

TOWN PLANNING PERMIT APPLICATION REPORT

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**20 Helen Street, Northcote VIC
3070**

March 2023

20 Helen Street, Northcote

1. INTRODUCTION

- 1.1. This Town Planning has been prepared to accompany an application for the development of the land described as 20 Helen Street, Northcote (the subject site).
- 1.2. The proposal is for demolition of all structures and trees on site and the construction of two dwellings.
- 1.3. More specific details are included in the plans prepared by C. Kairouz Architects & Associates.
- 1.4. This report provides:
 - a) A description of the subject site and surrounds.
 - b) A description of the proposal.
 - c) A summary of the applicable statutory planning framework; and
 - d) An assessment of the proposal considering relevant town planning considerations.

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2. SITE AND SURROUNDS

- 2.1. The site is located to the east of Helen Street, a residential street, between Hawthorn Road (north) and Westbourne Grove (south).
- 2.2. On street parking is available east of the one-way Helen Street.
- 2.3. The site is typical in shape (square) and presents to Helen Street in a typical way.
- 2.4. The subject land is known as 20 Helen Street, Northcote and is identified as lot 1 on Title Plan 966729s (Volume 12334, Folio 029).
- 2.5. There are no easements affecting the subject land.
- 2.6. The site is regular in shape with a slight fall generally from east to west, with the highest point of the land east at 55.34AHD and lowest point west 54.24AHD.
- 2.7. It has a frontage to Helen Street of 18.19m.
- 2.8. The north side boundary is 24.30m.
- 2.9. The south side boundary is 24.26m.
- 2.10. The rear is 18.34m.
- 2.11. The site has a total site area of 443sqm.
- 2.12. The subject site is currently occupied with a two-storey brick dwelling, with a double crossover south of the site's frontage.
- 2.13. The existing front setback is 6.5m with a 1.5m brick solid front fence noted.
- 2.14. There are two trees at the front of the site. Referring to images, they are non-native and fruit trees.
- 2.15. The site has the following direct abuttals:
 - a) North of the site is 24 Helen Street, a double storey brick dwelling with a double crossover to the north of its frontage. The existing front setback is 8.2m with no front fence noted.
 - b) South of the site is 18 Helen Street, a double storey render and weatherboard dwelling with a front setback of 2m and low, picket fence noted.
 - c) East and rear of the site is a single storey brick building. In terms of its use, it is not residential.
 - d) West and across the road is 15 Helen Street, a single storey weatherboard dwelling.
- 2.16. The surrounding context of Helen Street remains predominantly residential. The rear context is mixed in use.
- 2.17. Noting the site sits in a heritage precinct. In terms of the subject site, and its proximity to significant heritage lots, the following is noted:
 - a) The subject site is situated two lots south of 26 Helen Street, and individually significant dwelling and referred to as Wesleyan Manse.
 - b) Dwellings 12-18 Helen Street (south adjoining the subject site), form part of HO126 and are understood as contributory heritage dwellings.
 - c) Surrounding lots are considered non-contributory.
- 2.18. Within Helen Street, the following is noted:
 - a) Rear yard settings.
 - b) Pitched roofs for older dwellings with modern extensions adopting flat roofs.

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- c) Mix of crossovers with wide double crossovers noted.
- d) A mixture of building materials found within Helen Street, with brick, cement render and weatherboard (for aged houses) noted.
- e) Varied fence heights within the street, with up to 1.5m and no fencing observed.

2.19. The subject site sits within the Northcote Activity Area, is well located to various amenities and is within proximity to the Northcote Train Station (approx 450m).



Image 1: subject site



Image 2: 18 Helen St, noting upper-level extension.



Image 3: 24 Helen Street

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Image 4: 26 Helen Street and subject site location

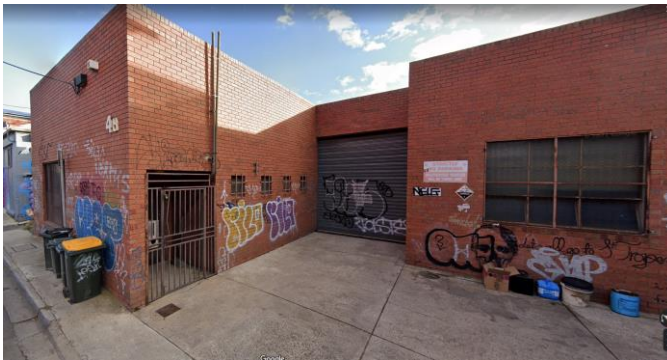


Image 5: 48 Eastment Street, noting non-sensitive use.



Image 6: direct abutments areal view.

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Image 7: wider area areal view.

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3. PROPOSAL

3.1. Referring to architectural drawings, the following is proposed:

- a) Demolition of the existing dwelling, all structures and vegetation on site.
- b) Construction of two double storey dwellings with a basement and roof top.
- c) Construct an additional crossover north of the subject site to provide vehicle access for Townhouse 1.

3.2. A site coverage of 60% is proposed.

3.3. 66% of the site is allocated to the garden area.

3.4. 23% of the site is noted as permeable surfaces.

3.5. Including the lift overrun proposed, a maximum 9m height proposed.

3.6. More specifically, the following for each dwelling is noted:

TOWNHOUSE 1

- a) Proposed front setback of 5m.
- b) Basement level comprising of a retreat space and home office with a powder room.
- c) The kitchen, laundry, living, and dining rooms are located on the ground floor.
- d) A new crossover is proposed for Townhouse 1 to provide vehicular access into the garage.
- e) A total of 33sqm in SPOS is provided in the backyard, with a pool proposed north-east of the site.
- f) Two bedrooms and one master bedroom ensuite are provided on the first floor.
- g) Bathroom is located on first floor.
- h) The setback from the first floor is proposed to be 4.9m.

TOWNHOUSE 2

- i) Proposed front setback of 4.9m.
- j) Basement level comprising of a retreat space and home office with a powder room.
- k) The kitchen, laundry, living and dining rooms are located on the ground floor.
- l) The existing crossover will remain in place for Townhouse 1 to provide vehicular access into the garage.
- m) A total of 30sqm in SPOS is provided in the backyard, with a pool proposed south-east of the site.
- n) Two bedrooms and one master bedroom ensuite are provided on the first floor.
- o) Bathroom is located on first floor.
- p) The setback from the first floor is proposed to be 4.2m.

TOWNHOUSE #	NUMBER OF BEDS	CAR SPACES PROVIDED	SPOS
TOWNHOUSE 1	3	2	33SQM
TOWNHOUSE 2	3	2	30SQM

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4. PLANNING CONTROLS AND POLICIES

ZONING

NEIGHBOURHOOD RESIDENTIAL ZONE, SCHEDULE 1

- 4.1. The site is affected by the Neighbourhood Residential Zone, Schedule 1.
- 4.2. The purpose of this zone is to:
 - a) *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
 - b) *To recognise areas of predominantly single and double storey residential development.*
 - c) *To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.*
 - d) *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*
- 4.3. The zone does not outline a specific Neighbourhood Character objective.
- 4.4. Pursuant to Clause 32.09-2 in the Table of Uses, a permit is not required for the use of a Dwelling.
- 4.5. Pursuant to Clause 32.09-4, at least 25% of the lot size must be allocated to Garden Area.
- 4.6. Pursuant to Clause 32.09-6, a permit is required to *Construct two or more dwellings on a lot.*
- 4.7. Pursuant to Clause 32.09-10, the maximum building height allowed in this zone must not exceed 9 metres and must contain no more than two storeys at any point.
- 4.8. The application is required to respond to Clause 55 policy.

OVERLAYS

DESIGN AND DEVELOPMENT OVERLAY, SCHEDULE 14

- 4.9. The site is affected by the Design and Development Overlay, Schedule 14.
- 4.10. The purpose of this overlay is to:
 - a) *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
 - b) *To identify areas which are affected by specific requirements relating to the design and built form of new development.*
- 4.11. Pursuant to the Overlay, there are no specific Neighbourhood Character objectives outlined.
- 4.12. Pursuant to Clause 43.02-2, a permit is required to:
 - a) *Construct a building or construct or carry out works.*
- 4.13. Schedule 14 of the Overlay specifies the following design objectives:
 - a) *To ensure the Northcote Major Activity Centre is developed in accordance with preferred built form outcomes set out in the High Street Urban Design Framework 2005 and High Street Precinct Guidelines, 2005 where applicable.*
 - b) *To avoid underdevelopment of sites.*
 - c) *To encourage buildings with flexible floor plans that can accommodate mixed living/work activity.*
 - d) *To encourage a range of housing types and forms.*

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- e) *To encourage environmentally sustainable design in the Northcote Major Activity Centre.*
 - f) *To protect the economic viability of businesses by designing and constructing commercial premises to prevent unreasonable off-site amenity impacts on adjoining and nearby residential uses.*
 - g) *To ensure new housing provides a high level of on-site amenity for residents.*
 - h) *To improve pedestrian access between key destination points.*
 - i) *To ensure public spaces including key pedestrian streets have good solar access and weather protection.*
 - j) *To ensure that the following valued public views and vistas are retained and protected from unreasonable encroachment by nearby buildings:*
 - 4.13.j.1. *From All Nations Park hilltop to:*
 - 4.13.j.2. *Mount Macedon and the Macedon Ranges the Melbourne Central Business District*
 - 4.13.j.3. *The sense of broad views to the horizon and openness in the All Nations Park; from Rucker's Hill (including the upper levels of the Northcote Town Hall) to the Central City skyline; and*
 - 4.13.j.4. *From the junction of Plenty Road, High Street and Miller Street (known as the 'Y' on High') to the Northcote Town Hall*
 - k) *To ensure the dominance of the Church spire and the Northcote Town Hall as landmarks is retained.*
- 4.14. Pursuant to Clause 3, a permit is required to construct a building or carry out works.
- 4.15. Pursuant to Schedule 14, the site is located within the Low Change Residential Precinct (A10), where specific design outcomes are outlined.

HERITAGE OVERLAY, HO162

- 4.16. The site is affected by the Heritage Overlay, HO162.
- 4.17. The purpose of this overlay is:
- a) *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
 - b) *To conserve and enhance heritage places of natural or cultural significance.*
 - c) *To conserve and enhance those elements which contribute to the significance of heritage places.*
 - d) *To ensure that development does not adversely affect the significance of heritage places.*
 - e) *To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.*
- 4.18. Pursuant to Clause 43.01-1, a permit is required to:
- a) *Demolish or remove a building.*
 - b) *Construct a building or construct or carry out works.*
- 4.19. The site falls under the HO162, and solar energy system planning controls apply to the site.

PROVISIONS

- 4.20. Pursuant to Clause 52.06-5, the application requires two car-parking spaces per dwelling as the development proposed meets the minimum 3 bed trigger.

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STATE PLANNING POLICY FRAMEWORK

- 4.21. Clause 11 'Settlement' of the Darebin Planning Scheme states that planning is to anticipate and respond to the needs of the existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.
- 4.22. Clause 11.01-1R 'Settlement-Metropolitan Melbourne' seeks to maintain a permanent urban growth boundary around Melbourne to create a more consolidated and sustainable city.
- 4.23. Clause 11.02-1S 'Supply of Land' states that planning for urban growth should consider opportunities for the consolidation, redevelopment, and intensification of existing urban areas, as well as neighbourhood character and landscape consideration.
- 4.24. Clause 11.02-2S 'Structure Planning' aims to facilitate the fair, orderly, economic and sustainable use and development of urban areas.
- 4.25. Clause 15.01 'Built Environment and Heritage' seeks to achieve building design outcomes that contribute positively to the local context and enhance the public realm.
- 4.26. Clause 15.01-1S 'Urban Design' aims to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.
- 4.27. Clause 15.01-1R 'Urban Design-Metropolitan Melbourne' aims to create a distinctive and liveable city with quality design and amenity.
- 4.28. Clause 15.01-2S 'Building Design' aims to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.
- 4.29. Clause 15.01-4S 'Healthy Neighbourhoods' aims to achieve neighbourhoods that foster healthy and active living and community wellbeing.
- 4.30. Clause 15.01-4R 'Healthy Neighbourhoods- Metropolitan Melbourne' aims to create a city of 20-minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20-minute walk, cycle or local public transport trip from their home.
- 4.31. Clause 15.01-5S 'Neighbourhood Character' to recognise, support and protect neighbourhood character, cultural identity, and sense of place.
- 4.32. Clause 16.01 'Residential Development' seeks to locate new housing in designated locations that offer good access to jobs, services, and transport.
- 4.33. Clause 16.01-1S 'Housing Supply' aims to facilitate well-located, integrated, and diverse housing that meets community needs.
- 4.34. Clause 16.01-1R 'Housing Supply- Metropolitan Melbourne' aims to manage the supply of new housing to meet population growth and create a sustainable city by developing housing and mixed-use development opportunities in locations.

LOCAL PLANNING POLICY FRAMEWORK

- 4.35. Clause 21.01, Municipal Profile establishes a strong population growth in Darebin. Additionally, the number of people per household has decreased. As this is the case, the decline in household size is placing pressure on housing supply as few people occupy more housing.

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4.36. Outlines under issues for the future, Darebin has established the following two factors affecting the municipality in terms of housing supply:

- a) *Facilitation of well-designed housing to meet the anticipated housing needs in terms of number and diversity; and*
- b) *Managing the impacts of new housing development on the amenity of existing neighbourhoods*

4.37. Clause 21.03 'Housing' identifies the site as forming part of the Minimal Housing Change Area.

4.38. The following is noted for Minimal Housing Change Area:

- a) *Residential areas that have a limited capacity to accommodate future residential development. Minimal Change Areas do not prohibit all residential development but seek to allow a modest level of development that respects the type, scale and character of the area.*

4.39. Clause 21.03-2 'Housing Development' has three key objectives:

- a) *To facilitate housing development that has an appropriate scale and intensity in locations across the municipality.*
- b) *To achieve higher density housing outcomes in identified locations to accommodate Darebin's projected population growth.*
- c) *To facilitate residential and mixed-use developments that display a high standard of design, limit off-site amenity impacts and provide appropriate internal amenity for residents.*

4.40. Clause 21.03-3 outlines the following relative objective:

- a) *To ensure that housing diversity is increased to better meet the needs of the local community and reflect demographic changes and trends.*

4.41. Clause 21.03-4 'Character' aims to ensure that development respects neighbourhood character in residential areas identified as Minimal and Incremental Housing Change Areas in the Strategic Housing Framework Plan.

4.42. Clause 22.08 'Northcote Activity Centre' applies to the application as the site is located within the Northcote Activity Centre.

4.43. Pursuant to Clause 22.08, the following objectives are relevant to the application:

- a) *To ensure use and development within the Activity Centre is generally in accordance with the NAC Structure Plan*
- b) *To provide physical form and services that seek to create a more ecologically sustainable activity centre, including through incorporating principles of environmentally sustainable design.*
- c) *To encourage increased residential development throughout the Activity Centre.*
- d) *To support a mix of uses, activities, services and facilities that enhance the economic, social and environmental viability of the centre.*

4.44. Clause 22.08-3 'Policy' identifies the following vision for Low Change Residential:

- a) The future role and character of these areas will continue to reflect Northcote's signature small scale, relatively dense, conventional residential housing, minor infill development, and larger family dwellings in the eastern parts of the Activity Centre.

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5. ASSESSMENT OF PROPOSAL

5.1. The key considerations in this application relate to:

- a) How the application responds to the Zone and Overlays?
- b) Whether the application complies with objectives and requirements under Clause 55.

DOES THE APPLICATION RESPOND POSITIVELY TO THE ZONE AND OVERLAYS

ZONE

- 5.2. The proposal responds to the directives of the objectives in the zone in proposing two dwellings with the use classified as an as of right use.
- 5.3. The proposed change is acceptable given the immediate context of Easement Street, the subject site and existing dwelling (being a non-significant dwelling), and the site's location within the Northcote Activity Area, with balance required under the low change residential.
- 5.4. The application achieves the minimum garden area. a mandatory 25% is required for the site as it is 443sqm and proposes 293sqm. Refer to page A14 for garden area delineation.
- 5.5. A maximum allowance of 9m overall height is required. Referring to elevation drawings, the two-storey form proposes a maximum 7.887m. An overall two storey form is proposed, noting a roof top and basement are not a storey.

HERITAGE OVERLAY

- 5.6. As noted in Clause 43, a permit is required for a demolition of a heritage dwelling and can be contemplated under the Planning Scheme.
- 5.7. As conveyed in the site and surrounds chapter of this report, the subject site is considered non-significant. Noting the form of the dwelling does not contribute to the street with any historical significance or architectural elements.
- 5.8. The site's location and proximity within the heritage overlay to significant dwellings is noted to be two lots north of 26 Helen Street and immediately south to 12-18 Helen Street, a heritage cluster (noting upper level extensions to 18 Helen Street).
- 5.9. In terms of considerations, Clause 22.08-3 requires urban design and heritage to:
 - a) *conserve and incorporate heritage elements into new development where viable to acknowledge and enhance the social and cultural history of Northcote.*
 - b) *recognise and conserve the significant heritage and valued urban character elements of the Activity Centre.*
 - c) *ensure new development creates human scale spaces.*
 - d) *Incorporate preferred building heights, setbacks, and other design principles to encourage a pedestrian friendly environment.*
- 5.10. The proposed change is considered an improvement in that:
 - a) It increases housing supply and affordable options in a desirable area.
 - b) Acknowledges the housing challenges within Darebin (increased demand for smaller housing options).

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- c) Acknowledges the site's location within the heritage overlay and in particular south adjoining lots, by sitting behind the adjoining dwellings (identified as contributory) along with upper side setbacks to improve upon the south side interface. Referring to the feature survey, the existing dwelling at the subject site is sheer in its two storey form. The proposed interface improves upon this by creating an increase in the upper-level separation.

DESIGN AND DEVELOPMENT OVERLAY, SCHEDULE 14

5.11. As noted, a permit is triggered under DDO14.

5.12. Relative to the proposal, the following is a response to each objective:

Objective	Response
<i>To ensure the Northcote Major Activity Centre is developed in accordance with preferred built form outcomes set out in the High Street Urban Design Framework 2005 and High Street Precinct Guidelines, 2005 where applicable.</i>	Refer to clause 22.08 response below. The site's location within heritage and its low-density preference is noted and responded to accordingly.
<i>To avoid underdevelopment of sites.</i>	A two dwelling outcome is considered balanced and in line with Clause 21.03 and the minimal change area. The existing massing and proposed scale change is modest and inclusive of policy's requirement to increase housing supply.
<i>To encourage buildings with flexible floor plans that can accommodate mixed living/work activity.</i>	Whilst the proposed used maintains dwellings, the internal layout proposed is flexible and adaptive to the varying needs of future occupants.
<i>To encourage a range of housing types and forms.</i>	The change proposed is in keeping with directives to diversify and provide a range of dwelling types in desirable locations.
<i>To encourage environmentally sustainable design in the Northcote Major Activity Centre.</i>	The density change proposed is considered in principle a sustainable change. Further work can be progressed as the application matures.
<i>To ensure new housing provides a high level of on-site amenity for residents.</i>	The amenity offering of each dwelling is considered generous and balanced.

5.13. Stepping off the objectives, is the requirement to respond to the *High Street Urban Design Framework 2005 and High Street Precinct Guidelines 2005*. The requirements are best expressed in Clause 22.08.

5.14. The following objectives apply specific to housing, with the application response:

Housing Objective	Application Response
<i>Promote increased density in housing in designated areas of moderate and high change.</i>	As expressed above, the site is well located to increase with one additional dwelling. Taking from the areal view

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	and historical subdivision pattern, narrow lots are common in the street (e.g., 52-60 Helen, 48 Helen, etc). The modest increase in density and existing subdivision pattern suggests the proposal is acceptable in its configuration and density.
<i>Ensure new development advances the social and community values of Northcote by providing a range of housing types and floor plans to maximise housing affordability and accessibility for all members of the community.</i>	The proposal continues to provide a diverse housing option responsive to its modest location and increasing housing supply in a desirable and accessible location.
<i>Support the provision of social and community-based housing</i>	Traditional housing supply proposed and considered acceptable based on the modest degree of change and limitations of the site in context and policy.
<i>Encourage new residential use above ground floor levels in the retain core.</i>	Considered inappropriate for the subject site.

5.15. Clause 22.08-3 'Policy' identifies the following vision for Low Change Residential:

- a) *The future role and character of these areas will continue to reflect Northcote's signature small scale, relatively dense, conventional residential housing, minor infill development, and larger family dwellings in the eastern parts of the Activity Centre.*

5.16. In terms of built form guidance, the following is noted and responded to accordingly:

Built form Objectives	Application Response
<i>Support infill development within low change residential areas.</i>	Supporting the degree of change proposed.
<i>Require applications for development to address heritage considerations in writing where relevant.</i>	The application addresses heritage elements in the 'site and surrounds', to be read alongside 'the heritage overlay assessment response'.
<i>Consider the retention of dwellings of heritage significance and/or that contribute to the valued urban character of the area.</i>	The existing dwelling is considered insignificant in value or contribution to the wider streetscape and can be supported for a full demolition.
<i>Maintain rear yards and streetscape elements that contribute to urban character.</i>	The rear yard proposed is in keeping with the clear subdivision pattern and footprints adjoining. Rear yards are a predominant pattern on Helen Street maintained in this application.
<i>Ensure that new development respects the character of the area.</i>	Whilst upper levels of the south adjoining lots are noted, the north adjoining lot and create a varied outcome in terms of articulation and form. The proposed massing

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	and contemporary form are intended to not replicate but integrate with the existing streetscape. The site's relationship and interface with Easement Street (with their call for a robust built form response) is also noted and forms part of the built form response accordingly.
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5.17. Overall, the intentions and direction of built form within the LCR are met in that demolition can be considered and supported; the configuration proposed is consistent with the subdivision pattern and narrow lot presentation of dwellings in Helen Street; the amenity proposed is generous and follows the pattern of rear yard open space; the modest change in density is acceptable based on the wide lot frontage, the zone and policy.

HOW DOES THE PROPOSAL RESPOND TO CLAUSE 55?

5.18. Referring to the below rescode assessment, the footprint proposed is considered acceptable under the directives of Clause 55.

6. CONCLUSION

- 6.1. The proposal responds appropriately to the statutory and strategic considerations of the municipality, along with the location and context in which the site presides.
- 6.2. The proposal provides an appropriate response to the surrounding context and seeks to work with Council in providing quality housing in a balanced and contemporary manner.
- 6.3. Council should look to formulate an approval subject to reasonable and suitable conditions.

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APPENDIX A

CLAUSE 55 ASSESSMENT

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<p>Standard B1 - Neighbourhood Character Objectives • To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. • To ensure that development responds to the features of the site and the surrounding area.</p>	<p>Complies</p> <p>The proposal respects the existing neighbourhood character present within Helen Street and proposes a design that will enhance the character of the streetscape by aligning with Darebin's vision as outlined in the Planning Scheme and relevant policy.</p> <p>The development of two contemporary townhouses helps achieve housing diversity for the Low Change Housing Precinct while still respecting the existing character within Helen Street.</p>
<p>Standard B2 - • To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. • To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</p>	<p>Complies</p> <p>The development proposed aligns well with Darebin's Planning Scheme and vision for the municipality. The proposal is well located to public transport links and community infrastructure and services. Medium density housing can therefore be supported within this area.</p>
<p>Standard B3 - Dwelling diversity objective • To encourage a range of dwelling sizes and types in developments of ten or more dwelling</p>	<p>Complies</p> <p>The proposal aims to provide two double storey townhouses with three bedrooms each. The proposed dwellings help provide diverse housing options within this area.</p>
<p>Standard B4 - Infrastructure objectives • To ensure development is provided with appropriate utility services and infrastructure. • To ensure development does not unreasonably overload the capacity of utility services and infrastructure</p>	<p>Complies</p> <p>Referring to the design response on set A04 of architectural plans, the development has been provided with the appropriate utility services and infrastructure.</p>
<p>Standard B5 - Integration with the street objective • To integrate the layout of development with the street.</p>	<p>Complies</p> <p>The layout of the development integrates the streetscape well by orientating the front of the development towards Helen Street and providing two vehicle crossovers and pedestrian links from the street to the dwellings. The proposed fence height also enhances the integration with the street in a positive way.</p>
<p>Standard B6 - Street setback objective • To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site</p>	<p>Complies</p> <p>Front setbacks within Helen Street are diverse and vary depending on the lot size and housing typology. Immediately south at 18 Helen Street, the front setback is 2m. Immediately north at 24 Helen Street, the front setback is 8.2m. The average is therefore 5.1m.</p>

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	<p>The front setback proposed for both Townhouse 1 (5m) and Townhouse 2 (4.9m) adhere to both the existing and preferred neighbourhood character of Helen Street.</p> <p>The proposed front setbacks for the development make efficient use of the site while also respecting the existing neighbourhood character.</p>
<p>Standard B7 - Building height objective • To ensure that the height of buildings respects the existing or preferred neighbourhood character.</p>	<p>Complies</p> <p>Referring to set A12 of the architectural plans, the development achieves a maximum building height of 9 metres.</p> <p>Pursuant to Clause 32.09-10, a development must not exceed 9 metres in height or contain no more than two storeys at any point. The proposal achieves this requirement.</p>
<p>Standard B8 - Site coverage objective • To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site</p>	<p>Complies</p> <p>The site coverage achieved on site meets the B8 requirement, with 60% of the site area covered by buildings.</p>
<p>Standard B9 - Permeability objective • To reduce the impact of increased stormwater run-off on the drainage system. • To facilitate on-site stormwater infiltration • To encourage stormwater management that maximises the retention and reuse of stormwater.</p>	<p>Complies</p> <p>The permeability achieved on site meets the B9 requirement, with 23% of the total site area covered by permeable surfaces.</p>
<p>Standard B10 - Energy efficiency objectives • To achieve and protect energy efficient dwellings and residential buildings. • To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p>	<p>Complies</p> <p>The development aims to provide energy efficient dwellings by ensuring the orientation and layout of the development reduce fossil fuel use and make appropriate use of daylight and solar energy.</p> <p>Referring to set A04 of the architectural plans, the design response outlines the implementation of solar energy panels on the roof of each townhouse.</p>
<p>Standard B11 - Open space objective • To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</p>	<p>Complies</p> <p>There is no communal open space provided within or adjacent to the development to consider.</p>
<p>Standard B12- Safety objective • To ensure the layout of development provides for the safety and security of residents and property</p>	<p>Complies</p> <p>The layout of the development provides safety and security for the residents and property through the appropriate integration with the street and by ensuring good lighting and visibility of the entry ways and garage. The choice of vegetation within the front setback provides ample security and safety for the</p>

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	residents, and spacing for south adjoining lots to remain contributory in their heritage value.
Standard B13 – Landscaping objectives. • To encourage development that respects the landscape character of the neighbourhood. • To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. • To provide appropriate landscaping. • To encourage the retention of mature vegetation on the site	Complies The development aims to maximise landscaping opportunities through providing a roof top garden space, as well as planting within both the front and rear garden spaces. The landscaping proposed will enhance the attractiveness of the development while
Standard B14 - Access objectives • To ensure the number and design of vehicle crossovers respects the neighbourhood character.	Complies Taking from the areal view and site context there is a mix of crossovers and no crossover lots in the street. In response to the one side street parking and observed clutter of car spaces available kerbside and additional crossover is proposed and considered appropriate in that numerical context and also massing, noting it sits behind the dwelling line.
Standard B15 - Parking location objectives • To provide convenient parking for resident and visitor vehicles. • To protect residents from vehicular noise within developments	Complies Convenient and safely located.
Standard B17 - Side and rear setbacks objective • To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	Complies Referring to elevation diagrams, B17 compliance is numerically achieved.
Standard B18 - Walls on boundaries objective • To ensure that the location, length, and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwelling	Complies A numerical allowance of 13.59m noted. Each north and south ground wall proposed complies.
Standard B19 - Daylight to existing windows objective • To allow adequate daylight into existing habitable room windows	Complies Currently the south is shared with a party wall with no windows to consider (refer to feature survey).
Standard B20 - North-facing windows objective • To allow adequate solar access to existing north-facing habitable room windows	Complies Referring to the above, south adjoining lot does not have habitable windows compromised by the proposal.
Standard B21 - Overshadowing open space objective • To ensure buildings do not significantly overshadow existing secluded private open space	Complies

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	Refer to shadow diagrams showing the impacts of form proposed. Adjoining SPOS is dimensioned to convey compliance with the standard.
Standard B22 - Overlooking objective • To limit views into existing secluded private open space and habitable room windows	Complies Upper-level windows are dimensioned appropriate to convey compliance. The rooftop proposed is also screened to comply. Refer to elevation diagrams and Screen Detail and Sightline drawings on A11 and A12.
Standard B23 - Internal views objective • To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development	Not applicable
Standard B24 - Noise impacts objectives • To contain noise sources in developments that may affect existing dwellings. • To protect residents from external noise	Complies The change proposed does not raise consideration or increase in noise factors.
Standard B25 - Accessibility objective • To encourage consideration of needs of people with limited mobility in design of developments.	Complies Whilst there are no dwellings on ground proposed, each dwelling is to contain a lift for ease of movement. In addition, the garage location increase safe and universal parking and passage into the site. Internal widths and entry throughout the site is dimensioned to be inclusive for all people.
Standard B26 - Dwelling entry objective • To provide each dwelling or residential building with its own sense of identity.	Complies Each dwelling proposed is clear in address and entry, with individual access off Helen Street.
Standard B27 - Daylight to new windows objective • To allow adequate daylight into new habitable room windows	Complies Each window proposed is placed to access an outdoor space clear to the sky.
Standard B28 - Private open space objective • To provide adequate private open space for the reasonable recreation and service needs of residents.	Complies Each dwelling proposed achieves the minimum 25sqm of SPOS, with additional open space (to the front and roof top).
Standard B29 - Solar access to open space objective • To allow solar access into the secluded private open space of new dwellings and residential buildings.	Complies Referring to shadow diagrams, the east adjoining building on Easement Street looks to cast shadows for part of the day. The shadows are not from the footprint proposed and considered acceptable based on the living context limitations, surplus open spaces, and access to light achieved.

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Standard B30 - Storage objective • To provide adequate storage facilities for each dwelling.	Complies Located in the garages of each dwelling.
Standard B31 - Design detail objective • To encourage design detail that respects the existing or preferred neighbourhood character.	Complies
Standard B32 - Front fences objective • To encourage front fence design that respects the existing or preferred neighbourhood character.	Variation Sought Referring to front fence detail, a numerical variation is sought. This is considered appropriate based on the existing fence and neighbourhood observations of mixed fence heights.
Standard B33 - Common property objectives • To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. • To avoid future management difficulties in areas of common ownership	No common area proposed.
Standard B34 - Site services objectives • To ensure that site services can be installed and easily maintained. • To ensure that site facilities are accessible, adequate, and attractive.	Complies