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PLANNING APPLICATION REPORT

FOR TOWN PLANNING APPLICATION AT

19 REGENT AVENUE, SPRINGVLAE, VIC, 3171

PREPARE BY:

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1.0 INTRODUCTION

This planning permit application has been prepared by Prestigious Millennium Design Pty Ltd for a town planning application at the subject site, 19 Regent Avenue, Springvale, VIC, 3171. The details of the proposal and compliance with relevant planning scheme is included into this report, including:

- General Residential Zone – Schedule 03
- Clause 55 – Two or more dwelling on a lot
- Clause 22.09 – Residential Development & neighbourhood character policy

The following plans are attached with this report:

- TP01 – Neighbourhood Context
- TP02 – Existing Conditions
- TP03 – Proposed Ground Floor Plan
- TP 04 – Proposed First Floor Plan
- TP 05 – Proposed Roof Plan
- TP 06 – Proposed Elevation 01
- TP 07 – Proposed Elevation 02
- TP08 – Proposed Sections
- TP 09a – Shadow Diagrams – 9am
- TP 09b – Shadow Diagrams – 10am
- TP 09c – Shadow Diagrams – 11am
- TP 09d – Shadow Diagrams – 12pm
- TP 10a – Shadow Diagrams – 1pm
- TP 10b – Shadow Diagrams – 2pm
- TP 10c – Shadow Diagrams – 3pm
- TP 11 – Design Response
- TP 12 – Garden Area Plan

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2.0 SITE AND SURROUNDINGS

The subject site is in the centre of Regent Avenue. Various of multi-unit developments have occurred within the area, mostly dual occupancy. A massive development is currently under construction located further down in Regent Avenue & Osborne Avenue, including townhouses and other facilities.

Springvale main shopping area and central activities area are located within walking distance to the subject site, approx. 15 mins. Public transportation options are Bus routes along Springvale Road, and Springvale & Westall train station, both are within walking distance of approx. 15 mins from the subject site. Other facilities are located within proximity to the subject site, including hospitals, schools, parks etc.

Frontage of the site is approx. 19.20m and the side boundary is approx. 44.20m, making up a total site area of approx. 848.64m². The subject site topography is quite flat, with an approx. only 0.2-0.4m from the frontage to the ear of the site.

Currently on site is a single storey brick dwelling with detached outer building at the rear of the site. A garage is located at the rear of the site, behind the existing dwelling. The existing dwelling has a front setback of 7.2m from Regent Avenue, 4.9m from the northern boundary and 1.7m from the southern boundary. No fence is located within the frontage of the site.

Existing car access to site is located at the north-western corner of the site, coming from Regent Avenue.

No easement is located on the subject site.



Fig. 1 Aerial View (Image Source: Google.com/maps)

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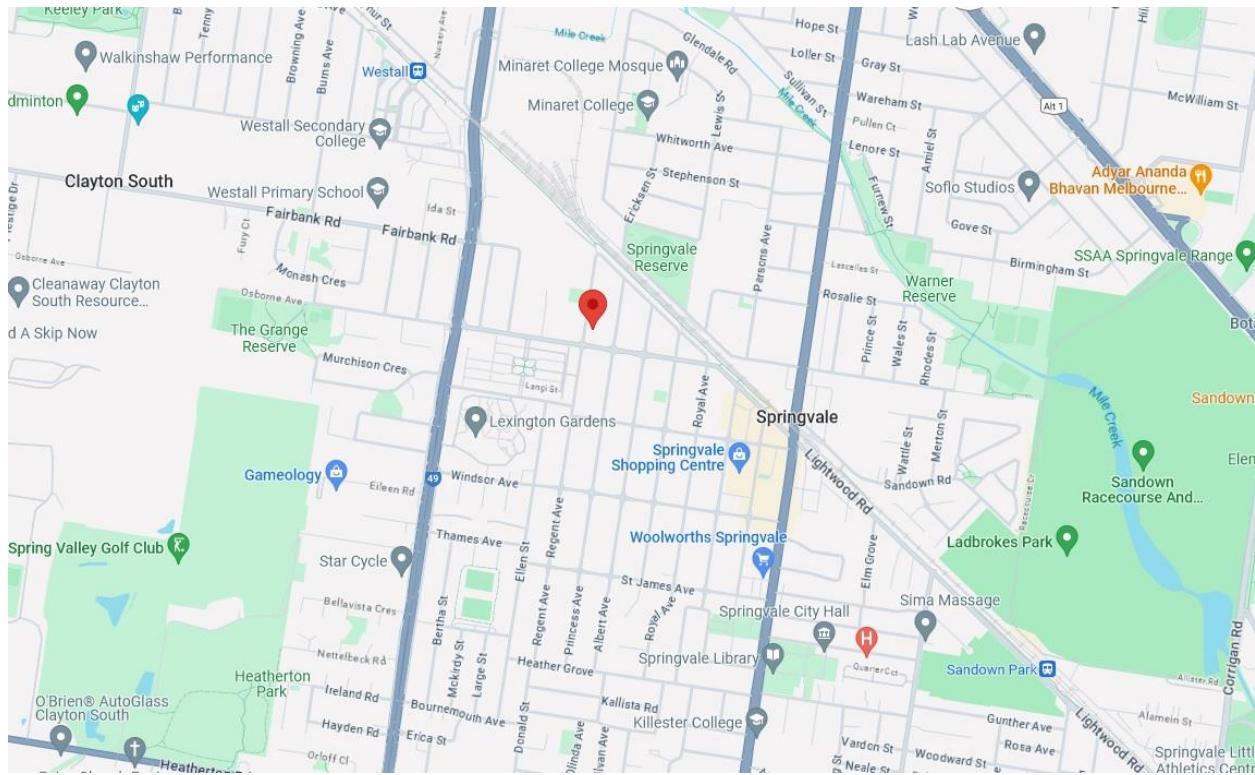


Fig. 2 Surrounding map (Image source: Google.com/maps/)

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3.0 PROPOSAL & PERMIT TRIGGER

The proposal of this town planning application is the development of dual occupancy on subject site, no.19 Regent Avenue, Springvale, VIC, 3171. Each dwelling is double storey in height with double garages attached. The existing dwelling is to be demolished.

The proposal will require a planning permit application due to the following trigger:

- Construction of multiple (two) dwellings on a lot.

Details of the application are as follows:

EXISTING & DEMOLITION

- The existing dwelling will be demolished along with the shed & outer building.
- The existing crossover will be retained, and re-used, for unit 1.
- A new crossover is proposed for unit 2, the existing tree on the nature strip is proposed to be relocated.

EASEMENT

- No easement is located on the subject site.

CROSSOVER & DRIVEWAY

- A crossover and driveway are proposed for each individual unit.
- The proposal of the crossover does not have a major impact on the existing street services on the nature strip.

FRONTAGE & SETBACK:

- The proposed front setback is 12.80m. The proposed front setback is to avoid any major encroachment into the existing tree protection zone, Tree 06.
- All proposed dwellings will have adequate setback from the side & rear boundary to minimize impact on adjoining properties.

HEIGHT

- All proposed units have a maximum height of approx. 6.8 – 7.2m from the natural ground level. Refer to the proposed elevations.

ARCHITECTURE

The built form and architecture style of proposed dwelling will respect the neighborhood dwellings characteristic. The form and massing will appear appropriate within the street scape.

- The ground floor & garage will be constructed with brickwork & cement render.
- The entry of the building is marked with an under covered porch, it is clearly visible from the street.
- The roof style is pitched colorbond metal deck to match existing neighborhood character.

FRONTAGE

- Both units are proposed to face Regent Avenue.
- All entries are marked with an under covered porch, which is easily identified on site.

GARAGE

- All dwelling will have a new single garage with internal dimension of 5.5m width and 6.0m length. Accommodating 2 car spaces.

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P.O.S

All units have north-facing private open spaces, which will receive adequate amount of sunlight throughout the day.

- Unit 1 – 121.88m²
- Unit 2 – 124.61m²

FENCE

No front fence is proposed.

ENERGY RATING

The development will be assessed with a First Rate by a qualified assessor to achieve a minimum 7 stars Energy Rating in due course.

LANDSCAPE

A landscape plan has been prepared by a qualified landscape designer and arborist for the proposed development to include native trees and vegetations. Some 4 canopy trees are proposed throughout the development, ensuring at least 2 canopy trees are provided for each dwelling, both existing and new.

DEVELOPMENT SUMMARY:

- Total of Site coverage, which is the total of Units ground floor, porch and garage is 338.18 m² (38.84%). It is below the maximum allowance site coverage of 60% for this site.
- The total impervious area, which is total of site coverage and driveway is 423.02m² (49.84%).
- The total garden area allows is 415.85m² (49.00%). Above the garden area requirement of min. 35% for a lot bigger than 650sqm.

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4.0 ZONING & OVERLAY

3.1 ZONES

The subject site falls under General Residential Zone schedule 04 (GRZ 04).



Fig. 3. Planning Zone Map (Image source: planningschemes.dpcd.vic.gov.au)

The requirement of this zone follows the requirements of clause 55 of the planning scheme. A detailed assessment of how the proposal complies with these requirements are shown further within the report.

3.2 OVERLAY CONTROL

The subject site does not fall into any overlay control.



Fig. 4. Overlay Control Map (Image source: planningschemes.dpcd.vic.gov.au)

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5.0 LOCAL PLANNING POLICY FRAMEWORK

The State Planning Policy Framework (SPPF) seeks to ensure that the objectives of planning in Victoria are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interest of net community benefit and sustainable development.

CLAUSE 11 - SETTLEMENT

This clause envisages that sustainable and higher density of development, and different type of housing will form part of the planning and strategy to build up, concentrate and broaden the base of activity centres throughout the metropolitan area and the City of Greater Dandenong and Metropolitan Melbourne. The proposal follows this clause by:

- Providing diversity of housing choice within the existing housing market.
- Focusing on a higher density development on an area that has well established public transport and other activities centre within walking distances.
- Offering higher quality housing to ensure energy efficiency rating is achieve to the latest standards.

CLAUSE 15 – BUILT ENVIRONMENT AND HERITAGE

The summarized objective of this clause is to 'ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context, and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value'.

The following clause are relevant to the subject site:

15.01-1S Urban design

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

The following strategies should be adopted:

- Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate. Design buildings and their internal layout to maximize passive surveillances, engagement, and safety within the public realm.
- Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.
- Ensure the interface between the private and public realm protects and enhances personal safety.
- Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

15.01-2S Building Design

To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

The following strategies should be adopted:

- Ensure a comprehensive site analysis This document has been prepared and made available for the purpose of the planning process and provides the basis for the consideration of height, scale, massing and energy performance of new development.

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- Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.
- Improve the energy performance of buildings through siting and design measures that encourage
 - Passive design responses that minimize the need for heating, cooling and lighting.
 - On-site renewable energy generation and storage technology.
 - Use of low embodied energy materials.
- Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.
- Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.
- Encourage water efficiency and the use of rainwater, stormwater and recycled water.
- Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.
- Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.
- Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.
- Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.
- Encourage development to retain existing vegetation.
- Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.

15.01-3S Sub-division Design

To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

The following strategies should be adopted:

- Creating compact neighbourhoods that have walkable distances between activities.
- Creating neighbourhood centres that include services to meet day to day needs.
- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Protecting and enhancing habitat for native flora and fauna, and providing opportunities for people to experience nature in urban areas.
- Reduce car dependency by allowing for:
 - Convenient and safe public transport..
 - Safe and attractive spaces and networks for walking and cycling.
- Being accessible to people with disabilities.

15.01-4S Healthy Neighbourhoods

To achieve neighbourhoods that foster healthy and active living and community wellbeing.

The following strategies should be adopted:

- Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.
- Conveniently located public spaces for active recreation and leisure.
- Accessibly located public transport stops.
- Amenities and protection to support physical activity in all weather conditions

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CLAUSE 16 - HOUSING

The objective of this clause is to ensure developments provide housing diversity within an area with supporting infrastructure, ensuring new housing are sustainable, make full of use existing public transport, activity centre, schools, and open space. This housing must be affordable.

16.01-1S – Housing Supply

To facilitate well-located, integrated and diverse housing that meets community needs.

The following strategies should be adopted:

- Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.
- Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.
- Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.
- Identify opportunities for increased residential densities to help consolidate urban areas.
- Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.
- Encourage the development of well-designed housing that:
 - Provides a high level of internal and external amenity.
 - Incorporates universal design and adaptable internal dwelling design.
- Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

16.01-1R – Housing supply – Metropolitan Melbourne

The following strategies should be adopted:

- 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 that are:
 - In and around the Central City
 - Urban-renewal precincts and sites
 - Areas for residential growth
 - Metropolitan activity centres and major activity centres.
 - Neighbourhood activity centres - especially those with good public transport connections.
 - Areas near existing and proposed railway stations that can support transit-oriented development.
- Identify areas that offer opportunities for more medium and high-density housing near employment and transport in Metropolitan Melbourne
- Facilitate increased housing in established areas to create a city of 20-minute neighbourhoods close to existing services, jobs and public transport.
- Provide certainty about the scale of growth by prescribing appropriate height and site coverage provisions for different areas.
- Allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.
- Create mixed-use neighbourhoods at varying densities that offer more choice in housing.

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An assessment of the proposal reveals that the development meets these broad State Planning Policy objectives. It is noted that:

- Proximate to the site is the Central Activities Area (Springvale shopping centre), various of small local shopping centre and shops are located around the subject site. The proposed development will support the activity area in terms of housing developments in its appropriate zoning and location.
- The subject site is also close to public transport, bus routes and train routes are located well within approx. 20mins of walking distance to the subject site. The development makes efficient use of an unconstrained site that has convenient access to public transport and established commercial and community facilities.
- The development contributes to a high-quality built environment by being site responsive and attractive. It responds appropriately to the site features and constraints, adjoining land uses, streetscape and amenity needs of future resident.
- The development will provide rainwater tanks for water efficiency. Besides that, the proposed dwellings' roofs are open to north orientation so that the future residents will be able to use solar power as renewable energy.
- The development contributes to the range of housing available within the locality by providing low maintenance dwellings with a variety of layouts and configurations.
- The development responds appropriately to the site features and constraints, adjoining land uses, streetscape and amenity needs of future residents.
- The proposal incorporates on-site car parking as well as supports sustainable transport options through convenient access to public transport and provision for bicycle storage in the garage.
- The development provides residential units in a subdivided land, which a unit is more affordable compared to a house with its own land.
- The proposal design of the dwellings is detached, the materials and colours follow closely the neighbourhood characteristics of the area.
- Landscape design and canopy tree planting are appropriate and well-design for the dwellings. Ensuring at least two canopy tree is planted per dwelling.

CLAUSE 22.09 – RESIDENTIAL DEVELOPMENT & NEIGHBOURHOOD CHARACTER POLICY

The following subclause is relevant to the proposal.

Clause 22.09 – 2 Objectives

The proposal follows the objectives of this clause by:

- Proposing a residential development that are as much as possible, to be consistent with the identified future character and prefer built form envisage within incremental change area.
- Increasing residential development within the area, consistent with incremental zone.
- High quality dwellings are proposed in both ESD aspects & as much as possible, sufficient area allocated for on-site landscaping.
- Contributing the a range of different housing types, accommodating the future tenants and residents within the municipal.
- Each dwelling offers a higher quality P.O.S that caters for:
 - Landscaping, with sufficient area left for canopy tree planting.
 - P.O.S are north facing, which will receive optimal daylight throughout the day.
 - Sufficient area set aside for services, such as external garden sheds, clothes lines, water tank etc. Without encroaching into the useability of the P.O.S.
- The proposal are contributing to a high quality street, the front facade of the dwelling uses the characteristics within the neighbourhood and is represented in a contemporary design.

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- The removal of the front tree and providing windows within the entry area provides passive surveillance to the street and surroundings.
- The proposal demonstrates responsiveness to the surrounding by minimizing the impact cause to surrounding properties. Clause 55 further within the report details the impact on adjoining properties.
- Upon learning the adjoining properties will be developed, changes are made to respect the adjoining developments.
- ESD elements are or will be included in the future, such as solar PV panels, water tanks for recycling water etc.
- Quality and durable materials are proposed, integrated into the building design. The materials will require minimal maintenance.
- Although two driveways & garages are proposed to face the frontage, it does not seek to go against the objective of visual dominance. The following measure are implemented to avoid visual dominance:
 - The setback of the garage is approx. 10m from the frontage, more than the average setback of adjoining garages and dwellings.
 - Landscaping area are provided along either side of the driveway to soften the impact of hard surface.
 - Soft & earthy colours are used for the garage doors to blend in with the surrounding environment.

Clause 22.09 – 3.1 Design Principles.

The objectives of this clause is to ensure that the proposal follows the design principles in addition to each specific change area within the City of Greater Dandenong. An assessment has been conducted and reviewed that the proposal complies with the principles by:

Safety	<ul style="list-style-type: none"> • Habitable window are included on the ground floor, providing passive surveillance to the street. Security cameras can be installed in the future for extra safety measures. • As much as possible, on both ground and first floor, habitable windows overlook the public realm, street, laneways, internal access ways and car parking areas. • No front fences are proposed. • Sensor lights are incorporated into the frontage, including front of porch and front of garage. • Main entrance to the dwelling can be identified via entry porch. • No non-habitable rooms are located at the frontage.
Landscaping	<ul style="list-style-type: none"> • Substantial, high-quality on-site landscaping is provided, within the frontage, rear and side of the site. Unit 2 now has 1.5m setback from southern boundary for screen planting. • Landscaping has been provided along the vehicular accessways. • Referring to the landscaping plan, a canopy tree is provided within the frontage of the site and at the rear of the site, within the P.O.S. • Species specified within the landscape plan are local native species. • Existing trees are proposed to be retained. • Landscaping is provided to soften the appearance of the built form when view from street and from adjoining properties. • Proposed landscaping has considered the safety design principles.
Car Parking	<ul style="list-style-type: none"> • The subject site has some 19.20m frontage, more than the 17m. Therefore, a second crossover would appear appropriate.

	<ul style="list-style-type: none"> The subject site is located within an area where street car parking are limited and should be avoided. Due to the commercial properties across the subject site, where large vehicles & trucks access are required. As well workers and staff often takes up the car parking spot on the street, leaving no car space for visitor. The proposal of single driveway & crossover would cause congestion within the street as visitors to the dwelling can only park on the street. A dual crossover can relieve street traffic by providing that extra car parking spot for visitors on the driveway. Car parking structures are integrated in the design of the building. It is setback further than the average building setback to avoid dominance to the streetscape. Landscaping has been provided softening of car parking structures. In this instance, with the proposal of two crossover, the space between the crossover can fully accommodate a vehicle on the street.
Setback, front boundary and width	<ul style="list-style-type: none"> The front setbacks are 12.80m from the frontage. The large setback is due to the existing tree located within the frontage of the subject site. Although it is setback further more into the site, but the dwelling would appear appropriate within the streetscape. Side setback has been provided in between unit 1 & 2, allowing screen planting within the dwelling. Unit 2 also has 1.5m setback from the southern boundary which also caters for screen panting growth to maturity. No fence is proposed. The street footpath is located just outside of the title boundary. The footpath would appear sufficient to act as a separation between the front garden and the street.
Private Open space	<ul style="list-style-type: none"> Proposed P.O.S are of high quality as: <ul style="list-style-type: none"> It is located to be north facing, which will receive maximum solar throughout the day. Direct access from the main living areas of the dwelling. More than a minimal area has been provided to cater for services, landscaping & have a practical area in which future tenants can enjoy. The upper floor is well setback from the P.O.S, it does not encroach into the P.O.S.
Bulk & built form	<ul style="list-style-type: none"> The proposed front façade will appear appropriate within the streetscape. The use of a pitched gable roof on the first floor and flat roof with parapet wall on ground floor is common along the street. Windows and door openings are proportional to the front façade. No balconies are proposed. The proposal is not next to an identified heritage building.
Site Design	<ul style="list-style-type: none"> The proposal has minimal impact on adjoining dwellings. All windows with potential overlooking are screened with opaque glazing and shadow diagram shows minimal impact to adjoining dwellings. The proposed dwelling has considered energy efficiency by orientating the habitable rooms to north wherever possible, including the first floor bedrooms.

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	<p>Eaves are proposed to the northern elevation as part of passive design. The fabric performance will be reviewed and tested to achieve 7 stars rating in due course.</p> <ul style="list-style-type: none"> • The building height is well within the maximum building height allocated within the area. The massing will appear appropriate, and it has responded to existing residential interfaces by minimizing the impact of the proposal to the surrounding properties. • Canopy trees are proposed within the frontage and at the rear of the subject site. Sufficient setback has been allocated to accommodate the future growth of new canopy trees. • Bins storage areas have been allocated and are hidden from street view. • Subject site is located within walking distance to public transport, higher density within area that are closely located to public transport promote more walking and less reliance on private vehicles.
Materials and Finishes	<ul style="list-style-type: none"> • Materials and finishes proposed are common within residential construction, colours selected blends in with surrounding environments. • A variety of materials have been proposed throughout the building. • Building materials specified have low maintenance and with reasonably expectation to ensure the life expectancy of the building.
Domestic services normal to a dwelling and Building services	<ul style="list-style-type: none"> • Building services such as clothesline, bins etc. are positioned well within the P.O.S of each dwelling, hidden from the public or the street. • Although services are designed to be within P.O.S, the size can cater for these services without this service dominating the P.O.S itself. • Water tank pumps and A/C units are and can be located not next to a habitable room where it would cause noise impact and disturbance.
Internal Amenity	<ul style="list-style-type: none"> • Dwelling layouts have connectivity between main living area and P.O.S • No borrow light design is proposed. • No balcony is proposed. • The design of the main living areas meetings the requirements of the following standards: <ul style="list-style-type: none"> ◦ Clause 55.03-5 – orientated to maximize energy efficiency. ◦ Clause 55.04-1 – has sufficient setback to respect the existing and preferred neighborhood character. ◦ Clause 55.04-6 – No overlooking on ground floor, any windows on first floor that has potential looking is screen with opaque glazing. ◦ Clause 55.04-7 – All windows that overlook into P.O.S of proposed dwellings are screen with opaque glazing. ◦ Clause 55.05-3 – It will receive adequate daylight throughout the day, as it is mainly east & north facing. ◦ Clause 55.05-4 – More than minimum P.O.S has been provided and is connected to the main living area of the dwelling. ◦ Clause 55.05-5 – Solar access is not applicable in this instance, as the P.O.S is north facing.

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22.09 – 3.3 – Incremental Change areas – General Residential Zone (GRZ)

The subject site can be identified as “Incremental change areas” based on the map provided at the end of clause 22.09 and being under general residential zone. The main objective of this subclause is to ensure the building follows the design principles specific to this change area.

An assessment has been carried out and the proposal follows the design principles by:

Preferred housing type	<ul style="list-style-type: none">The proposal is considered as medium density dwelling, as it:<ul style="list-style-type: none">It is more than one dwelling on a lot.Townhouses are attached or semi-detached.A maximum of 2 storey in height.
Building Height	<ul style="list-style-type: none">The total building height is up to 3 stories in height as the subject site falls under GRZ3
Landscaping	<ul style="list-style-type: none">Landscaping has been provided throughout the subject site, within the frontage, side, and rear of the dwelling. Refer to proposed landscape plan for more details.Wherever possible, screen planting has been provided along the northern and southern boundary of the proposal. Planting of any tree is not possible within a small area, instead the shrub nominated in which the mature height will grow up to 3m in height, allowing it to act as screening between properties. Refer to proposed landscape plan.
Setback, front boundary and width	<ul style="list-style-type: none">Although two driveways are proposed, landscaping is also provided surrounding the front, along the driveway and within the frontage. Softening the dominance of garages facing the street.
Private open space	<ul style="list-style-type: none">Private open space is located to the rear of the site.
Bulk & Built Form	<ul style="list-style-type: none">The overall scale of building respects the surrounding character and the streetscape, by providing a contemporary façade design with contract, variation of forms and materials, colours chosen are light and will blend within the surrounding.

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6.0 PARTICULAR PROVISIONS

CLAUSE 55 – TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDINGS

The **Clause 55.01 – Neighbourhood and Site Description and Design Response** has been addressed previously in 'Site and Surrounds'. It is recommended to read these sections with drawings for more clarity.

Clause 55.02 – Clause 55.06 comprises 34 ResCode design objectives and standards to guide the assessment of new multi-unit residential development. The following is the response to the standards that are relevant to this application:

B1 – Neighbourhood character

The built form and architecture style of the new unit will respect the neighborhood dwellings characteristics in contemporary way. The form and massing will appear appropriate within the street scape.

The ground floor, first floor & garage will be in face cement render & brickwork.

The entry of the building is marked with an under covered porch, it is clearly visible from the common driveway and from the street.

The roof style is metal deck roof.

B2 – Residential policy

The proposed development is consistent with the State and Local Planning policies by providing more housing supply to current demanding housing market in the well-established location of Greater Dandenong City Council residential zone, which is close to service centres, activity centres, transports, and schools.

The proposed development will also provide well-designed contemporary houses, which improve housing choice of property market in the area while respecting the neighbourhood character, fulfilling associated local planning policy and adopting environmentally sustainable design principles.

B3 – Dwelling Diversity

This standard applies to ten or more dwellings development.

B4 – Infrastructure

The location of the subject site has many facilities, physical activities, social activities, and public transport provided nearby. The site is in a well-established area with connection to electricity, water, sewerage, drainage & telecommunications are always available.

A retention system will be engineered for this development to slow down the flow rate into main sewer pipelines.

B5 – Integration with the street

The existing crossover will be retained and re-used for unit 1. A new crossover is proposed to serve unit 2. Each dwelling will have its own individual driveway with min 3m width.

B6 – Street setback

The proposed front setback is 12.80m. The proposed front setback is to avoid any major encroachment into the existing tree protection zone, Tree 06. The proposed setback would appear appropriate within the streetscape.

B7 – Building height

Maximum proposed building height ranges approx 6.8 – 7.2m from the natural ground level, please refer to the proposed elevations plans for more details.

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B8 – Site coverage

Proposed site coverage is 338.18m² (38.84%), which is below the maximum site coverage specified in the schedule to the zoning.

B9 – Permeability

The proposed permeability area is 50.15%, which is above the minimum permeability specified in the schedule to this zoning.

B10 – Energy efficiency

The policy seeks living areas and private open space are located to the north where practicable, and developments should be designed so that solar access to north-facing windows is maximised. In this instance, the design of living rooms is orientated to face north, as well as bedrooms.

The policy also seeks that proposed building is sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. Refer to proposed shadow diagram where it demonstrates the proposed unit will not reduce solar access unreasonably to any living areas and P.O.S adjoining to the subject site.

B11 – Open space

This standard is not applicable to this development.

B12 – Safety

Entrances to the proposed units will be marked with an enclosed porch, which is clearly visible from the street and driveway.

The future landscape design will ensure that planting which creates unsafe spaces along streets and access way should be avoided.

Internal access way to development open spaces will be visible within the development, and securely gated from public access. Lighting and surveillance will be provided where necessary. Driveways to proposed garages, which are easily visible from the street.

B13 – Landscaping

The landscape design prepared by a qualified landscape designer & arborist will ensure the landscape theme, vegetation, paving and lighting respect the landscape character of the neighbourhood and provide a safe, attractive, and functional environment for residents. Any removal of significant tree removal will be avoided.

Non compliance in 70% ground level front setback.

Although the ground level front setback area is less than the minimum requirement of 70% as nominated within this clause. We believe that a qualitative assessment should also be undertaken to meet compliance, based on the following points:

- The total area is now sitting at approx. 68.75%, it is marginally off the minimum percentage.
- Landscape plan shows a substantial amount of landscaping being planted within the frontage of the site.
- An existing canopy tree is proposed to be retained and a new canopy is proposed to be planted for unit 1.
- The additional driveway will improve the number of plants planted, as additional planting is required to soften the hard surface impact. With single driveway design, often open areas are planted with grass only and lead to undesirable results, as it requires a lot of maintenance.
- The density of the planting has increased.

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B14 – Access

Units 1 & 2 will each have its own individual access to the site via the existing & new crossover with a new min. 3m wide driveway.

The crossovers do not take more than 40% of the site frontage for a site under 20m in site frontage.

Concerns on on-street car spaces.

Review the subject site and immediately opposite the subject site, we believe cars spaces parked on the street will cause traffic congestion and cause impact on surrounding neighborhood. The proposed vehicles crossovers respect the neighborhood character by:

- The reduction of crossover distance was due to retention of an existing canopy tree on site. Ensuring it continues to survive throughout the development and in the future.
- Opposite to the subject site is warehouse / car mechanic shops, large trucks and delivery vehicles passes through, and given Regent Avenue isn't a very wide street, it is likely to cause congestions and issues in the future if cars are continued to be parked on the street.
- Although in total, one on-street parking space is reduced, it is compensated for by additional driveway and longer driveway within the proposal. Visitors to the subject site can use the proposed driveway for parking. The use of driveway car space will not cause nuisance as per the point above.

Due to the above points, we believe that the deletion of car space on street is considered a good response as it avoids congestion and the fact the driveways can be used as car spaces, now that it is longer.

B15 & 16 – Parking Location & Provision

All units will have a new single garage with internal dimension of 3.5m width and 6.0m length, accommodating 1 car spaces. Additional car space is provided on the driveway. Providing at least two car spaces for a dwelling with 3 or more bedrooms.

The garages will be secured by roller door or similar system.

The garages will be well ventilated through the roller door gap.

The driveway has been designed to allow safe and efficient movement within the development. Windows that are located within 1.5m of the common driveway have at least 1.4m sill height from the finished floor level.

B17 – Side and rear setbacks

The proposed units have been designed to be within the ResCode side and Rear setback Line. Refer to the elevation & section drawings for more information.

B18 – Walls on boundaries

Unit 1 garage wall is proposed to be on the boundary, the total length of these walls are less than 10m in length and it is less than 3.2m in average height.

B19 – Daylight to existing windows

This standard is not applicable to this development, because all dwellings have substantial setbacks that allow adequate daylight into existing habitable room windows.

B20 – North-facing windows

This standard is not applicable to this development, because there are substantial setbacks that allow adequate daylight into the existing habitable room windows.

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B21 – Overshadowing open space

Referring to the shadow diagram produced for the proposal. There are minimum to no impact to the existing adjoining P.O.S sunlight. No additional shadow are being casted onto the adjoining properties.

Overshadowing open space to 37 Osborne Avenue

The proposal does not seek to overshadow the open space to 37 Osborne Avenue, Springvale. The proposal complies by not extending the shadow beyond the existing fence shadow line. Refer to attached shadow diagrams.

Although the P.O.S in 37 Osborne does not receive 75 sunlight during the day. No additional shadow is casted beyond the fence line for the period of 9am to 5pm. This is allowed under clause B21, more detailed information is found on the website below under **A14 and B21 Overshadowing of open space**.

<https://www.planning.vic.gov.au/guides-and-resources/guides/planning-practice-notes/understanding-the-residential-development-provisions>

B22 – Overlooking

Overlooking from the proposed first floor will be dealt with high windows and opaque glazed windows with minimum 1.7m high from the finished floor level.

B23 – Internal views

There is no view at all into any adjoining secluded P.O.S of and habitable room windows for all units. Any window with interview view overlooking will have opaque glass up to 1.7m high from finished floor level.

B24 – Noise impacts

There are no noise sources within the development and from adjacent properties.

B25 – Accessibility

The proposed dwelling entry on the ground floor is easily accessible to people with limited mobility from the street.

B26 – Dwelling entry

Entry to the new dwellings is marked by an enclosed porch clearly visible and easily identifiable from the Street.

B27 – Daylight to new windows

All habitable rooms' windows are located to face outdoor space clear to the sky.

B28 – Private open space

Unit 1 POS is 121.88m², located at the rear of the dwelling with a minimum dimension of 5.0m, convenient accessed from dining / family room. Unit 1 P.O.S has dimension of 6.m width and 9.6m length. A total of minimum 40m² functional private open space

Unit 2 POS is 124.61m², located at the rear of the dwelling with a minimum dimension of 6.3m, convenient accessed from dining / family room. Unit 2 P.O.S has dimension of 6.3m width and 9.6m length. A total of minimum 40m² functional private open space

B29 – Solar access

Solar access into the proposed secluded POS will be adequate. All Secluded POS is north facing with a minimum dimension of 5m. Please refer to the shadow diagram for more information.

B30 – Storage

All proposed dwellings has a 6 cubic meter square external storage, conveniently accessible within the secluded private opens space.

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B31 – Detail design

This standard has been discussed previously in **B1 – Neighbourhood character**.

B32 – Front fences

No front fence is proposed for the subject site.

B33 – Common property

There is no common property within this development as each unit have its own facilities without having to cross each other's property.

B34 – Site services

All new units provide sufficient space at the rear for services like water tank and air conditioning to be installed and maintained efficiently and economically.

The new unit will provide adequate and durable bin and recycling store, mailbox and clothesline that are conveniently accessed by residents at the rear of the dwelling.

Mailbox will be in front of the house, facing the street, which can clearly be accessed by postman.

CONCLUSION

The proposed responds appropriately to the requirements of:

- Complies with all relevant clauses within the Greater Dandenong Planning scheme. Including clause 55 (ResCode).
- The requirements under General Residential Zone – Schedule 04.
- Clause 22.09 – Residential development and neighbourhood character policy.

We believe the proposal should be supported by Council.

Prepared by:

Prestigious Millennium Design Pty Ltd

June 2024

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P R E S T I G I O U S M I L L E N N I U M D E S I G N P T Y L T D

Studio 17 of 31-39 Norcal Road, Nunawading
ACN 145538567 E-MAIL. info@pmdc.com.au WEB. www.pmdc.com.au

Date: 19/08/2024

Greater Dandenong City Council
Attn: Planning Department – Lori Zhang
225 Lonsdale Street,
Dandenong, VIC, 3175.

Subject:

**Town planning application for a dual occupancy development on subject site.
Development of land for two (2) double storey dwelling on subject site, no.19
Regent Avenue, Springvale, VIC, 3175. Application number PLN23/0568.**

Dear Lori

Following your letter dated on 23rd July 2024, requesting for additional information for PLN23/0568 – 19 Regent Avenue, Springvale. Please find attached documents for your assessment:

- Cover Letter
- Revised town planning drawings – Rev D
- Revised town planning report
- Revised landscaping plan
- Revised arborist report & tree management plan

FURTHER INFORMATION REQUEST

1. A written response is provided in the town planning report to address the preliminary concerns and regarding planting of trees on northern and southern boundary.
2. A suitable qualified arborist was engaged to prepare the existing conditions of the tree on site. Refer to attached
3. A tree protection management plan is prepared along with the tree assessment report Refer to attached documents.
4. Tree 03 & 05 is confirmed to be removed refer to attached email from Melissa white Confirming the removal. Tree 06 & 07 will be retained as part of the development.
5. A revised landscape design plan is attached as part of the submission.

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RESPONSE TO PRELIMINARY ISSUES

- 1.a) Written response on the non-compliance in standard B13 landscaping is detailed within the town planning submission report.
- 1.b) Written response on to the distance between two crossover is detailed within the town planning submission report.
- 1.c) Written response on to the overshadowing to adjoining dwellings on no.37 Osborne is detailed within the planning submission report.

If you required additional information, please do not hesitate to contact us.

Yours sincerely,

Prestigious Millennium Design Pty Ltd

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Herbert Sun

From: Melissa White <Melissa.White@cgd.vic.gov.au>
Sent: Tuesday, 2 April 2024 3:05 PM
To: herbert.s@pmdc.com.au
Cc: Lori Zhang
Subject: Tree on Private Property - Permit Application 19 Regent Street Springvale.

Hi Herbert,

Thank you for completing an application for Tree on Privat Land removal and including your arborist report. I note that the arborist report mentioned Councils intentions to implement a local law in 2024. This local law was introduced in December 2023, which means that this application and permits ARE required.

Tree 6 and Tree 7 – are both of high significance and located on the subject site being 19 Regent Street, need to be retained. No need to remove these trees and no permit will be approved for them. They must stay.

Tree 3 & 5 – are both of low retention and low significance on the subject site being 19 regent Street, thus can be removed or lopped.

Regards,

Mel White
Acting Manager Community Amenity
Assistant Municipal Fire Prevention Officer
Ph:8571 1586
PO Box 200 Dandenong VIC 3175

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Unless it's urgent, I do not expect you to read or reply until normal business or working hours.



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