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Planning Report Assessment

Proposed Development of Four Dwellings

8 Carpenter Street Noble Park

21 March 2024

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K X Architecture has prepared this planning report in support of the proposed development of four dwellings on a lot of 8 Carpenter Street, Noble Park.

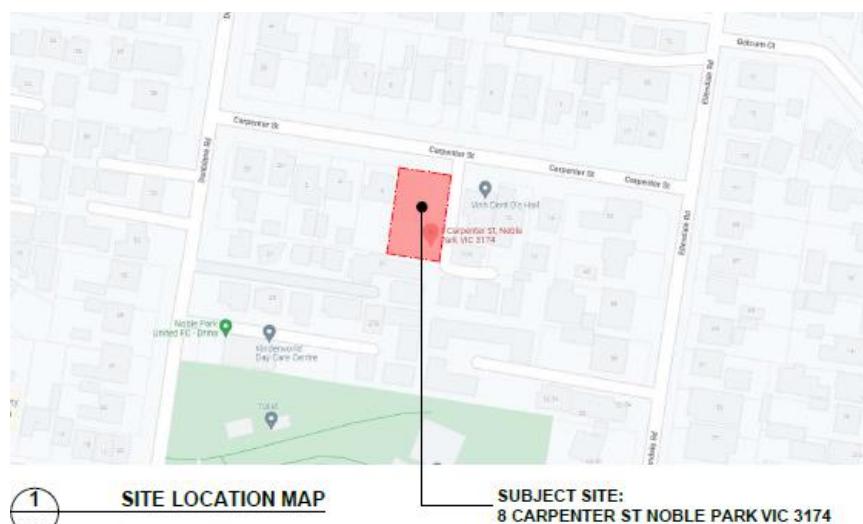
It is to be read in conjunction with the plans prepared by K X Architecture Pty Ltd.

2. Site and Surrounds

The subject site is located on 8 Carpenter Street, Noble Park; in the GRZ SCHEDULE 1 planning zone, consists of a single storey brick dwelling with a pitched roof of similar size to other houses found in the neighbourhood. The surrounding area consists of both single and double storey with pitched roofs.



Image 1: The subject site, 8 Carpenter Street, Noble Park



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Image 2: The subject site, 8 Carpenter Street, Noble Park



4 4 CARPENTER ST



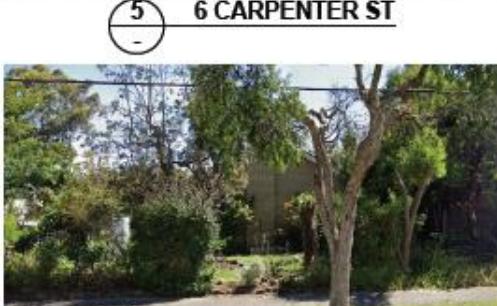
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3. Proposal

The proposal seeks to establish four double storey dwellings on the lot at 8 Carpenter Street, Noble Park. The key features include:

- The proposed double storey dwelling will be built to maximize inner living space.
- Unit 1 and 2 feature a large open living/kitchen/dining space with toilet and laundry, double garage on ground floor and 3 bedrooms with an ensuite and bathroom on the first floor.
- Unit 3 and 4 feature a large open living/kitchen/dining space with toilet and laundry, single garage on ground floor and 2 bedrooms with an ensuite and bathroom on the first floor.
- The existing crossover will be removed and a new 3 metre wide driveway will be built to provide direct convenient access to all suits. Refer to TP03-TP07.

An assessment against the standards and objectives of Clause 22.09 and 55 is attached at Appendix of this report.

4. Applicable Planning Scheme Provisions

Planning Policy Framework – Clause 11.01-1R, 11.02-1S, 15.01-1S, 15.01-2S, 16.01-1R, 16.01-3S, 19.03-3S, 21.05, 22.06 and 22.09.

Zones – Clause 32.08

Particular Provisions – Clauses 52.06, 53.18 and 55

4.1 Planning Policy Framework

The following clauses of the Planning Policy Framework have been identified as having relevance to and implications for the subject site.

Clause 11.01-1R Settlement- Metropolitan Melbourne: The proposal provides diversity of choice and high standard of urban design and amenity.

Clause 11.02-1S Supply of Urban Land: The provision of four dwellings on this site consistent with urban consolidation principles and objectives.

Clause 15.01-1S Urban Design: The proposal is a site responsive design that are safe, functional and provide good quality environments.

Clause 15.01-2S Building Design: The proposal reduces the impacts on adjoining properties and the public realm.

Clause 15.01-5S Neighbourhood Character: The proposed dwellings are respectful of the existing and preferred future character of the area and make better use of infrastructure.

Clause 16.01-1R Integrated Housing – Metropolitan Melbourne: The proposal providing a contemporary style-built form including four dwellings, each with three or two bedrooms.

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Clause 16.01-3S Housing Diversity: The proposed dwellings are respectful of the existing and that any dissemination and/or distribution of this document is strictly prohibited.

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to meet diverse needs.

Clause 16.01-3S Integrated Water Management: The proposal achieves the objectives and strategies.

Clause 21.05 Urban Design, Character, Streetscapes and Landscapes: The proposal providing a contemporary style-built form including four dwellings, each with three or two bedrooms.

Clause 22.06 Environmentally Sustainable Development: The proposal achieves the objectives and strategies.

Clause 22.09 Residential Development and Neighbourhood Character Policy: The proposed dwellings are respectful of the existing and preferred future character of the area and make better use of infrastructure.

Clause 32.08 General Residential Zone: The proposal includes a minimum garden area of 41.9 percent in accordance with the requirements.

Clause 52.06 Car Parking: Two parking spaces are provided for Unit 1 and 2 (3 bedrooms); one parking space for unit 3 and 4 (2 bedrooms) and a new 3m driveway will be built to provide direct convenient access to all units.

Clause 53.18 Stormwater Management in Urban Development: demonstrated in the Sustainable Design Assessment prepared by Geokal Services Pty Ltd.

Clause 55 ResCode: The proposal is considered to be consistent and will not unreasonably impact on the amenity of the area or adjoining properties.

5. Conclusion

It is submitted that this application is appropriate for planning permit approval as:

- The proposal achieves a high level of accordance with the provisions of the Dandenong Planning Scheme, including the State and Local planning policy frameworks, and Particular Provisions.
- The development outcome will deliver additional housing in an appropriate location in a form that integrates appropriately to the streetscape and pattern of surrounding development.
- The proposed development does not present significant amenity effects on neighbouring residential properties.
- The proposed development delivers an appropriate level of internal amenity for future occupants.
- Car parking and access to the site are suitably designed and achieved.

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6. Appendices
6.1 Assessment against Clause 22.09 Residential Development Neighbourhood Character

Design Objectives	Response
Safety <p>To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:</p> <ul style="list-style-type: none"> * Incorporate active frontages including ground floor habitable room windows. * Maximise the number of habitable room windows on all levels of residential buildings that overlook the public realm, streets, laneways, internal access ways and car parking areas. * Use semi-transparent fences to the street frontage. Light communal spaces including main entrances and car parking areas with high mounted sensor-lights. * Ensure that all main entrances are visible and easily identifiable from the street. * Locate non-habitable rooms such as bathrooms, away from entrances and street frontage. 	Complied. The entrances of all units are conveniently accessible from the front street. 1.2M Height semi-transparent fences to street frontage.
Landscaping <p>Residential development should:</p> <ul style="list-style-type: none"> * Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries. * Provide substantial, high quality landscaping along vehicular accessways. * Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area. * Planting trees that are common to and perform well in the area. Avoid the removal of existing mature trees by incorporating their retention into the site design. * Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties. * Ensure that landscaping also addresses the Safety Design Principles. <p>Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.</p>	Complied. No significant trees on site to be retained. Some existing trees on existing garden area to be removed.

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Landscaping should minimise the impact of increased storm water runoff through water sensitive design and reduced impervious surfaces. Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.

Car parking	<p>The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.</p> <p>On-site car parking should be:</p> <ul style="list-style-type: none"> * well integrated into the design of the building, * generally hidden from view or appropriately screened where necessary, * located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level, * Where car parking is located within the front setback it should be: * fully located within the site boundary; and * capable of fully accommodating a vehicle between a garage or carport and the site boundary. <p>Developments with basement car parking should consider flooding concerns where applicable.</p>	<p>Complied.</p> <p>Secure garages with convenient access ways are provided to each dwelling; providing direct access into the units.</p> <p>Two parking spaces are provided for Unit 1 and 2 which each have 3 bedrooms and one parking space is provided for Unit 4 and 4 which have 2 bedrooms.</p>
Setbacks, front boundary and width	<p>Residential developments should:</p> <ul style="list-style-type: none"> * Provide a front setback with fence design and height in keeping with the predominant street pattern. * Maintain the apparent frontage width pattern. * Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity. * Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting. 	<p>Complied.</p> <p>The front walls of the proposed new dwellings are setback 7.5m from the front street.</p>
Private open space	<p>All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area.</p> <p>Ground level private open space areas should be able to accommodate boundary</p>	<p>Complied.</p> <p>All secluded private open space is provided to the side or rear of the respective dwelling.</p>

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Landscaping, domestic services and outdoor furniture should be positioned to maximise the usability of the private open space. Private open space should be positioned to maximise solar access.

	<p>Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to ensure the solar access, usability and amenity of the space is not adversely affected.</p> <p>Upper level dwellings should avoid encroaching the secluded private open space of a separate lower level dwelling so as to ensure good solar access and amenity for the lower level dwelling.</p>	
Bulk & Built Form	<p>All residential developments should respect the dominant façade pattern of the streetscape by:</p> <ul style="list-style-type: none"> * Using similarly proportioned roof forms, windows, doors and verandahs; and * Maintaining the proportion of wall space to windows and door openings <p>Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.</p> <p>The development of new dwellings to the rear of existing retained dwellings is discouraged where:</p> <ul style="list-style-type: none"> * The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or * The retention of the existing dwelling detracts from the identified future character. <p>On sites adjacent to identified heritage buildings infill development should respect the adjoining heritage by:</p> <ul style="list-style-type: none"> * Not exceeding the height of the neighbouring significant building; * Minimising the visibility of higher sections of the new building; and * Setting higher sections back at least the depth of one room from the frontage. 	<p>Complied.</p> <p>The proposed architectural response is a simple contemporary style incorporating a mix of material and finishes that articulate the form and create visual interest.</p> <p>The elevations are punctuated with window forms and door openings that are suitably proportioned relative to each façade and offer connection with the external spaces.</p>
Site Design	<p>Residential development should:</p> <ul style="list-style-type: none"> * Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties. * Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance. 	<p>Complied.</p> <p>The proposed two storey design response has considered the interfaces with adjoining properties and is responsive to the relevant amenity considerations outlined in Clause 55.</p> <p>The dwellings achieve the objectives and strategies of Clauses 19.03-3S, 21.05, 22.06, 55.07-1, 55.07-5 and 53.18 as demonstrated in the Sustainable Design Assessment prepared by</p>

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ENSURE that building height, massing and orientation responds sensitively to existing urban form, spaces, site circumstances, setbacks and the streetscape and reduces the need for parking.

- * Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees.
- * Provide suitable storage provisions for the management of operational waste.
- * Appropriately locate suitable facilities to encourage public transport use, cycling and walking.

Geokal Services Pty Ltd.

The design response includes suitable areas for new landscaping within the front setbacks to dwellings and primary courtyard area.

Materials & Finishes	<p>Residential development should:</p> <ul style="list-style-type: none"> * Use quality, durable building materials and finishes that are designed for residential purposes. * Avoid the use of commercial or industrial style building materials and finishes. * Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials. * Use a consistent simple palette of materials, colours, finishes and architectural detailing. * Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building. 	<p>Complied.</p> <p>The proposed architectural response is a simple contemporary style incorporating a mix of material and finishes that articulate the form and create visual interest.</p> <p>This includes a combination of bricks, render, weatherboards and glass, all of which are residential material.</p>
Domestic services normal to a dwelling and Building services	<p>In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should:</p> <ul style="list-style-type: none"> * Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties. * Be designed to avoid the location of domestic and building services: * Within secluded private open space areas, including balconies; and * Where they may have noise impacts on adjoining habitable rooms and secluded private open space areas. 	<p>Complied.</p> <p>Clotheslines and bins are located in the courtyards to ensure they are no visible in the public realm.</p>
Internal Amenity	<p>Residential development should:</p> <ul style="list-style-type: none"> * Ensure that dwelling layouts have 	<p>Complied.</p> <p>Each of the dwellings is provided with a</p>

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CONNECTIVITY between the main living area and private open space.

Be designed to avoid reliance on borrowed light to habitable rooms.

courtyard that is located at the ground floor level and includes a direct connection to the main living/dining area.

* Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening.

* Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5, 55.04-1, 6 & 7, 55.05-3, 4 & 5.

5.2 Assessment against Clause 22.09-3.3 Incremental Change Area – General Residential Zone (GRZ)

Design Objectives	Response
Preferred housing type	The preferred housing type for the Incremental Change Area is medium density. Complied.
Building Height	The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level, unless otherwise advised by adopted activity centre structure plans. The preferred maximum building height for land within the GRZ3 is 3 storeys, including ground level, unless otherwise advised by adopted activity centre structure plans. Complied. The proposed dwellings are limited to 2 storeys.
Landscaping	Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties. Complied. The design response includes suitable areas for new landscaping within the front setbacks to dwellings and primary courtyard areas. These spaces are able to accommodate canopy tree vegetation as shown in the landscape plan. The trees will be complemented by understorey vegetation and collectively they will soften the presentation of the built form without impacting on the amenity of the surrounding properties.
Setbacks, front boundary and width	Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street. Complied. Parking, paving and car access within the front boundary setback has been limited to the bare minimum to maximise landscaping opportunities. Car parking accommodation is limited to double garage and setback from the front facades to ensure they do not dominate the streetscape.
Private open space	Residential development should provide secluded private open space at the side or rear Complied.

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BULK & BUILT FORM

on each dwelling to avoid the need for excessive screening or high front fencing.

residential development should:

* ensure that the built form respects the scale of existing prevailing built form character and

responds to site circumstances and streetscape;

* be well articulated through the use of contrast, texture, variation in forms, materials and colours.

Residential development in the GRZ1 and GRZ2 should:

* provide separation between dwellings at the upper level;

* retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space;

* position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot.

Within the GRZ1 and GRZ2 the rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.

Two storey dwellings to the rear of a lot in the GRZ1 and GRZ2 may be considered where:

* the visual impact of the building bulk does not adversely affect the identified future character of the area;

* overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties;

* the building bulk does not adversely affect the planting and future growth of canopy trees to maturity;

* sufficient side and rear boundary landscaping can be provided to screen adjoining properties;

* upper storey components are well recessed from adjoining sensitive interfaces.

Separation between upper levels of dwellings on a site in the GRZ3 is not generally needed, provided the building portrays a high standard of design and does not result in unreasonable amenity impacts.

All secluded private open space is provided to the side or rear of the respective dwelling.

Complied.

The proposed dwellings are limited to 2 storeys which is common in the area, including on the adjoining property.

The proposed architectural response is a simple contemporary style incorporating a mix of material and finishes that articulate the form and create visual interest.

Whilst all dwellings are two storeys, this is considered to be reasonable allotment and consistent with the emerging character of the area. The design response also has regard to the existing amenity of the adjoining properties in the following manner:

* All setback comply with Standard B17 and ResCode.

* Elevations are suitably articulated with the first-floor level visually recessive to the floor below.

* There are no unreasonable overshadowing impacts as demonstrated through compliance with Standard B21 of ResCode.

* There are no unreasonable overlooking opportunities as demonstrated through compliance with Standard B22 of Rescode.

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5.3 Assessment against Clause 55.01 Neighbourhood and Site Description and Design Response

Clause 55.01 Neighbourhood and Site Description and Design Response			Response
55.01.1	Neighbourhood and site description	<p>The property is located on 8 Carpenter Street, Noble Park. The subject site, located in the GRZ-SCHEDULE 1 planning zone, consists of a single storey brick dwelling with a pitched roof of similar size to other houses found in neighbourhood. The surrounding area consists of both single and double storey houses with pitched roofs.</p> <p>Refer to TP01-TP02</p>	Complied.
55.01.2	Design Response	<p>The proposal seeks to build 4 new double storey townhouses. With shared access driveway. The proposed 4 new townhouses will be built to maximize inner living space. Unit 1 and 2 feature a large open living/kitchen/dining space with toilet and laundry, double garage on ground floor and 3 bedrooms with an ensuite and bathroom on the first floor.</p> <p>Unit 3 and 4 feature a large open living/kitchen/dining space with toilet and laundry, single garage on ground floor and 2 bedrooms with an ensuite and bathroom on the first floor.</p> <p>The existing crossover will be removed and a new 3m wide driveway will be built to provide direct convenient access to all units.</p> <p>Refer to TP03-TP07</p>	Complied.
55.02	Neighbourhood Character and Infrastructure		
B1	Neighbourhood Character	The new proposal respects the existing neighbourhood character, as the built form, scale and roof style is responding to the pattern of development of the surrounding area.	Complied.
B2	Residential Policy Objectives	The proposal is considered to be consistent with the relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.	Complied.
B3	Dwelling Diversity Objective	The standard is not applicable as the proposal includes four dwellings	Complied.
B4	Infrastructure objectives	The proposal will be provided with the appropriate utility services and infrastructure including gas, water, sewerage and drainage, consistent with the standard. These are all readily available in this street and it is expected that the proposal will not unreasonably exceed the	Complied.

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B5 ~~Integrate with the street objective~~

capacity of utility services and infrastructure.

Complied.

The proposal includes appropriate vehicle and pedestrian links to the street that are designed to meet current standards and offer a high degree of accessibility for user. The dwellings also include a range of window forms that have outlook towards the street frontages, consistent with the objective.

55.03 Site Layout and Building Massing

B6	Street Setback	The front walls of the proposed new dwellings are setback 7.5m from the front street. Refer TP04	Complied.
B7	Building Height	The building heights of the proposed townhouses do not exceed the maximum height of 9m at any point. Refer to TP09-TP12	Complied.
B8	Site Coverage	The total site coverage of the proposed new townhouses does not exceed the 60% limit. Refer to TP04	Complied.
B9	Permeability	The overall permeability is 35%, which is more than the minimum 30% requirement. Refer to TP04	Complied.
B10	Energy Efficiency	The private open spaces are facing northwest and are large enough to allow maximum natural light and heat. Large operable windows and open plans allow for efficient cross ventilation. Metal pergolas and louvres will be built to provide shading for the living areas. The building will utilize mixed materials and incorporate sufficient insulation to maximize the energy rating.	Complied.
B11	Open Space	The layout of the townhouses is designed to integrate with the large open space provided to the dwellings. Refer to TP04	Complied.
B12	Safety	The entrances of all units are conveniently accessible from the front street. Refer to TP04	Complied.
B13	Landscape	No significant trees on site to be retained. Some existing trees on existing garden area to be removed. Refer to TP02-TP03	Complied.
B14	Access	The width of individual access is designed under 40% of the street frontage which has a total width of approximately 23m. Refer to TP04	Complied.
B15	Parking Location	Secure garages with convenient access ways are provided to each dwelling,	Complied.

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		providing direct access into the units. Refer to TP04	
B16	Parking Provision	Car parking is designed to meet the requirements: two parking spaces are provided for Units 1 and 2 which each have 3 bedrooms and one parking space is provided for Unit 3 and 4 which has 2 bedrooms. Refer to TP04	Complied.
55.04	Amenity Impacts		
B17	Side and Rear Setbacks	The houses have met the side and rear setbacks requirements and respect the existing or preferred neighbourhood character and limit the impact on amenity of existing dwellings. Refer to TP04-TP12	Complied.
B18	Walls and Boundaries	The garage walls of both unit 1 and 2 approximate 6.5m wide to be built along the east and west boundary respectively. Maximum wall height to be 3.6m high. Unit 3 and 4-there are no walls on boundaries. Refer to TP04	Complied.
B19	Daylight to Existing Windows	The proposal does not have any impact on any existing habitable windows, and allows adequate daylight into existing habitable windows. Refer to TP04-TP06	Complied.
B20	North Facing Windows	There is no overshadowing of the north facing window for the south neighbour after 9AM. Refer to TP13	Complied.
B21	Overshadowing Open Space	There is little overshadowing of the proposed design on the open space of adjoining properties. Refer to TP13	Complied.
B22	Overlooking	All windows and balconies are designed to meet overlooking requirements. Refer to TP04-TP06	Complied.
B23	Internal View	All windows are designed to prevent overlooking of more than 50% of the secluded open space of a lower-level dwelling. Refer to TP04-TP06	Complied.
B24	Noise Impacts	Internal noise sources such as mechanical plants will not be located near the bedrooms of neighbouring buildings. Refer to TP04-TP06	Complied.
55.05	On Site Amenity and Facilities		
B25	Accessibility	The ground floor of the dwellings is accessible by people with limited mobility	Complied.

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B26

Dwelling Entry

as the existing ground level will be reduced to achieve stable and even land.
 Refer to TP04

Each dwelling will have easy access from the street and overhang at the entrance of the dwellings.
 Refer to TP04-TP06

B27 Daylight to New Windows

All habitable windows are located to face an outdoor space, clear to the sky.

Complied.

B28 Private Open Space

Private open space of more than 50m², including one secluded private open space of min. 30m² with a minimum dimension of 5m, is provided for Units 1 and 5. For Units 2-4, balconies of min. 10m² with a minimum width of 2m will be provided as per the planning scheme requirements.
 Refer to TP04-TP05

Complied.

B29 Solar Energy to Open Space

All private open spaces are facing northwest, and are large enough to allow the maximum solar access into the secluded private open space.

Refer to TP04

Complied.

B30 Storage

A secure and conveniently accessible external storage space of at least 6m³ is provided for each dwelling.

Refer to TP04

Complied.

55.06 **Detailed Design**

B31 Design Detail

The design of the buildings, including façade articulation, material choices, roof form and garage is visually compatible and respects the existing neighbourhood character.

Complied.

B32 Front Fences

There will be new front fences with low heights, not exceeding 1200mm high.

Refer to TP04

Complied.

B33 Common Property

The development does not propose any common property accept the shared vehicle driveway

Refer to TP04

Complied.

B34 Site Services

Mailboxes will be located at an accessible location. Also, bins and recycling enclosures will be located in a convenient location and are adequate in size, are durable, waterproof and blend in with the development.

Refer to TP04

Complied.

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We trust this development is appropriate in response to the relevant provisions of the Greater Dandenong Planning Scheme.

Please do not hesitate to contact us if you require further clarification.

Thank you.

Yours sincerely,

Kien F. Chau BPD(Arch) M Arch ARBV RAIA RIBA
Principal Architect
K X ARCHITECTURE PTY LTD

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Kien Chau <kienfchau@gmail.com>

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City of Greater Dandenong <forms@cgd.vic.gov.au>
To: kienfchau@gmail.com

21 March 2024 at 13:13

Thank you for your application for a Tree Removal on Private Land Permit. It has been received and referred to Council's Arborist for assessment.

Council's arborist will consider the application and all supporting documentation.

The arborist may also contact you to arrange a site inspection if required. We aim to provide a response within 14 working days.

If you require any additional information please contact council at council@cgd.vic.gov.au or 8571 1000.

Thanks heaps

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21 March 2024



Ms Claire O'Garey
Greater Dandenong City Council
225 Lonsdale Street
Dandenong VIC 3175

Dear Claire

Property Address : **8 Carpenter Street Noble Park VIC 3174**
Application No. : **PLN23/0288**
Proposal : **Development of the land for four (4) dwellings**

With reference to your letter dated 16 February 2024, we would like to inform you that the owner, of the above property address, does not wish to proceed with the subdivision within the same development application at this time.

Thank you.

Yours sincerely,

Kien F. Chau BPD(Arch) M Arch ARBV RAIA RIBA
Principal Architect
K X ARCHITECTURE PTY LTD

NOTES



1. TREE TRUNK DIAMETERS AND SPREADS SHOWN THUS ARE SHOWN APPROXIMATELY TO SCALE.
2. THIS FEATURE AND LEVEL SURVEY HAS BEEN UNDERTAKEN FOR PLANNING AND DISCUSSION PURPOSES ONLY.
3. LAND IN SURVEY IS SHOWN ENCLOSED BY CONTINUOUS THICK LINES.
4. COORDINATES ARE ON A LOCAL PLANE DATUM BASED UPON TITLE BEARINGS.
5. ONLY VISIBLE SERVICES AT SURFACE LEVEL HAVE BEEN LOCATED.
6. PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO ASCERTAIN THE POSSIBLE LOCATIONS OF UNDERGROUND SERVICES AND DETAILED LOCATIONS OF ALL SERVICES.
7. ONLY WINDOWS DIRECTLY FACING THE SITE HAVE BEEN SHOWN ON THIS PLAN.
8. TBMs WERE PLACED ON 07/12/2022 AND WERE VERIFIED AT THE TIME OF PLACEMENT, VERIFICATION SHOULD BE CARRIED OUT BY SUITABLY QUALIFIED PERSONS BEFORE USE FOR CONSTRUCTION PURPOSES.
9. THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE FOR WHICH IT HAS BEEN COMMISSIONED.
10. THIS IS NOT A TITLE RE-ESTABLISHMENT SURVEY.

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**RELEVANT
OF UNDERGROUND**
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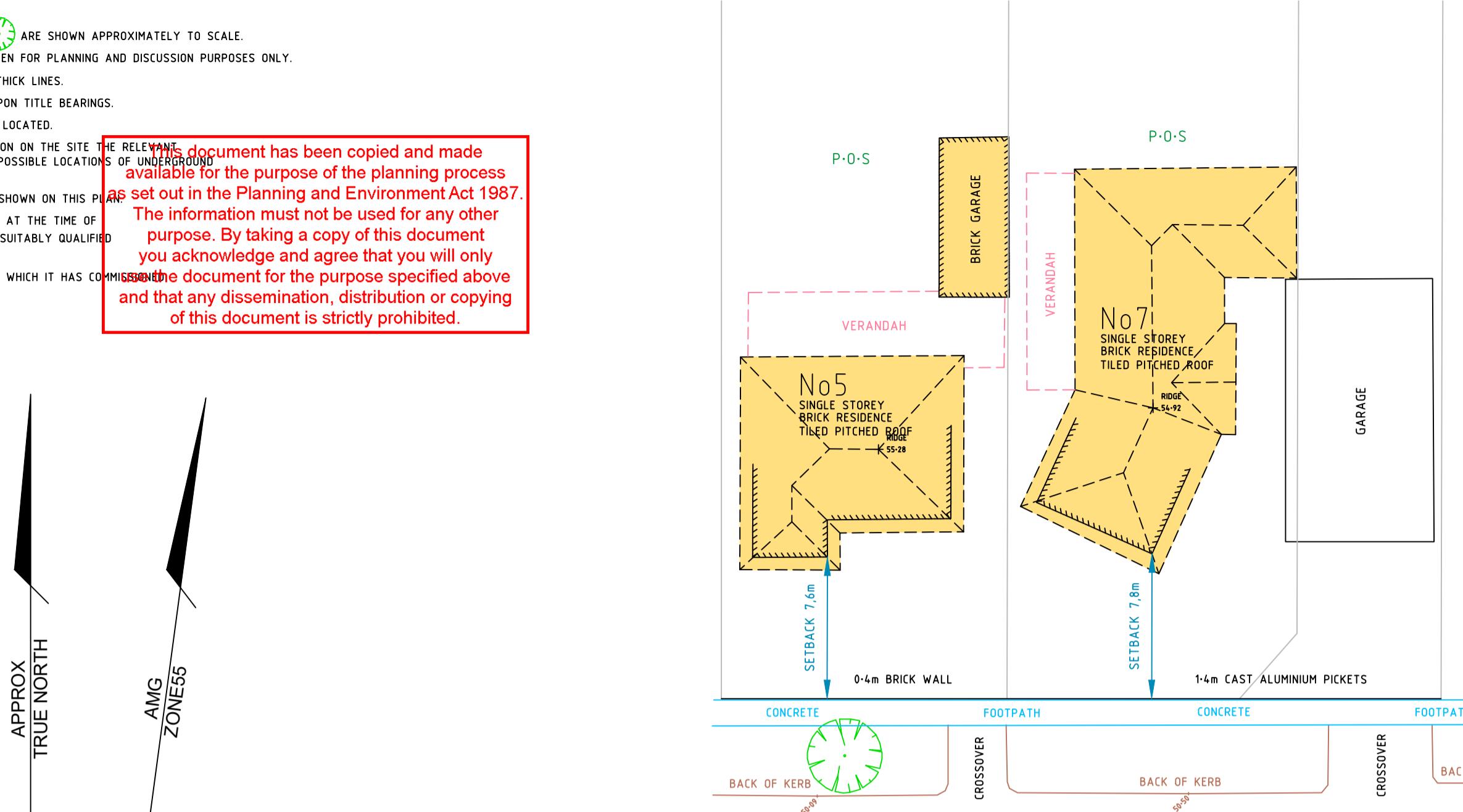


PHOTO 1



PHOTO 2

CARPENTER

STRE

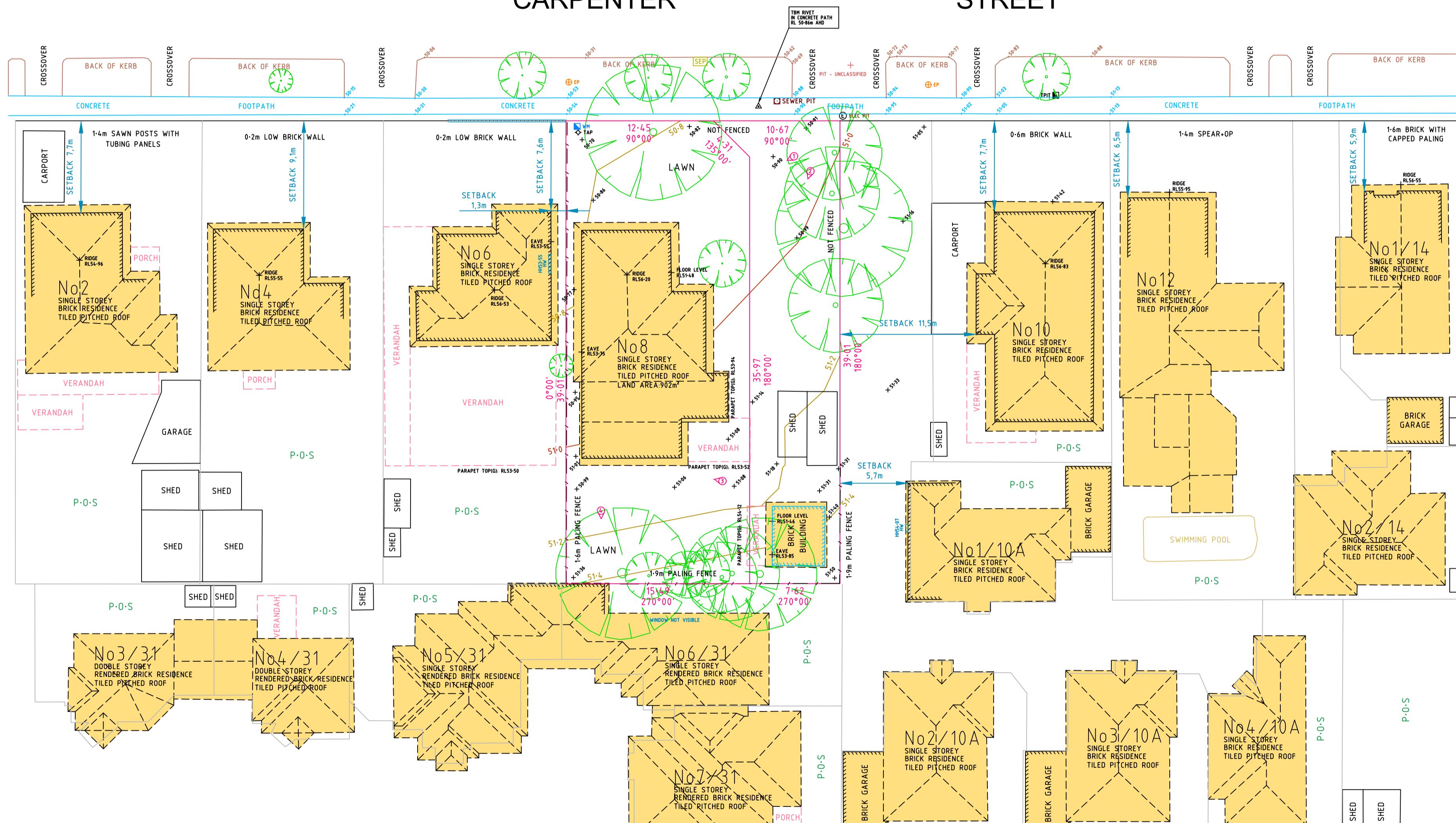


PHOTO 3



LEGEND

	EDGE OF BUILDING
	TITLE BOUNDARY
	TITLE CONNECTION
	FENCE
	MINOR BUILDING
	ROOF
	CONCRETE FOOTPATH
	BACK OF KERB
	MINOR CONTOUR
	MAJOR CONTOUR
	DIGITAL CADASTRAL MAP BASE
	EDGE OF SECOND STOREY
	BRICK WALL
	VERANDAH
	SWIMMING POOL
	HABITABLE WINDOW
	NON-HABITABLE WINDOW
	WINDOW HEAD HEIGHT
	WINDOW SILL HEIGHT
	GROUND FLOOR WINDOW
	SIDE ENTRY PIT
	WATER METER
	WATER TAP
	UNCLASSIFIED PIT
	ELECTRICITY POLE
	TELECOMMUNICATIONS PIT
	SEWER PIT
	ELECTRICITY PIT
	TEMPORARY BENCH MARK
	PRIVATE OPEN SPACE
	PICTOS AND ORIGIN

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATIONS OF UNDERGROUND SERVICES ARE
NOT SHOWN ON THIS PLAN. THEIR EXACT POSITIONS
WOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN

SURVEYOR	JR
DRAWN	EC

							SHEET 1 OF 1	
DRAWING NO.	REVISION NO.	DATE.	AMENDMENTS.	MELWAYS REF: 80 G12	JOB REFERENCE 203200	ORIGINAL SHEET SIZE: A1 SCALE: 1:250	 GEM	<u>NOTATIONS:</u>
					VERSION 1	SCALE 0 3 6 12		
					DATE OF SURVEY: 01/12/2022	LENGTHS ARE IN METRES	<u>DATE NOTES:</u>	
TITLE PARTICULARS						TITLE REF: Vol. 1087 Pl. 50 Vol. 992 Pl. 87	PARISH OF DANDENONG	CLIENT:
						LAST PLAN REF: Lot 1 on TP 58375D Lot 1 on TP 649834Q	CROWN PORTION 15(PART)	PROJECT:
						LEVELS ARE TO THE AUSTRALIAN HEIGHT DATUM 1956 DANDENONG PM 40 R 45 72 S (MEST 1/2/02) CONTOURS INTERVAL 0.2m	FEATURE AND LEVEL SURVEY 8 CARPENTER STREET NICBEE PARK VIC 3134	