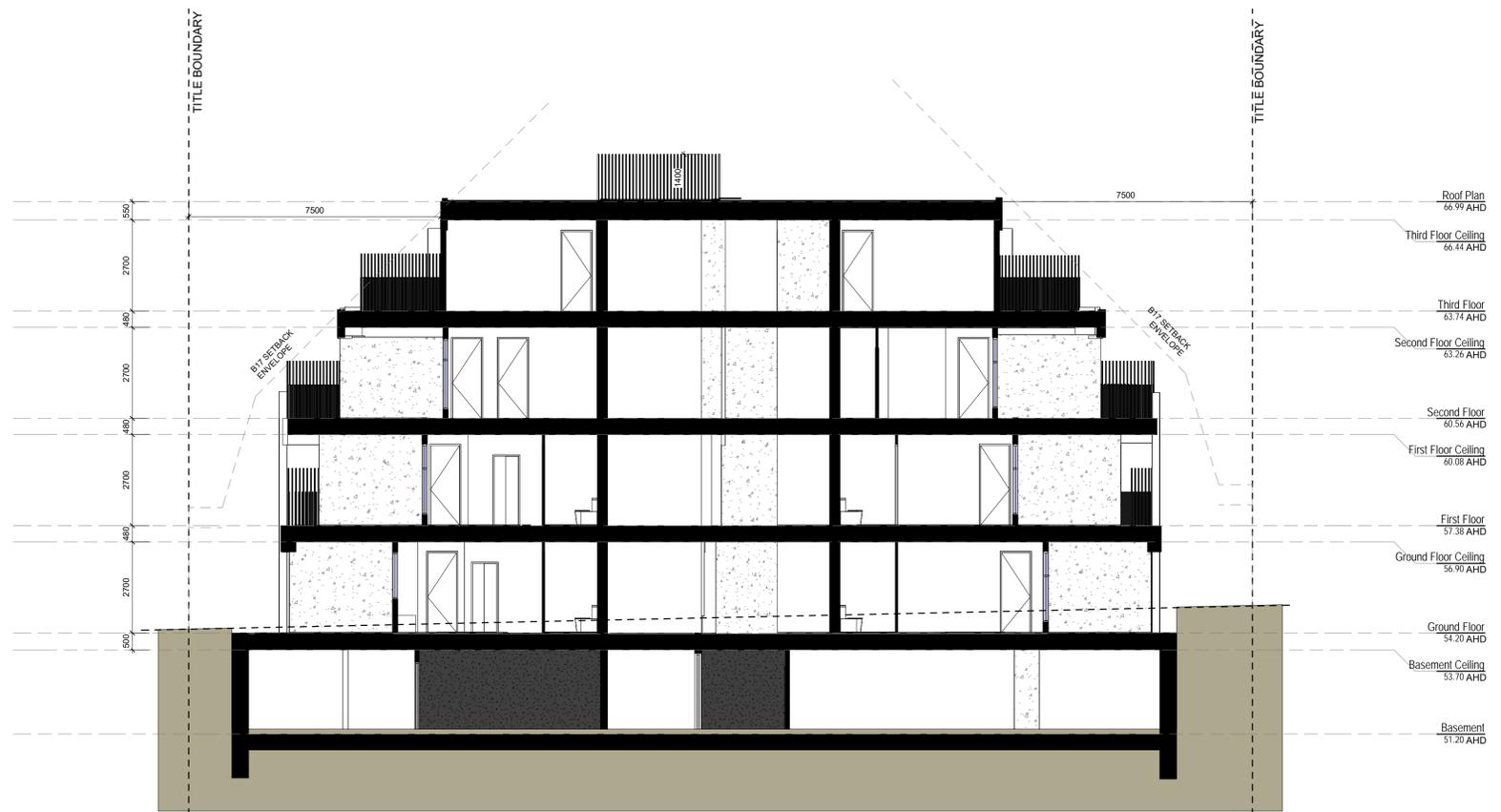


**MAT-07**  
NATURAL CONCRETE  
SMOOTH RENDER FINISH -  
WHITE ON WHITE

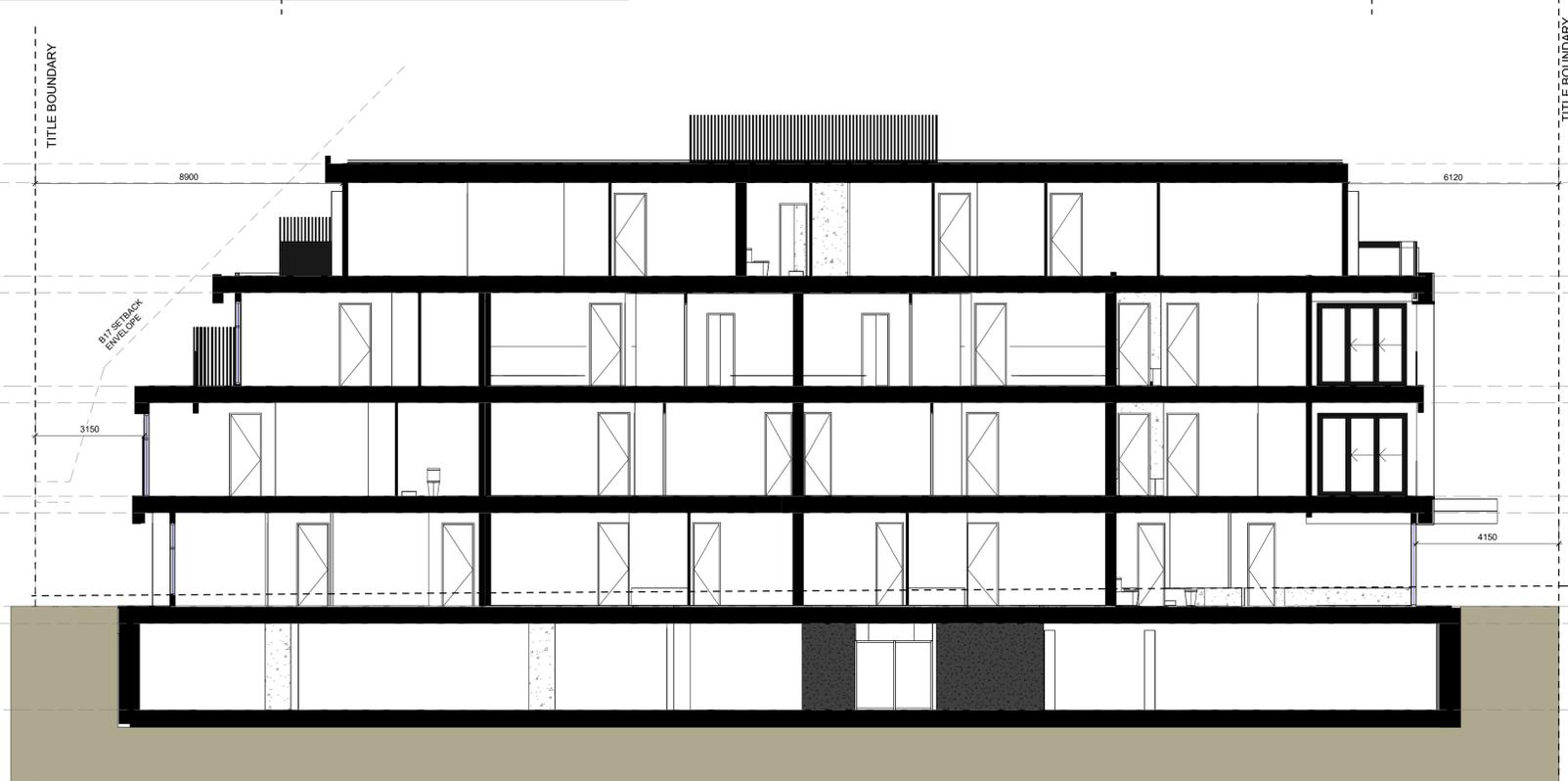
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No.	DATE	AMENDMENT

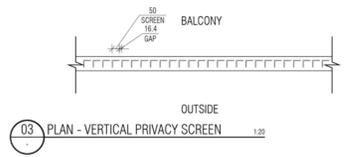




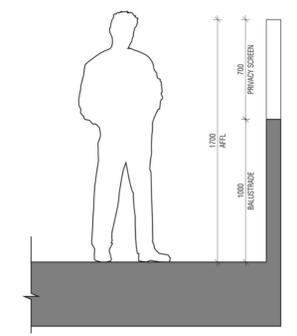
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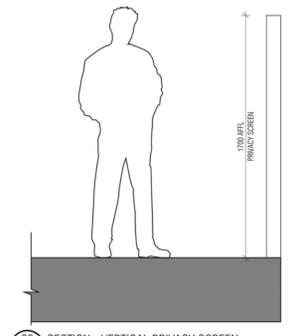
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03 PLAN - VERTICAL PRIVACY SCREEN 1:20



04 SECTION - VERTICAL PRIVACY SCREEN ON BALUSTRADE 1:20



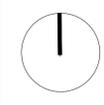
05 SECTION - VERTICAL PRIVACY SCREEN 1:20

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No.	DATE	AMENDMENT



PROJECT:  
6-8 Belmont Ave  
ADDRESS:  
6-8 Belmont Ave Clayton Vic

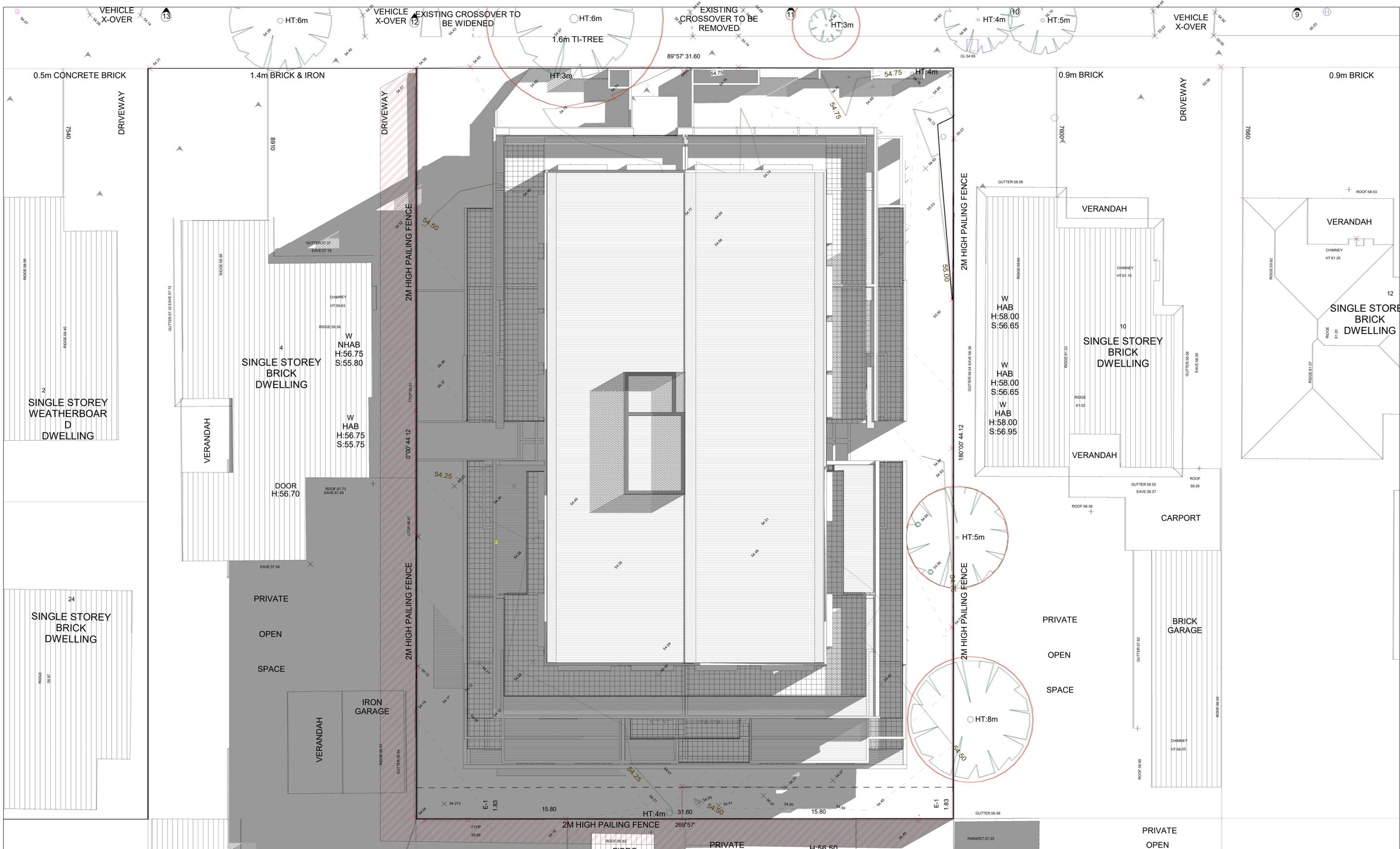
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Cross sections

JOB NO:  
2204  
SCALES:  
1:100

AUTHOR:  
pp  
DATE:  
10-03-23

DRAWING NO:  
TP-12  
A1 size sheet:

REV:  
3



1 | Shadow Diagram - 9.00am Sep 21st  
1:100

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No.	DATE	AMENDMENT



PROJECT:  
6-8 Belmont Ave  
ADDRESS:  
6-8 Belmont Ave Clayton Vic

DRAWING:  
Shadow Diagram - 9.00am Sep 21st

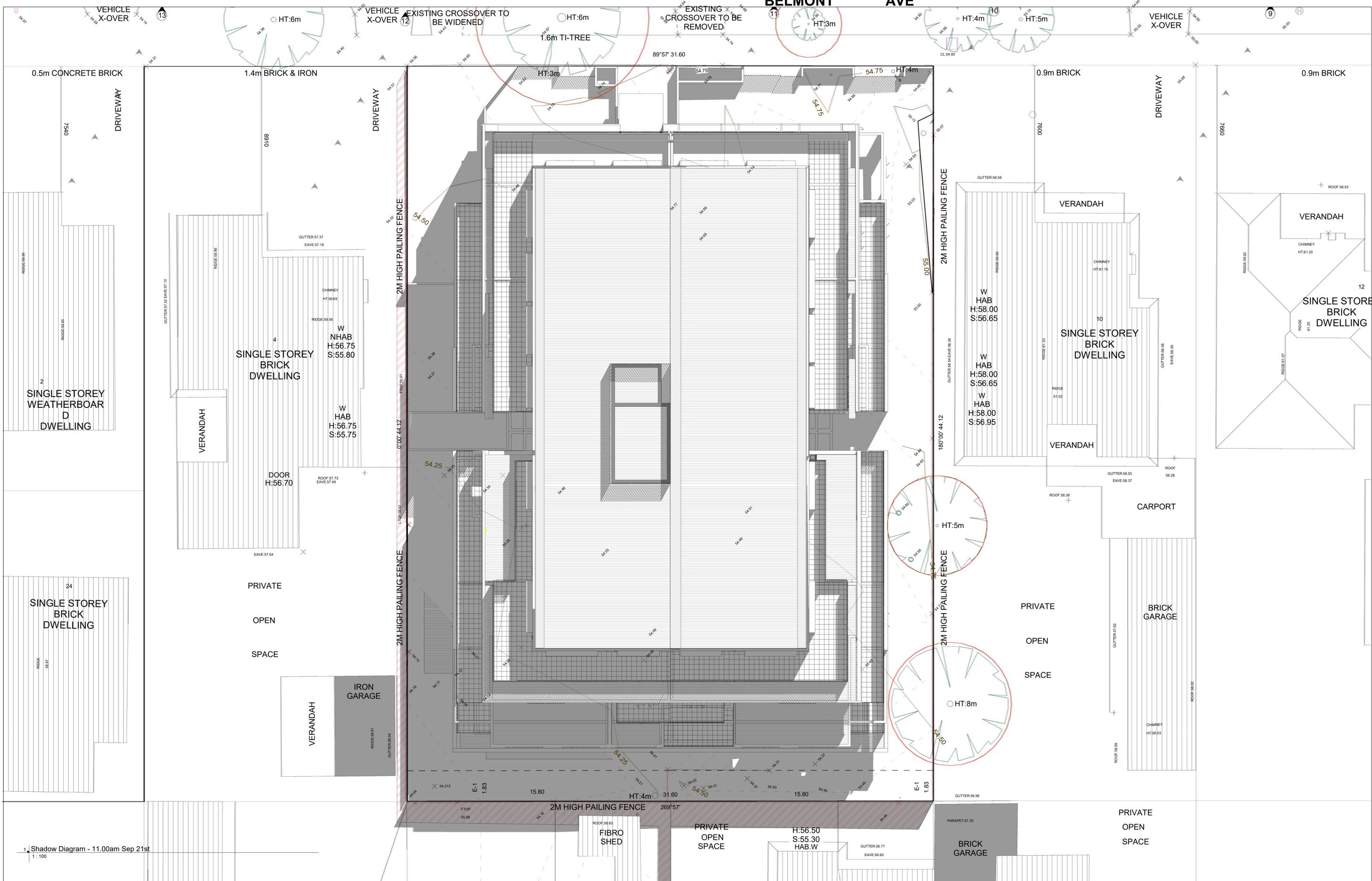
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SCALES:  
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AUTHOR:  
PP  
DATE:  
10-03-23

DRAWING NO:  
**TP-13**  
A1 size sheet:

REV:  
**3**





1 Shadow Diagram - 11.00am Sep 21st  
1:100

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3	MAR 23	REF SUBMISSION

No.	DATE	AMENDMENT



PROJECT:  
6-8 Belmont Ave  
ADDRESS:  
6-8 Belmont Ave Clayton Vic

DRAWING:  
Shadow Diagram - 11.00am Sep 21st

JOB NO:  
2204  
SCALES:  
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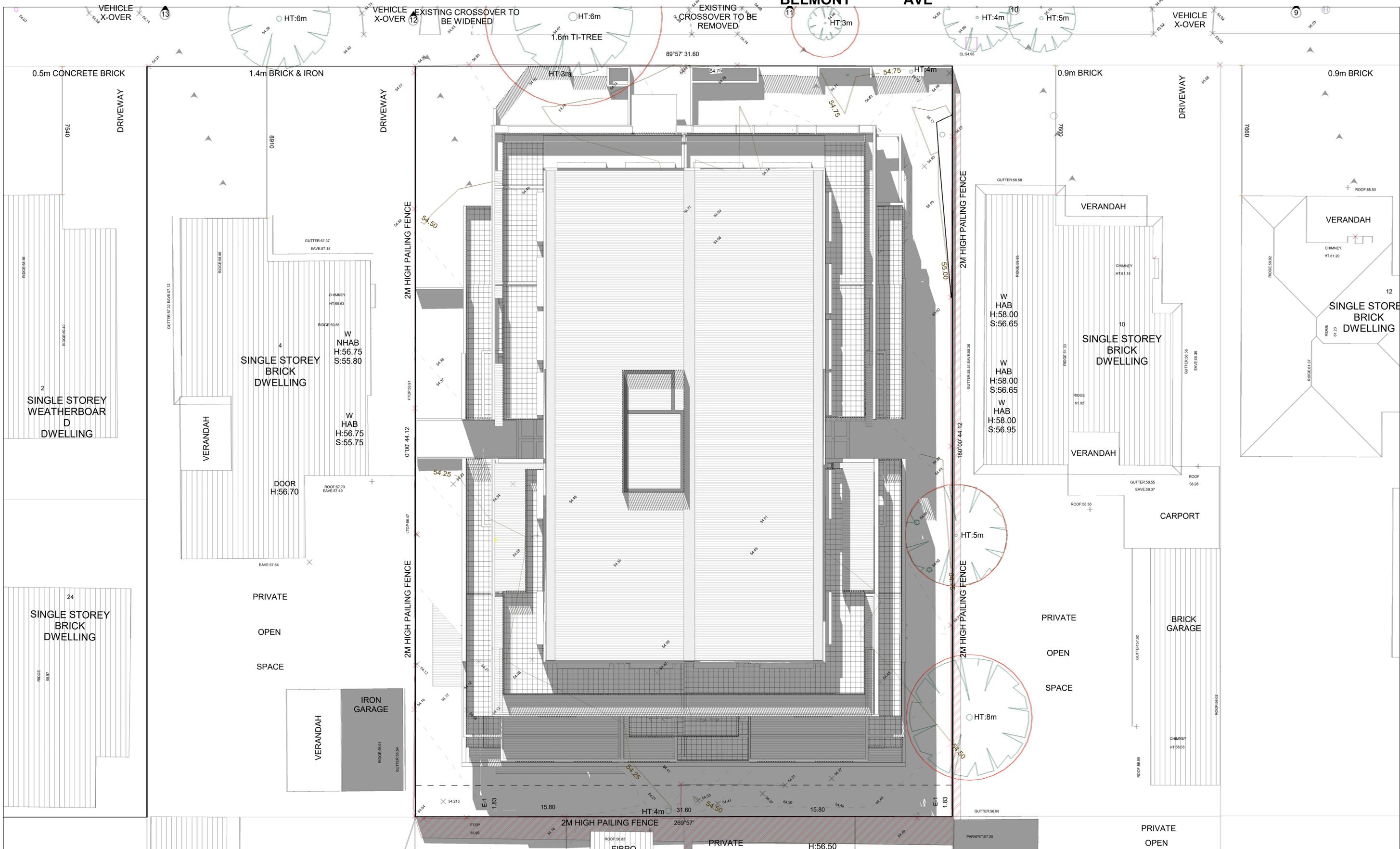
AUTHOR:  
PP  
DATE:  
10-03-23

DRAWING NO:  
**TP-15**  
A1 size sheet:

REV:  
**3**







1. Shadow Diagram - 1.00pm Sep 21st  
1 : 100

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No.	DATE	AMENDMENT
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2	NOV 22	REF SUBMISSION
3	MAR 23	REF SUBMISSION

No.	DATE	AMENDMENT



PROJECT:  
6-8 Belmont Ave  
ADDRESS:  
6-8 Belmont Ave Clayton Vic

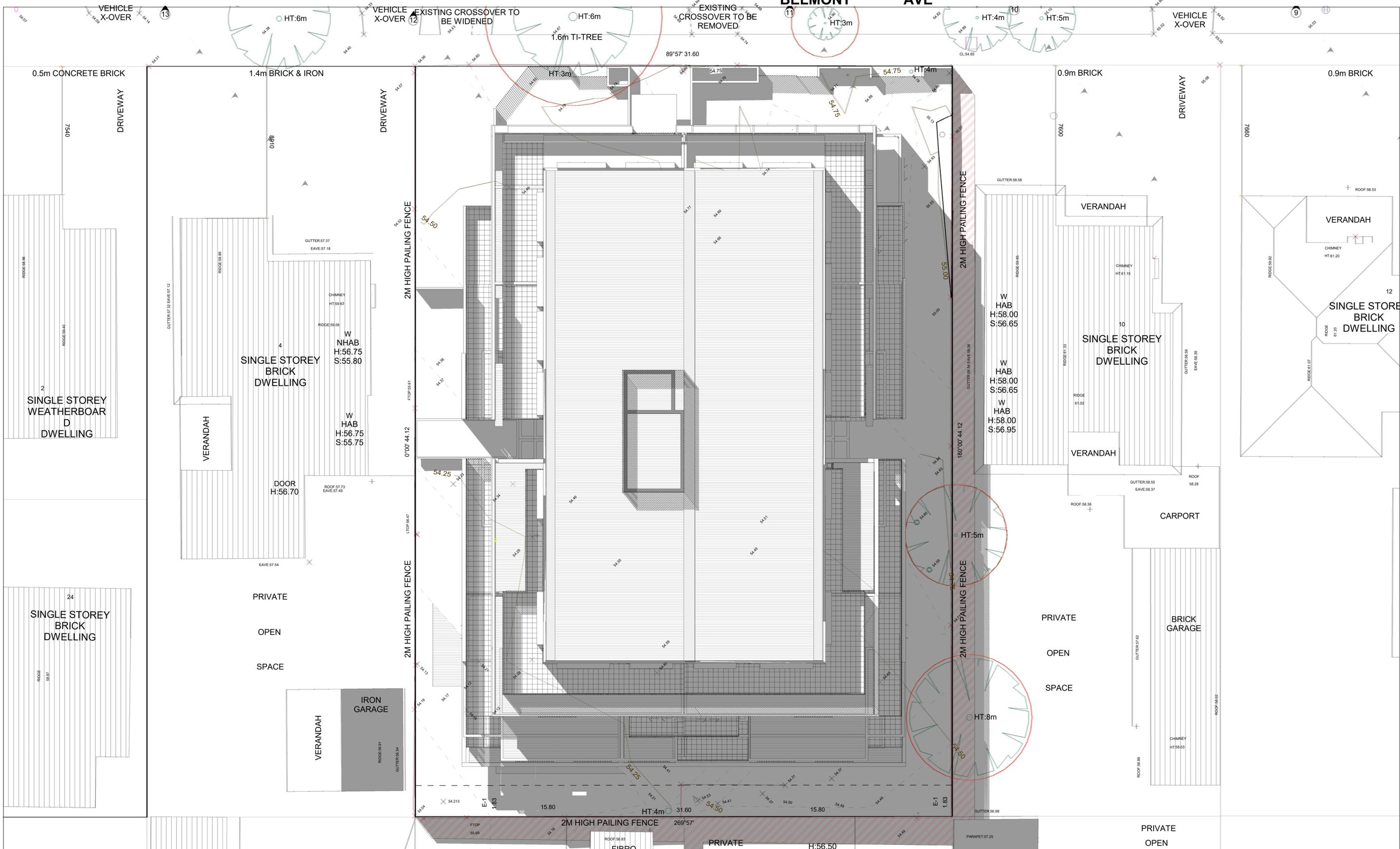
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Shadow Diagram - 1.00pm Sep 21st

JOB NO:  
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AUTHOR:  
PP  
DATE:  
10-03-23

DRAWING NO:  
**TP-17**  
A1 size sheet:

REV:  
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Shadow Diagram - 2.00pm Sep 21st  
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6-8 Belmont Ave Clayton Vic

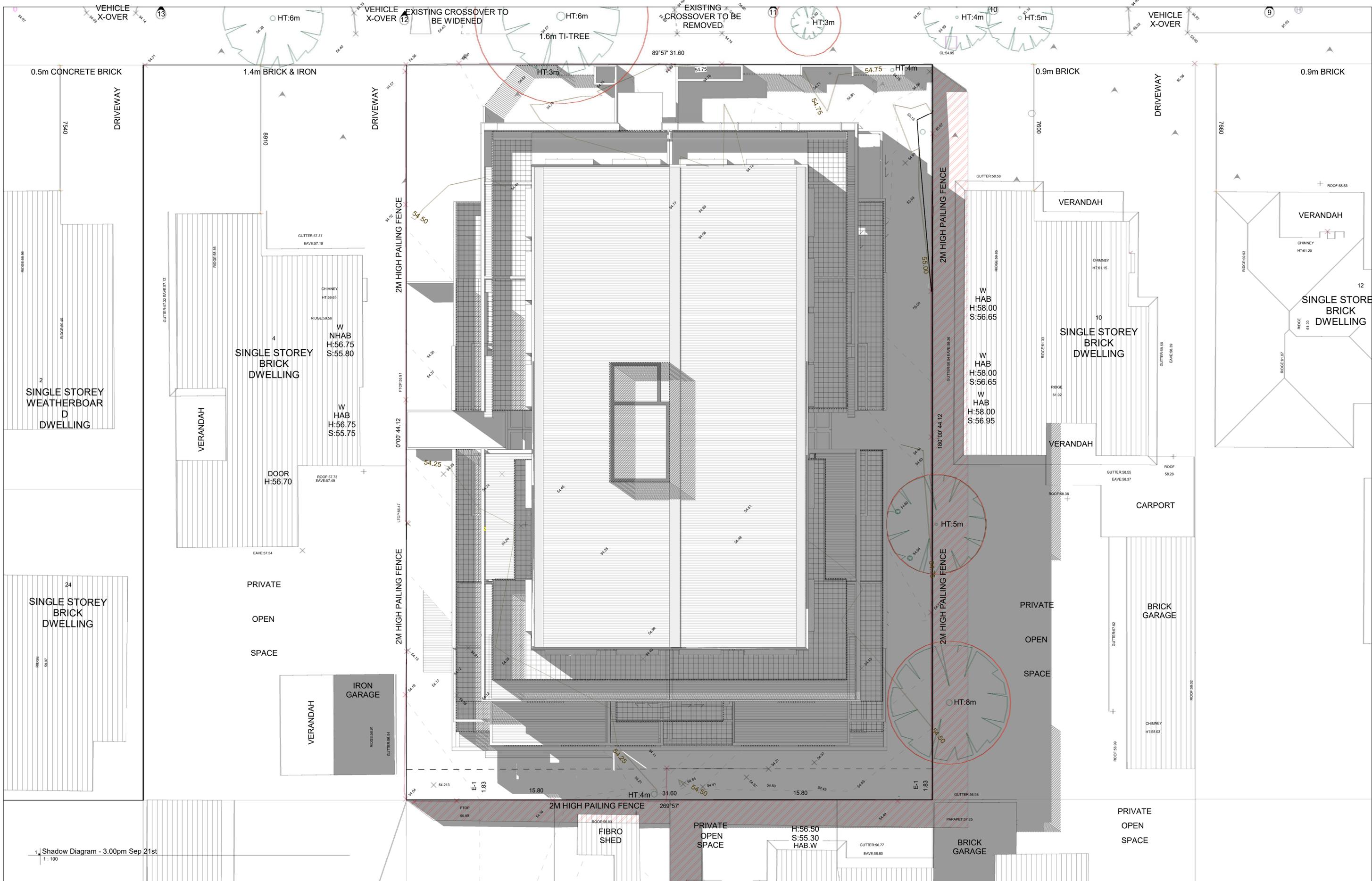
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Shadow Diagram - 2.00pm Sep 21st

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AUTHOR:  
PP  
DATE:  
10-03-23

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REV:  
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1 Shadow Diagram - 3.00pm Sep 21st  
1:100

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3	MAR 23	REF SUBMISSION

No.	DATE	AMENDMENT



PROJECT:  
6-8 Belmont Ave  
ADDRESS:  
6-8 Belmont Ave Clayton Vic

DRAWING:  
Shadow Diagram - 3.00pm Sep 21st

JOB NO:  
2204  
SCALES:  
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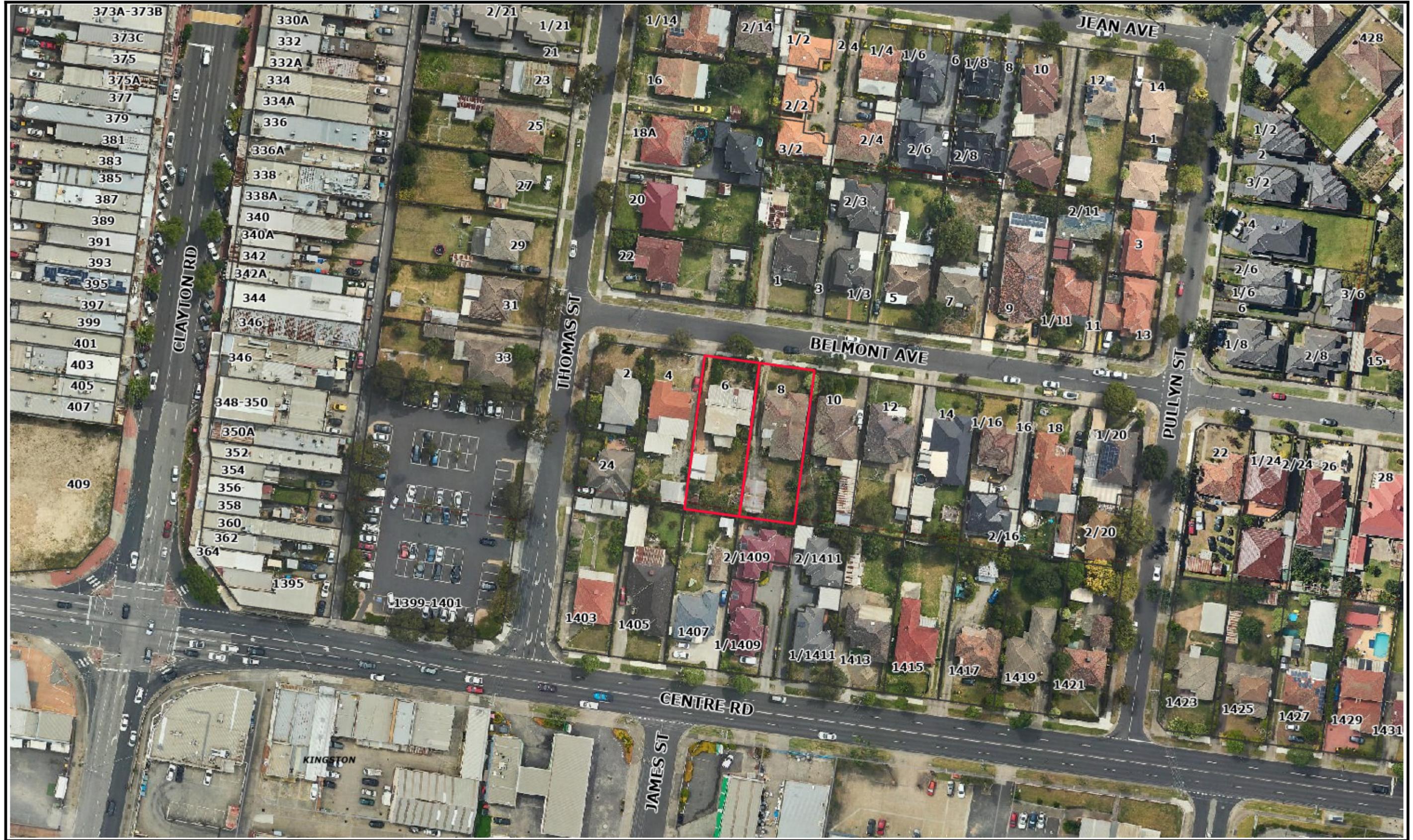
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DATE:  
10-03-23

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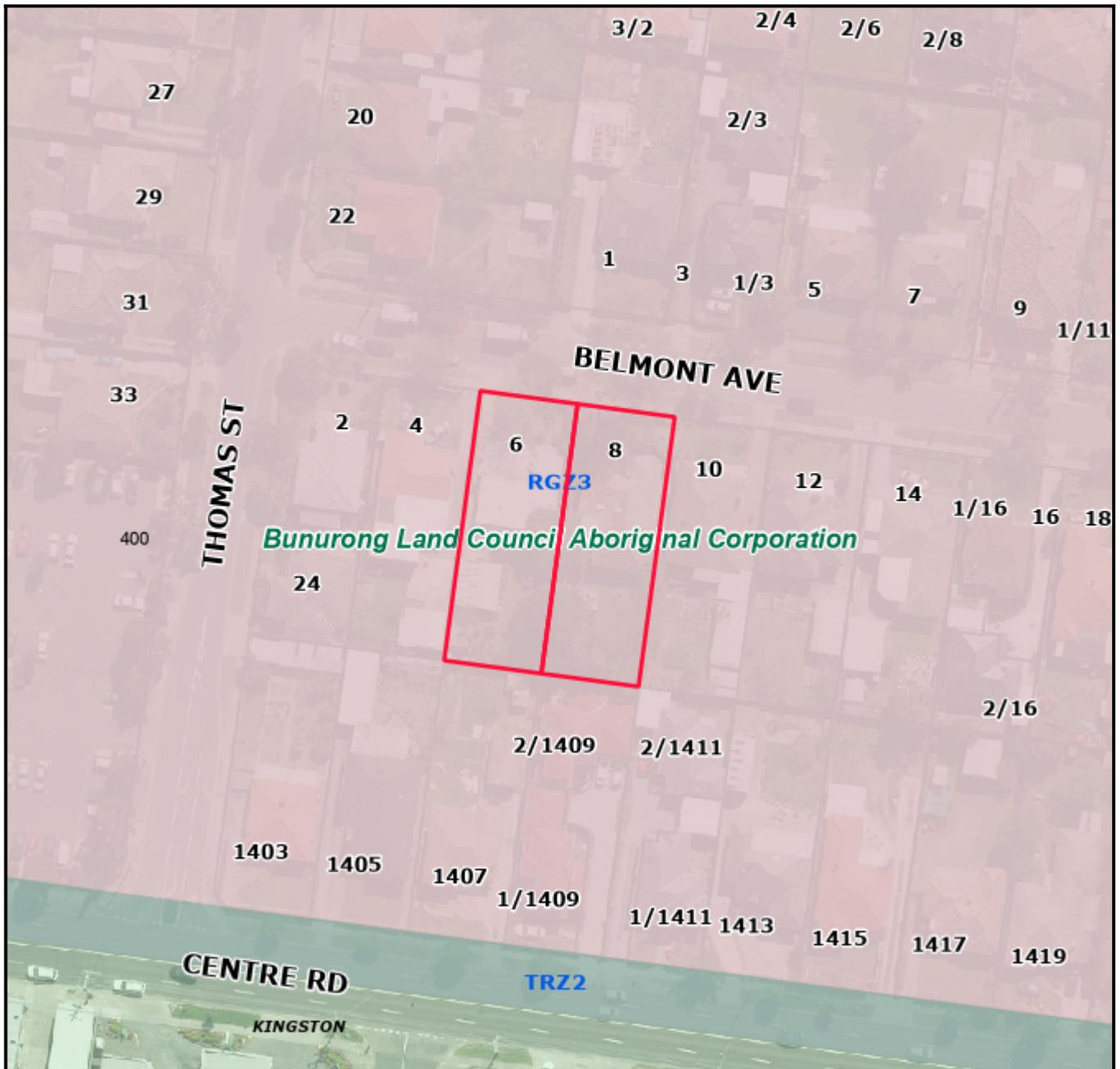


Attachment 2: 6-8 Belmont Avenue, Clayton





# Planning Overlays and Zones



## Legend

### Planning Zones

C1Z	GRZ10	GRZ7	MUZ2	PCRZ	PUZ4	RGZ1	SUZ3
C2Z	GRZ2	GRZ8	NRZ1	PPRZ	PUZ5	RGZ3	SUZ4
CA	GRZ3	GRZ9	NRZ2	PUZ1	PUZ6	RGZ4	SUZ5
CDZ1	GRZ5	IN1Z	NRZ3	PUZ2	PUZ7	RGZ5	SUZ6
GRZ1	GRZ6	MUZ	NRZ4	PUZ3	RDZ1	SUZ2	UFZ

### Planning Overlays

DDO	EAO	IPO	NCO	PO
DPO	HO	LSIO / SBO	FAO	VPO



### Address

6 & 8 Belmont Avenue CLAYTON VIC 3168



# Objector Map

Subject land shaded light red. Objector properties shaded dark green and pinpointed. (Not all objector properties shown) as some objectors are located outside boundary map



1:1500



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## Legend

- |                   |                           |                                    |
|-------------------|---------------------------|------------------------------------|
| Property          | Open Space Public Access  | Social/family recreation           |
| Proposed Property | Accessway/ trail          | Sport                              |
| Common Property   | Conservation              | Utility/ buffer/ enviro constraint |
| Easements         | Memorial Park             | Visual amenity                     |
| Raillines         | Play                      | Water based recreation             |
| Reserves          | Relaxation/ contemplation |                                    |

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