



Merri-bek
City Council

COUNCIL AGENDA

PLANNING AND RELATED MATTERS

Wednesday 22 October 2025

Commencing 6.30 pm

Bunjil (Council Chamber), Merri-bek Civic Centre,
90 Bell Street, Coburg

Language Link

This is the Agenda for the Council meeting.
For assistance with any of the agenda items,
please telephone 9240 1111.

這是市政會會議的議程。您若在理解議程中有需要協助的地方，請打電話給“語言連接 (Language Link)”翻譯服務，號碼9280 1910。

Questo è l'ordine del giorno per la Riunione del consiglio Comunale. Se hai bisogno di aiuto sugli argomenti in discussione, sei pregato di telefonare al Language Link al numero 9280 1911.

Αυτή είναι η Ημερήσια Διάταξη για τη Συνεδρίαση του Συμβουλίου (Council Meeting). Για βοήθεια με οποιοδήποτε από τα θέματα της ημερήσιας διάταξης, παρακαλείστε να τηλεφωνήσετε στο Γλωσσικό Σύνδεσμο (Language Link), στο 9280 1912.

هذا هو جدول أعمال اجتماع المجلس البلدي. للمساعدة بأي بند من بنود جدول الأعمال الرجاء الاتصال بخط Language Link على الرقم 9280 1913.

Belediye Meclisi Toplantısının gündem maddeleri burada verilmiştir. Bu gündem maddeleri ile ilgili yardıma ihtiyacınız olursa, 9280 1914 numaralı telefondan Language Link tercüme hattını arayınız.

Đây là Nghị Trình cuộc họp của Ủy Ban Quy Hoạch Đô Thị. Nếu muốn biết thêm chi tiết về đề tài thảo luận, xin gọi điện thoại cho Language Link qua số 9280 1915.

यह काँसिल की बैठक का कार्यक्रम है। कार्यक्रम के किसी भी विषय के बारे में सहायता के लिए कृपया 9280 1918 पर फोन कीजिए।

这是市政府例会的议题安排，如果需要协助了解任何议题内容，请拨打9280 0750。

ਇਹ ਕੌਂਸਲ ਦੀ ਮੀਟਿੰਗ ਦਾ ਏਜੰਡਾ ਹੈ।
ਏਜੰਡੇ ਦੀ ਕਿਸੇ ਆਈਟਮ ਬਾਰੇ ਮਦਦ ਲਈ,
ਕ੍ਰਿਪਾ ਕਰਕੇ 9280 0751 ਤੇ ਟੈਲੀਫੋਨ ਕਰੋ।

Acknowledgement of the traditional custodians of the City of Merri-bek

Merri-bek City Council acknowledges the Wurundjeri Woi Wurrung people as the Traditional Custodians of the lands and waterways in the area now known as Merri-bek, and pays respect to their elders past, present, and emerging, as well as to all First Nations communities who significantly contribute to the life of the area.

1. WELCOME

2. APOLOGIES

Leave of absence has been granted to:

Cr Svensson - 20 October 2025 to 9 November 2025 inclusive.

3. DISCLOSURES OF CONFLICTS OF INTEREST

4. MINUTE CONFIRMATION

The minutes of the Planning and Related Matters Meeting held on 27 August 2025 be confirmed.

5. COUNCIL REPORTS

5.1 2 FLORENCE STREET, COBURG - PLANNING
APPLICATION MPS/2025/279

4

6. URGENT BUSINESS

5. COUNCIL REPORTS

5.1 2 FLORENCE STREET, COBURG - PLANNING APPLICATION MPS/2025/279

Director Place and Environment, Pene Winslade
City Development

Executive Summary



Property:	2 Florence Street, COBURG
Proposal:	To construct seven dwellings and a reduction in the statutory car parking requirements.
Zoning and Overlay/s:	• Neighbourhood Residential Zone – Schedule 1 • Development Contributions Plan Overlay
Objections:	• Thirteen (13) objections received Key issues raised: • Overdevelopment • Car-parking reduction • Access via laneway
Planning Information and Discussion (PID) Meeting:	• Date held: 23 September 2025 • Attendees: Five (5) objectors, the applicant and owner and two Council officers • No changes were agreed to, however, the meeting provided an opportunity for the objectors concerns to be discussed and helped inform the preparation of this report.
ESD:	• Sustainability objectives and standards of Clause 55 met, noting Council's Environmentally Sustainable Design policy is no longer a relevant consideration for this application. • The permit applicant has agreed to go beyond the minimum requirements in the Planning Scheme, by volunteering double glazing and shading to west facing windows.
Key reasons for support	• Complies with the townhouse and low rise code (Clause 55). • A lesser number of car parking spaces is acceptable, because the site is near public transport. • Vehicle access via rear lane and removal of the existing vehicle crossover, reduces impact on on-street parking on Florence Street and prioritises pedestrian movement. • No unreasonable overshadowing or visual bulk impacts to adjoining properties. • With conditions there is no unreasonable overlooking.
Recommendation:	Notice of Decision to Grant a Planning Permit be issued for the proposal.

Officer Recommendation

That a Notice of Decision to Grant a Planning Permit No. MPS/2025/279 be issued for the land at 2 Florence Street, Coburg.

The Permit would allow:

Buildings and works to construct dwellings and a reduction in statutory car parking requirements.

Planning Scheme Clause	Matters for which permit is required
Clause 32.09-7	Construct two or more dwellings on a lot
Clause 52.06-3	Reduce the number of car parking space required

The following conditions would apply to this permit:

Amended Plans

1. Before the development commences, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans by Taouk Architects referenced as TP_01-TP_09, dated 1 July 2025 but modified to show:
 - a) Floor plans to annotate the horizontal bicycle hoops as *"Flat Top Rails"*
 - b) Floor plans to annotate, *'Any ramp constructed to access the car park floor from the laneway must be contained entirely within the site to ensure that the level of the laneway remains as constructed by Responsible Road Authority'*.
 - c) The relevant floor plans to show the area for cooling systems to each dwelling to comply with Standard B5-6.
 - d) The shared bin area to be 10 sqm to comply with standard B5-5.
 - e) The bin area is to be correctly annotated as either *'shared bin storage'* or *'communal bin storage for individual bins'*.
 - f) A fixed external louvre screen with a minimum height of 1.7 metres from finished floor level to dwelling 7's first floor dining room window, that prevents downward views into nearby secluded private open space within 9 metres of the window, whilst maintaining a reasonable outlook.
 - g) A screen diagram drawn at a scale of 1:50 which details the screen associated with condition 1(f). This diagram must include:
 - i. All dimensions, including the width of slats and the gap between slats.
 - ii. All side screens.
 - h) The pedestrian entrance path for dwellings 2 to 7 between the frontage and front building line, to have a minimum width of 1.5 metres. This may result in the re-arrangement of the communal bin area and front garden of dwelling 1.
 - i) The relevant floor plans to annotate the hot water unit to dwelling 7. If the hot water unit is external, it must include a solid barrier to reduce the transmission of noise to neighbours as required by Standard B5-6.
 - j) Tree protection zone(s) in accordance with Condition 6 of this permit.
 - k) The following Environmentally Sustainable Design initiatives:
 - i. Double glazing of all habitable room windows; and
 - ii. Adjustable shading device to all west-facing habitable room windows.

Compliance with Endorsed Plans

2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority. This does not apply to any exemption specified in Clauses 62.02-1 and 62.02-2 of the Merri-bek Planning Scheme unless specifically noted as a permit condition.

Landscaping

3. The landscape plan must be generally in accordance with the landscape plan prepared by John Patrick Landscape Architects PTY LTD revision B dated 2 July 2025 but amended to show:

- a) Any changes required to align with the plans for endorsement.
- b) Compliance with Standard B5-1 Clause 55.05-1 (permeability and stormwater objective) by including the dwelling 6 rainwater tank, on the landscape plan.

When submitted and approved to the satisfaction of the Responsible Authority, the landscape plan will be endorsed to form part of this permit. No alterations to the plan may occur without the written consent of the Responsible Authority.

4. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, all landscaping works must be completed in accordance with the endorsed landscape plan to the satisfaction of the Responsible Authority.
5. All landscaping must be maintained to the satisfaction of the Responsible Authority in accordance with the endorsed landscape plans. Any dead, diseased or damaged plants must be replaced with a suitable species to the satisfaction of the Responsible Authority.

Tree Protection

6. Prior to development commencing (including any demolition, excavations, tree removal, delivery of building/construction materials and/or temporary buildings), the following trees must have a Tree Protection Zone (TPZ) in accordance with AS4970-2025 Protection of Trees on Development Sites to the satisfaction of the Responsible Authority:
 - i. All Council trees located within 3 metres of the site boundary or a vehicle crossing;
 - ii. the trees marked on the endorsed plans as being retained and protected

The TPZ must meet the following requirements:

- a) Tree Protection Fencing

Tree Protection Fencing (TPF) is to be provided to the extent of the TPZ, calculated as being a radius of 12 x Diameter at Standard Height (DSH) as defined by the Australian Standard AS 4970.2025). The TPF may be aligned with roadways, footpaths and boundary fences where they intersect the TPZ.

The TPF must be erected to form a visual and physical barrier, be a minimum height of 1.5 metres above ground level and of mesh panels, chain mesh or similar material. A top line of high visibility plastic tape must be erected around the perimeter of the fence.

- b) Signage

Fixed signs are to be provided on all visible sides of the TPF clearly stating "Tree Protection Zone – No entry. No excavation or trenching. No storage of materials or waste.". The TPF signage must be complied with at all times.

c) Irrigation

The area within the TPZ and TPF must be irrigated during the summer months with 1 litre of clean water for every 1cm of trunk girth measured at the soil/trunk interface on a weekly basis.

d) Provision of Services

All services (including water, electricity, gas and telephone) must be installed underground, and located outside of any TPZ, wherever practically possible. If underground services are to be routed within an established TPZ, this must occur in accordance with Australian Standard AS4970-2025.

e) Access to TPF

The TPF once erected, must be maintained and not altered, tampered or moved. If any works are proposed within the TPZ or require the TPF to be moved or altered, then such works must only be carried out with the prior written approval of, and under the direction of, a suitably qualified Arborist (minimum Level 5 Diploma of Arboriculture). A copy of the approval must be provided to Council upon request.

Public Works Plan

7. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, a Public Works Plan and associated construction drawing specifications detailing the works to the right-of-way (laneway) at the rear of the site and on the Florence Street frontage must be submitted to the satisfaction of the Responsible Authority. The Plan must be in accordance with the Merri-bek City Council Technical Notes October 2022, or any updated version, and include:

- a) A feature survey of the footpaths and roads.
- b) The laneway to be re-constructed from a point 4 metres west to a point 4 metres east of the rear car park to Council's standards using construction plans approved by Council that ensure the stormwater runoff from the pavement will not flow into an adjacent property before reaching Council's drainage system (e.g. kerb and channel in Station Street). The works must be supervised by Council.
- c) For any vehicle crossing not being used, the kerb, channel and footpath reinstated.
- d) Any necessary drainage works.
- e) Any other works to the public land adjacent to the development.

When submitted and approved to the satisfaction of the Responsible Authority, the Public Works Plan will be endorsed to form part of the permit. No alterations to the Public Works Plan may occur without the written consent of the Responsible Authority.

8. Prior to any works outside the title boundary, engineering construction plans to implement the public works plan, showing cross-sections, longitudinal sections and levels, must be submitted to the Responsible Road Authority (Council's Engineering Services Unit) for approval and the works implemented in accordance with the approved Engineering plans and under the supervision of the Responsible Road Authority.
9. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, all public works shown on the endorsed public works plan must be implemented to the satisfaction of the Responsible Authority at the expense of the owner of the land, unless otherwise agreed with prior written consent of the Responsible Authority.

Environmentally Sustainable Design (ESD)

10. Prior to the issue of a Statement of Compliance or Certificate(s) of Occupancy whichever occurs first, all works must be undertaken in accordance with the endorsed Water Sensitive Urban Design response to the satisfaction of the Responsible Authority. No alterations to these plans may occur without the written consent of the Responsible Authority.

Residential reticulated gas service connection

11. Any new dwelling allowed by this permit must not be connected to a reticulated gas service (within the meaning of clause 53.03 of the relevant Merri-bek Planning Scheme). This condition continues to have force and effect after the development authorised by this permit has been completed.

Car Parking and Vehicle Access

12. The area set aside for the parking of vehicles and access lanes shown on the endorsed plan must, to the satisfaction of the Responsible Authority:
 - a) Be completed prior to issue of an Occupancy Permit or issue of a Statement of Compliance, whichever occurs first.
 - b) Be maintained.
 - c) Be properly formed to such levels that it can be used according to the endorsed plan.
 - d) Have the boundaries of all vehicle parking spaces clearly marked on the ground to accord with the endorsed plan.
 - e) Not be used for any other purpose other than the parking of vehicles.
 - f) Be numbered to facilitate management of the car park.
13. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, a vehicle crossing must be constructed in every location shown on the endorsed plans to a standard satisfactory to the Responsible Authority (Merri-bek City Council, City Infrastructure Department).
14. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, any existing vehicle crossing not to be used in this use or development must be removed and the kerb and channel, footpath and nature strip reinstated to the satisfaction of the Responsible Authority (Merri-bek City Council, City Infrastructure Department).
15. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, any Council or service authority pole or pit within 1 metre of a proposed vehicle crossing must be relocated or modified at the expense of the permit holder to the satisfaction of the Responsible Authority and the relevant service authority.
16. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, the garage roller doors must be automatic and remote controlled.

Undergrounding cables

17. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, all telecommunications and power connections (where by means of a cable) and associated infrastructure to the land must be underground to the satisfaction of the Responsible Authority.

Stormwater

18. All stormwater from the land, where it is not collected in rainwater tanks for re-use, must be collected by an underground pipe drain approved by and to the satisfaction of the Responsible Authority (Note: Please contact Merri-bek City Council, City Infrastructure Department).
19. Stormwater from the land must not be directed to the surface of the right-of-way to the satisfaction of the Responsible Authority.

General Amenity

20. Unless with the prior written consent of the Responsible Authority, any plumbing pipe, ducting and plant equipment must be concealed from external views. This does not include external guttering or associated rainwater down pipes.
21. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, all boundary walls must be constructed, cleaned and finished to the satisfaction of the Responsible Authority.
22. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, bollard lighting standing no higher than 1.2 metres above ground level is to be installed and maintained on the land to automatically illuminate pedestrian access to the dwelling(s) between dusk and dawn with no direct light emitted onto adjoining property to the satisfaction of the Responsible Authority.
23. Any external lighting illuminating the rear laneway must be no higher than 1.2 metres above ground level.
24. Lighting on each balcony must be designed to not emit light direct onto adjoining property to the satisfaction of the Responsible Authority.
25. Prior to the issue of an Occupancy Permit or issue of a Statement of Compliance, whichever comes first, all visual screening measures shown on the endorsed plans must be installed to the satisfaction of the Responsible Authority. All visual screening and measures to prevent overlooking must be maintained to the satisfaction of the Responsible Authority. Any screening measure that is removed or unsatisfactorily maintained must be replaced to the satisfaction of the Responsible Authority.

Permit Expiry

26. This permit will expire if one of the following circumstances applies:
 - a) the development is not commenced within two (2) years from the date of issue of this permit;
 - b) the development is not completed within four (4) years from the date of issue of this permit.

The Responsible Authority may extend the period referred to if a request is made in writing before the permit expires or;

- within six months after the permit expires to extend the commencement date.
- within 12 months after the permit expires to extend the completion date of the development if the development has lawfully commenced.

Notes: These notes are for information only and do not constitute part of this permit or conditions of this permit.

Note 1: Should Council impose car parking restrictions in this street, the owners and/or occupiers of the land would generally not be eligible for residential or visitor parking permits to allow for on street parking. See Council's website for more information: <https://www.merri-bek.vic.gov.au/residential-parking-permits>

Note 2: Further approvals are required from Council's City Infrastructure Department who can be contacted on 9240 1111 for any works beyond the boundaries of the property. Planting and other vegetative works proposed on road reserves can be discussed with Council's Open Space Unit on 9240 1111.

Note 3: Council's Engineering Services Unit charges plan checking fees on laneway and drainage construction plans.

Note 4: Council may not issue individual bins to new Owners Corporation developments. In the event that shared bins are provided for this development, an amendment to the plans may be required to show the location of a storage area for the shared bins on common land. Please contact Council's City Infrastructure department on 9240 1111 for more information.

Note 5: Prior to commencement of the development hereby approved, a Construction Management Plan must be submitted to, and approved, in accordance with Merri-bek City Council's General Local Law.

1. Background

Subject site

The site is located on the north side of Florence Street, is rectangular in shape, with a frontage of approximately 18.29 metres, a depth of approximately 50.44 metres, and a total site area of approximately 922.29 square metres. A laneway abuts the rear northern boundary of the site. The site is relatively flat and contains a single storey weatherboard house. At the rear of the house (or back yard), there is a garage and shed.

There are no restrictive covenants or easements indicated on the Certificate of Title.

Surrounds

The site is located within an established residential area where there is a mix of housing including single storey, double storey and newer multi-unit development.

To the west is a newly constructed double storey three dwelling development, with vehicle access via the rear northern laneway.

To the east are single storey detached homes with large back yards, facing Station Street.

To the south of the site (opposite Florence Street) are properties with high site coverage which have been either redeveloped or contain single detached homes.

A zoning and location plan forms **Attachment 1**.

The proposal

The proposal seeks to construct a double storey development containing 7 dwellings, summarised as follows:

- Dwellings 1 – 6 contain west facing living areas on ground floor and 3 bedrooms on first floor.
- Dwelling 7 to be constructed above garages, adjacent to the site's northern boundary, and contains a west-facing balcony, living area and 3 bedrooms all at first floor.
- Dwellings 1 – 6 to have 1 car parking space each and Dwelling 7 will have no car parking space.
- A total of six car parking spaces are provided, which are accessed from the rear laneway.
- Pedestrian access is from an internal walkway along the eastern side boundary accessed via Florence Street.
- 14 bicycle spaces are provided in a communal area.

The development plans form **Attachment 2**.

Planning Permit History

The following permits are of relevance to the application:

- Planning permit MPS/2022/766 was issued on 17 May 2023 and allowed the construction of three double storey dwellings with three double garages or six car spaces accessed via the rear laneway. This permit remains valid.
- Planning permit SP/2022/257 was issued on 21 December 2023 and allowed legal access to the rear laneway.

Statutory Controls – why is a planning permit required?

Control	Permit Requirement
Neighbourhood Residential Zone – Schedule 1	Clause 32.09-6: A permit is required to construct more than one dwelling on a lot. Clause 32.09-1: No permit is required to use land as a dwelling.
Particular Provisions – Car Parking	Clause 52.06-3: A permit is required to reduce the car parking requirement from 13 spaces to 6 spaces (reduction of a total 7 spaces).

The following Particular Provisions of the Merri-bek Planning Scheme are also relevant to the consideration of the proposal:

- Clause 45.06: Development Contributions Plan Overlay. The Development Contributions Plan has expired and is therefore not relevant to applications determined on or after 1 July 2023.
- Clause 53.18: Stormwater Management in Urban Development.
- Clause 55: Two or more dwellings on a lot and residential buildings.

2. Internal/External Consultation

Public notification

Notification of the application has been undertaken pursuant to Section 52 of the *Planning and Environment Act 1987* by:

- Sending notices to the owners and occupiers of adjoining and nearby land; and
- Placing a public notice on the Florence Street frontage and rear laneway of the site.

Council has received 13 objections to date. A map identifying the location of objector's forms **Attachment 3**.

Key issues raised by objectors related to:

- Overdevelopment
- Car parking reduction
- Vehicle access via the lane
- Traffic concerns
- Impacts from construction
- Neighbourhood character
- Amenity Impacts (overlooking, visual bulk, loss of sunlight)
- Strain on infrastructure
- Noise impacts

Planning Information and Discussion meeting

A Planning Information and Discussion meeting was held on 23 September 2025 and attended by two Council Planning Officers, the applicant, owner and five (5) objectors. The meeting provided an opportunity to explain the application, for the objectors to elaborate on their concerns, and for the applicant to respond. No changes were agreed to at the meeting.

Rights to Lodge an Application for Review at the Victorian Civil and Administrative Tribunal (VCAT)

For this application objectors have rights to lodge a review at VCAT, as the overlooking and canopy trees standards are varied and a permit is needed to reduce the car parking requirement.

Internal/external referrals

The proposal was referred to the following internal branches units:

Internal Branch/Business Unit	Comments
Transport - Development Engineering	Supports the proposal, subject to the bike parking annotated correctly, ensuring that the laneway is to be constructed to a point 4 metres east and west of the title boundaries and removal of existing vehicle crossing to Florence Street. The required changes are addressed as conditions in the recommendation. The appropriateness of the laneway was reviewed by the development engineer who is satisfied with the ability for two-way vehicle movements and overall traffic capacity of the laneway.
Sustainable Built Environment - ESD Team	Supports the proposal, subject to conditions that require updates to the submitted ESD documentation. Required changes are addressed as conditions in the recommendation.
Urban Design Unit	Support the proposal, as the design incorporates acceptable architecture and materials. There were several suggestions to improve the development, the applicant was agreeable to a wider entry which forms part of the recommendation. Other changes such as a wider entry to dwelling 7 and a relocated bin store and service were not adopted as these would be unreasonable conditions given compliance with the townhouse and low-rise code.

3. Policy Implications

Townhouse and low-rise code

On 6 March 2025, the rules for multi dwelling development changed, through the introduction of the Townhouse and Low-rise Code (Clause 55).

Clause 55 standards are now divided into four themes being:

- Neighbourhood character;
- Liveability;
- External amenity; and
- Sustainability.

Each theme has a set of standards which are “deemed to comply”. This means if a development meets all these standards, it is automatically considered to meet the objective of the standard, and Council is not required to consider the decision guidelines of that standard.

When a standard is met, Council also cannot consider any other policy or decision guidelines in the Planning Scheme and broader considerations of the *Planning and Environment Act 1987*.

Car parking policy

This application also needs a planning permit to reduce the statutory car parking requirements. Therefore, the following local policies in the Merri-bek Planning Scheme is of relevance to this application:

- Transport (Clause 18), including:
 - Car parking (Clause 18.02-4L)

Human Rights Consideration

This application has been processed in accordance with the requirements of the Planning and Environment Act, 1987 (including the Merri-bek Planning Scheme) reviewed by the State Government and which complies with the Victorian Charter of Human Rights and Responsibilities Act 2006, including Section 18 (Taking part in public life). In addition, the assessment of the application has had particular regard to:

- Section 12: Freedom of movement
- Section 13: Privacy and Reputation
- Section 20: Property rights

The proposed redevelopment of private land does not present any physical barrier preventing freedom of movement. The right of the landowner to develop and use their land has been considered in accordance with the Merri-bek Planning Scheme. The privacy of nearby residents has also been considered as part of the application process.

4. Issues

In considering this application, regard has been given to the provisions of the Merri-bek Planning Scheme, objections received, the relevant local planning policy and the merits of the application.

Does the proposal have strategic policy support?

The application to construct seven dwellings is consistent with the *Victoria's Housing Statement- The Decade Ahead 2024 - 2034* which seeks to increase the number of homes being built in Victoria.

The site is located within the Neighbourhood Residential Zone (NRZ). An assessment against the purposes of the zone and the local housing policies in the Merri-bek Planning Scheme does not apply to applications assessed against the new townhouse and low rise code.

Does the proposal comply with the Townhouse and Low-Rise Code?

Attachment 4 details an assessment against the 'deem to comply' standards of the townhouse and low rise code at Clause 55, that if complied with, remove objectors' rights to lodge an application for review at VCAT.

The requirements of Clause 55 are that if a development meets a standard, it is automatically considered to meet the objective of the standards. The overlooking standard is not complied with, and therefore objectors would have a right to lodge a VCAT review.

Neighbourhood character standards:

The proposal has been assessed against the neighbourhood character standards in Clause 55 relating to street setback, building height, side and rear setbacks, walls on boundaries, site coverage, vehicle access and front fences. The proposal complies with all the neighbourhood character standards and therefore meets the objectives. In particular, the proposal provides for two storey buildings which meets the mandatory height control, provides setbacks that meets the standard requirements, has a maximum site coverage of 60 percent required by the standard.

The canopy tree standard (B2-7) is varied as there is no tree planting in the rear setback. A variation is appropriate because:

- The canopy cover exceeds the standard by providing 11.2 per cent rather than 10 per cent
- The deep soil area meets the requirements of the standard.
- The proposal provides eight canopy trees which all meet both the height and canopy cover requirements of the standard.

The rear vehicle access is a positive element of the design, because this creates more space for landscaping in the front setback, removes a vehicle crossing and has habitable room windows facing the street. These things result in a more pedestrian friendly street.

Liveability standards:

The proposal complies with Clause 55 standards related to onsite amenity and facilities (Clause 55.03 – Liveability). In particular, the proposal provides adequate bedroom sizes, functional layouts and opportunity for effective management of natural ventilation of the dwellings.

External amenity standards:

The proposal has been assessed against the external amenity standards in Clause 55 relating to daylight to existing windows, overshadowing and overlooking. The proposal complies with most of the external amenity standards except for overlooking which is detailed below.

The standards relating to overlooking have recently changed meaning overlooking treatment is now no longer needed for bedrooms. As the living areas are on the ground floor for dwellings 1 to 6, the boundary fencing provides a barrier to prevent unreasonable overlooking. At first floor, the bedroom windows do not require screening from overlooking. Dwelling 7 has a balcony which is screened to prevent overlooking. The dining room window is not screened and within 9 metres of neighbouring garden areas making it non-compliant with the overlooking standard. The recommendation includes a condition to prevent downward views into the neighbouring garden areas.

Sustainability standards:

The recently introduced townhouse and low-rise code (Clause 55) has resulted in Council's local ESD policy no longer being a relevant planning consideration for this form of development. The ESD features of the development have been assessed against the new standards and are adequate. They include:

- Adequate permeability and stormwater management.
- Sufficient areas identified for future installation of appropriately sited rooftop solar energy systems for each dwelling.
- Solar protection to new north-facing windows.
- Adequate waste and recycling considerations.
- Ensuring the impact of mechanical plant noise is minimised.

The recommendation includes conditions for double glazing and shading to west facing windows, as extra ESD initiatives voluntarily offered by the permit applicant.

Has adequate car parking been provided?

A total of 13 car spaces is required for the proposal. The development provides 6 car spaces on-site therefore, seeking approval for a reduction of 7 spaces. A key concern raised by the objector relates to inadequate car parking spaces being provided.

The proposal to reduce the number of car parking spaces has strong strategic policy support given its location in the Principal Public Transport Network Area (PPTN) and having convenient access to public transport (e.g. Moreland Train Station, Sydney Road Trams). This is consistent with the transport policy (Clause 18.02-3L) which seeks to support reduced car parking rates in development with excellent access to a range of public transport options, and with bicycle parking spaces which exceeds the Planning Scheme requirements. The recommendation includes a condition to ensure that the horizontal bicycle parking proposed is the correct type.

Council's Development Engineer is satisfied that the car parking requirement can be reduced. The proposal provides 14 bicycle spaces, which exceeds the Planning Scheme requirements which requires no bicycle spaces for dwellings less than four storeys in height.

The Victoria planning provisions do not require any visitor car parking to be provided for this development, given its proximity to public transport options.

The dwellings will not be eligible for on-street parking permits. This is included as a note on the planning permit in the recommendation.

Is the proposed access via the rear lane adequate?

The rear laneway is 3 metres wide. Vehicle turning paths have been checked by Council Development Engineering and are adequate. In inner city locations such as Coburg, the use of laneways for vehicle access is common and encouraged as it creates an improve street presentation. Furthermore, the existing approval on this site for 3 dwellings, proposed 6 car parking spaces to the laneway which is the same as the proposal.

A condition in the recommendation requires the submission of a Public Works Plan which requires the laneway to be reconstructed 4 metres west and 4 metres east of the proposed carpark to Councils standards.

What impact does the proposal have on car-congestion and traffic in the local area?

In relation to traffic impacts, Council's Development Engineer have assessed the proposal and consider that the development will result in about 14 additional vehicle movements per day than generated from this site previously. It is considered that such additional movements would not unnecessarily be concentrated or conflict substantially with existing traffic. The vehicles will travel along the rear laneway, and the vehicles are not expected to cause unacceptable congestion at nearby intersections.

With regards to the laneway, Council Development Engineer has outlined the subject laneway is 3 metres wide, which means a driver who is about to enter the laneway (from either the road or a property) is able to see another vehicle travelling toward them along the laneway, so the first driver waits for that vehicle to pass before entering the laneway. Thereby allows two-way traffic to operate by yielding to one another.

5. Response to Objector Concerns

The following issues raised by objectors are addressed in section 4 of this report:

- Car-parking reduction
- Vehicle access via the lane
- Traffic concerns
- Neighbourhood character
- Amenity Impacts (overlooking, visual bulk, loss of sunlight)

Other issues raised by objectors are addressed below.

Overdevelopment

The Victorian Civil and Administrative Tribunal has commonly determined that whether or not a proposal is an overdevelopment is best determined from a quantitative assessment of a development's compliance with the criteria set out in the Planning Scheme.

The proposal satisfies the requirements of Clause 55 in respect to site coverage, setbacks, permeability and open space provision and the car parking provision has been assessed as acceptable. Therefore, the proposal is not considered to be an overdevelopment of the site.

Visual bulk

The development meets most of the neighbourhood character standards (street setback, building height, side and rear setbacks, walls on boundaries, site coverage, access and front fences). Although the zoning allows a maximum height limit of 9 metres the proposal has a maximum height of 6.89 metres. The side setbacks exceed the requirements with the flat roof form also reducing the bulk when viewed from the streetscape.

Loss of sunlight

The submitted shadow diagrams highlights that the shadows will be largely contained within the site or are cast within the shadows of the existing boundary fences. The proposal is compliant with the overshadowing standard. The proposal also complies with daylight to existing windows standard where the proposal is sufficiently setback ensuring that neighbouring habitable room windows receive sufficient daylight.

Strain on infrastructure

Concern was raised with the impact of the dwellings on infrastructure. The owner will be required to address infrastructure servicing demands as required by the relevant service authorities towards the upgrade of existing infrastructure. The proposed dwellings will be required to be connected to the water, sewerage, and electricity services. The applicant will have to meet the requirements of the relevant servicing authorities.

Construction issues

Traffic, noise, dust, construction times and other impacts associated with the construction of a development are not considered as part of a planning application.

A Construction Management Plan is required to be approved under the General Local Law by Council's Amenity and Compliance Branch before construction starts. A Construction Management Plan outlines how the impact of the construction will be minimised. The recommendation includes a note regarding construction management.

Noise from mechanical plants

The proposal shows hot water units to units 1-6 which are located internally and comply with standard B5-6 – Noise impacts objective). Conditions of the recommendation require plans to annotate the location of hot water and cooling systems, and if external to include a solid barrier to reduce the transmission of noise to neighbours, as required by the noise impacts standard in Clause 55.

6. Officer Declaration of Conflict of Interest

Council Officers involved in the preparation of this report do not have a conflict of interest in this matter.

7. Financial and Resources Implications

There are no financial or resource implications.

8. Conclusion

The proposal to construct seven dwellings has strong strategic policy support particularly having regards to the State's Government *Victoria's Housing Statement- The Decade Ahead 2024 – 2034*, encouraging more housing in well located areas, close to public transport. The proposal has been assessed against the new Clause 55 requirements and is mostly compliant with the deemed to comply standards. The proposed car parking reduction can be supported given its location and the 14 additional bicycle parking spaces which exceed the Planning Scheme requirements.

On the balance of policies and controls within the Merri-bek Planning Scheme and objections received, it is recommended that Notice of Decision to Grant a Planning Permit No MPS/2025/279 be issued subject to the conditions included in the recommendation of this report.

Attachment/s

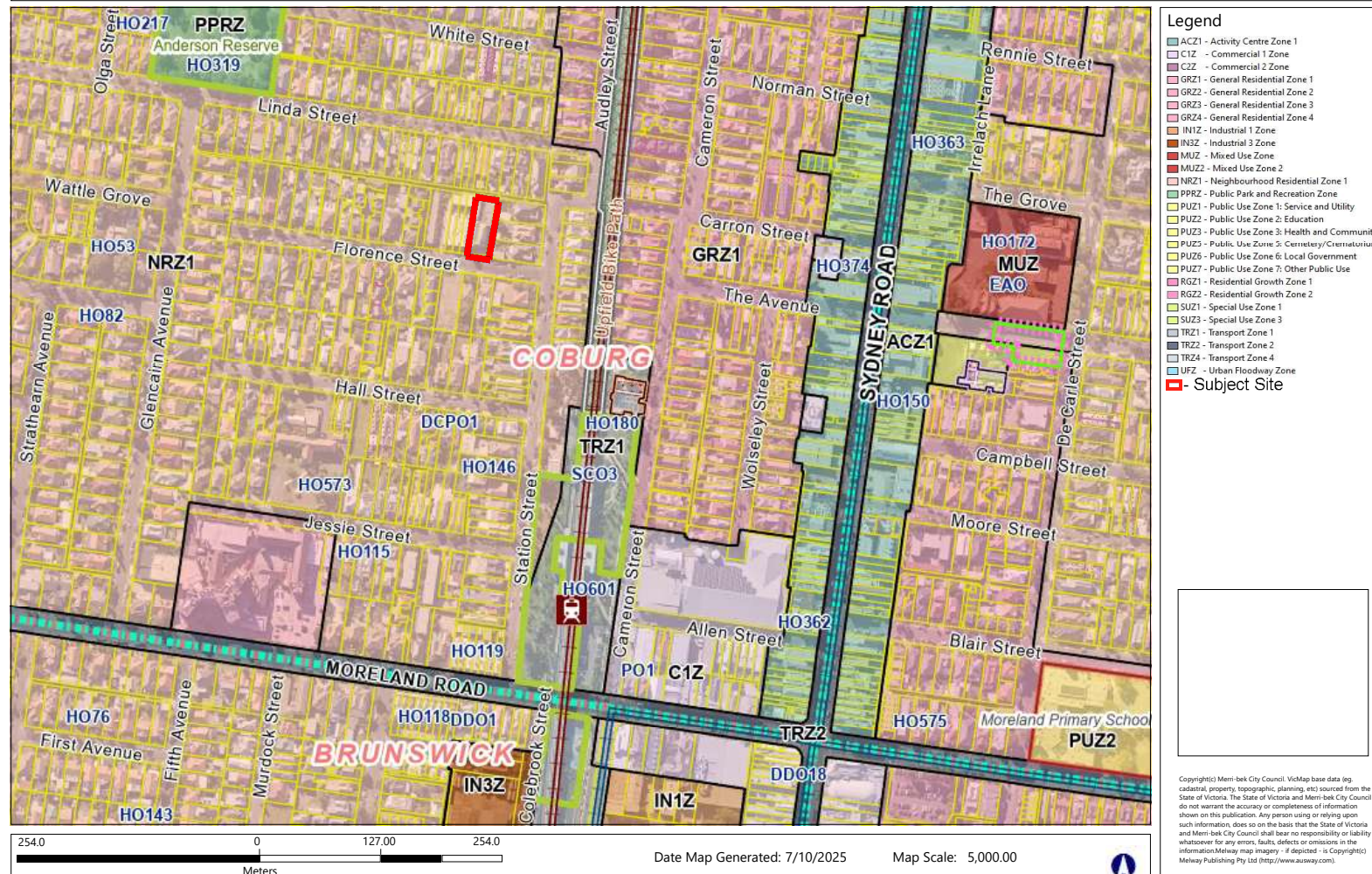
1	Zoning and location map	D25/502711
2	Development Plans	D25/502712
3	Objector Location Map	D25/502713
4	Clause 55 table - 13 deemed to comply standards	D25/528442

Zoning and Location Plan

2 Florence Street, COBURG VIC 3058



Merri-bek
City Council

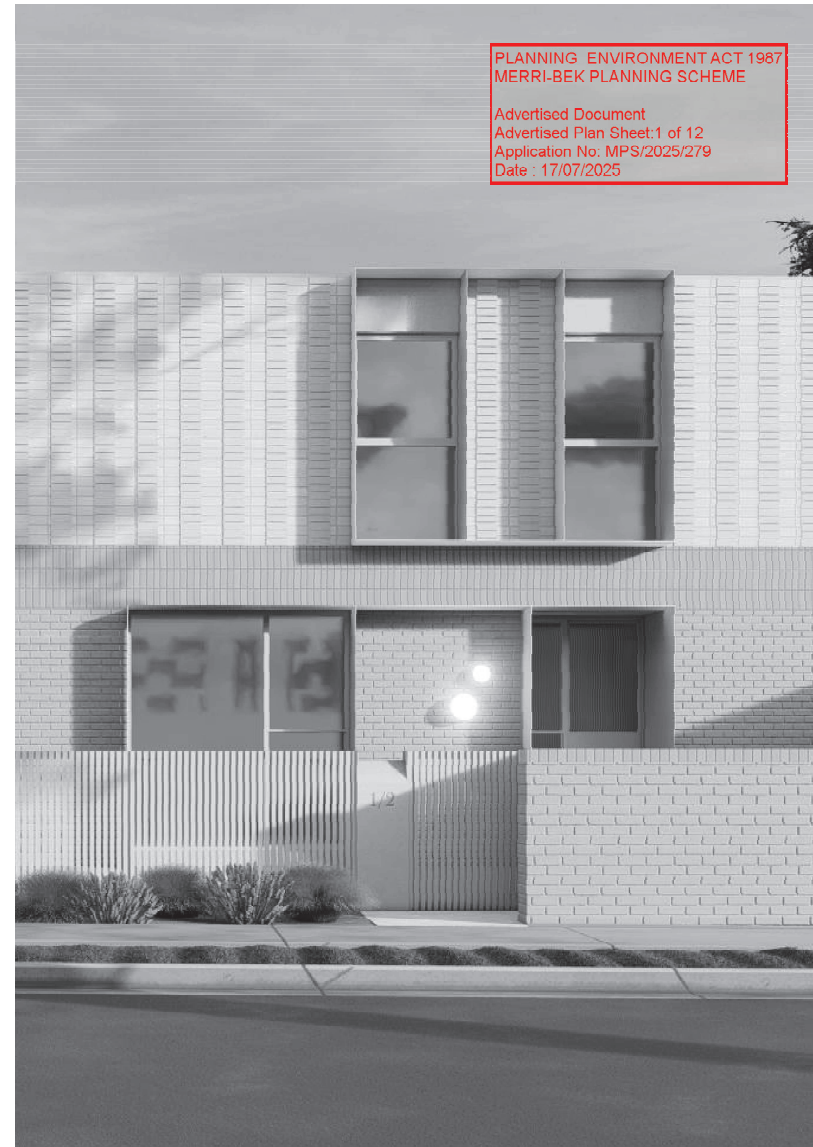




RESIDENTIAL DEVELOPMENT

TOWN PLANNING

JULY 2025



THE PROPOSAL

CHWELING 1 • 8:

Q.F. CONSIST OF A POWDER ROOM, LAUNDRY, STUDY, KITCHEN WITH CABINETS AND A LIVING AREA.

F.F. CONSISTS OF A MASTER BEDROOM WITH ENSUITE, TWO SECONDARY BEDROOMS AND BATHROOM.

DWELLING 7:

F.F. CONDITS OF A MASTER BEDROOM WITH ENSUITE, A SECONDARY BEDROOM, BATHROOM, LAUNDRY, KITCHEN WITH CABINETS AND A

Living Area.

ONLY FROM THE PROTECTED CONTENT ACCESSIBLE TO THE PORTFOLIO.

A LAND USE AND DENSITY RESPONDS TO:

- LOCATION WITHIN ESTABLISHED RESIDENTIAL AREA
- OVERALL AREA OF 922,200^{sq} ft (A STREET FRONTAGE OF 18,250^{sq} ft)
- ACCESSIBILITY TO PUBLIC TRANSPORT, OPEN SPACE AND LOCAL SHOPPING

- THE PROPOSAL MINIMISES THE IMPACT ON THE

- ADJOINING PROPERTIES AND INTERNAL DWELLINGS BY:**
- I** **IMPOSED POTENTIAL FOR OVERSHEDDING TO ADJOINING PROPERTIES TO THE EAST AND WEST BY CAREFULLY SITING THE FORM AWAY FROM THE TIE LINE BOUNDARY**
 - J** **IMPOSED POTENTIAL FOR OVERSHEDDING TO DEVELOPED PRIVATE OPEN SPACE BY SITING TO 1.5M ABOVE FINISHED FLOORLEVEL**
 - K** **PROVIDING BUILDING FORMS WHICH ARE HEAVILY ARTICULATED TO REDUCE GLARE**
 - L** **PROVIDING A CONTINGENTARY DEVELOPMENT WITH THE STRATEGIC DIRECTION THAT FOSTER ELEMENTS TO THE IMPOSING CHARACTER OF THE AREA AND INVOLVES MATERIALS AND FORMS WHICH ARE NOT DOMINANT**
 - M** **CONSIDERING THE UPPER LEVEL SO THAT IT IS A RECESSIVE ELEMENT IN THE COMPOSITION**
 - N** **ENSURING THAT EXTERNAL AREAS ARE LOW MAINTENANCE**
 - O** **ENSURING THAT PRIVATE AREAS AND SPACES ARE MAXIMISED**



SCALE: 1:200 @ A1 % 1:500 @ A3



ELEVATION [Feet]
SCALE: 1:200 (2A) 2:1:400 (2A)

TAOUKARCHITECTS

448 HINDLEBRO ROAD FAIRFIELD VIC 3078
 Tel: 03 9397 1111 Fax: 03 9397 1112
 www.hendlebro.com.au

PROJECT	DATE	TIME	LOCATION	STATUS
PROJECT A	2023-10-26	10:00	Room 101	Completed
PROJECT B	2023-10-27	11:00	Room 102	In Progress
PROJECT C	2023-10-28	12:00	Room 103	Not Started
PROJECT D	2023-10-29	13:00	Room 104	Completed
PROJECT E	2023-10-30	14:00	Room 105	In Progress
PROJECT F	2023-10-31	15:00	Room 106	Not Started
PROJECT G	2023-11-01	16:00	Room 107	Completed
PROJECT H	2023-11-02	17:00	Room 108	In Progress
PROJECT I	2023-11-03	18:00	Room 109	Not Started
PROJECT J	2023-11-04	19:00	Room 110	Completed
PROJECT K	2023-11-05	20:00	Room 111	In Progress
PROJECT L	2023-11-06	21:00	Room 112	Not Started
PROJECT M	2023-11-07	22:00	Room 113	Completed
PROJECT N	2023-11-08	23:00	Room 114	In Progress
PROJECT O	2023-11-09	00:00	Room 115	Not Started
PROJECT P	2023-11-10	01:00	Room 116	Completed
PROJECT Q	2023-11-11	02:00	Room 117	In Progress
PROJECT R	2023-11-12	03:00	Room 118	Not Started
PROJECT S	2023-11-13	04:00	Room 119	Completed
PROJECT T	2023-11-14	05:00	Room 120	In Progress
PROJECT U	2023-11-15	06:00	Room 121	Not Started
PROJECT V	2023-11-16	07:00	Room 122	Completed
PROJECT W	2023-11-17	08:00	Room 123	In Progress
PROJECT X	2023-11-18	09:00	Room 124	Not Started
PROJECT Y	2023-11-19	10:00	Room 125	Completed
PROJECT Z	2023-11-20	11:00	Room 126	In Progress
PROJECT AA	2023-11-21	12:00	Room 127	Not Started
PROJECT AB	2023-11-22	13:00	Room 128	Completed
PROJECT AC	2023-11-23	14:00	Room 129	In Progress
PROJECT AD	2023-11-24	15:00	Room 130	Not Started
PROJECT AE	2023-11-25	16:00	Room 131	Completed
PROJECT AF	2023-11-26	17:00	Room 132	In Progress
PROJECT AG	2023-11-27	18:00	Room 133	Not Started
PROJECT AH	2023-11-28	19:00	Room 134	Completed
PROJECT AI	2023-11-29	20:00	Room 135	In Progress
PROJECT AJ	2023-11-30	21:00	Room 136	Not Started
PROJECT AK	2023-12-01	22:00	Room 137	Completed
PROJECT AL	2023-12-02	23:00	Room 138	In Progress
PROJECT AM	2023-12-03	00:00	Room 139	Not Started
PROJECT AN	2023-12-04	01:00	Room 140	Completed
PROJECT AO	2023-12-05	02:00	Room 141	In Progress
PROJECT AP	2023-12-06	03:00	Room 142	Not Started
PROJECT AQ	2023-12-07	04:00	Room 143	Completed
PROJECT AR	2023-12-08	05:00	Room 144	In Progress
PROJECT AS	2023-12-09	06:00	Room 145	Not Started
PROJECT AT	2023-12-10	07:00	Room 146	Completed
PROJECT AU	2023-12-11	08:00	Room 147	In Progress
PROJECT AV	2023-12-12	09:00	Room 148	Not Started
PROJECT AW	2023-12-13	10:00	Room 149	Completed
PROJECT AX	2023-12-14	11:00	Room 150	In Progress
PROJECT AY	2023-12-15	12:00	Room 151	Not Started
PROJECT AZ	2023-12-16	13:00	Room 152	Completed
PROJECT BA	2023-12-17	14:00	Room 153	In Progress
PROJECT BB	2023-12-18	15:00	Room 154	Not Started
PROJECT BC	2023-12-19	16:00	Room 155	Completed
PROJECT BD	2023-12-20	17:00	Room 156	In Progress
PROJECT BE	2023-12-21	18:00	Room 157	Not Started
PROJECT BF	2023-12-22	19:00	Room 158	Completed
PROJECT BG	2023-12-23	20:00	Room 159	In Progress
PROJECT BH	2023-12-24	21:00	Room 160	Not Started
PROJECT BI	2023-12-25	22:00	Room 161	Completed
PROJECT BJ	2023-12-26	23:00	Room 162	In Progress
PROJECT BK	2023-12-27	00:00	Room 163	Not Started
PROJECT BL	2023-12-28	01:00	Room 164	Completed
PROJECT BM	2023-12-29	02:00	Room 165	In Progress
PROJECT BN	2023-12-30	03:00	Room 166	Not Started
PROJECT BO	2023-12-31	04:00	Room 167	Completed

RESIDENTIAL DEVELOPMENT

2 FLORENCE STREET

COBURG VIC 3058

MDI PROPERTY GROUP

CDM 140, 150, 170, 175

DESIGN RESPONSE PLAN

SCALE	JOB NO.
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
23	23
24	24
25	25
26	26
27	27
28	28
29	29
30	30
31	31
32	32
33	33
34	34
35	35
36	36
37	37
38	38
39	39
40	40
41	41
42	42
43	43
44	44
45	45
46	46
47	47
48	48
49	49
50	50
51	51
52	52
53	53
54	54
55	55
56	56
57	57
58	58
59	59
60	60
61	61
62	62
63	63
64	64
65	65
66	66
67	67
68	68
69	69
70	70
71	71
72	72
73	73
74	74
75	75
76	76
77	77
78	78
79	79
80	80
81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

1:200, 1:300 @ A1 25-10

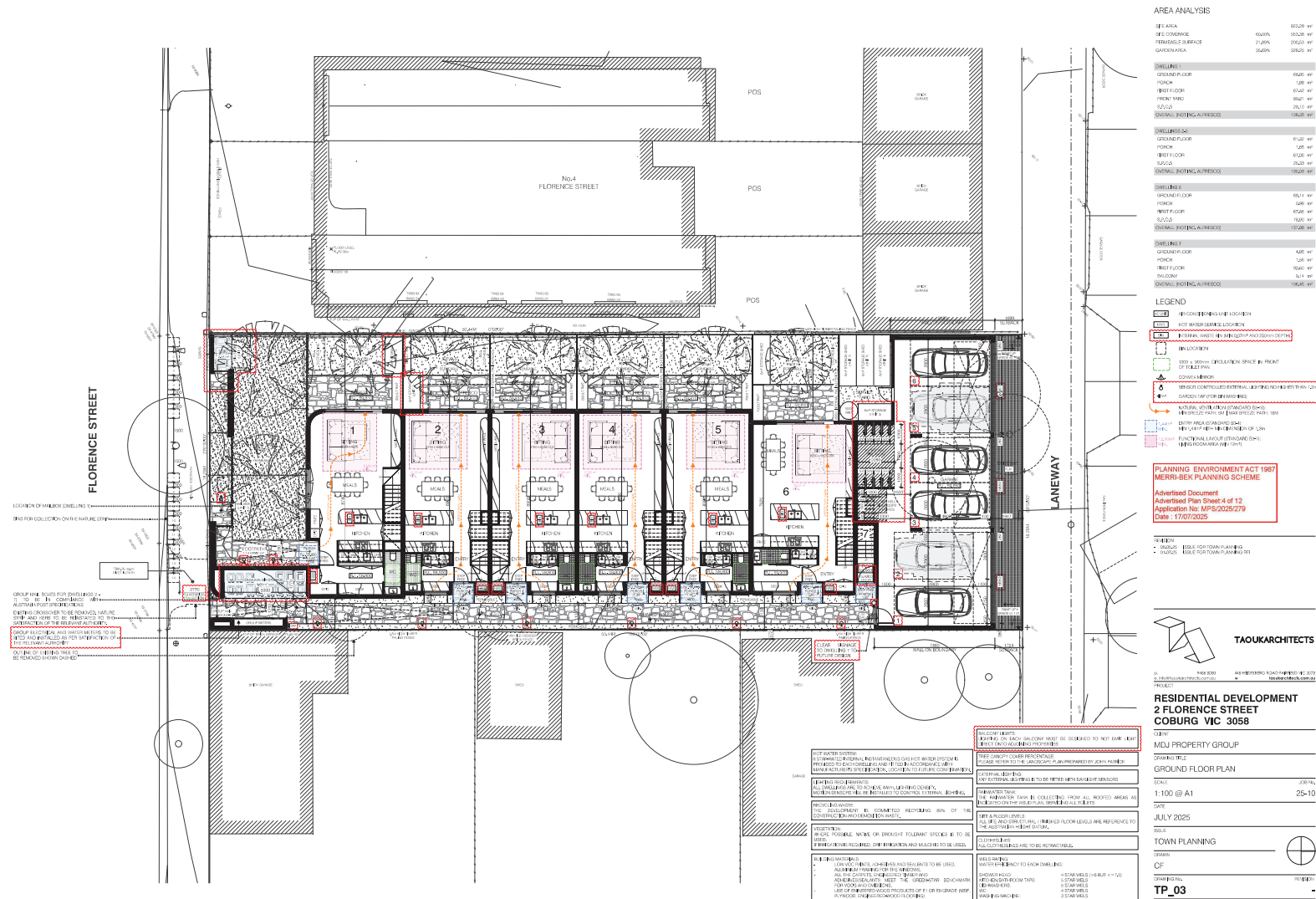
DATE _____

JULY 2025

59.ETOWN PLANNING

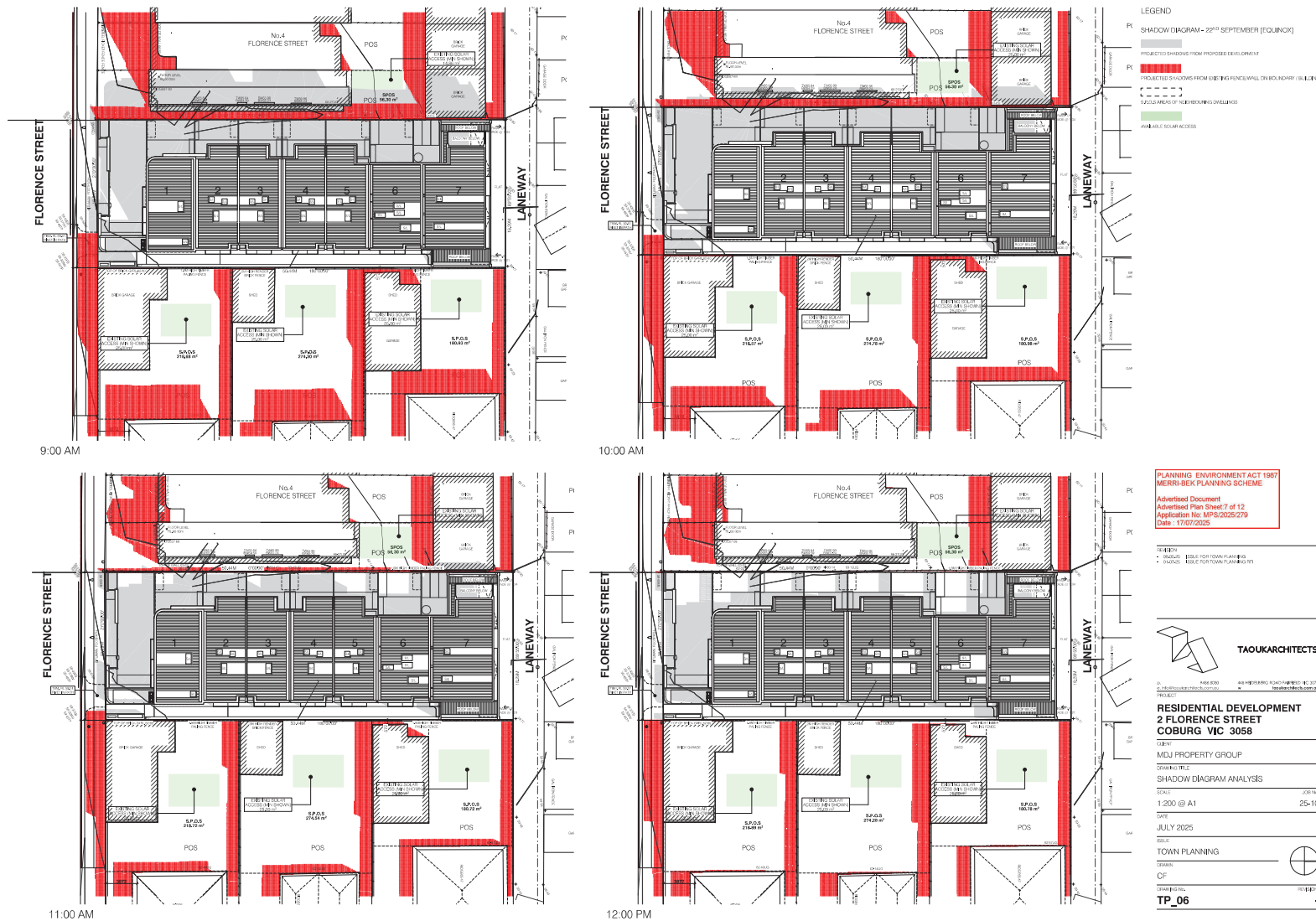
CRAIN

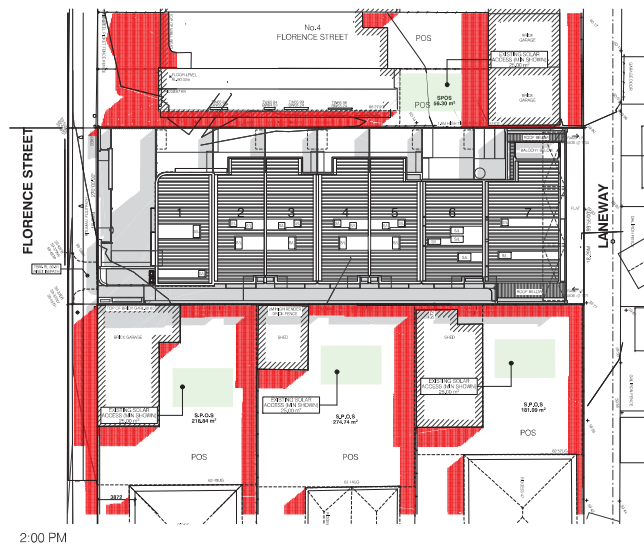
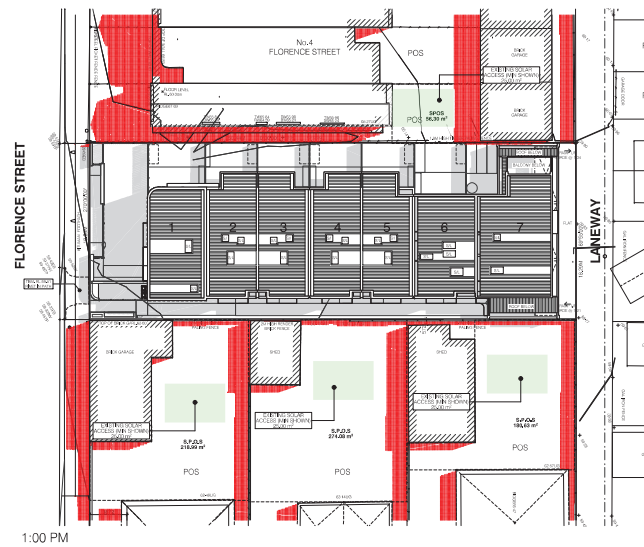
TR 03











LEGEND

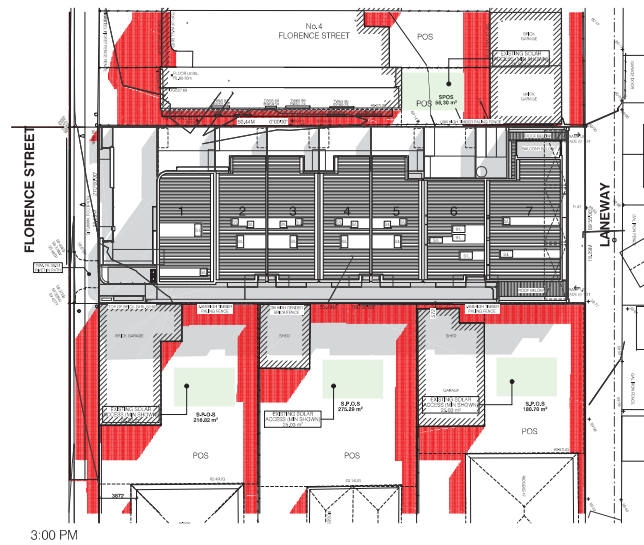
SHADOW DIAGRAM - 22ND SEPTEMBER (EQUINOX)

PROJECTED SHADOWS FROM PROPOSED DEVELOPMENT

PROJECTED SHADOWS FROM EXISTING FENCEWALL ON BOUNDARY BUILDINGS

EXISTING BUILDINGS SHADOWS ON DEVELOPMENT

AVAILABLE SOLAR ACCESS



PLANNING ENVIRONMENT ACT 1987
MERRI-BEK PLANNING SCHEME
Advised Document
Advised Plan Sheet 8 of 13
Application No. MPS/2025/279
Date - 17/07/2025

REVISIONS

- 1. INITIAL ISSUE FOR TOWN PLANNING
- 2. REVISED ISSUE FOR TOWN PLANNING

TAOUKARCHITECTS

11/11/2024 11/11/2024 11/11/2024 11/11/2024 11/11/2024 11/11/2024 11/11/2024 11/11/2024 11/11/2024 11/11/2024

RESIDENTIAL DEVELOPMENT
2 FLORENCE STREET
COBURG VIC 3008

CLIENT
MDU PROPERTY GROUP

DRAWING TITLE
SHADOW DIAGRAM ANALYSIS

SCALE
1:200 @ A1 25-10

DATE
JULY 2025

BY
TOWN PLANNING

CHECKED
CP

DESIGNED BY
TP_07





AREA ANALYSIS

DEVELOPABLE AREA	1000m ²	1000m ²
DEVELOPABLE SURFACE	1000m ²	1000m ²
LANDSCAPING	1000m ²	1000m ²

PLANNING ENVIRONMENT ACT 1987
MERRIBEEK PLANNING SCHEME
Advised Document
Advised Plan Sheet 10 of 12
Application No: MPS/2025/279
Date: 11/07/2025

CANOPY TREE COVER

DEVELOPABLE AREA	1000m ²	1000m ²
DEVELOPABLE SURFACE	1000m ²	1000m ²
LANDSCAPING	1000m ²	1000m ²

DEVELOPABLE AREA
DEVELOPABLE SURFACE
LANDSCAPING

DEVELOPABLE AREA
DEVELOPABLE SURFACE
LANDSCAPING

DEVELOPABLE AREA
DEVELOPABLE SURFACE
LANDSCAPING

DEVELOPABLE AREA
DEVELOPABLE SURFACE
LANDSCAPING

DEVELOPABLE AREA
DEVELOPABLE SURFACE
LANDSCAPING

DEVELOPABLE AREA
DEVELOPABLE SURFACE
LANDSCAPING

DEVELOPABLE AREA
DEVELOPABLE SURFACE
LANDSCAPING

DEVELOPABLE AREA
DEVELOPABLE SURFACE
LANDSCAPING

DEVELOPABLE AREA
DEVELOPABLE SURFACE
LANDSCAPING

DEVELOPABLE AREA
DEVELOPABLE SURFACE
LANDSCAPING

DEVELOPABLE AREA
DEVELOPABLE SURFACE
LANDSCAPING

DEVELOPABLE AREA
DEVELOPABLE SURFACE
LANDSCAPING

DEVELOPABLE AREA
DEVELOPABLE SURFACE
LANDSCAPING

DEVELOPABLE AREA
DEVELOPABLE SURFACE
LANDSCAPING

DEVELOPABLE AREA
DEVELOPABLE SURFACE
LANDSCAPING

DEVELOPABLE AREA
DEVELOPABLE SURFACE
LANDSCAPING

DEVELOPABLE AREA
DEVELOPABLE SURFACE
LANDSCAPING

DEVELOPABLE AREA
DEVELOPABLE SURFACE
LANDSCAPING

DEVELOPABLE AREA
DEVELOPABLE SURFACE
LANDSCAPING

DEVELOPABLE AREA
DEVELOPABLE SURFACE
LANDSCAPING

DEVELOPABLE AREA
DEVELOPABLE SURFACE
LANDSCAPING

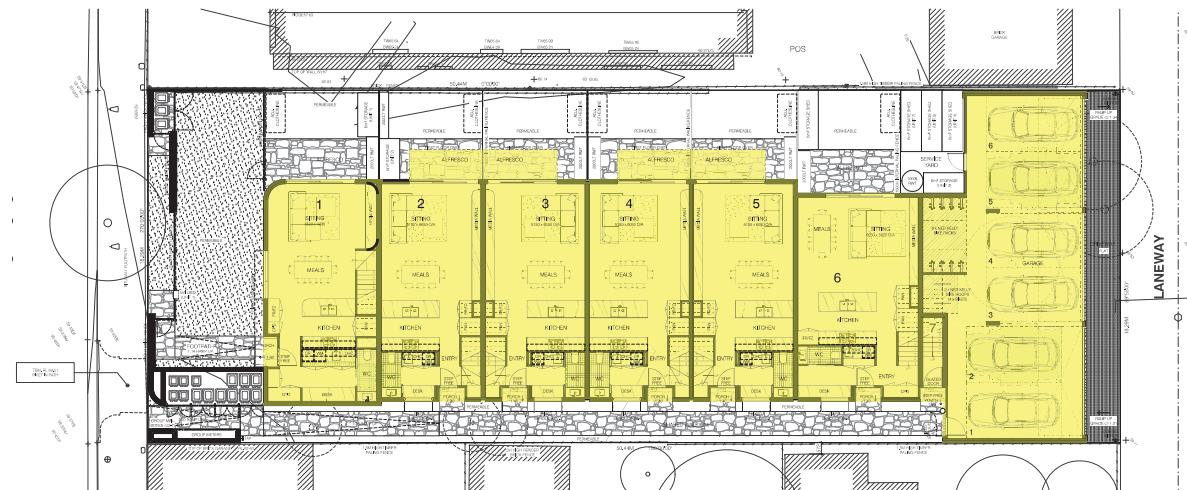
DEVELOPABLE AREA
DEVELOPABLE SURFACE
LANDSCAPING

DEVELOPABLE AREA
DEVELOPABLE SURFACE
LANDSCAPING

DEVELOPABLE AREA
DEVELOPABLE SURFACE
LANDSCAPING

DEVELOPABLE AREA
DEVELOPABLE SURFACE
LANDSCAPING

DEVELOPABLE AREA
DEVELOPABLE SURFACE
LANDSCAPING



TAOUKARCHITECTS

TAOUKARCHITECTS

TAOUKARCHITECTS

TAOUKARCHITECTS

TAOUKARCHITECTS

TAOUKARCHITECTS

TAOUKARCHITECTS

TAOUKARCHITECTS

TAOUKARCHITECTS

TAOUKARCHITECTS

TAOUKARCHITECTS

TAOUKARCHITECTS

TAOUKARCHITECTS

TAOUKARCHITECTS

TAOUKARCHITECTS

TAOUKARCHITECTS

TAOUKARCHITECTS

TAOUKARCHITECTS

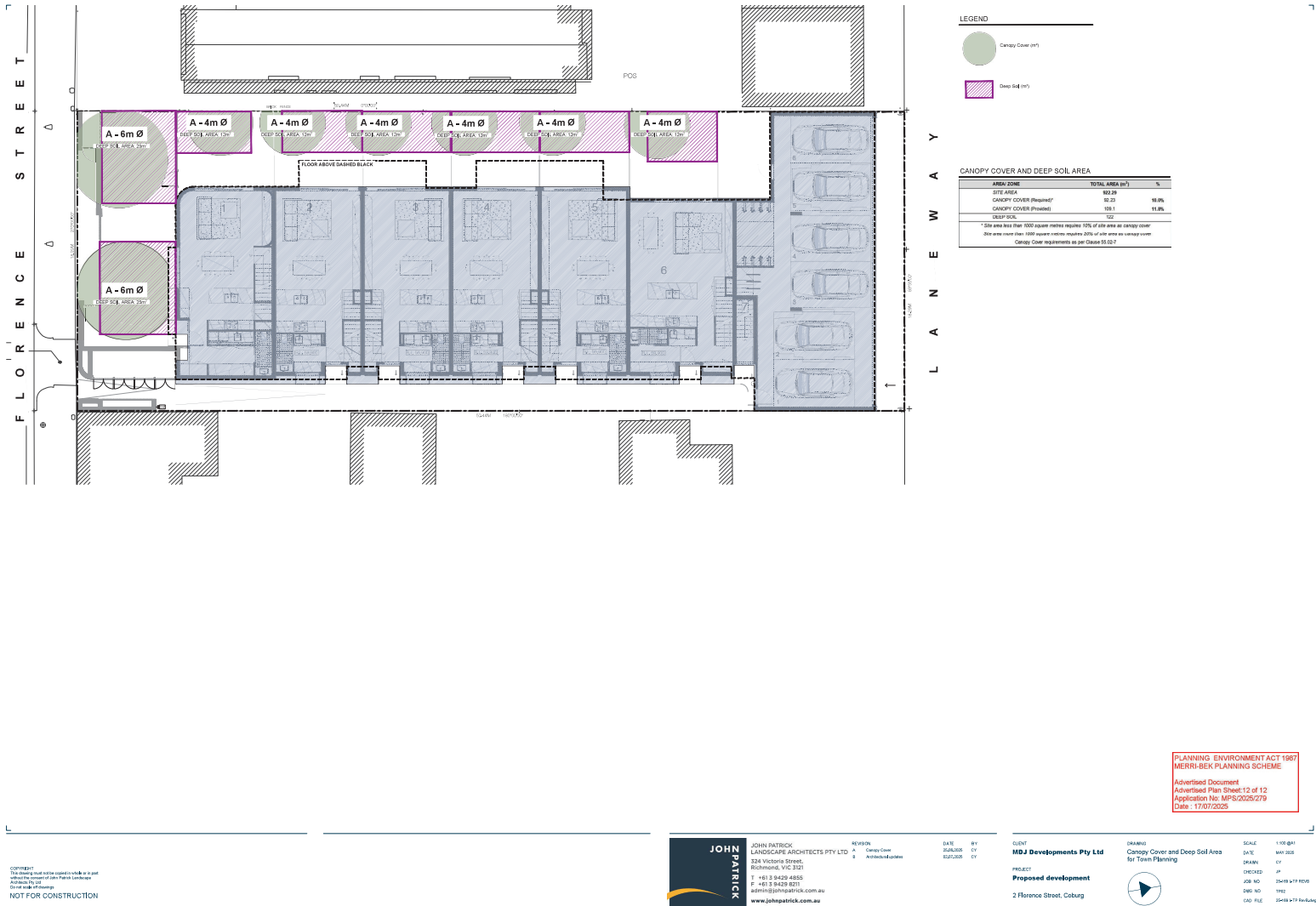
TAOUKARCHITECTS

TAOUKARCHITECTS

TAOUKARCHITECTS

TAOUKARCHITECTS





Objector Location Plan

2 Florence Street, COBURG VIC 3058

- Subject site
- - Objector Location

Note: One objector address could not be identified on the map



Attachment 4: Two or More Dwellings on a Lot and Residential Buildings (Clause 55)

The following table details an assessment of proposals compliance/non-compliance with the 13 standards of Clause 55 which impacts objectors rights to lodge a review of a planning decision before the Victorian Civil & Administrative Tribunal (VCAT). If all these 13 standards are met, objectors can no longer apply to VCAT for a review of Council's decision.

55.02 - Neighbourhood Character

Standard	Standard Met	How has the standard been met/where has it been shown on the plans?	Objector right of review to VCAT?
B2-1 Street Setback	Yes	<i>Street setback</i> There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner. The proposal provides the minimum 6 metre front street setback from both the ground floor and first floor to Dwelling 1. The proposal complies with the standard. <i>Porch</i> The standard allows porches that are less than 3.6 metres high to encroach no more than 2.5 metres into the front street setback. The proposed porch is approximately 3.2 metres high and does not encroach more than 2.5 metres into the front street setback. The proposal complies with the standard.	No
B2-2 Building height	Yes	The standard requires that the maximum building height does not exceed the maximum height specified in the zone. The site is located in the Neighborhood Residential Zone which allows a maximum height of 2 storeys and 9 metres in height.	No

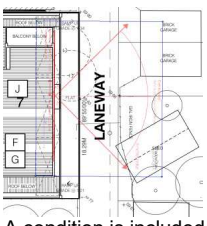
		The proposal has a maximum height of 6.89 metres and is two storeys. The proposal complies with the standard.	
B2-3 Side and rear setbacks	Yes	<i>Eastern boundary (side boundary)</i> The standard requires the eastern wall of the building to be setback 1.9 metres from a side boundary. The proposal is setback a minimum of 1.9 metres to 2.1 metres maximum from the eastern boundary. The proposal complies with the standard. <i>Western boundary (side boundary)</i> The standard requires the western wall of the building to be setback 1.9 metres from a side boundary. The proposal is setback minimum 3 metres from the western boundary. The proposal complies with the standard. <i>Northern boundary (rear boundary)</i> The standard requires the northern wall of the building to be setback 1.9 metres from the rear boundary. The proposal is setback a minimum of 2.5 metres from the rear boundary. The proposal complies with the standard.	No

B2-4 Walls on boundaries	Yes	The proposed garages will be constructed to the eastern and western boundaries. The standard allows 20.11 metres length of walls on both boundaries, to an average height of 3.2 metres with no part higher than 3.6 metres. The length of the garage wall proposed on the eastern boundary is 7.48 metres. The length of the garage wall proposed on the western boundary is 6.48 metres. The walls will have an average height of 3.2 metres, with no part higher than 3.6 metres. The proposal complies with the standard.	No
B2-5 Site coverage	Yes	The standard allows 60% site coverage in the zone. The proposal provides for 60% (553.39sqm) The proposal complies with the standard	No
B2-6 Access	Yes	This standard seeks to ensure that the number and design of vehicle crossovers along the street frontage responds to the neighborhood character. The proposal provides for vehicle access from the rear and therefore meets this standard.	No

B2-7 Tree canopy	No	This standard requires: - 10% of the site area to be provided with tree canopy; - The tree canopy to be met using specific type of trees outlined in the table to the standard; - At least one tree to be provided in the front and the rear setbacks. - Trees to be located in a minimum area of deep soil specified in the table to the standard. The proposal provides for: - 11.2% (103.1sqm) of tree canopy meeting this part of the standard. - Provides for the specific type of trees outlined in the table to the standard. - Meets the minimum deep soil requirements. The proposal provides for two trees within the front setback, but does not provide a tree in the rear setback. The variation is considered acceptable noting that 2 trees are proposed within the front setback and the other parts of the standard relating to tree canopy cover, the type of trees and the minimum deep soil area is met. The proposal will have one tree provided to each private open space of the dwellings.	Yes
B2-8 Front fences	Yes	The standard allows a 1.5 metre high front fence. The proposal provides for a front fence that has a maximum height of 1.5 metres. The proposal complies with this standard.	No

Clause 55.04 - External amenity

Standard	Standard Met	How has the standard been met/where has it been shown on the plans?	Objector right of review to VCAT?
B4-1 Daylight to existing windows	Yes	The neighboring property to the west has habitable room windows that faces the site. The standard requires a building opposite existing habitable room windows to provide a minimum area of 3sqm and a minimum dimension of 1 metre clear to the sky. Where wall heights exceed 3 metres, the standard requires the wall to be setback 50% of that height. The proposal has shear walls of 6.69 metres high setback a minimum of 4.1 metres from the ground floor habitable room windows and a minimum of 5 metres from the first-floor habitable room windows. The proposal complies with the standard.	No
B4-2 Existing north facing windows	N/A	N/A – there are no north facing windows within 3 metres of a common boundary.	N/A
B3-3 Overshadowing	Yes	The standard requires the area of secluded private open space that is not overshadowed by the new development to be greater than 50 per cent, or 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September. The proposal has shadow impacts to the neighbouring secluded private open space (SPOS) at 4 Florence Street at 9am – where the existing SPOS only gets 14.86 sqm of remaining solar access. However, from 10am onwards the SPOS gets 25sqm of uninterrupted solar access, achieving the minimum 5 hours required. The proposal complies with the standard.	No

B4-4 Overlooking	No	In Clause 55.04-4 a habitable room does not include a bedroom. A habitable room window and balcony is located and designed to avoid direct views into the secluded private open space of an existing dwelling within a distance of 9 metres of the window and balcony. Views are measured within a 45 degree angle from the plane of the window or perimeter of the balcony, and from a height of 1.7 metres above floor level. The meals area at the first-floor of Dwelling 7 has views onto the neighbouring secluded private open spaces on the opposite side of the rear laneway.  A condition is included in the recommendation requiring an external screen to prevent downward views onto the impacted SPOS.	Yes
------------------	----	---	-----

Clause 55.05 - Sustainability

Standard	Standard Met	How has the standard been met/where has it been shown on the plans?	Objector right of review to VCAT?
B5-2 Overshadowing domestic solar energy systems	N/A	Neighboring properties do not have existing solar panels which could be impacted by the proposal.	N/A