

21 August 2024

ATT: Ms Jacquie Payne
 Statutory Planning
 City of Darebin
 PO Box 91
 Preston 3072

Dear Jacquie,

APPLICATION NO.: D/59/2024
PROPERTY: 7 LOCHER AVENUE, RESERVOIR 3073
PROPOSAL: TWO NEW DWELLINGS ON ONE LOT

In response to your Request for Further Information dated 5 March 2024, we enclose the following:

- Clause 55 written response;
- STORM report;
- Sustainable Design Assessment (BESS);
- Arboricultural assessment report;
- Amended drawings.

Response to issues raised

Neighbourhood character

The previously proposed additional crossover has been removed with both garages now set behind the dwellings and accessed via a common driveway which utilises the existing crossover. This removes the predominance of vehicle accommodation from the streetscape and maintains on-street car spaces in accordance with the desired characteristics of Precinct F7 (Post war) of the *Darebin Neighbourhood Character Study*.

The material palette has been reduced in order to improve the visual presentation of the dwellings when viewed from the street and from adjoining properties. The dwellings will now utilise face brickwork and white “Axon” vertical lined cladding along with Colorbond sheet roofing. This ensures that the dwellings will sit comfortably within the neighbourhood.

Clause 55

The removal of the additional driveway has resulted in a redesign of the dwellings which are now better able to meet compliance with the numerical standards of Clause 55, in particular B17 and B29. However, a non-compliance with B29 still exists in relation to the garage wall of Dwelling 1 which 3.125m high. The south boundary of the SPOS requires a setback of 4.81m and the proposed setback is 3.47m. However, the garage wall only abuts the SPOS for roughly half the total length of the SPOS, ensuring that some solar access can be maintained.

The upper wall of Dwelling 2 has now been sufficiently setback to meet the requirements of this standard.

Darebin City Council Received 22/08/2024

Internal amenity

Bedroom dimensions have been added to the drawings. Each bedroom is a minimum of 9 square metres plus robes.

Car parking and access

The proposed second crossing has now been removed.

Tree protection

An arborist has now attended the site and prepared a report that confirms that the proposed development will have no impact on surrounding trees.

Environmentally Sustainable Design

A Sustainable Design Assessment has now been undertaken which demonstrates how the proposed development will incorporate sustainable design initiatives.

Stormwater Management

A Water Sensitive Urban Design plan and STORM report have been prepared for the amended development. This demonstrates how the development will incorporate water tanks and 100mm deep raingardens to treat and reuse stormwater run-off where possible.

Waste Management

The plans have been amended to show four waste bins per dwelling, as well as the location of bins on the nature strip for collection.

We trust that the amended design now adequately addresses your concerns and that the application can now progress.

Please contact me should you require any further information.

Yours Faithfully,



Tina Wei
Drafting Manager – A1 Drafting