

**1.4 124-126 HUNTINGDALE ROAD, MOUNT WAVERLEY
CONSTRUCTION OF NINE (9) DWELLINGS AND REMOVAL OF VEGETATION IN A
VEGETATION PROTECTION OVERLAY
(TPA/50428)**

EXECUTIVE SUMMARY:

This application proposes the demolition of all buildings from the site and construction of nine double and triple storey townhouses. The application also seeks the removal of three canopy trees from the land.

The application was subject to public notification. Eighteen (18) objections to the proposal have been received.

Key issues to be considered relate to:

- Scale, mass and bulk of the development;
- Traffic generation;
- Removal of vegetation from the land; and
- Internal amenity for the proposed dwellings.

This report assesses the proposal against the provisions of the Monash Planning Scheme including the relevant state and local planning policy framework, Clause 55, and issues raised by objectors.

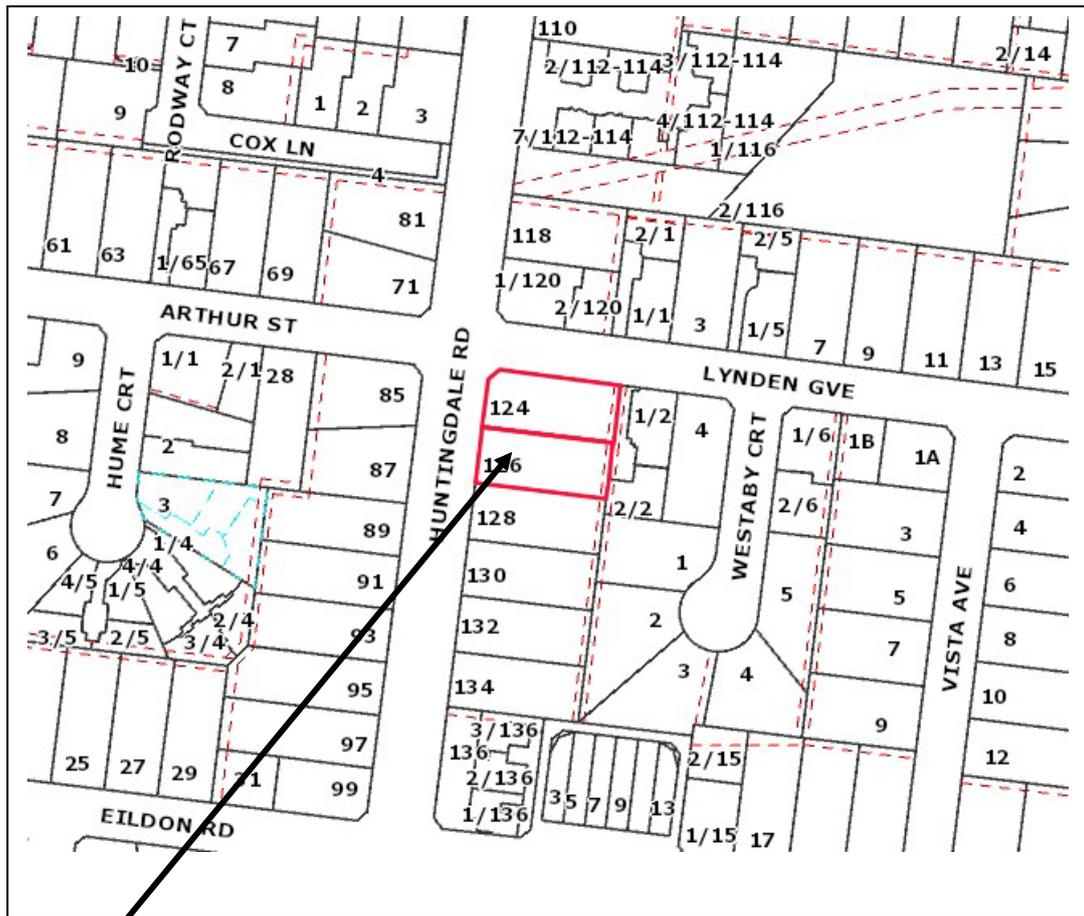
The reason for presenting this report to Council is that the application was called in following notice of the application by Councillor Robert Davies.

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

RESPONSIBLE DIRECTOR:	Peter Panagakos
RESPONSIBLE MANAGER:	Natasha Swan
RESPONSIBLE PLANNER:	Alexandra Wade
WARD:	Mount Waverley
PROPERTY ADDRESS:	124-126 Huntingdale Road, Mount Waverley
EXISTING LAND USE:	Two single detached dwellings
PRE-APPLICATION MEETING:	Yes

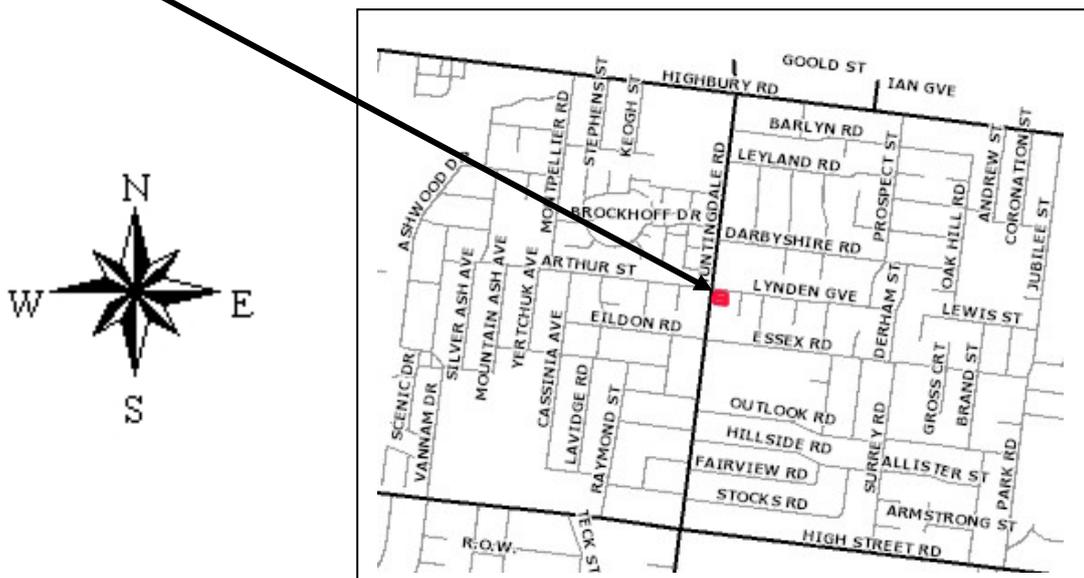
NUMBER OF OBJECTIONS:	Eighteen (18)
ZONING:	General Residential Zone, Schedule 3
OVERLAY:	Vegetation Protection Overlay, Schedule 1
RELEVANT CLAUSES: <u>State Planning Policy Framework</u> <ul style="list-style-type: none"> • Clause 11 - Settlement • Clause 11.01-1R1 - Settlement – Metropolitan Melbourne • Clause 15 - Built Environment and Heritage • Clause 15.01-2S - Building Design • Clause 16.01 - Residential Development • Clause 16.01-1S&R - Integrated Housing • Clause 16.01-2S - Location of Residential Development • Clause 16.01-3S&R - Housing Diversity • Clause 16.01-4S - Housing Affordability • Clause 18.02-4S - Car Parking 	<u>Local Planning Policy Framework</u> <ul style="list-style-type: none"> • Clause 21 - Introduction • Clause 21.04 - Residential Development • Clause 21.08 - Transport and Traffic • Clause 21.13 - Sustainability and Environment • Clause 22.01 - Residential Development and Character Policy • Clause 22.04 - Stormwater Management Policy • Clause 22.05 - Tree Conservation Policy • Clause 22.13 - Environmentally Sustainable Development <u>Particular & General Provisions</u> <ul style="list-style-type: none"> • Clause 52.06 - Car parking • Clause 52.29 - Land adjacent to a Road Zone, Category 1 • Clause 55 - Two or more dwellings on a lot • Clause 65.01 - Approval of an Application or Plan
STATUTORY PROCESSING DATE:	30 June 2020
DEVELOPMENT COST:	\$2.7 Million

LOCALITY PLAN



SUBJECT SITE

NEIGHBOURHOOD PLAN



RECOMMENDATION:

That Council resolves to issue a **Notice of Decision to Grant a Planning Permit (TPA/50428)** for the construction of nine (9) dwellings, removal of vegetation within a Vegetation Protection Overlay and alteration of access to a Road Zone Category 1, at 124-126 Huntingdale Road, Mount Waverley subject to the following conditions:

Amended Plans Required

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale and dimensioned. When the plans are endorsed they will then form part of the Permit. The plans must be generally in accordance with the decision plans prepared by TrueSource, dated 20 March 2020 (Revision G) but modified to show:
 - a) Front fencing to Huntingdale Road (including fencing between ground floor open space areas) to not exceed 1.5 metres above natural ground level at any point (including the height of any retaining wall below) with the fencing itself being no greater than 1.2 metres in height.
 - b) The dominance of the party walls reduced between Townhouse 2 and 3, and 4 and 5 facing Huntingdale Road by reducing its height, extent (length), material variation or any other method to the satisfaction of the Responsible Authority.
 - c) Townhouses 6 and 7 to be set back a minimum of 5 metres from the eastern boundary of the site, ensuring a minimum of 500mm cantilever is maintained between the ground and first floors for weather protection.
 - d) The materials schedule to be revised to include the material of the proposed front fencing, material supporting the climber planting within the common pedestrian accessway and further clarification of the proposed 'render' finishes to ensure a high quality finish.
 - e) The planters / retaining walls located adjacent to the balconies of Townhouses 2-5 to be finished with face brick to match the ground floor of the dwelling.
 - f) The garage of Townhouse 8 to be shifted eastwards to improve vehicle turning movements for Townhouse 3 with no reduced setbacks at the levels above.
 - g) The visitor space to be increased in width to a minimum of 3 metres, and to shift the space 1.0m eastwards while maintaining compliance with the garden area requirement at Clause 32.08-4.

- h) A sectional diagram of the proposed external louvres used to prevent overlooking, to show compliance with Standard B22 of Clause 55.04-6.
- i) The southern facing windows associated with Townhouses 5 and 6 to appropriately reflect the floor plans, whilst also ensuring that any windows comply with Standard B22 of Clause 55.04-6.
- j) All window openings and screening to be consistent between the floor plans and elevation plans facing the internal accessway.
- k) Direct access to be provided from the garage of Townhouse 5 into the habitable 'basement' level.
- l) Deletion of the secondary entry to Townhouse 5 via the vehicle accessway and provision of a full study space in this location with a window facing into this common area and additional landscaping provided where possible.
- m) Access to the proposed store for Townhouses 6 and 9.
- n) The clothesline within the garage of Townhouse 1 to be deleted.
- o) Additional details regarding the construction of the sleeper retaining wall, decked areas, steps, planter and feature vertical fence located within the Tree Protection Zone of Tree 1. Any footings required for proposed fence lines must be dug by hand and lined with impervious membrane in accordance with the recommendations of the Arborist Report prepared by Landscapes by Design dated 16 May 2019.
- p) Proposed paving within the Tree Protection Zone of Tree 1 to be of permeable paving in accordance with the recommendations of the Arborist Report prepared by Landscapes by Design dated 16 May 2019.
- q) The location of all services to be shown, and to be set back behind the line of the Dwelling or integrated into front fencing.
- r) The relocation of mail boxes outside of pedestrian sight lines of the proposed vehicle accessway.
- s) Location of directional signage for the proposed visitor car space.
- t) The provision of any water tanks or other services in accordance with the recommendations of the Sustainable Design Assessment prepared in accordance with Condition 6.
- u) A Tree Management Plan in accordance with Condition 4 of this Permit.
- v) An Amended Landscape Plan in accordance with Condition 5 of this Permit.
- w) An Amended Sustainable Design Assessment in accordance with Condition 6 of this Permit.

Layout not to be Altered

2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

Tree Management Plan

4. Concurrent with the submission of amended plans required by Condition 1 and prior to any demolition or site works, a Tree Management Plan (TMP) must be submitted to and approved by the Responsible Authority. The TMP must be prepared by a suitably qualified and experienced Arborist and must set out recommendations and requirements in relation to the management and maintenance of Tree Nos. 1, 2 and 3 (as identified in the Arborist Report prepared by Landscapes By Design dated 16 May 2019).

The TMP must make specific recommendations in accordance with the Australian Standard AS4970: 2009 - Protection of Trees on Development Sites and detail the following to the satisfaction of the Responsible Authority ensuring the trees to be retained remain healthy and viable during construction:

- a) A Tree Protection Plan drawn to scale that shows:
 - i. Tree protection zones and structural root zones of all trees to be retained,
 - ii. All tree protection fenced off areas and areas where ground protection systems will be used;
 - iii. The type of footings within any tree protection zones;
 - iv. Any services to be located within the tree protection zone and a notation stating all services will either be located outside of the tree protection zone, bored under the tree protection zone, or installed using hydro excavation under the supervision of the Project Arborist; and
 - v. A notation to refer to the Tree Management Plan for specific detail on what actions are required within the tree protection zones.
- b) Details of how the root system of any tree to be retained will be managed. This must detail any initial non-destructive trenching and pruning of any roots required to be undertaken by the Project Arborist.
- c) Supervision and certification of tree management activities required by the Project Arborist to the satisfaction of the responsible authority; and
- d) Any remedial pruning works required to be performed on tree canopies located within subject site. The pruning comments must

reference Australian Standards 4373:2007, Pruning of Amenity Trees and a detailed photographic diagram specifying what pruning will occur.

All trees specified in the endorsed arborist report / Tree Management Plan are to be protected and maintained in accordance with the recommendations set out in the report, to the satisfaction of the Responsible Authority.

Landscape Plan

5. Concurrent with the endorsement of any plans 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. When endorsed, the plan will form part of the Permit. The Landscape Plan must be generally in accordance with the Landscape Plan prepared by Habitat, dated April 2020, except that the plan must show:
 - a) An in-ground, automatic watering system connected to rainwater tanks on the land must be installed and maintained within the common garden areas to the satisfaction of the Responsible Authority.
 - b) Detail of planter soil depth and volume.
 - c) Planting within pedestrian sight triangles measuring 2 metres long and 2.5 metres deep on both sides of the vehicle crossing to be no greater than 0.9 metres in height.
 - d) Further detail of proposed paving within the site, ensuring that this provides a varied tone to the concrete driveway proposed.
 - e) Any further changes as required by Condition 1 of this Permit.

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.

Amended Sustainable Design Assessment (SDA) Required

6. Concurrent with the endorsement of any plans pursuant to Condition 1, an amended Sustainable Design Assessment to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the amended Sustainable Design Assessment will be endorsed and will form part of this permit. The amended Sustainable Design Assessment must be generally in accordance with the Sustainable Design Assessment prepared by Melbourne Energy Rating Pty Ltd and dated 6 September 2019, but modified to reflect amended plans and any changes identified in Condition 1 of this Permit.

The provisions, recommendations and requirements of the endorsed Sustainable Design Assessment must be implemented and complied with to the satisfaction of the Responsible Authority.

Construction Management Plan

7. Prior to the commencement of any site works (including demolition and excavation), a Construction Management Plan must be submitted and approved by the Responsible Authority. No works are permitted to occur until the Plan has been endorsed by the Responsible Authority. Once endorsed, the Construction Management Plan will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The plan must address the following issues:
- a) Hours for construction activity in accordance with any other condition of this permit;
 - b) Measures to control noise, dust and water and sediment laden runoff;
 - c) Prevention of silt or other pollutants from entering into the Council's underground drainage system or road network;
 - d) Measures relating to removal of hazardous or dangerous material from the site, where applicable;
 - e) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;
 - f) Cleaning and maintaining surrounding road surfaces;
 - g) 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;
 - h) Public Safety and site security;
 - i) 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;
 - j) A Traffic Management Plan showing truck routes to and from the site;
 - k) 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;
 - l) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the Construction Management Plan;
 - m) Contact details of key construction site staff;
 - n) Any other relevant matters, including the requirements of VicRoads or Public Transport Victoria.

- o) Except with the prior written consent of the Responsible Authority, a requirement that 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.

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

Department of Transport Condition (VicRoads) (ref: 29558/19)

8. Prior to the commencement of the use of the development hereby approved, all disused or redundant vehicle crossings must be removed and the area reinstated to the satisfaction of the Responsible Authority (RA) and at no cost to VicRoads or the RA.

Car Parking, Driveways & Vehicle Crossovers

9. Car spaces, access lanes and driveways must be kept available for these purposes at all times.
10. Any new vehicle crossover or modification to an existing vehicle crossover must be constructed to the satisfaction of the Responsible Authority.

Stormwater / Drainage

11. The site must be drained to the satisfaction of the Responsible Authority.
12. All stormwater collected on the site 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 drainage works commencing.

Privacy screens

13. 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. The use of obscure film fixed to transparent windows is not considered to be 'obscure glazing' or an appropriate response to screen overlooking.

Boundary Walls

14. The walls on the boundary of adjoining properties shall be cleaned and finished in a manner to the satisfaction of the Responsible Authority.

Time for Starting and Completion

15. 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 2 years from the date of issue.
- b) The development is not completed 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 approval must be obtained prior to the commencement of the above approved works.
- B. The lot/unit numbers on the “Endorsed Plan” are not to be used as the official street address of the property. Street numbering is allocated in accordance with Australian/New Zealand Standards 4819:2001- Rural and Urban Addressing. Any street addressing enquiries should be directed to Council’s Valuation Team on 9518 3615 or 9518 3210.
- C. A public open space contribution may be requested when the development is subdivided.
- D. 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.
- E. One copy of the plans for the drainage and civil works must be submitted to and approved by the Engineering Department prior to the commencement of works. The plans are to show sufficient information to determine that the drainage works will meet all drainage conditions of the permit.

- F. All stormwater collected on the site from all hard surface areas must not be allowed to flow uncontrolled into adjoining properties or the road reserve.
- G. The private on-site drainage system must prevent stormwater discharge from the/each driveway over the footpath and into the road reserve.
- H. The nominated point of stormwater connection for the site is to the north-west corner of the property where the entire site's stormwater must be collected and free drained via a pipe to the Council pit in the naturestrip to be constructed to Council standards. (A new pit is to be constructed to Council standards if a pit does not exist, is in poor condition or is not a Council standard pit). Note: If the point of connection cannot be located then notify Council's Engineering Department immediately.
- I. Engineering permits must be obtained for new or altered vehicle crossings and new connections to Council pits and these works are to be inspected by Council's Engineering Department. A refundable security deposit is to be paid prior to the drainage works commencing.
- J. Any request for a variation of this Permit shall be lodged with the relevant fee as determined under the Planning & Environment (Fees) Regulations 2016.

BACKGROUND:

Subject Site

The site is located on the south-east corner of Huntingdale Road and Lynden Grove, in Mount Waverley.

The land is made up of two properties, being 124 and 126 Huntingdale Road. The land is rectangular in shape with a frontage of approximately 38 metres to Lynden Grove and 33 metres to Huntingdale Road yielding a total site area of 1471.6 square metres. The title boundary is splayed adjacent to the corner of Huntingdale Road and Lynden Grove.

The site has a steady slope from the south-east corner of the site to the north-west corner of the site of greater than 4 metres. The land also has a steep slope adjacent to the Lynden Grove and Huntingdale Road frontages with retaining walls currently securing some of the land.

A 1.83 metre wide drainage easement runs adjacent to the eastern boundary of the site.

More specifically, the site includes the following characterisations:

- The site currently supports two detached two storey dwellings.

- No 124 Huntingdale Road has a brick house with first floor finished in a weatherboard finish, and a pitched tiled roof form. The house is raised above natural ground level (particularly as fronting Lynden Grove) due to the slope of the land. Vehicle access for No. 124 Huntingdale Road is provided via Lynden Grove, which leads to a double garage.
- No. 126 Huntingdale Road supports a single storey brick dwelling with a pitched, tiled roof form. Vehicle access to the site is via Huntingdale Road which leads to a garage located to the rear of the dwelling.
- There are two street trees located adjacent to the site, within the Lynden Grove frontage.
- Four canopy trees are located on the site including a Spotted Gum (Tree 1), two Red Flowering Gums (Tree 4 and 5) and a Silky Oak (Tree 6).
- The site currently has no front fencing to Lynden Grove, except for a small section of timber paling fence with trellis above on the eastern end of the frontage. On the Huntingdale Road frontage, this property has no front fencing except for a low timber retaining wall across a portion of the frontage.
- A high fence and retaining wall is located along the southern boundary of the site due to a level change between the subject site and adjoining property at No. 128 Huntingdale Road.

Surrounds

The surrounding land use is predominantly residential in nature and is characterised by detached single dwellings and some multi-unit developments. However, there are some areas of commercial / industrial presence with an Industrial Zone located north of the site (approximately 220 metres) on Huntingdale Road which includes developments of 2-3 storeys (equivalent to 3-4 residential stories). A small commercial shopping strip is located proximate to the site, on Essex Road (approximately 130 metres south of the site) which includes development of up to 3 storeys in height.

Dwellings are typically constructed of brick or weatherboard and have a pitched roof form. Front fencing includes a mixture of high solid fencing, high transparent fencing, low or no fencing.

Huntingdale Road typically has more robust development being a major road. Of importance to note is also 151-153 Huntingdale Road located south of the site (on the corner of Huntingdale Road and High Street Road) which supports a 3 storey apartment building.

The land adjoining the site is detailed as follows:

North: Lynden Grove is located north of the site. On the opposite side of Lynden Grove are a mixture of single and double storey brick dwellings.

South: No. 128 Huntingdale Road is located south of the site which supports a two storey brick dwelling with a flat roof form. The dwelling sits above the natural

ground level of the street due to the slope of the land. A vehicle accessway is located adjacent to the northern boundary of the site which leads to a garage located on the northern side of the dwelling. A high brick fence is located along the frontage of the site, which is set back from the title boundary allowing low hedging located in front. The area of secluded private open space is located to the rear (east) of the dwelling.

East: No. 2 Lynden Grove is located to the east of the site which supports two, two storey dwellings arranged one behind the other. The dwellings are constructed with brick at the ground floor and cement render at the first floor. A vehicle accessway is located adjacent to the western boundary of the site for both dwellings. The area of open space for Dwelling 1 is located on the north-eastern side of the dwelling whilst the secluded private open space for Dwelling 2 is to the west and south of the dwelling, which partially abuts the subject site.

West: Huntingdale Road is located west of the site, which is a Major Category 1 Road and allows for two lanes of traffic in each direction. There is a continued slope of the land towards the west, with dwellings on this side of Huntingdale Road sitting below street level. Dwellings on the opposite side of Huntingdale Road appear as single storey to the street.

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

PROPOSAL:

This report is based on the amended plans dated 20 March 2020, prepared by Truesource (advertised in May 2020).

It is proposed to demolish the existing dwelling and associated structures, along with the removal of vegetation, and construction of nine (9) two and three storey dwellings on the site.

The key elements of the proposal are as follows:

- The townhouses are arranged in two rows with vehicle access located through the centre of the site, via Lynden Grove.
- Each townhouse has 4 bedrooms, except for Dwelling 1 which has 3 bedrooms.
- Each townhouse is provided with a two car garage, either in double width or tandem arrangement.
- One visitor car parking space is located within the centre of the site.
- Each townhouse is 2-3 storeys dependant on the line of natural ground level.
- Dwellings are set back from 2.97 metres - 6.79 metres fronting Lynden Grove, and 7.5 metres - 7.6 metres from Huntingdale Road.
- Each townhouse is provided with private open space at the ground floor, ranging in size from 39.2 square metres to 68.6 square metres.

- Tree 1 (Spotted Gum Tree) is proposed to be retained on the site, whilst the other trees on the site are to be removed.
- No front fencing is proposed to Lynden Grove, with the exception of a sleeper retaining wall within the eastern part of the façade.
- A 1.2m high vertical paling fence above retaining walls where required is proposed along Huntingdale Road. The fence is set back from the street, allowing for raised garden beds to be located along the street.
- The proposed townhouses are of a contemporary design with gabled roof forms. The townhouses are proposed to be constructed with face brickwork at the ground floor and cement render at the upper levels with feature timber look cladding.
- The proposed site coverage is 45% with permeability of 38%.

Attachment 1 details plans forming part of the application.

PERMIT TRIGGERS:

Zoning

The site is located within the General Residential Zone, Schedule 3 (GRZ3). Pursuant to Clause 32.08 of the Monash Planning Scheme a planning permit is required to construct two or more dwellings on a lot.

It is noted that at the time of lodgement, the site was located within the General Residential Zone, Schedule 2. The application does not have transitional provisions from this change and therefore the application is assessed against the requirements of the GRZ3.

A development must meet the requirements of Clause 55.

A minimum garden area of 35% of the site area is required as the site is 1471.6 square metres in area. The proposal provides for 35.2% garden area and therefore complies with this requirement.

The maximum building height permissible in the zone is 11 metres (12 metres on a sloping block) and not in excess of 3 storeys. The maximum overall height of the development proposed is 9.95 metres and therefore complies with this requirement.

Overlay

The land is covered by the Vegetation Protection Overlay, Schedule 1.

Pursuant to Clause 42.02-2, a planning permit is required to remove or destroy any vegetation that has a trunk circumference of greater than 500mm at 1200mm above ground level and is higher than 10 metres.

A Planning Permit is required for the removal of 3 trees from the site (Tree 4 - Red Flowering Gum, 5 - Red Flowering Gum and 6 - Silky Oak as identified within the Arborist Report provided with the application).

Particular Provisions

Pursuant to Clause 52.29-2, a Permit is required to create or alter access to a Road Zone, Category 1. Huntingdale Road is identified as a Road Zone, Category 1. The proposal seeks to remove an existing crossover on Huntingdale Road which is considered to be an alteration and therefore a Permit is required.

Any application to create or alter access to this road requires a referral to the roads corporation (Department of Transport / VicRoads).

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

CONSULTATION:

The initial application sought the construction of twelve (12) dwellings which were arranged with six dwellings along Huntingdale Road, three dwellings facing Lynden Grove and three dwellings located within the south-east corner of the site. Further information was requested of the Permit Applicant on 27 May 2019. In this letter, officers identified a number of design deficiencies, relating to:

- Poor internal amenity;
- Raised form of garages to Huntingdale Road and excessive bulk impacts to the street;
- Third storey proposed causing bulk impacts to adjoining properties;
- Lack of private open space provided;
- Poor sense of address;
- Lack of visitor parking provided;
- Reduction to Clause 52.06 sought for one dwelling (only 1 car space provided for 3 bedrooms);
- Poor vehicle maneuverability within the site; and
- Impact on Spotted Gum Tree.

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

The Permit Applicant responded to this letter on 9 September 2019 by providing further information and submitting amended plans. Notably, the number of dwellings were reduced from 12 to 11 and the architectural expression and arrangement of the dwellings were altered to sit in two rows running north-south along the site. The dwellings presented to Huntingdale Road as 3 and a half storeys with rooftop terraces.

Following advertising, amended plans were lodged on 30 April 2020 in response to the number of objections received and further discussions with the applicant outlining Council's concerns. These amended plans made significant changes to the development including the deletion of a further 2 dwellings and a break in the building running east-west through the centre of the site and the provision of a visitor car space on site. These amended plans were re-advertised.

The Applicant was verbally advised on 16 June that this application was coming to the July Council meeting, in addition to a letter that was sent to the Applicant formally informing them of the details of the Council meeting. The Applicant has been 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 application was advertised in accordance with section 52 of the *Planning and Environment Act 1987* by way of letters sent to the surrounding property owners/occupiers, and signs displayed on both street frontages of the site. The application was advertised twice, given the submission of amended plans.

A total of sixteen (16) objections were received for the initial advertising of the application, and a total of five (5) repeat objections were received to the amended plans in addition to two (2) new objections.

Objections received for the applications included the following:

- Vehicle access via Lynden Grove (safety, traffic generation, light spill, loss of car parking);
- Traffic generation within Lynden Grove;
- Provision of car parking on the site and consequential overflow parking from the site onto the street;
- Number of Dwellings / density;
- Scale / building bulk / neighbourhood character;
- Extent of shadow not accurate on plans;
- Impact on views from deck of 1 Westaby Court;
- Overlooking into the secluded private open space of 1 Westaby Court;
- Lack of provision of secluded private open space for proposed dwellings and landscaping; and
- Noise from additional traffic and future residents.

It is noted that eleven (11) of the eighteen (18) objections submitted were a signed pro-forma.

Referrals**Department of Transport (VicRoads) (Ref No.29558/19) – Determining Authority**

No objection subject to standard condition and note.

Traffic Engineer

No concerns subject to standard conditions. Concern was raised with respect to the width of the visitor car space (less than 3 metres), turning movements for vehicles within the garage of Townhouse 3 and turning movements for visitors should the space be occupied. Concern has also been raised regarding the number of tandem car parking arrangements.

Drainage Engineer

No concerns subject to standard conditions.

Horticulture

No concerns subject to the westernmost street tree on Lynden Grove being located a minimum of 2.8 metres from the proposed crossover. Street trees to be protected with protection fencing during construction.

DISCUSSION:**Planning Policy Framework**

The Planning Policy Framework encourages an increase in the supply of housing in existing urban areas which offer good access to jobs, services and transport (Clause 16.01-2S). These guidelines also encourage a diversity of housing to be provided to meet diverse needs which includes a mix of housing types, densities, design, and affordability (Clause 16.01-3 and Clause 16.01-4). The appropriate location of new housing can also foster healthy neighbourhoods and community wellbeing (Clause 15.01-4S).

The proposed development, allowing for the provision of nine townhouses on the land over two lots within the established area of Mount Waverley with good access to services and public transport satisfies the objectives of the Planning Policy Framework.

However, in providing this additional housing, the neighbourhood character of an area must be protected which maintains and creates urban environments that are safe, healthy, functional and contribute to a sense of place and cultural identity (Clause 15.01-1S and Clause 15.01-5S). The Local Planning Policy explores these concepts further.

Local Planning Policy Framework

Clause 21.04 (Residential Development) identifies the site as being located within 'Garden City Suburbs'. This policy identifies key issues surrounding housing development within the City of Monash being increased residential densities, the retention of neighbourhood character, changing lifestyles, ageing population and sustainability.

Clause 22.01 (Residential Development and Character Policy) further details the specific character of each garden city suburb area. This policy identifies the site as being located within the 'Garden City Suburbs Northern' precinct.

The desired future character statement for this area includes:

- Assumption of change in this area including unit development and some apartment development;
- New development to take place with well vegetated front and rear gardens and large canopy trees.
- Setbacks to be generous and consistent in streets.
- Building heights will vary between neighbourhoods. Areas with diverse typography will have a larger proportion of two storey buildings.
- New development to complement established buildings through consistent siting, articulated facades and use of materials.
- New development will consider energy efficiency and sustainability principles.
- Long expanses of blank wall to be avoided.
- Well planted gardens with soft leafy nature.
- Existing mature trees and shrubs to be retained with additional tree planting.
- Non-existent or transparent front fences.
- Additional vehicle crossovers discouraged.

The proposed development of nine (9) townhouses of various sizes, layouts and design 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 22.13 (Environmentally Sustainable Development Policy) provides a framework for early consideration of environmental sustainability at the building design stage. For a development of between 4 and 10 dwellings, a Sustainability Design Assessment is required to be prepared and submitted. A Sustainability Design Assessment was prepared by Melbourne Energy Rating Pty Ltd which included a BESS assessment for the original application, however has not been revised to reflect the amended plans. Amended plans will also be required to reflect any recommendations of the updated report as required.

Clause 22.05 (Tree Conservation Policy) applies to all land within the City of Monash, and seeks to promote the retention of mature trees and encourage planting of new canopy trees with spreading crowns. It is considered that the removal of vegetation proposed on the land is acceptable given the health and species of trees being removed. Importantly, the large Spotted Gum tree within the north-eastern corner of the site is proposed to be retained which contributes

significantly to the character of the area. The provision of landscaping is discussed in further detail within the assessment section of this report.

General Residential Zone

The principal planning control affecting the land is the General Residential Zone. The purposes of the zone, among other things includes:

- *“To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.”*

The proposal will provide for a diversity of housing, and housing growth. The site is accessible to public transport including the 767 Bus line (Southland SC – Box Hill) located on Huntingdale Road, and is approximately 1.3km from the 75 tram line located on Burwood Highway (Vermont South – Etihad Stadium) and approximately 1.4km from Jordanville Railway Station.

The schedule to the zone also includes a number of neighbourhood character objectives including:

- *“To support new development that contributes to the preferred garden city character through well landscaped and spacious gardens that include canopy trees.*
- *To promote the preferred garden city character by minimising hard paving throughout the site by limiting the length and width of accessways and limiting paving within open space areas.*
- *To support new development that minimises building mass and visual bulk in the streetscape through generous front and side setbacks, landscaping in the front setback and breaks and recesses in the built form.*
- *To support new development that locates garages and carports behind the front walls of buildings.”*

The schedule to the zone also provides variations to Clause 55 which are outlined in the table below.

Variation	Response
Street Setback – Standard B6 - Walls of buildings should be set back at least 7.6 metres from the front Street.	Compliance achieved
Site Coverage – Standard B8 - 50%	Compliance achieved
Permeability – Standard B9 - 30%	Compliance achieved
Landscaping – Standard B13 - New development should provide or retain: - At least one canopy tree, plus at least one canopy tree per 5 metres of site width;	Compliance achieved

<ul style="list-style-type: none"> - A mixture of vegetation including indigenous species; - Vegetation in the front, side and rear setbacks; and - Vegetation on both sides of accessways. <p>A canopy tree should reach a mature height at least equal to the maximum building height of the new development.</p>	
<p>Side and Rear Setback – Standard B17 - A new wall not on or within 200mm of a rear boundary should be set back at least 5 metres.</p>	<p>Minor variation sought. A proposed condition will require compliance.</p>
<p>Private Open Space – Standard B18 - A dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> - An area of 75 square metres, with one part of the private open space to consist of secluded private open space at the side or the rear of the dwelling or residential building with a minimum area of 35 square metres, a minimum dimension of 5 metres and convenient access from a living room; or - A balcony or roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room 	<p>Variation sought for ‘total private open space’ for Townhouses 6, 7 and 8. However, it is noted that each of these dwellings are provided with greater than 35sqm of secluded private open space with a minimum dimension of 5 metres.</p>
<p>Front Fence Height – Standard B32 - 1.2 metres</p>	<p>Minor variation sought.</p> <p>The proposed retaining walls below the front fencing in some locations push the height of the fence above 1.2 metres above the footpath level on Huntingdale Road. A proposed condition will require that the total height of the fencing not exceed 1.5 metres.</p>

Assessment

Neighbourhood Character and Built Form

The zoning of the land, in addition to the neighbourhood character guidelines for the site, expects change within the area (including both apartments and multi-unit developments). It is also anticipated that being located on a main road, with a

reasonably large site (1471.6sqm) area that change and increased density is expected in the form of multi-unit development. However this should be tempered to allow for any development to have a reasonable 'fit' within the streetscape.

The proposal seeks the arrangement of townhouses in two 'rows' along the site, with a break running east-west through the site, cutting the development into four separate building modules. Whilst apartments may be permitted on this site, it is considered that the townhouse arrangement provides a better response to the slope of the land and the character of the area, allowing for greater articulation in the built form than what an apartment development could achieve. If an apartment development were proposed on the site, the development would require a single floor level therefore resulting in a significant cut along the eastern boundary, and additional height along Huntingdale Road.

The proposal provides for a setback of 7.6 metres to Huntingdale Road, in accordance with the schedule to the Zone. It is noted that there is an encroachment into this setback for the balconies and canopy structures, however these are permitted as they are less than 3.6 metres in height measured from natural ground level.

The proposal then exceeds ResCode requirements with respect to the setback to Lynden Grove associated with Townhouse 9 with a minimum front setback of approximately 5 metres (noting 3 metres is required). The setback for Townhouse 1 results in a minor variation to the ResCode standard (50mm at the ground floor and 10mm at the first floor) due to the angle of the title boundary. The façade provides for good articulation with setbacks ranging from 2.95 metres to 3.58 metres, with the non-compliance only being a very small element and is therefore considered acceptable.

Due to the slope of the land and the proposed garages, townhouses fronting Huntingdale Road are raised and will appear as being 2.5 storeys in height. These dwellings have been lowered as much as possible through the revision of plans, with the constraint of the levels of the internal accessway. Dwellings have also been designed to reflect the slope from the south to the north, varying the levels of the townhouses across this Huntingdale Road presentation.

A break in the built form has been provided on Huntingdale Road which not only assists with reducing potential bulk impacts, but also provides for an improved sense of address for Townhouses 6 and 7 located towards the rear of the site. This break has been carried through to the eastern boundary of the site which provides a sense of openness to the centre of the site.

The development will present to Lynden Grove as two townhouses. These townhouses have been revised since the initial development plans, to respond more appropriately to the slope of the land and to provide a greater level of articulation to the building forms with the centralisation of the first floor gabled

features and use of more appropriate materials in addition to reducing the amount of cantilevering over the central accessway. Two detached dwellings also reflect the rhythm of the built form in the streetscape.

The proposal exceeds the requirements of the schedule to the General Residential Zone with respect to site coverage and permeability, by proposing 45% site coverage (maximum of 50% required), and 35% permeability (minimum of 30% required).

The plans indicate a 1.2 metre high vertical fence along the Huntingdale Road frontage of the site (noting that the ground floor plan has an incorrect notation suggesting a height of 0.9 metres). However, the maximum height of the fence is not clear as some sections of the fence require a retaining wall beneath due to the slope of the land. A condition will require that the fencing not exceed 1.5 metres in height (including the retaining wall) at any point to allow for the fence to sit balanced on the site due to the slope of the land. The proposed front fence relates appropriately to the development and provides visibility of the landscaped garden behind. The fence is also set back from the street, allowing for a mixture of planter boxes to be incorporated into the streetscape presentation which will allow for a strong landscape response.

Concern is raised with respect to the height and finish of the party walls located between Townhouses 2 and 3, and 4 and 5. A solid party wall is proposed which extends to the bottom of the staircase from the balcony. A proposed condition will require revision of these walls, to reduce their height where possible and require varied material finishes where possible to reduce their visual dominance.

No front fencing is proposed on Lynden Grove, however retaining walls and planters are required for the stabilisation of land. The secluded private open space of Townhouse 9 to the east of the dwelling is proposed to be fenced, however this fence is located approximately 6 metres from the frontage of the site and is in line with the façade of the dwelling and therefore will not have a detrimental impact on the streetscape.

The location of services and detail of the proposed mailboxes have not been provided on the plans. A proposed condition will require further detail of these to ensure no unreasonable impact on the streetscape or vehicle safety.

The proposed townhouses are contemporary in nature, with the use of a gable roof element which responds to the dominance of pitched roof forms in the area. The development is to be constructed with a mixture of face brick, rendered finish and lightweight timber look cladding which respond to existing materials found within the surrounding area.

A proposed condition will require further clarification of the render finish, ensuring a high quality finish (not permitting rendered polystyrene). A proposed condition will also require the planters which sit adjacent to the balconies of

Townhouses 2-5 to be constructed of brick to match the ground floor façade of these dwellings to help blend the planters into the façade.

External Amenity

Building Bulk

The site has three residential abuttals, including two dwellings to the east (2 Lynden Grove) which have their vehicle accessway located adjacent to the site. A portion of secluded private open space of the rear dwelling also abuts the site.

To the south is No. 128 Huntingdale Road which has a relatively benign interface to the subject site with a vehicle accessway, garage and covered space with the side of the area of open space to the rear (which has an outlook to the east).

Given the slope of the land, the presentation of the dwellings to the south and east presents as two storey dwellings, with the garages sitting below natural ground level at these points.

The four townhouses on the eastern side of the site, have a visual break between Townhouses 7 and 8. Dwellings are set back a minimum of 4.9 metres at the ground floor and 5 metres at the first floor with these setbacks being utilised for secluded private open space, with four canopy trees proposed along this interface.

Whilst the site is located on a corner, the eastern interface is considered to be the 'rear' boundary with respect to the 5.0m rear boundary setback requirements identified in the schedule to the zone. The first floor of Townhouses 6 and 7 encroach into this setback requirement by 0.1 metre as this level has a partial cantilever over the ground floor. A proposed condition of the Permit will require the minimum setback to be 5 metres to comply with this requirement, however maintaining at least 500mm of cantilever to the ground floor for weather protection.

The proposal presents to the south as two dwellings with a minimum separation of 4 metres between these two dwellings. Townhouse 6 is set back from the eastern boundary of the site which limits potential bulk impacts to the secluded private open space of 128 Huntingdale Road.

Whilst the setback of the first floor of Townhouse 5 from the southern boundary has minor non-compliance with ResCode, this dwelling is located adjacent to a driveway and garage and will have limited impact on the adjoining dwelling. Importantly, the setback of Townhouse 6 adjacent to the area of open space of 128 Huntingdale Road complies with ResCode setback requirements due to the slope of the land.

Daylight to Windows

The proposal will not unreasonably impact daylight to any existing habitable room windows on neighbouring properties. The adjoining dwelling to the south does

not have any northern facing windows within 3 metres of the subject site, and includes a carport and covered verandah area on the northern side of the dwelling. To the east, habitable room windows are set back a minimum of 4 metres, with the proposal complying with ResCode requirements with respect to setbacks from these windows.

Overshadowing of Secluded Private Open Space

The proposal will not result in any unreasonable overshadowing to adjoining areas of secluded private open space. This is due to the 'sunken' nature of the proposed dwellings abutting the southern and eastern boundaries of the site, resulting in a two storey (and in some areas one and a half storey) presentation to these interfaces. The setback of the first floor ensuite to Bedroom 3 of Townhouse 6 also assists with minimising shadow impacts to the secluded private open space of both 2/2 Lynden Grove and 128 Huntingdale Road in the afternoon.

Whilst some additional shadow will occur within the secluded private open space of No. 128 Huntingdale Road, this is minimal, sitting just beyond the shadow cast by the existing fence line allowing for the remainder of this space to receive sunlight.

Overlooking

The proposal will not result in any unreasonable overlooking into adjoining habitable room windows or secluded private open space to the east. Ground floor windows along the eastern and southern boundaries are screened by paling fences.

Habitable room windows located at the upper levels facing east are screened using external louvres or highlight windows with a sill height of 1.7 metres. A proposed condition however, will require a sectional diagram of the proposed external louvres to confirm their compliance with Standard B22 of ResCode to restrict views.

The location and arrangement of windows on the southern side of the first floor of Townhouses 5 and 6 are unclear, as the floor plans and elevations do not correlate. This will need to be clarified and these windows will need to ensure compliance with ResCode overlooking requirements, required by a proposed condition of the Permit.

Internal Amenity

The proposal provides for a high level of internal amenity for residents with:

- The provision of greater than 35sqm of secluded private open space (SPOS) for Townhouses 6-9 located at the ground floor with direct access to living spaces. A retaining wall is located 1.8m from the eastern boundary of the site within these areas of SPOS (as no site fill is permitted within the easement), however this has been revised through the process to be limited in height to ensure sufficient sunlight to these areas of SPOS and daylight to the adjacent windows.

- Townhouses 2-4 provided with a balcony with a minimum area of 12sqm plus a secondary space at the ground floor with useable area of greater than 17sqm behind fencing and landscaping.
- Townhouse 1 provided with a balcony of 13.9sqm in addition to ground floor open space.
- Each of the open space areas have a northerly, easterly or westerly aspect and will be provided with sufficient sunlight.
- Each townhouse is provided with bedrooms which measure a minimum of 3m x 3m.
- Each townhouse is provided with two covered car spaces with direct access to and from the dwelling (with the exception of Townhouse 5 which will be conditioned to achieve this).
- All townhouses are provided with a window to each habitable space which has a clear outlook to the sky.
- Northern facing windows are proposed where practicable.
- Window screening has been reduced where possible to improve internal amenity for habitable spaces.
- Each townhouse is provided with its own entry and canopy which provides a sense of identity and address.
- Each townhouse is provided with 6 cubic metres of externally accessible secure storage.
- Townhouse 1 is provided with ground floor bedrooms and a bathroom for people with limited mobility. Other dwellings could be retrofitted if required to provide access for persons with limited mobility.

A proposed condition will require the garage associated with Townhouse 5 to provide access directly to the laundry / study area on this level and the internal staircase. It appears that this is likely to be a drafting error on the plans. A proposed condition will also require the deletion of the entrance door to Townhouse 5 into the vehicle accessway (as access is provided to the dwelling via Huntingdale Road). This space can then be used as a complete study with additional planting in front where the level above does not cantilever over.

Landscaping and Vegetation Removal

The proposal allows for the retention of Tree 1 (Spotted Gum) within the north-east corner of the site and seeks to remove all other vegetation from the land.

The remaining trees are in poor health and have a low retention value. The Silky Oak tree located within the north-west corner of the site has a large surface root system which is causing damage to the footpath. The structure and condition of this tree is also poor.

The two Red Flowering Gum Trees fronting Huntingdale Road are in poor condition with bifurcation (forking) at the base with decay present and spreading. The trees are also compromised due to their location close to the footpath and the existing retaining wall on Huntingdale Road. It is therefore considered that the removal of

these trees are considered appropriate subject to appropriate landscaping replacement.

The site provides for landscaping opportunities along both street frontages and the eastern boundary of the site in addition to planting through the central corridor of the site.

A comprehensive landscape plan has been prepared with the application, which includes the provision of one canopy tree in the front setback of each dwelling facing both streets, four canopy trees along the eastern boundary of the site and a canopy tree located along the southern boundary of the site adjacent to the accessway.

The use of varied pavers through the common area assists with the movement and direction of pedestrians within the shared space and a greater sense of address for Townhouses 6 and 7.

A proposed condition will require an irrigation system to all common areas to ensure this planting is maintained. Further detail is also required of the proposed planters with respect to their depth and soil volume to ensure the plants reach their potential.

Car Parking, traffic and access

The requisite car parking spaces required under Clause 52.06 would be provided as shown in the following table:

Use	Number of Dwellings	Clause 52.06 Requirement	Car spaces required	Car spaces provided
Two bedroom dwelling	0	1 space/two bedroom)		
Three bedroom dwelling	9 dwellings	(2 spaces/ three bedroom	18 spaces	18 spaces
Visitor Parking	9 dwellings	1 space for every 5 dwellings	1 space	1 space
Total			19 Spaces	19 Spaces

Therefore the proposal does not seek a reduction of car parking.

A centralised crossover on Lynden Grove is proposed with a width of 5.5 metres. The existing vehicle crossover to Lynden Grove is proposed to be removed and reinstated with kerb and channel. The location of the proposed crossover will not result in the loss of any car spaces from Lynden Grove (noting that three spaces will be maintained on the street), and will allow for the maintenance of both street trees.

A number of objections have been raised regarding the location of the accessway from Lynden Grove, suggesting that it should be located on Huntingdale Road. However, Huntingdale Road is identified as a Category 1 Road Zone, and is controlled by the Department of Transport (VicRoads) who would not support the location of vehicle access from Huntingdale Road for this development given the availability of an alternative. Huntingdale Road is a major road for flowing traffic, and the presence of additional vehicle access points slow down the movement of traffic on the road and causes safety concerns due to the higher speed of vehicles travelling on this road compared to a local road. Where an alternate access from a side street is available, it is preferred.

The applicant's traffic report suggests that each dwelling is likely to generate 5-6.5 daily vehicle trips (based on the Road Traffic Authority publication "guide to Traffic Generating Developments" October 2002), and therefore the proposed development will generate approximately 45 to 59 daily trips. The application was referred to Council's traffic engineers who consider that the local street network can accommodate the additional traffic generated by this development.

The proposal complies with the car parking requirement set out in Clause 52.06 with respect to the number of car spaces and the design of the accessway.

All vehicles can exit the site in a forward's direction. However, the turning movements for Townhouse 3 are somewhat compromised due to the setback of the garage for Townhouse 8. A proposed condition will require the garage to Townhouse 8 to be shifted eastwards to improve these movements (approximately 700mm). This can be achieved with making no changes to the level above.

Concern was raised from Council's traffic engineers with respect to vehicle movements for a driver should the visitor parking space be occupied. A proposed condition will require this space to be setback an additional 1m from the accessway to improve the width in this location and allow for a vehicle to turn around on the site. With this setback, landscaping will still be able to be provided on the eastern side of the visitor space. The additional setback of the garage for Townhouse 8 will also improve this turning movement.

Bin storage is provided within the garage area of each dwelling. Waste will be collected by Council. It is expected that bins for Townhouses 2-7 will be placed on Huntingdale Road with the remainder located on Lynden Grove.

Objections not previously addressed

- *Vehicle access via Lynden Grove (safety, light spill, loss of car parking)* – Vehicle access to the development is not able to be achieved from Huntingdale Road given it is an arterial road, which are designed for through traffic and openings to properties are to be minimised where possible. The location of the access on Lynden Grove is appropriate as it is setback from the intersection with Huntingdale Road to minimise safety concerns, allows for

the retention of the large tree on the site and the two street trees. The accessway satisfies the design requirements of Clause 52.06 of the Planning Scheme.

- *Number of Dwellings / density* – There are no prescribed restrictions on the number of dwellings which are permissible on this site. The design of dwellings is what allows for any particular number of dwellings on a site.
- *Extent of shadow not accurate on plans* – The shadowing diagrams have been checked and are accurate for the 22 September Equinox.
- *Impact on views from deck of 1 Westaby Court* – The planning controls of this site does not allow for views to be taken into consideration from private properties. It is also noted that this property does not directly abut the subject site.
- *Noise from future residents* – The site is located within a residential zone, and the use of land for a residential development does not require a Planning Permit. Therefore any noise generated from a residential use is not a relevant planning consideration.

CONCLUSION:

The proposed development provides for an increase in housing, satisfying the objectives of the planning policy framework, local planning framework and the zoning of the land. The design of the townhouses allows for generous setbacks and building breaks allowing for good opportunities for landscaping, and reduced bulk to both adjoining properties and the streetscape. Subject to proposed conditions, the townhouses will provide for a good level of internal amenity. The proposal has been designed to work with the challenging slope of the land, and providing for a contemporary architectural response which takes visual architectural cues and materials from within the surrounding neighbourhood.

Whilst canopy trees are proposed to be removed from the site, the large Spotted Gum tree is to be retained, and a new and well-designed landscape setting will be provided for the new development which includes additional canopy tree planting.

The development provides for sufficient car parking on the site as prescribed by the Planning Scheme, and all vehicles are able to exit the site in a forwards direction and in a safe manner to a side street.

It is therefore recommended that approval be granted for the application subject to conditions.

LIST OF ATTACHMENTS:

Attachment 1 – Proposed Development Plans.

Attachment 2 – Aerial Photograph (February 2020).

Attachment 3 – Zoning and Overlays Map.

Attachment 4 – Objector Properties Location Map.