

### 3 Presentation of officer reports

#### 3.1 PP21/1168 - 14 - 16 Denmark Hill Road, Kew (Construction of 16 dwellings over two lots)

**PP21/1168 - 14 and 16 Denmark Hill Road, Kew – Construction of 16 dwellings over two lots**

<b>Application no.:</b>	<b>PP21/1168</b>
<b>Responsible director:</b>	<b>Scott Walker, Director Urban Living</b>
<b>Authorised by:</b>	<b>David Cowan, Manager Planning and Placemaking</b>
<b>Report officer:</b>	<b>Kelly Caporaso, Principal Urban Planner</b>

### Executive Summary

#### Proposal

It is proposed to construct 16 townhouses over two lots on the land at 14 - 16 Denmark Hill Road, Hawthorn East. The proposal has an overall building height of 9.87m. The building heights of the townhouses comprise of 4 x two storey dwellings, 2 x two storey dwellings (with a rooftop terrace) and 10 x 3 storey dwellings. All dwellings have areas of private open space on the ground floor.

The proposal provides 32 car parking spaces within a basement car park. The allocation of car parking spaces complies with the requirements of Clause 52.06 (Car Parking).

The proposal seeks to remove 7 and retain 2 'canopy trees' as defined under Council's Tree Protection Local Law.

The proposal has a site coverage of 54.5% and Garden Area of 36.4%.

The application was advertised 7 April 2022 and 20 objections were received. Subsequently, plans were formally amended under S57a of the Planning and Environment Act. The amended plans made substantial changes, which notably reduced the number of dwellings from 17 to 16, removed the rooftop terraces to all but two of the dwellings, amending the rear townhouses to be 2 storeys from 3 storeys and providing further visual breaks throughout the development. The amended plans were readvertised in October 2022 and the readvertised plans received 4 objections.

#### Issues

The following are key issues in respect of this application:

- Policy Context
- Neighbourhood Character
- Off-site Amenity
- Tree Removal and Landscaping
- On-Site Amenity

### Officer's response

An assessment of the proposal (Attachment 1 – Planning Assessment Report) has been undertaken. A summary of the assessment is as follows:

### Policy Context:

- The subject site is zoned within the General Residential Zone - Schedule 3, which is a 'moderate growth area' that encourages a diversity of housing types and housing growth. It is located approximately 50m from the Camberwell Junction Major Activity Centre. In accordance with Council's Housing Framework Plan, it is located within an 'Eclectic Inner Urban and Eclectic Suburban Precincts', which is described as able to support a mixture of detached dwellings, villas and townhouses as well as apartment buildings.
- The proposal is consistent with the anticipated scale of change within the area. The proposal delivers an assemblage of 2 and 3-bedroom contemporary townhouses, which are generally arranged in a traditional configuration with living areas and courtyards on the ground floor. The proposed development will suit a range of households, including families with children and positively contributes to the housing diversity and affordability of the area.

### Neighbourhood Character

- The proposal complies with the design objectives within the Neighbourhood Character Precinct 32, subject to the conditions included in the Officer Recommendation. This character precinct seeks to facilitate a diversity of housing that integrates with the scale and form of buildings.
- The proposal presents as two double storey buildings to Denmark Hill Road, with a centrally cited third floor. The two-storey building presentation appropriately integrates with the prevailing height of the streetscape, which includes the three storey apartment building to the east and the double storey dwelling to the west. Further, the overall building height at 9.87m, sits below the 12m building height specified within the zone.
- The proposal has adopted a modern interpretation of the existing materials within the streetscape and an example of this includes using two toned brickwork in a contemporary format and patterning. Council's Urban Designer describes the design concept as drawing inspiration from the existing character of the streetscape, with a modern reinterpretation of the historical styles and traditional building materials found in the area

### Off-site Amenity:

- The proposed development complies with the Objective and the requirements in relation to the Daylight to Existing Windows, North Facing Windows, Overshadowing Open Space and Overlooking Standards.
- Subject to a permit condition relating to the eastern setback of the third floor, the proposal complies with the side setbacks specified at the Side and Rear Setback Standard. Landscaping opportunities are provided along both side boundaries to soften the appearance of the development from nearby sensitive interfaces.
- To the rear there is a laneway with outbuildings constructed on the opposite boundary. The proposed built form on the subject site at the rear is acceptable along this boundary as it will not unreasonably impact on the amenity of the adjoining dwellings.



### Tree Removal and Landscaping

- The proposal appropriately retains two 'high' and moderate' value trees, a 20m high Hoop Pine and a 6m high Crepe Myrtle. Tree protection measures, which include a Tree Management Plan have been included in the proposed permit conditions.
- The trees proposed for removal have been assessed as having low arboricultural amenity and streetscape value and are supported for removal by Council's Arborist.
- Subject to the permit conditions outlined in the Officer's Recommendation, the proposal provides for sufficient replacement planting, which include 4 new 'canopy trees' and 19 new 'smaller trees'.

### On-Site Amenity

- Each proposed dwelling is provided with a reasonable level of internal amenity. The proposal complies with the Internal Views, Daylight to New Windows, Solar Access to Open Space and Storage Standards.
- Each dwelling is provided with a courtyard area at the ground floor, directly accessible from the main living area. Further, a centrally located communal open area is provided and four dwellings are also provided with either a rooftop terrace or balcony area. The proposal is considered to provide for the reasonable recreational needs of residents as well as providing for canopy tree planting.

## **Officers' recommendation**

That the Urban Planning Delegated Committee resolve to approve the development and issue a Notice of Decision to Grant a Planning Permit to Planning Permit Application PP21/1168 for the construction of sixteen (16) dwellings over two lots in accordance with the endorsed plans subject to the following conditions:

### **Amended plans required**

- 1) Before the development starts, amended plans to the satisfaction of the responsible authority must be submitted to and approved by the Responsible Authority. The plans must be drawn to scale with dimensions and electronic copies provided (unlocked PDF). When the plans are endorsed they will then form part of the permit. The plans must be substantially in accordance with the S.57a amended plans but modified to show:
  - a) TH16's rooftop lift shaft (and associated structure) to be either setback to align with the stairs or removed from the rooftop.
  - b) The lower paved areas within the front setback to be removed and replaced with garden area.
  - c) The fibre cement sheeting (FC1) material to be replaced with brick or metal cladding (to be consistent with the existing material schedule).
  - d) Sectional diagrams submitted to demonstrate compliance with Standard B17 (Side and Rear Setbacks) from the eastern boundary.
  - e) The basement to be setback a minimum of 2.2m from the eastern boundary. The storage units to be relocated within the basement to ensure each dwelling is provided with a minimum of 6 cubic metres of storage within the basement.
  - f) Individual water tanks to each dwelling removed and a centralized under basement water tank provided.
  - g) All air conditioning units to be relocated to the rooftop and appropriately screened.

- h) The allocation of car parking spaces to each dwelling to be provided on the basement plan to comply with the requirements of Clause 52.06.
- i) The basement entry is to be no lower than 53.60AHD and the ramp grades to comply with Clause 52.06 (Car Parking), alternatively any other appropriate mechanism to address flooding to the basement to the satisfaction of Council's Drainage Engineer.
- j) A detailed screening section, which demonstrates the proposed timber battens have a maximum transparency of 25% to comply with Standard B22 (Overlooking).
- k) Physical samples of all finishes and colours to be submitted to Council for verification and approval.
- l) The Tree Protection Zone and Structural Root Zone of Tree Nos. 1, 11, 20 (as identified in the Arborist Report submitted with the application prepared by Glenn Waters Arboriculture (dated 16/02/2022) and all neighbouring trees that have their Tree Protection Zone within the subject property drawn on all site and floor plans;
- m) Notation on all site and floor plans that Tree Nos. 1, 11, 20 and all neighbouring trees that have their Tree Protection Zone within the subject property are to be retained and protected in accordance with the endorsed Tree Management Plan required by this Permit;
- n) The siting of any necessary stormwater detention pit, underground services and pits, and/or rainwater harvesting tank to be located outside any area set aside for deep-soil planting and outside the Tree Protection Zone of any trees to be retained/protected.
- o) The paving within the SPOS of TH7 to be permeable and at-grade.
- p) All paved areas within 2.2m of the western boundary to be permeable.
- q) Notation on all site and floor plans that all excavations within the Tree Protection Zone of Trees 1, 11 and 20 must be undertaken with hand tools or hydro-vacuum and that all excavation works must be supervised, document and certified by the Project Arborist.
- r) Permanent fencing within the Tree Protection Zone of Trees 1, 11, 20 and all neighbouring trees that have their Tree Protection Zone within the subject property constructed on pier foundations with any required plinths constructed above existing grade.
- s) All building foundations within the Tree Protection Zone of Tree 1 to be constructed using root sensitive techniques (e.g. pier and beam, waffle slab, suspended slab or cantilevered foundations).
- t) All hard surfaces proposed within the Tree Protection Zone of Tree 1 must be constructed of permeable materials; be constructed above current grade; and be constructed on foundations that maintain appropriate permeability for each tree, to the satisfaction of the Responsible Authority.
- u) Deletion of retaining wall within the Structural Root Zone of neighbouring trees within 20 Denmark Hill Road.
- v) Any changes as required by the Landscape Plan in accordance with this permit.
- w) Any changes as required by the Waste Management Plan in accordance with this permit.
- x) Any changes as required by the Tree Management Plan in accordance with this permit.
- y) Any changes as required by the Environmentally Sustainable Design Report in accordance with this permit.
- z) Any changes as required by the Waste Management Plan in accordance with this permit.

**Layout not to be altered**

2. The layout of the site and the size, levels, design and location of buildings and works shown on the endorsed plans must not be modified for any reason (unless the Boroondara Planning Scheme specifies that a permit is not required) without the prior written consent of the Responsible Authority.

**Landscape plan**

3. A landscape plan to the satisfaction of the responsible authority must be submitted to and approved by the Responsible Authority. The plan must be drawn to scale with dimensions and electronic copies provided (unlocked PDF). When endorsed, the plan will form part of the permit.

The landscape plan must be generally in accordance with the S57a landscape prepared, except that the plan must show:

- a. The removal of the communal deck on the landscape plan (to be consistent with the development plans).
- b. Landscaping within the pedestrian sight lines to be no higher than 900mm in height.
- c. A survey (including botanical names) of all existing trees to be retained and of those to be removed. The intended status of the trees shown on the landscape plan must be consistent with that depicted on the development layout plan;
- d. All hard surfaces proposed within the Tree Protection Zone of Tree Nos. 1, 11, 20 (as identified in the Arborist Report submitted with the application Glenn Waters Arboriculture (dated 16/02/2022) and all neighbouring trees that have their Tree Protection Zone within the subject property must be constructed of permeable materials; be constructed above current grade; and be constructed on foundations that maintain appropriate permeability for each tree, to the satisfaction of the Responsible Authority;
- e. Detailed construction specifications for all permeable surfaces that include cross-section diagrams;
- f. One (1) canopy tree (minimum 2 metres tall when planted and must achieve a minimum mature height of 12 metres and canopy spread of 5 metres) in the front setback of townhouse 16;
- g. One (1) canopy tree (minimum 2 metres tall when planted and must achieve a minimum mature height of 12 metres and canopy spread of 5 metres) in the private open space of townhouse 7;
- h. One (1) small tree (minimum 2 metres tall when planted and must achieve a minimum mature height of 5 metres and canopy spread of 3 metres) in the secluded private open space of townhouse 8, 10, 11, 12, 13, 14 and 15;
- i. Each canopy tree must be provided a minimum of 50sqm of deep soil, with the available soil area clearly shown on the landscape plan;
- j. Each small tree must be provided a minimum of 12sqm of deep soil, with the available soil area clearly shown on the landscape plan;
- k. All trees must comply with Australian Standard AS2303:2015 - Tree Stock for Landscape Use;
- l. All canopy trees must be planted by an AQF Level 3 Qualified Arborist, Landscape Gardener or Horticulturist;
- m. All canopy trees must be planted more than 2 metres away from any structures, paving, decking, property boundaries, easements, existing trees or shrubs
- n. All small trees must be planted more than 1 metre away from any structures, paving, decking, property boundaries, easements, existing trees or shrubs;
- o. All trees in side and rear setbacks adequately setback from common boundaries to avoid mature canopy overhang of neighbouring spaces.

**Completion of landscaping works**

4. Landscaping as shown on the endorsed landscape plan/s must be carried out and completed to the satisfaction of the Responsible Authority prior to the occupation of the development.

**Landscaping maintenance**

5. All landscaping works shown on the endorsed landscape plan/s must be maintained and any dead, diseased or damaged plants replaced, all to the satisfaction of the Responsible Authority.

**Tree management plan**

6. Concurrent with the submission of amended plans required by Condition 1 of this Permit and prior to any demolition or site works, a Tree Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Tree Management Plan must be prepared by a minimum AQF Level 5 qualified and experienced Arborist in relation to the management and maintenance of Tree Nos. 1, 11, 20 (as identified in the Arborist Report submitted with the application prepared by Glenn Waters Arboriculture (dated 16/02/2022) and all neighbouring trees that have their Tree Protection Zone within the subject property. The Tree Management Plan must make specific recommendations in accordance with the Australian Standard AS4970: 2009 - Protection of Trees on Development Sites and detail the following to ensure that all retained trees remain healthy and viable during construction:

- a. A Tree Protection Plan drawn to scale that shows:
  - i. Tree Protection Zones and Structural Root Zones of all trees to be retained;
  - ii. All tree protection fenced off areas and areas where ground protection systems will be used;
  - iii. The type of foundations (illustration or notation) within each Tree Protection Zone;
  - iv. Any services to be located within the Tree Protection Zone and a notation to state that all services will either be located outside of the Tree Protection Zone, bored under the tree protection zone, or installed using hydro excavation under the supervision of the project arborist; and
  - v. A notation to refer to the Tree Management Plan for specific detail on what actions are required within the Tree Protection Zone.
- b. Details of how the root system of any tree to be retained will be managed. This must detail any initial non-destructive trenching and pruning of any roots required to be undertaken by the project arborist; and details of how any permeable surfaces within the Tree Protection Zone of retained trees will be constructed;
- c. Supervision timetable and certification of tree management activities required by the Project Arborist to the satisfaction of the Responsible Authority;
- d. All remedial pruning works that are required to be performed on trees during demolition and development of the site. The pruning comments must reference Australian Standards 4373:2007 Pruning of Amenity Trees and provide a detailed photographic diagram specifying what pruning will occur. Note: Only Council or Authorised Council Contractors can prune the street trees. Any request for the pruning of trees on public land must be made through Council's Environmental Sustainability and Open Spaces Department.

- e. The recommendations contained in the approved Tree Management Plan must be implemented to the satisfaction of the Responsible Authority and any changes to the endorsed Tree Management Plan will require written authorisation from the Responsible Authority.

**Contractors to be advised of trees to be retained**

7. The owner and occupier of the site must ensure that, prior to the commencement of buildings and works, all contractors and tradespersons operating on the site are advised of the status of trees to be retained as detailed in the endorsed arborist report and are advised of any obligations in relation to the protection of those trees.

**Regulation of activities in Tree Protection Zone**

8. No vehicular or pedestrian access, trenching or soil excavation is to occur within the Tree Protection Zone as detailed in the endorsed arborist report without the prior written consent of the Responsible Authority. No storage or dumping of tools, equipment or waste is to occur within the Tree Protection Zone.

**Documentation and Certification by Project Arborist**

9. a) Prior to the commencement of any site works, including demolition and excavation, the Responsible Authority must be provided with evidence that a project arborist has been engaged as part of the ongoing consultant team to oversee the design and construction, and to ensure the development does not have a detrimental impact on the ongoing health and stability of the trees to be retained. The project arborist must hold suitable qualifications and experience to the satisfaction of the Responsible Authority. Evidence of the appointment of the project arborist must be submitted to the satisfaction of the Responsible Authority (quoting the Planning Permit number and site address, emailed to [Boroondara@boroondara.vic.gov.au](mailto:Boroondara@boroondara.vic.gov.au)) not less than seven (7) days before the commencement of works on site.

b) Prior to the commencement of any site works, including demolition and excavation, a timetable for the supervision and certification of tree management activities which is to the satisfaction of the Responsible Authority must be prepared by the project arborist and submitted to the Responsible Authority for approval. A signed and dated copy of each stage of the supervision timetable certified by the project arborist (quoting the Planning Permit number and site address, emailed to [Boroondara@boroondara.vic.gov.au](mailto:Boroondara@boroondara.vic.gov.au)) must be submitted to the Responsible Authority not more than seven (7) days following the completion of each stage.

**Water Sensitive Urban Design**

10. Concurrent with the endorsement of plans, the applicant must provide a Water Sensitive Urban Design Response addressing the Application Requirements of Clause 53.18 'Stormwater Management in Urban Development' to the satisfaction of the Responsible Authority. The response must include:

- A site plan showing the location of proposed stormwater treatment measures and the location and area (square metres) of impermeable surfaces that drain to each treatment measure.
- A written statement outlining how the application achieves current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (1999). Please note that for the modelling requirement you can use the following free program to demonstrate best practice, which is equivalent to a score of 100% or more: <<http://storm.melbournewater.com.au>>

- If any water tank is proposed, the plans must indicate the tank's capacity in litres and what the tank is connected to (e.g. toilets).

### **Environmentally Sustainable Design Assessment**

11. Prior to the endorsement of plans, a Sustainable Design Assessment must be submitted to and approved to the satisfaction by the Responsible Authority. The Sustainability Management Plan must demonstrate a best practice standard of environmentally sustainable design and include the following:

- a) A BESS scorecard assessment report achieving an overall score of 50% or higher, and have a minimum 'pass' rates of 50% for the Energy, Water and IEQ categories and 100% for the Stormwater category
- b) Include a clear commitment to achieving a minimum 6.5 Star average energy rating. Where alternative ESD initiatives are proposed to those specified in conditions above (including condition 1), the Responsible Authority may vary the requirements of this condition at its discretion, subject to the development achieving equivalent (or greater) ESD outcomes in association with the development.

12. All works must be undertaken in accordance with the endorsed Sustainable design assessment to the satisfaction of the Responsible Authority. No alterations to these plans may occur without the written consent of the Responsible Authority.

### **Drainage**

13. The site must be drained to the satisfaction of the Responsible Authority.

### **Use of car parking spaces**

14. Car parking spaces shown on the endorsed plans must not be used for any purpose other than the parking of vehicles, to the satisfaction of the Responsible Authority.

### **Access to basement car park controlled**

15. Before the use starts or any building is occupied:

- (a) Traffic signals must be installed on or near the basement access ramp. Such traffic control measures must include appropriate hold points and detector loops; and
- (b) A convex mirror must be installed at the top of the access ramp

to the satisfaction of the Responsible Authority.

### **Vehicle crossovers**

16. Any new vehicle crossover or modification to an existing vehicle crossover must be constructed to the satisfaction of the Responsible Authority.

### **Removal of redundant vehicle crossovers**

17. All disused or redundant vehicle crossovers must be removed and the area reinstated with footpath, naturestrip, kerb and channel to the satisfaction of the Responsible Authority.

### **Boundary walls**

18. The external faces of walls on or facing boundaries must be cleaned and finished to an acceptable standard to the satisfaction of the Responsible Authority.

**Concealment of pipes**

19. All pipes (except down-pipes), fixtures, fittings and vents servicing any building on the site must be concealed in service ducts or otherwise hidden from external view, to the satisfaction of the Responsible Authority.

**Maintenance of waste storage area**

20. All bins and receptacles used for the collection and storage of solid waste, recyclables and other wastes must be kept in a designated area, to the satisfaction of the Responsible Authority. This storage area must be:

- (a) Properly paved and drained to a legal point of discharge;
- (b) Screened from view with a suitably designed enclosure;
- (c) Supplied with adequate hot and cold water; and
- (d) Maintained in a clean and tidy condition free from offensive odours

to the satisfaction of the Responsible Authority.

**Hours for waste collection**

21. Collection of waste must be conducted so as not to cause any unreasonable disturbance to nearby residential properties and may only take place during the following times:

Monday to Friday:	7:00am to 6:00pm
Saturday & Public Holidays:	9:00am to 6:00pm
Sunday:	No collection allowed

to the satisfaction of the Responsible Authority.

**Waste management plan**

22. A waste management plan to the satisfaction of the responsible authority must be submitted to and approved by the Responsible Authority. Once satisfactory, such plan will be endorsed and must be implemented to the satisfaction of the Responsible Authority. The plan must provide the following details of a regular private waste (including recyclables) collection service for the subject land including:

- (a) the type/s and number of waste bins;
- (b) screening of bins;
- (c) type/size of trucks;
- (d) frequency of waste collection;
- (e) plan showing the layout of the bins at collection time including sufficient clearances from all street services, features and infrastructure;
- (f) delivery of bins to waste collection points and retrieval of bins once collected or location of collection points within basement

to the satisfaction of the Responsible Authority.

**Construction management plan**

23. Prior to the commencement of any site works, including demolition and excavation, a Construction Management Plan must be submitted to and endorsed by the Responsible Authority. No works are permitted to occur until the Plan has been endorsed by the Responsible Authority. Once endorsed, the construction management plan will form part of the permit and must be implemented to the satisfaction of the Responsible Authority. The plan must be prepared in accordance with Council's Construction Management Plan Template and provide details of the following:

- a) Hours for construction activity in accordance with any other condition of this permit;
- b) Measures to control noise, dust, water and sediment laden runoff;
- c) Measures relating to removal of hazardous or dangerous material from the site, where applicable;
- d) A plan showing the location of parking areas for construction and sub-contractors' vehicles on and surrounding the site, to ensure that vehicles associated with construction activity cause minimum disruption to surrounding premises. Any basement car park on the land must be made available for use by sub-constructors/tradespersons upon completion of such areas, without delay;
- e) A Traffic Management Plan showing truck routes to and from the site;
- f) Swept path analysis demonstrating the ability for trucks to enter and exit the site in a safe manner for the largest anticipated truck associated with the construction;
- g) A plan showing the location and design of a vehicle wash-down bay for construction vehicles on the site;
- h) Measures to ensure that sub-contractors/tradespersons operating on the site are aware of the contents of the construction management plan;
- i) Contact details of key construction site staff;
- j) A site plan showing the location of any site sheds, on-site amenities, building waste storage and the like, noting that Council does not support site sheds on Council road reserves; and
- k) Any other relevant matters, including the requirements of VicRoads and Yarra Trams.

### **Hours for demolition and construction**

24. All works including earthworks, demolition and construction activity associated with the approved development must take place only during the following hours, except with the prior written consent of the Responsible Authority:

Monday to Thursday: 7:00am to 6:00pm  
Friday: 7:00am to 5:00pm  
Saturday: 9:00am to 5:00pm  
Sunday & Public Holidays: No construction

### **Provision of letter boxes**

25. Provision must be made on the site for letter boxes and receptacles for papers to the satisfaction of the Responsible Authority.

### **Permit to expire:**

26. This permit will expire if:

- a) The development does not start within two (2) years of the issue date of this permit;  
or
- b) The development is not completed within four (4) years of the issue date of this permit.

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

- (i) within six (6) months afterwards if the development has not commenced; or
- (ii) within twelve (12) months afterwards if the development has not been completed.

Council and the Victorian Civil and Administrative Tribunal are unable to approve requests outside of the relevant time frame.





## PLANNING ASSESSMENT REPORT

<b>Application Number</b>	PP21/1168
<b>Date Application Received</b>	17/12/2021
<b>Planning Officer</b>	Kelly Caporaso
<b>Delegate</b>	Erin McCarthy
<b>Applicant</b>	Denhill Investments Pty Ltd C./- Tract
<b>Property Address</b>	14-16 Denmark Hill Road, Hawthorn East
<b>Proposal</b>	Construction of sixteen (16) dwellings over two lots
<b>Zoning</b>	General Residential Zone - Schedule 3
<b>Overlays</b>	None
<b>Particular Provisions</b>	Clause 52.06 (Car Parking) Clause 53.18 (Stormwater Management in Urban Development) Clause 55 (ResCode)
<b>Permit Triggers</b>	Clause 32.08-6 (GRZ) of the Boroondara Planning Scheme, a permit is required to construct two or more dwellings on a lot.
<b>Section 55 Referrals</b>	None
<b>Aboriginal Cultural Heritage</b>	No
<b>Covenant</b>	No
<b>Potential Overland Flow?</b>	No
<b>Advertised?</b>	Public notice of the application was given twice. Firstly, on 7 April 2022 by Council posting notices to abutting and nearby property owners and occupiers and by the display of a sign(s) on the site for a period of not less than 14 days. The application was then formally amended under S57a of the Planning and Environment Act 1987 and notification of the amended application was given by Council posting notices to abutting owners and occupiers and existing objectors on 11 October 2022.
<b>Number of Objections Received</b>	The application originally received 20 objections (relating to the advertised plans dated 7 April 2022). The amended S57a received 4 objections.
<b>Ward</b>	Junction
<b>Plans Assessed in this Report</b>	S57a amended plans advertised 11 October 2022

<b>Recommendation</b>	Notice of Decision to Grant a Planning Permit, subject to conditions.
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## PROPOSAL

It is proposed to construct 16 townhouses over two lots on the land at 14 - 16 Denmark Hill Road, Hawthorn East.

The configuration of the townhouses comprises 13 x 3 bedroom dwellings, 2 x 2 bedroom dwellings and 1 x 4 bedroom dwelling.

The proposed development has an overall building height of 9.87m. The building heights of the townhouses comprise of 4 x two storey dwellings, 2 x two storey dwellings (with a rooftop terrace) and 10 x 3 storey dwellings.

The proposal provides 32 car parking spaces within a basement car park. The allocation of car parking spaces complies with the requirements of Clause 52.06 (Car Parking).

The proposal seeks to remove 7 and retain 2 'canopy trees' as defined under Council's Tree Protection Local Law.

The proposal has a site coverage of 54.5% and Garden Area of 36.4%.



Above: Proposed 3D render as viewed from Denmark Hill Road

## THE SITE

<b>Width of Frontage</b>	27.4m
<b>Maximum Depth of Site</b>	62.18m
<b>Total Site Area</b>	1798m <sup>2</sup>
<b>Easements</b>	The subject site is not encumbered by any easements.

<b>Fall of the Land</b>	The site has a fall from the north-east to the south-west of approximately 6 metres.
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Above - Subject site

#### **THE SURROUNDING AREA**

The subject site is located within an established residential area, approximately 50m to the Camberwell Junction Major Activity Centre. The adjoining residential area is characterised by varying building eras and styles. Building heights range from a

mixture of 2 and 3 storey apartment buildings and 1 and 2 storey detached dwellings.



Above - Aerial image of the subject site and surrounding area

To the east the subject site abuts 20 Denmark Hill Road, which is occupied by a three-storey block of post-war flats. The flats contain brick and stone materials, with metal balcony balustrades and a flat roof.

At grade car parking is provided within the front setback with additional ground floor car parking access from a driveway abutting the eastern boundary. A common pedestrian walkway is provided along the western boundary, abutting the subject site's common boundary.





Above: 20 Denmark Hill Road, Hawthorn East

The flats are covered by an individually significant Heritage Overlay (HO854). The Statement of Significance notes the building is of 'Significant' heritage significance for the following reasons:

- The building is representative of an established pattern of multi-residential development in the Hawthorn area during the post-war period.
- It represents the post-war design ethos, optimism and architectural modernisation pioneered by local and émigré proponent architects of the International Style, such as Robin Boyd, Frederick Romberg and Dr Ernest Fooks. The design features honesty of structure and material, clean lines and an overall sense of innovation in design characteristic of this period, which is demonstrated in details such as its modular planning and contrasting hovering masonry forms.
- The generally intact block of flats is of one of the few identified examples of multi-residential development in the municipality, by an émigré architect with extensive European experience prior to migrating to Australia (Dr. Ernest Fooks).

To the west the subject site abuts 12 Denmark Hill Road, which is occupied by a double storey detached dwelling. The dwelling contains a large area of secluded private open space at the rear.



Above: 12 Denmark Hill Road, abuts the subject site to the west.



Above: Mackillop House (Sisters of St Joseph Chapel), opposite subject site.



Above: corner of Wills Street and Denmark Hill Road, facing north to Camberwell Junction Major Activity Centre.

### PERMIT HISTORY

A review of Council records indicates that there have been no relevant planning applications at the subject site, or nearby properties.

### AMENDMENTS TO THE PROPOSAL

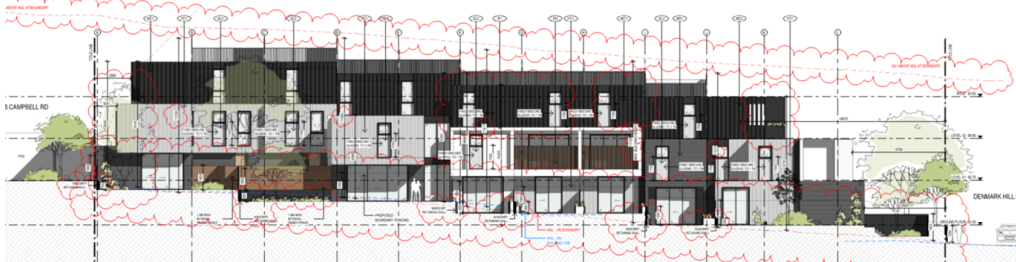
An amendment to a planning application was lodged with Council after notification.

The proposed changes are as follows:

Date Received	Amendments	Amendment Type
18 August 2022	<ul style="list-style-type: none"> <li>Reduction in the number of dwellings from 17 to 16.</li> <li>The rooftop terraces of all dwellings, except for the front dwellings TH01 and TH16, removed.</li> <li>TH7 and TH8 to be amended from three storey to two storey.</li> <li>The front fence amended from being solid metal cladding to metal battens.</li> <li>A visual break containing a planter for a large tree is provided along the western boundary between TH9 and TH10.</li> <li>The internal accessway way partially widened to remove the pathway's 'dog leg' and a tree (in planter) has been</li> </ul>	S57A



	<p>included at the termination point of the accessway.</p> <ul style="list-style-type: none"> <li>• Material changes to the front façade, to include two tones of brick.</li> <li>• A 150mm apex provided to the basement ramp as per Council's Drainage Engineer requirements.</li> </ul>	
<p>Public notice of the amended application was given on 11 October 2022 by Council posting notices to abutting and nearby property owners and occupiers and by the display of a sign(s) on the site for a period of not less than 14 days.</p>		



Above: East elevation of advertised plans



Above: East elevation of amended S57a plans

## REFERRALS

The application was referred to the following. Please refer to Appendix A for a copy of the referral comments.

### Internal Referrals

<b>Arborist</b>	<p>Supported.</p> <p>Council's Arborist supports the proposal subject to permit conditions.</p> <p>The Arborist notes the amended plans appropriately retain Tree 20. This will be further managed by permit conditions to include a Tree Management Plan and the removal of services (including the AC units and water tanks) from the TPZ.</p>
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	The proposed amended plans and suggested permit conditions provides for the appropriate replacement planting on site to compensate for the trees removed within the last 12 months. Landscaping will be enforced via a permit condition requiring a Landscape Plan.
<b>Urban Design</b>	<p>Supported, subject to conditions.</p> <p>The amended plans have been informed by Council's previous Urban Design comments. The proposal provides for a confident and competent architectural scheme. The design concept draws inspiration from the existing character with a modern reinterpretation of some architectural features of the historical styles and traditional building materials found in the area.</p> <p>Permit conditions are suggested, which include the removal/relocation of TH16's lift shaft and provision of additional deep soil opportunities along the western boundary.</p>
<b>ESD</b>	<p>Conditions required to gain support.</p> <p>The development does not adequately respond to the environmental design objectives as would be expected for a development of this size. Permit conditions will require appropriate ESD initiatives.</p>
<b>Traffic and Transport</b>	<p>Supported.</p> <p>The proposal meets the car parking requirement at Clause 52.06 (Car Parking) and the layout meets the requirements of Clause 52.06 (Car Parking).</p> <p>The proposed traffic generation is acceptable and will not result in an unreasonable impact to traffic generation.</p>
<b>Infrastructure</b>	Supported
<b>Drainage</b>	Supported.

**External Referrals**

None.

**GOVERNANCE ISSUES**

The implications of this report have been assessed and are not considered likely to breach or infringe upon the human rights contained in the Victorian Charter of *Human Rights and Responsibilities Act 2006*.

The officers responsible for this report have no direct or indirect interests requiring disclosure.

## CONSIDERATIONS

In assessing this application, consideration has been given to the following:

- The objectives of planning in Victoria as detailed in Section 4 of the *Planning & Environment Act 1987*;
- Section 60 of the *Planning & Environment Act 1987*;
- The relevant provisions and decision guidelines of the Boroondara Planning Scheme including the decision guidelines of Clause 65;
- Any comment or decision of a referral authority; and
- Any objections received.

This proposal does not raise any significant adverse social or economic impacts. General social and economic impacts are addressed by the planning policy assessment below.

## PLANNER'S ASSESSMENT

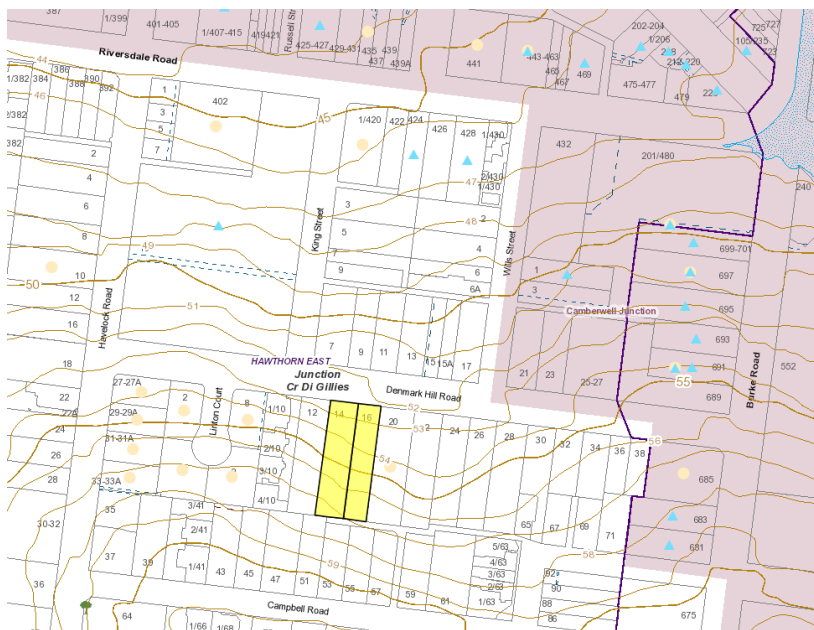
The following planning policies are relevant to the assessment of the current application:

- Clause 11 - Settlement
- Clause 12.01-1L - Protection of Biodiversity - Boroondara
- Clause 15 - Built Environment
  - Clause 15.01-1S - Urban Design
  - Clause 15.01-1L-01 Urban Design and Built Form Outcomes
  - Clause 15.01-2S - Building Design
  - Clause 15.01-5S - Neighbourhood Character
  - Clause 15.01-5L - Neighbourhood Character
- Clause 15.02 - Sustainable Development
  - Clause 15.02S - Energy and resources Efficiency
  - Clause 15.02L - Energy and resources Efficiency - Boroondara
- Clause 16 - Housing
  - Clause 16.01-1S - Housing Supply
  - Clause 16.01-1R - Housing Supply - Metropolitan Melbourne
  - Clause 16.01-1L - Housing Supply - Boroondara
  - Clause 16.01-2S - Housing Affordability
- Clause 18 - Transport
  - Clause 18.01-3S - Sustainable and Safe Transport
  - Clause 18.01-3L - Sustainable Personal Transport - Boroondara
  - Clause 18.02-4L-02 Car parking - Boroondara
- Clause 19.03-3S - Integrated Water Management

- Clause 19.03-3L - Integrated Water Management

#### **Policy Context (Housing Framework):**

The subject site is located within an established residential area and is well located in relation to jobs, services and public transport. Its location is appropriate for residential growth pursuant to Clause 16.01-1S and Clause 16.01-1L (Housing Supply), which seeks to ensure new housing is provided within established urban areas. The subject site is located approximately 50m from the eastern edge of the Camberwell Junction Major Activity Centre.



Above: Subject site's location in accordance with the Camberwell Junction Major Activity Centre boundary.

Clause 16.01-1L (Housing - Boroondara) seeks to facilitate development that is consistent with the level of change anticipated by the Housing Framework Plan at Clause 02.04. The Housing Framework Plan identifies the subject site as being within the 'Eclectic Inner Urban and Eclectic Suburban Precincts'. This precinct is described as being able to support moderate change reflecting a mixture of detached dwellings, villas and townhouses as well as apartment buildings.

The subject site is zoned within the General Residential Zone - Schedule 3. The Objective of the GRZ3 at Clause 32.08 is to encourage a diversity of housing types and housing growth that respects the neighbourhood character of the area.

The proposal is consistent with anticipated scale of change within the area. The proposal delivers an assemblage of 2 and 3-bedroom contemporary dwellings, which suits a range of households, including families with children. The proposed dwellings will contribute to housing diversity and affordability in the area. Further, as discussed

in the subsequent section of this report, the proposal responds positively to the existing and preferred character of the area.

### **Mandatory Zoning Requirements**

The proposal complies with the following mandatory requirements within the GRZ3 zone.

<b>Minimum Garden Area Requirement</b>			
<b>Lot size</b>	<b>Requirement</b>	<b>Proposed</b>	<b>Assessment</b>
Above 650m <sup>2</sup>	35%	36.4%	Complies

<b>Mandatory Maximum Building Height (GRZ3)</b>			
	<b>Requirement</b>	<b>Proposed</b>	<b>Assessment</b>
Building height requirement	12m (sloping site)	9.8m	Complies
Maximum number of storeys	3	3	Complies

### **Neighbourhood Character**

Clause 15.01-5S and Clause 15.01-5L (Neighbourhood Character) seeks to ensure development respects the existing neighbourhood character and contributes positively to a preferred neighbourhood character of an area. Within the General Residential Zone - Schedule 3, it seeks to facilitate development that integrates with and complements the varied scale and type of development in the precinct. Clause 15.01-5L (Neighbourhood Character) includes the following neighbourhood character strategies for the zone (as relevant):

- *Design building facades to be consistent with those that are characteristic of the streetscape.*
- *Set development back from the front, side and rear boundaries, consistent with the preferred character of the precinct.*

Council's Neighbourhood Character Precinct Statements (City of Boroondara, 2013) are included as a reference document in the policy. It is located within Neighbourhood Character Precinct 32, which seeks to facilitate development of a diversity of housing that integrates with the scale and form of buildings.

The proposed development is consistent with the character of the area in that the proposed building height and form is consistent with the varied streetscape.

The proposed development is configured as two separate buildings, each containing a row of attached townhouses standing behind the two front dwellings. The choice of a hybrid building typology, attached townhouses with a consolidated basement car park, is a positive aspect of the scheme that picks on the prevailing detached, single-dwelling typology in the area.

Council's Urban Designer describes the design concept as drawing inspiration from the existing character of the streetscape, with a modern reinterpretation of the historical styles and traditional building materials found in the area.

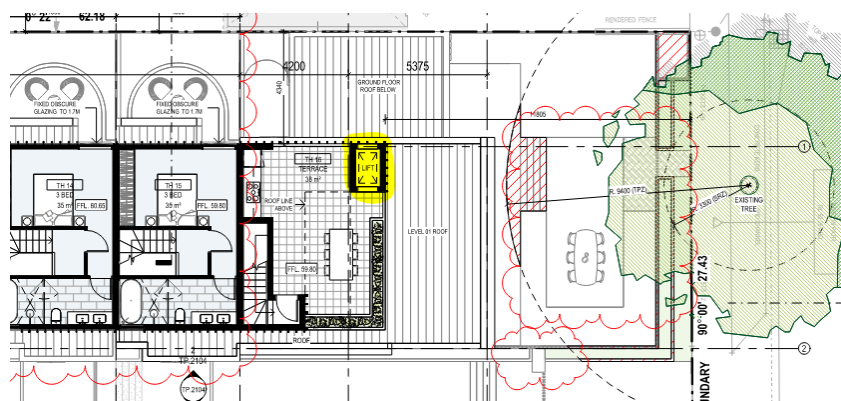
### Building Height

The Neighbourhood Character Precinct Statement seeks to ensure buildings integrate and transition to the scale of buildings in the street. It seeks to ensure buildings are no higher than 3 storeys and avoid buildings more than 1 storey higher than the adjoining built form.

To Denmark Hill Road, two, double storey dwellings are proposed to the street frontage. The two-storey building presentation appropriately integrates with the prevailing height of the streetscape. Further, the building height responds to the abutting three storey building height to the east and the double storey dwelling to the west.

The front dwellings contain a roof top terrace, which is well setback from the street by 11.8m and setback approximately 5m from the front façade. Generally, the rooftop terraces are well-recessed from the street and will have limited visibility. This is with the exception of TH16's lift, which is positioned along the front façade of the third-floor level. Council's Urban Designer notes this lift form is poorly integrated into the facade and presents intrusively to the otherwise well configured streetscape presentation.

Should a permit be granted, a permit condition should be included to either setback the lift to align with the stairs or remove the lift (and associated structure) from TH16's rooftop.



Above: TH16's lift highlighted

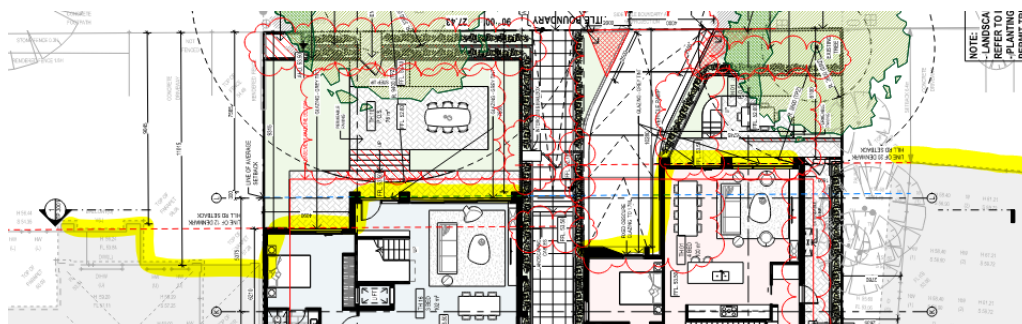


### Front Setback:

Council's Neighbourhood Character Precinct Statement seeks to maintain and enhance the existing streetscape rhythm. It seeks to ensure buildings are setback no less than the average distance of the front setback of the adjoining properties on either side or 9m, whichever is less. This is consistent with Standard B6 (Street Setback).

The adjoining three storey apartment building the east is setback 6.4m from the street. Where adjoining this building, Dwelling 1 has been setback 6.1m to the framing feature and 6.5m to the front façade. This appropriately responds to the adjoining building to the east.

The adjoining building to the west is setback a minimum of 9m from the street. Where adjoining this building, Dwelling 16 has been setback 9.3m, which transitions to 7.6m centrally to the site.



Above: Front setbacks of proposal and adjoining buildings highlighted.

### Building Materials and Design Details:

#### Building Materials:

Council's Neighbourhood Character Policy seeks to ensure building materials complement the character of the streetscape. Dwellings in the streetscape generally comprise of brick, weatherboard and render with pitched tiled roofs.

The proposal has adopted a modern interpretation of the existing materials within the streetscape and an example of this includes using two-toned brickwork in a contemporary format and patterning. This is supported by both Council's Urban Designer and Council's Heritage Advisor, who note the high-quality material palette of the front façade and integration with the adjoining heritage building.

Council's Urban Designer suggests increasing the brickwork along the side and internal elevations.

Should a permit be granted, the following permit conditions should be included:

- The fibre cement sheeting (FC1) material to be replaced with brick or metal cladding to be consistent with the existing material schedule.
- Physical samples of all finishes should be submitted to Council for verification and approval.

#### Design Details:

Council's Neighbourhood Character Policy seeks to ensure facade articulation integrates within the streetscape. The Neighbourhood Character Precinct Statement notes that whilst most historic dwellings have pitched roofs, flat roofs are also common within the precinct.

The proposal has adopted a flat roof design, which is consistent with the varied roof forms within the precinct, particularly the abutting heritage flats to the east.



Above: proposed 3D render

#### **Front Fence**

Council's Neighbourhood Character Precinct Statement seeks to maintain the predominant low to medium front fence heights to maintain views to front gardens.



It is proposed to construct a 1.2m high brick fence, with a 2m metal batten fence behind a 1.4m wide landscaped garden bed.

Council's Urban Designer notes the front fence should not exceed 1.5 metres and the metal battens should be no less than 50% transparent to maintain visual permeability between the development and the public realm.

It is acknowledged front fences along Denmark Hill Road are varied, with the adjoining dwelling to the west's 1.95m high front fence comprising of high solid render. It is considered that on balance with the setback of the fence behind a landscaped garden bed, the proposed fencing is acceptable.



Above: Front fence elevation

#### **Off-Site Amenity**

The proposed development complies with the Objective and the numerical requirements of the Standards at Clause 55.04-3 (B19) Daylight to Existing Windows, Clause 55.04-4 (B20) North Facing Windows, Clause 55.04-5 (B21) Overshadowing Open Space and Clause 55.04-6 (B22) Overlooking.

#### **Side and Rear Setbacks:**

The proposal demonstrates general compliance with Clause 55.04-1 (B17) Side and Rear Setbacks, in relation to the side setbacks at the ground and first floors.

#### West:

To the west, the subject site abuts a two storey dwelling. The dwelling contains a number of highlight windows and an area of SPOS abutting the subject site's common boundary.

At the third floor, variation is required in relation to the Standard of approximately 300mm relating to TH1's lift overrun to the western boundary. As discussed in the previous section of this report, a permit condition has previously been recommended to remove or relocate the lift overrun. The inclusion of this condition results in TH1's compliance with the standard.





Above: windows facing towards the subject site from the abutting dwelling to the west.

East:

To the east, the subject site abuts the service yard associated with the abutting three storey apartment building.

At the third floor, a variation is required in relation to the Standard of approximately 200mm to 300mm. It is acknowledged the encroachment into the standard is minor and relates solely to the third floor. However, the adjoining apartment building has a number of habitable room windows which face towards the subject site and are positioned across three levels. As such, it is considered the numerical requirements of the Standard should be met to avoid unreasonable visible bulk to the adjoining neighbours. Should a permit be granted, a permit condition can require the third floor to be setback from the eastern boundary to comply with Standard B17 (Side and Rear Setbacks).



Above: Service yard abutting the subject site's eastern boundary

South:

To the south, the proposal requires a variation to Standard B18 (Walls on Boundary) in relation to the length of the ground floor boundary wall. Further, a variation to Standard B17 (Side and Rear Setbacks) is proposed in relation to the first floor southern setback.

These variations are considered to be acceptable as the southern boundary abuts a laneway and opposite the laneway are outbuildings constructed on the boundary. With consideration to the topography of the land, the FFL of the southern wall is below NGL. As such, the height of the boundary wall projects approximately 560mm above the existing boundary fence. The visual presence of the built form along the southern boundary to the adjoining dwellings is therefore significantly reduced.



Above: Southern elevation - blue demonstrates the NGL and yellow demonstrates the boundary wall above the existing 1.8m high paling fence.



Above: subject site's southern boundary to the laneway

<b>Overlooking</b>
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At the ground floor, potential overlooking is managed by proposed boundary fencing to 1.8m above the FFL. The proposed boundary fencing is stepped in accordance with the site's sloping topography.

At the first and second floors, potential overlooking is managed by fixed obscure glazing to habitable room windows to 1.7m above the FFL. This complies with the Standard.

The east-facing balconies associated with TH4 and TH3 are screened with timber batten screening. A permit condition should be included for a detailed section of this screening to ensure a maximum of 25% transparency in accordance with the standard.

Overlooking has been appropriately managed in accordance with the B22 (Overlooking).

### **Tree Removal and Landscaping**

#### **Trees to be retained**

It is proposed to retain two trees on site, being Tree 20 and Tree 11 in the submitted arborist report.

##### Tree 20:

It is proposed to retain Tree 20, which is a 20m high Hoop Pine Tree with a 9m wide canopy spread. The tree is in fair health and has a 'moderate/high' arboricultural value.



Above: Tree 20 (existing Hoop Pine Tree)

The tree is positioned to the rear of the site and is located within the proposed 'communal area'. Council's Arborist notes the proposed basement and ground floor of TH6 and TH7 represents a TPZ encroachment of approximately 10%, and is unlikely to have significant impacts.

Council's Arborist considered the previously proposed masonry wall would have a major impact, as well as other features such as the paved area to the rear of



TH7, the water tanks and decking. In response to Council's concerns, the S57a plans have removed the masonry retaining wall. Should a permit be granted, the following conditions should be included to ensure the longevity of Tree 20:

- The proposed rainwater tanks to be removed from the TPZ.
- The paving within the SPOS of TH7 to be permeable.
- The discrepancy between the ground floor plan and the landscape plan (to reflect the ground floor plan) to be resolved by removing communal deck.
- A Tree Management Plan and Landscape Plan.

#### Tree 11

It is proposed to retain Tree 11, which is a 6m high Crepe Myrtle tree with a 9m canopy spread. The tree is in fair health and has a 'moderate' arboricultural value.

The tree is located within the site's front setback and is shown as being retained. Council's Arborist notes the proposal is unlikely to have an unreasonable impact on the tree. Should a permit be granted, a permit condition should require the front fence/retaining wall is to be constructed using root sensitive methods such as pier and beam to protect the root plate.



Above: Tree 11 (Existing Crepe Myrtle Tree)

The retention of Trees 20 and 11 is consistent with Neighbourhood Character Precinct Statement, which seeks to ensure the retention of large trees.

#### **Tree Removal**

Clause 12.01-1L (Protection of biodiversity - Boroondara), seeks to retain significant trees and canopy trees.

It is proposed to remove 7 'canopy trees' as defined under Council's Tree Protection Local Law. These trees are:

- Trees 2, 3, 4 and 5, which are a group of Pyrus trees in fair/poor health.
- Tree 6, which is a group of Pittosporum screening trees.

- Tree 13, which is an Avocado tree.
- Tree 21, which is a Box Elder tree with a poor structure.

Council's arborist supports the removal of these trees subject to replacement planting, noting they are of low arboricultural value, with low amenity and streetscape value.

Standard B13 (Landscaping) requires consideration for trees removed within the last 12 months. On 4 June 2021 a Tree Protection Local Law permit was issued, which permitted the removal of three canopy trees from the subject site

The species of these trees permitted to be removed were Chinese Elm, Claret Ash and Peppercorn and they were located at the rear of the dwelling at 14 Denmark Hill Road. The removal of the trees was supported due to their poor structure and declining health. The Local Law permit requires replacement planting, which has not yet been planted. The replacement planting requires two canopy trees with a minimum height of 1.5m when planted. One tree must have a mature height of 10m and canopy spread of 6m and the other must have a minimum mature height of 5m and canopy spread of 8m.

The S.57a Landscape Plan proposes an 'Illawarra Flame Tree', which has a mature height of 10m and canopy spread of 7m in the rear setback. It further proposes a 'Red Maple Tree' within the front setback, which has a mature height of 12m and canopy spread of 9m. Council's Arborist supports the proposed replacement planting.



Above: proposed Landscape Plan - replacement trees highlighted in red.

The proposal does not seek to remove any significant vegetation and the extent of tree removal is supported by Council's Arborist, subject to replacement planting. The proposed tree removal is consistent with 12.01-1L (Protection of Biodiversity) and Clause 15.015-L (Neighbourhood Character), which seeks to avoid the loss of mature trees.

### Landscaping

Clause 12.01-1L (Protection of biodiversity - Boroondara), seeks to provide sufficient space in front and rear gardens to accommodate large canopy trees and particularly

supports the use of indigenous planning in development. It is policy to consider providing at least one canopy tree in backyard and front yard areas.

The Neighbourhood Character Precinct Statement seeks to maintain and enhance the landscaped setting of dwellings. In particular, it seeks to ensure front gardens incorporate soft landscaping that complements the streetscape. It discourages front gardens that are dominated by hard surfaces and the loss of large trees.

As previously discussed, the proposal is required to provide for replacement planting for the removal of the canopy trees. Council's Arborist requires the development provides for 2 canopy trees and 7 small trees with suitable deep soil and setbacks within the property.

An additional 20 canopy trees are proposed along the site's side boundaries, which have a mature height of between 7m and 10m and canopy spread of between 4m and 6m.

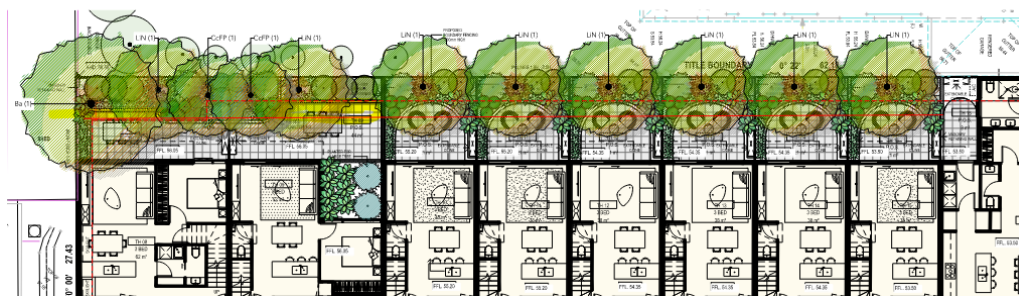
Council's arborist requires each 'small tree' to have a deep soil area of 12sqm and raises concern with the extent of 'deep soil' area to accommodate the proposed trees. As such, a permit condition should be included to setback the basement a minimum of 2.2m from the western boundary. To achieve this, the rainwater individual rainwater tanks will need to be reconfigured to a communal under basement rainwater tank. Further, the storage cages will need to be reconfigured within the basement.

Within the front setback, a significant portion of the front setback is occupied with paving associated with the front dwellings. This paved area is not required to comply with the Private Open Space requirements as these dwellings benefit from rooftop terraces.

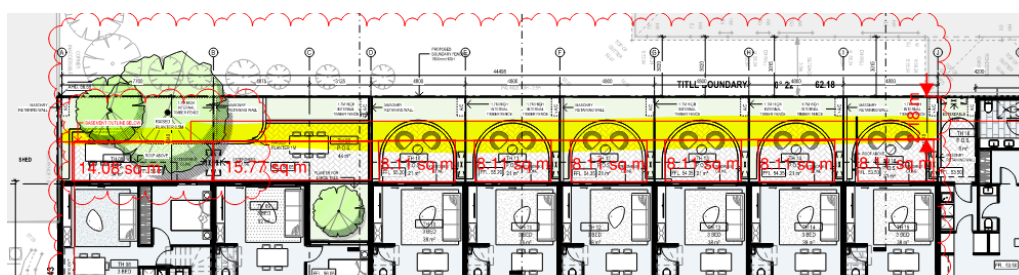
Council's Neighbourhood Character Statement specifically discourages front gardens that are dominated by hard surfaces. As such, a condition can be included to remove these paved areas to be replaced with garden area.

Recommended conditions to improve landscaping opportunities:

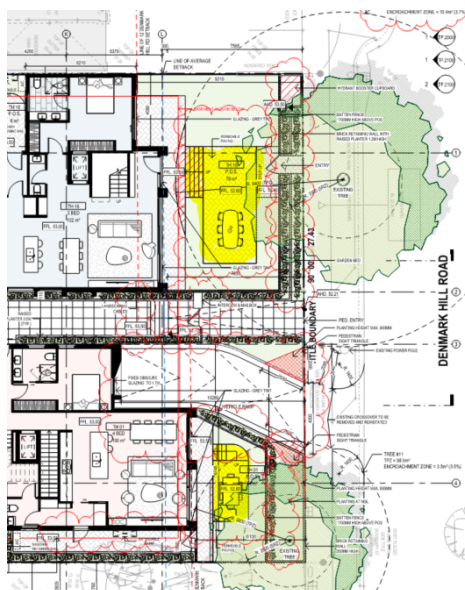
- AC Units to be provided on the roof, appropriately screened.
- A common water tank is to be provided within the basement (instead of individual water tanks for each dwelling).
- Setback the basement along the western boundary to be a minimum of 2.26m from the boundary.
- A minimum of 6 cubic metres of storage is to be provided to each dwelling within the basement.
- Communal decking to be removed from the landscape plan (to be consistent with the ground floor plan).
- All hard stand associated with the terraces to be setback a minimum of 2.2m from the western boundary.
- The lower paved areas within the front setback to be removed and replaced with garden area.



Above: 'Small trees' along the western boundary.



Above: additional deep soil area provided via the permit conditions above.



Above: paved areas within the front setback to be replaced by garden area.

Council's Neighbourhood Character Policy seeks to provide for areas of secluded private open space area with a minimum dimension of 4m to enable the planting and retention of large trees. The planting of trees in backyards is further supported from a biodiversity perspective at Clause 12.01-1L (Protection of biodiversity - Boroondara).

Each dwelling is provided with an area of SPOS with a minimum dimension of 3m and 4m. This is considered to be sufficient to accommodate both the recreational needs of residents and canopy tree planting (subject to the conditions previously discussed).

#### **Heritage Impact to 20 Denmark Hill Road**

The subject site abuts a Significant graded building at 20 Denmark Hill Road. The proposal is supported by Council's Heritage Advisor, who notes:

- The proposed brick is complementary to the neighbouring building.
- The proposed development is setback in line with the Significant graded building. It does not project forward of the heritage building.
- The two-storey form sits below the height of the abutting building. The proposed rooftop terrace is setback from the front façade and reads as a recessive element from the street. Further, the rooftop terrace is setback from the common boundary with the subject site.

Overall, the proposed development appropriately responds to the adjoining heritage building and is consistent with Clause 15.01 (Built Form).

#### **On-site Amenity**

The proposal complies with Clause 55.04-7 (B23) Internal Views, Clause 55.05-3 (B27) Daylight to New Windows, Clause 55.05-5 (B29) Solar Access to Open Space and Clause 55.05-6 (B30) Storage.

#### **Private Open Space**

The proposed development provides for 14 townhouses to have an area of SPOS at the ground floor, with direct access from the living room. This 'traditional' arrangement is considered to be the best response to the area's existing and preferred character. Two townhouses (Th4 and TH5) are provided with an 8sqm balcony with direct access off the living room, which complies with the standard.

The Standard B28 (Private Open Space) requires a new dwelling to have an area of private open space of 40sqm, with one part of the private open space to consist of 25sqm of secluded private open space at the side or rear with a minimum dimension of 3 metres and convenient access from a living room. Alternatively, dwellings may have a balcony of 8sqm or rooftop terrace of 10sqm to comply with the standard.

The proposal requires a variation to numerical requirements of Standard B28 (Private Open Space). This variation is supported given the proposal's townhouse typology and preference for a 'traditional' arrangement of SPOS on the ground floor rather than merely relying on balconies or a rooftop terrace.

Each dwelling is provided with a high level of amenity, with sizable areas of SPOS with a minimum dimension of 4m to accommodate both canopy tree planting and the recreational needs of residents. As discussed in the previous section of this report,



permit conditions to remove services (AC units and water tanks), from the SPOS further improve the functionality of these spaces.

It is also noted a communal area of open space is provided for the outdoor recreational needs of residents, which is above the requirements of the scheme.

### **Car Parking and Traffic**

#### Car Parking:

The proposed development provides for 32 car parking spaces within the basement. Pursuant to Clause 52.06 (Car Parking), 1 x car parking space is required for each 2 bedroom dwelling and 2 x car parking spaces for each 3+ bedroom dwelling.

The basement plan demonstrates car parking has been allocated to each dwelling in accordance with the requirements of Clause 52.06 (Car Parking). This is with the exception of TH1, a 4xbedroom dwelling, which has been allocated 1 car parking space. It is noted Dwelling 16 has been allocated 3 car parking spaces, which exceeds the standard allocation. A permit condition will require each dwelling is allocated the required number of car parking spaces under Clause 52.06.

The proposal complies with Clause 52.06 (Car Parking) and no reduction in car parking is sought.

#### Traffic Generation:

The application is supported by Council's Traffic Engineers, who have determined that the proposal will not unreasonably increase or impact on the traffic to Denmark Hill Road.

In accordance with Council obtained traffic data, Denmark Hill Road is a Local Road with a daily traffic volume of 2002 vehicle movements.

Council's Traffic Engineers anticipate the proposal will result in a rate of 5 vehicle movements per dwelling, including 0.5 movements per dwelling in the peak hours. This results in a total of 85 movements per day, with 8 of these occurring in each of the peak hours. This equates to approximately one vehicle every 7 minutes during the peak period.

Council's Traffic Engineers note there is adequate capacity based on current traffic volumes for the anticipated site-generated traffic volumes to be accommodated within the existing Denmark Hill Road traffic volumes.

On this basis, it is considered that the anticipated traffic generated by the proposed development will not result in significant adverse effects on the safety and operation of Denmark Hill Road and the surrounding road network.

### **OBJECTION RESPONSE**

<b>Summary of Objection</b>	<b>Planner's Comments</b>
Neighbourhood character	A detailed assessment regarding neighbourhood character has been

	undertaken in the Planning Assessment, under the heading 'Neighbourhood Character'.
Lack of parking, lack of visitor parking	The proposed development satisfies the relevant planning scheme requirement in respect to the provision of car parking. The development provides for appropriate on-site car parking relative to the number of bedrooms in the proposed dwellings. No reduction in car parking is being sought and therefore there is no planning permit trigger that would enable a further consideration of car parking for this application. In accordance with Council's Parking Permit Policy, residents will not be eligible for residential parking permits.
Increased traffic	The application is supported by Council's Traffic Engineers, who have determined that the proposal will not unreasonably increase or impact on the traffic to Denmark Hill Road. Council's Traffic Engineer has assessed the application and has raised no concerns regarding the impact of the proposal on the surrounding traffic network. The increased traffic movement associated with 14 additional dwelling(s) on the site can be readily accommodated in the surrounding street network.
Noise, disturbance and damage to property during construction.	Potential damage to the adjoining property from construction is not a matter that can be considered through the planning permit process. It is a matter that will be addressed by the relevant Building Surveyor through the issue of building notices and the taking out of insurance prior to the commencement of construction. Some noise and other off-site impacts are inevitable when any construction occurs. The developer will be required to meet relevant Local Law and EPA regulations regarding construction practices to ensure these impacts are mitigated.
Flooding	The subject site is not affected by any flooding overlays and is not an area subject to flooding in accordance with Council's mapping data.

	Drainage measures will be assessed via the building permit process as per standard practice.
Overshadowing	The proposal complies with the Overshadowing Standard. A detailed assessment regarding overshadowing impacts has been undertaken in the Planning Assessment under the heading 'Offsite Amenity Impacts' and in Appendix B.
Overlooking	The proposal complies with the Overlooking Standard. A detailed assessment regarding overlooking impacts has been undertaken in the Planning Assessment under the heading 'Offsite Amenity Impacts' and in Appendix B.
Poor internal amenity	The proposed dwellings are considered to achieve a high level of internal amenity. The proposal complies with Daylight to New Windows Standard and provides for the reasonable recreational needs of future residents. Please refer to the body of the report for additional information.
Lack of POS and northern access	Each dwelling is provided with an area of private open space, which complies with the standard. Communal open space is further provided for the recreational needs of residents. The areas of SPOS are orientated to the east and west, which is acceptable in a north-south orientated subject site. There are no dwellings with purely south facing SPOS. Please refer to the body of the report for additional information.
Loss of trees	Council's Arborist has assessed the trees to be removed and has no objection given their poor condition/or size being below the Tree Protection Local Law threshold. The balance of vegetation on the site contributes little to the overall neighbourhood character of the area. A condition on the planning permit will require a landscape plan to be submitted and endorsed as part of the planning permit to provide appropriate planting.
Lack of ESD initiatives such as solar power or EV charging points	An Environmentally Sustainable Design Report will be required as a permit condition.

Noise generated by additional dwellings.	The residential use of the dwellings does not require a planning permit and is not a planning matter. Residential noise associated with a dwelling is considered normal and reasonable in an urban setting. Any future issues of amenity, if they arise, should be pursued as a civil matter.
Lack of open space	The proposal complies with the ResCode requirements in relation to site coverage and Garden Area.
Visual bulk	The proposed amended plans significantly reduce the visual bulk to adjoining neighbours by reducing the building heights to the rear of the site and removing the rooftop terraces. A condition of permit will be included to ensure full compliance with the Side and Rear Setback Standard. Please refer to the body of the report for additional information.
Loss of views.	Whilst it is recognised that views may form part of residential amenity, there is no specific controls within the Boroondara Planning Scheme that protects residents' rights to a view. It is not considered that the extent of views lost or the significance of the views would warrant refusal or modification of the application.
Location of the existing fencing, which encroaches into the ROW	A Survey Plan has been provided as part of the application. The proposed development must be in accordance with the title boundary as per the title and survey.
Waste collection	A Waste Management Plan will be included as a permit condition.
Damage to an adjoining property due to buildings and works within close proximity to the boundary.	Potential damage to adjoining properties is not a relevant planning consideration. This is a matter addressed during the assessment of a Building Permit application.
Pressure on infrastructure.	The capacity of services in the area is a matter for the relevant servicing authorities. The applicant will be required to ensure appropriate connections at the subdivision stage of the project.
Accessibility	Each dwelling can be retrofitted to improve accessibility. It is not necessary for all dwellings to be 'accessible' for a development of this scale.
Property values	The Victorian Civil and Administrative Tribunal have generally found subjective claims that a proposal will reduce property

	values are difficult, if not impossible to gauge and of no assistance to the determination of a planning permit application. It is considered the impacts of a proposal are best determined through an assessment of the amenity implications rather than any impacts upon property values. This report provides a detailed assessment of the amenity impact of this proposal.
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## RECOMMENDATION

That Council having considered all of the matters required under Section 60 of the *Planning & Environment Act 1987* and the Boroondara Planning Scheme decides to grant a **Notice of Decision to Grant a Planning Permit subject to conditions.**

## AUTHOR

**Planner: Kelly Caporaso**

**Date: 14/09/2022**

[Click here to enter a date.](#)

## APPENDIX A - REFERRAL COMMENTS

The application was referred to the following:

Arborist	
<b>ARBORIST RE-REFERRAL COMMENTS</b>	
<b>APPLICATION ADDRESS:</b>	14 Denmark Hill Road, Hawthorn East
<b>APPLICATION NUMBER:</b>	PP21/1168
<b>DESCRIPTION OF PROPOSAL:</b>	Construction of seventeen (17) dwellings over two lots
<b>SITE VISITED</b>	Yes (05/05/2022)
<b>ARBORIST REPORT PREPARED BY:</b>	Glenn Waters Arboriculture (Glenn Waters)
<b>ARBORIST REPORT DATE:</b>	16/02/2022
<b>REFERRAL OFFICER:</b>	Shane Browne
<b>REFERRAL DATE:</b>	06/10/2022
<b>ARBORIST REFERRAL RECOMMENDATION SUMMARY:</b> <ul style="list-style-type: none"> <li>The proposal is supported subject to changes (to be achieved through conditions)</li> </ul>	
<b>SUMMARY COMMENTS:</b> <p>The following issues are identified:</p> <ol style="list-style-type: none"> <li>ESOS to provide further comments and conditions for tree 1 and update conditions as required.</li> <li>Numerous trees within #12 and #20 Denmark Hill have been excluded from the report.</li> <li>Construction of fencing within SRZ of tree 20 is not supported. The extent of paving within the communal area in the TPZ of tree 20 is unclear, however would not be supported given the high levels of encroachment of the basement and paving within the rear of townhouse 7.</li> </ol>	

**DETAILED COMMENTS:****Detailed Internal Arborist Comments:****Tree 1 - Street tree**

The proposed paving area within the front setback represents a TPZ encroachment of approximately 5%, with the proposed pedestrian entry representing a further encroachment of approximately 2%. This is considered minor and unlikely to impact the tree. There is a proposed entry area within the SRZ which is unlikely to impact the tree on the basis that it is constructed above grade and using root sensitive footings. The remainder of the TPZ area must consist of permeable finishes at or above existing grade.

The front fence/retaining wall is proposed to be constructed using root sensitive methods such as pier and beam to protect the root plate. ESOS for further comments.

**Trees 2, 3, 4 and 5 - Canopy trees within subject site**

This group of Pyrus trees has been identified as being of fair/poor health and structure within the Glenn Waters arborist report. Given that these trees are of typical form for the species with multiple included and compromised unions, impacts to their life expectancy are likely. The retention of these trees in the longer term is likely to require heavy pruning with further impacts to structure and life expectancy. The removal of trees 2, 3, 4 and 5 would be supported on this basis subject to appropriate replacement canopy tree planting on site. Removal of Trees 2, 3, 4 and 5 would require a Tree Protection Local Law permit.

**Tree 6 - Tree group within subject site**

Represents a group of 10 screening trees within the subject site which are considered to be of low amenity and streetscape value. Numerous trees within the group likely to require Local Law permits due to their multiple stems, however the removal of tree group 10 would be supported subject to appropriate replacement canopy tree planting on site.

**Trees 7, 8, 9, 10, 12, 14, 15, 16, 17, 18 and 19 - Small trees within subject site**

These trees were assessed to have low amenity value due to their species, structure, health, size, and location. Local Law permits are not required for their removal.

**Tree 11 - Subject site tree**

This tree has been assessed as offering moderate arboricultural value due to its species and location within the front setback and has been designated for retention. There is currently a concrete driveway within the TPZ of this tree which is likely to have significantly reduced root spread into this area. The proposed paving within the TPZ represents an encroachment of approximately 10% which is unlikely to impact the tree. The paving and hydrant booster should be deleted from within the SRZ and levels maintained for the remaining TPZ area. The front fence/retaining wall is proposed to be constructed using root sensitive methods such as pier and beam to protect the root plate.

**Tree 13 - Subject site tree**

Assessed to have low amenity value due to species, structure, health, size, and location. Given the multiple stemmed form, a local law permit is required. The removal of this tree is supported with appropriate replacement canopy tree planting on site.

**Tree 20 - Large subject site tree**

This tree has been identified with moderate/high arboricultural value within Glenn Waters Report, has been designated for retention and has been previously refused for removal under the local law. The proposed basement and ground floor of TH6 and TH7 represents a TPZ encroachment of approximately 10%, and is unlikely to have significant impacts.

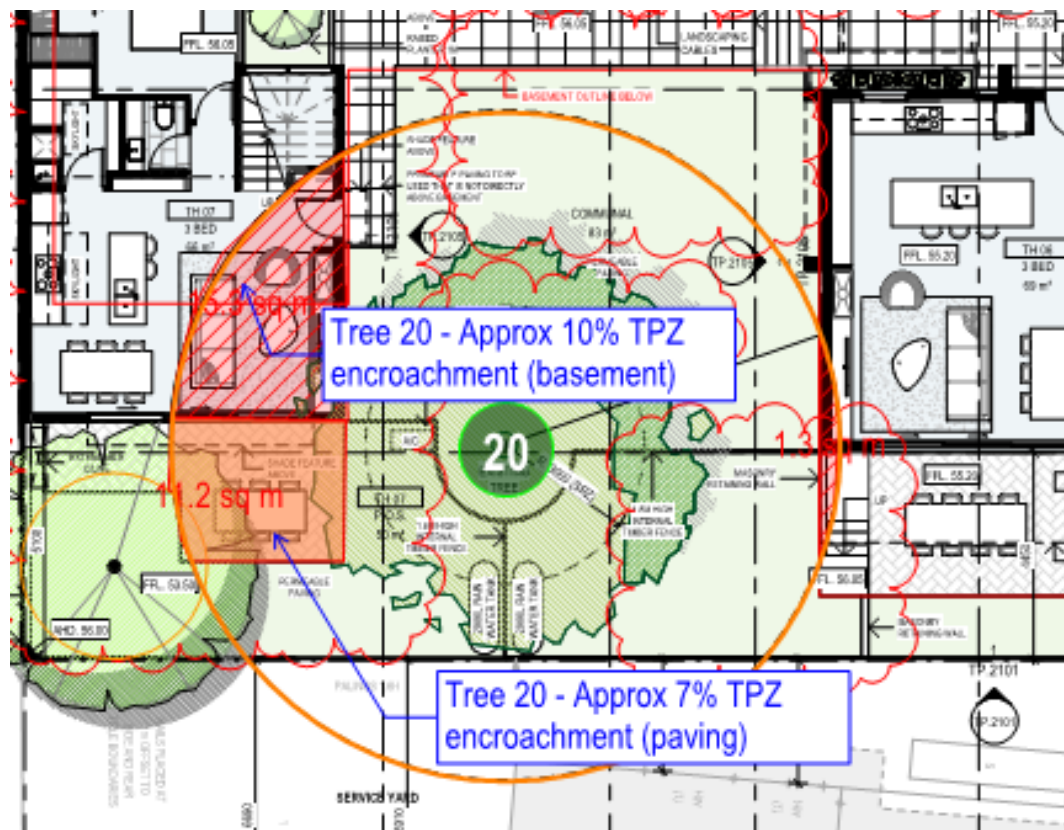
The proposed paving area within the rear of TH7 represents a further TPZ encroachment of approximately 7%. Paving must be above grade and consist of a suitably permeable finish in order to be supported.

The proposed communal area must consist of soft form landscaping with predominantly lawn and garden (excluding paved areas directly adjacent to town house 7 and basements)

Water tanks within the POS of TH6 and TH7 must be installed above grade or moved outside of TPZ.

All existing levels within the TPZ and SRZ outside of the ground floor building envelope must be maintained.

No construction is to occur within the SRZ.



*Proposed encroachment of tree 20*





*East elevation*

### **Tree 21 - Subject site tree**

Likely a self-seeded tree which has been heavily suppressed by the adjacent Araucaria which has impacted on its development. Multiple failure events, lopping dieback and decay have resulted in poor structure raring and low arboricultural value. The removal of this tree will have little impact due to its size, condition, location and shielding by adjacent trees and structures. The removal of this tree is supported with appropriate replacement canopy tree planting on site. This tree triggers the requirement for a local law permit.

#### **TREE PROTECTION LOCAL LAW PERMITS REQUIRED?**

Yes

**Tree Protection Local Law Permits Will Be Approved For (Tree Numbers):** 2, 3, 4, 5, 10, 13, 21

**Tree Protection Local Law Permits Will NOT Be Approved For (Tree Numbers):**

**Subject to further assessment and requirements from ESOS regarding Tree 1, please include the following conditions:**

#### **Amended plans required**

1. Plans modified to show:

- a) The Tree Protection Zone and Structural Root Zone of Tree Nos. 1, 11, 20 (as identified in the Arborist Report submitted with the application prepared by Glenn Waters Arboriculture (dated 16/02/2022) and all neighbouring trees that have their Tree Protection Zone within the subject property drawn on all site and floor plans;
- b) Notation on all site and floor plans that Tree Nos. 1, 11, 20 and all neighbouring trees that have their Tree Protection Zone within the subject property are to be retained and

protected in accordance with the endorsed Tree Management Plan required by this Permit;

- c) Any modifications to the location or layout of buildings and/or works recommended in the endorsed Tree Management Plan required by this Permit;
- d) The siting of any necessary stormwater detention pit, underground services and pits, and/or rainwater harvesting tank to be located outside any area set aside for deep-soil planting and outside the Tree Protection Zone of any trees to be retained/protected.
- e) Deletion of basement within 2.2 metres of the Western boundary.
- f) Deletion of fencing within the structural root zone of Tree No 20.
- g) Notation on all site and floor plans that all excavations within the Tree Protection Zone of Trees 1, 11 and 20 must be undertaken with hand tools or hydro-vacuum and that all excavation works must be supervised, document and certified by the Project Arborist.
- h) Permanent fencing within the Tree Protection Zone of Trees 1, 11, 20 and all neighbouring trees that have their Tree Protection Zone within the subject property constructed on pier foundations with any required plinths constructed above existing grade.
- i) Deletion of paving within the secluded private open space of townhouse 7 to facilitate replacement tree planting required in the Landscape Plan conditions of this permit.
- j) Deletion of paving within the secluded private open space of townhouses 10, 11, 12, 13, 14 and 15 to facilitate replacement tree planting required in the Landscape Plan conditions of this permit.
- k) Deletion of fencing within 2 metres of tree 11.
- l) Deletion of retaining wall within the Structural Root Zone of neighbouring trees within 20 Denmark Hill Road.
- m) Communal area within the Tree Protection Zone of Tree No 20 to consist of garden and lawn area;
- n) Rain water tanks within the Tree Protection Zone of Tree 20 to be constructed above grade;
- o) A notation on all plans that indicates no soil level changes within the calculated TPZ of any retained tree (excluding built form only)

#### **Landscape plan**

- a) A survey (including botanical names) of all existing trees to be retained and of those to be removed. The intended status of the trees shown on the landscape plan must be consistent with that depicted on the development layout plan;
- b) All hard surfaces proposed within the Tree Protection Zone of Tree Nos. 1, 11, 20 (as identified in the Arborist Report submitted with the application Glenn Waters Arboriculture (dated 16/02/2022) and all neighbouring trees that have their Tree Protection Zone within the subject property must be constructed of permeable materials; be constructed above current grade; and be constructed on foundations that maintain appropriate permeability for each tree, to the satisfaction of the Responsible Authority;
- c) Detailed construction specifications for all permeable surfaces that include cross-section diagrams;
- d) One (1) canopy tree (minimum 2 metres tall when planted and must achieve a minimum mature height of 12 metres and canopy spread of 5 metres) in the front setback of townhouse 16;
- e) One (1) canopy tree (minimum 2 metres tall when planted and must achieve a minimum mature height of 12 metres and canopy spread of 5 metres) in the private open space of townhouse 7;
- f) One (1) small tree (minimum 2 metres tall when planted and must achieve a minimum mature height of 5 metres and canopy spread of 3 metres) in the secluded private open space of townhouse 8, 10, 11, 12, 13, 14 and 15;
- g) Each canopy tree must be provided a minimum of 50sqm of deep soil, with the available soil area clearly shown on the landscape plan;
- h) Each small tree must be provided a minimum of 12sqm of deep soil, with the available soil area clearly shown on the landscape plan;
- i) All trees must comply with Australian Standard AS2303:2015 - Tree Stock for Landscape Use;
- j) All canopy trees must be planted by an AQF Level 3 Qualified Arborist, Landscape Gardener or Horticulturist;
- k) All canopy trees must be planted more than 2 metres away from any structures, paving, decking, property boundaries, easements, existing trees or shrubs;
- l) All small trees must be planted more than 1 metre away from any structures, paving, decking, property boundaries, easements, existing trees or shrubs;
- m) All trees in side and rear setbacks adequately setback from common boundaries to avoid mature canopy overhang of neighbouring spaces.

**Tree Management Plan**

2. Concurrent with the submission of amended plans required by Condition 1 of this Permit and prior to any demolition or site works, a Tree Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Tree Management Plan must be prepared by a minimum AQF Level 5 qualified and experienced Arborist in relation to the management and maintenance of Tree Nos. 1, 11, 20 (as identified in the Arborist Report submitted with the application prepared by Glenn Waters Arboriculture (dated 16/02/2022) and all neighbouring trees that have their Tree Protection Zone within the subject property. The Tree Management Plan must make specific recommendations in accordance with the Australian Standard AS4970: 2009 - Protection of Trees on Development Sites and detail the following to ensure that all retained trees remain healthy and viable during construction:
- a) A Tree Protection Plan drawn to scale that shows:
    - i. Tree Protection Zones and Structural Root Zones of all trees to be retained;
    - ii. All tree protection fenced off areas and areas where ground protection systems will be used;
    - iii. The type of foundations (illustration or notation) within each Tree Protection Zone;
    - iv. Any services to be located within the Tree Protection Zone and a notation to state that all services will either be located outside of the Tree Protection Zone, bored under the tree protection zone, or installed using hydro excavation under the supervision of the project arborist; and
    - v. A notation to refer to the Tree Management Plan for specific detail on what actions are required within the Tree Protection Zone.
  - b) Details of how the root system of any tree to be retained will be managed. This must detail any initial non-destructive trenching and pruning of any roots required to be undertaken by the project arborist; and details of how any permeable surfaces within the Tree Protection Zone of retained trees will be constructed;
  - c) Supervision timetable and certification of tree management activities required by the Project Arborist to the satisfaction of the Responsible Authority;
  - d) All remedial pruning works that are required to be performed on trees during demolition and development of the site. The pruning comments must reference Australian Standards 4373:2007 Pruning of Amenity Trees and provide a detailed photographic diagram specifying what pruning will occur. *Note: Only Council or Authorised Council Contractors can prune Trees Nos. XX. Any request for the pruning of trees on public land must be made through Council's Environmental Sustainability and Open Spaces Department.*
  - e) The recommendations contained in the approved Tree Management Plan must be implemented to the satisfaction of the Responsible Authority and any changes to the endorsed Tree Management Plan will require written authorisation from the Responsible Authority.

**Tree Management Plan and Construction Management Plan**

3. If a Construction Management Plan is required as a condition of this permit it must be in accordance with the Tree Management Plan and Tree Protection Plan.

**Contractors to be advised of trees to be retained and protected**

4. The owner and occupier of the site must ensure that, prior to the commencement of buildings and works, all contractors and tradespersons operating on the site are advised of the status of trees to be retained and protected as detailed in the endorsed Tree Management Plan and are advised of any obligations in relation to the protection of those trees.

**Regulation of activities in Tree Protection Area**

5. No vehicular or pedestrian access, trenching or soil excavation is to occur within the Tree Protection Area as detailed in the endorsed Tree Management Plan without the prior written consent of the Responsible Authority. No storage or dumping of tools, equipment or waste is to occur within the Tree Protection Zone.

**Documentation and Certification by Project Arborist**

6.
  - a) Prior to the commencement of any site works, including demolition and excavation, the Responsible Authority must be provided with evidence that a project arborist has been engaged as part of the ongoing consultant team to oversee the design and construction, and to ensure the development does not have a detrimental impact on the ongoing health and stability of the trees to be retained. The project arborist must hold suitable qualifications and experience to the satisfaction of the Responsible Authority. Evidence of the appointment of the project arborist must be submitted to the satisfaction of the Responsible Authority (quoting the Planning Permit number and site address, emailed to [Boroondara@boroondara.vic.gov.au](mailto:Boroondara@boroondara.vic.gov.au)) not less than seven (7) days before the commencement of works on site.
  - b) Prior to the commencement of any site works, including demolition and excavation, a timetable for the supervision and certification of tree management activities which is to the satisfaction of the Responsible Authority must be prepared by the project arborist and submitted to the Responsible Authority for approval. A signed and dated copy of each stage of the supervision timetable certified by the project arborist (quoting the Planning Permit number and site address, emailed to [Boroondara@boroondara.vic.gov.au](mailto:Boroondara@boroondara.vic.gov.au)) must be submitted to the Responsible Authority not more than seven (7) days following the completion of each stage.

### Urban Design

*A review of the amended plans indicates considerable design improvements resulting from the loss of a dwelling and a reduction in the third-storey footprint now that the rear units are only two storeys.*

*Despite the notable efforts to reduce the visual impact of the proposal on the adjacent western neighbour's backyard, this interface may still be harsh and in need of refinement. The following design measures, one or a combination, can assist in addressing this matter satisfactorily:*

- 1. Increasing the basement floor setback along this side, potentially extending the south-eastern corner's cut-out further north up to Townhouse 12, may facilitate the growth of some trees along this edge. This may require the relocation of the storage and rainwater tanks to another area. A consolidated larger rainwater tank, one or two as necessary, under the basement might be more efficient and clear up more space for planting to help soften this interface further.*
- 2. We appreciate the deep recess associated with Townhouse 9, which we suggested in the original urban design comments to help break down the mass at that point, i.e., opposite the communal courtyard. However, since a complete physical break did not materialise at this point, it is perhaps worth shifting this visual break further north, i.e., either Townhouse 11 or 12, to help obscure part of the three-storey form.*
- 3. Alternatively, the recess associated with Townhouse 9 can remain where it is, and a second indent can be introduced in the basement wall only, roughly between Townhouses 11 and 12, to facilitate a deeper soil planting zone in this position. This may require re-adjustment/reduction of the ground-floor terraces and the first-floor projections. Potentially the first floors of Units 11 and 12 can be reconfigured to create a mirror image and consolidate their recesses.*

*Additional matters for further consideration and better resolution include:*

- 1. The front western unit's lift (Townhouse 16) projects above the first-floor level rather intrusively and is poorly integrated into the façade. This lift should either slide back to align with the stairs or be removed altogether.*
- 2. The material changes in the front façade have notably improved the development's presentation to the street. However, the application of face brickwork appears to be limited in the long elevations, east and west and internal, especially on the ground floor. The wide spread of render and fibre cement sheeting in the building exteriors is also questionable. Preferably, the fibre cement sheeting and one of the rendered finishes should be removed, ideally replaced with face brick or metal cladding as appropriate.*
- 3. Physical samples of all finishes should be submitted to Council for verification and approval.*
- 4. A detailed landscape plan should be submitted for Council's assessment, identifying the plant species selected, areas where deep soil planting can be accommodated and the proposed finishes and details of any*

*structures/elements within the front, side and rear setbacks, including any air conditioning units. Where suitable, these units should be relocated to clear up more areas for soft landscaping.*

*The above matters can be addressed in permit conditions if a permit is issued based on the current plans.*

<b>Drainage</b>
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<b>DRAINAGE REFERRAL COMMENTS</b>	
<b>APPLICATION ADDRESS:</b>	14 Denmark Hill Road, Hawthorn East
<b>APPLICATION NUMBER:</b>	PP21/1168
<b>DESCRIPTION OF PROPOSAL:</b>	Construction of seventeen (17) dwellings over two lots
<b>COMMENTS BY:</b>	<b>DATED:</b>

<b>FLOODING</b>		
	<b>YES</b>	<b>NO</b>
Is the property designated as subject to flooding by an SBO, LSIO or Urban Floodway zone?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property considered as subject to flooding according to the City of Boroondara's overland flow layer in WEAVE	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are modifications to the proposed development/sub-division required to mitigate flooding or overland flow risks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Comments: entrance to basement must be no lower than 53.60 AHD</b>		

<b>DRAINAGE</b>		
	<b>YES</b>	<b>NO</b>
Legal Point of Discharge:		
<b>Description: north east corner of the property</b>		

Approved Connection Point:		
<b>Description: direct connection to the Council drain in the road reserve</b>		
Is the FFL of habitable areas 300 mm above the overflow level of the point of discharge?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the FFL of non-habitable areas 150 mm above the overflow level of the point of discharge	<input type="checkbox"/>	<input type="checkbox"/>
Is onsite detention required? (provide details below)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are outfall drainage works required? (provide details below)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Comments:</b>		

BASEMENT OF SUB-SURFACE DRAINAGE		
	YES	NO
Do the proposed works include a basement or any other structure that will result in the collection and discharge of ground water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If <b>YES</b> , Is (or will) the property connects to a sealed drainage system (ie: discharge from the site will not exit to kerb and channel.)	<input type="checkbox"/>	<input type="checkbox"/>
Are outfall drainage works required to address sub-surface drainage issues	<input type="checkbox"/>	<input type="checkbox"/>
<b>Comments:</b>		



<b>EASEMENTS</b>		
	<b>YES</b>	<b>NO</b>
Are any drainage easements on the property title?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any implied easements associated with Council Assets on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Description of easements (designated, shared, private or implied):</b>		

<b>BUILD OVER EASEMENTS</b>		
	<b>YES</b>	<b>NO</b>
Are any works proposed on any easement on the site (designated and implied)	<input type="checkbox"/>	<input type="checkbox"/>
Will the proposed works impact on any Council Assets	<input type="checkbox"/>	<input type="checkbox"/>
Do the proposed works provide at least 1 m clearance from existing or proposed Council Assets?	<input type="checkbox"/>	<input type="checkbox"/>
<b>Description of works proposed over easement(s):</b>		
Are the proposed works over the easement likely to be approved by Council:	<input type="checkbox"/>	<input type="checkbox"/>
<b>If NO, describe possible modifications to the proposed works in order to obtain approval:</b>		

<b>COMMENTS</b>
<input checked="" type="checkbox"/> The application is supported.
<input type="checkbox"/> The application is not supported.

**OVERALL COMMENTS:****ESD**

The development does not adequately respond to the environmental design objectives as would be expected for a development of this size. Environmental sustainability does not appear to have been considered in the design.

The thermal performance of the dwellings is poor, there is no on-site renewable energy or much opportunity for, no adequate bicycle parking, no EV charging infrastructure, or cross-ventilation, and some rainwater is collected from trafficable terraces which is not preferable. The development lacks to attain minimum standard and therefore it is recommended that ESD is incorporated in the general design response.

A BESS report must also be submitted, the report must achieve an overall score of 50% or higher, and have a minimum 'pass' rates of 50% for the Energy, Water and IEQ categories and 100% for the Stormwater category

**Infrastructure**

<b>EXISTING CONDITIONS AND PROPOSAL</b>			
	<b>YES</b>	<b>NO</b>	<b>N/A</b>
Is the proposed crossover 2 metres or greater away from the base of a street tree?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>COMMENT:</b>			
Is the proposed crossover 1 metre or greater away from any power pole?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>COMMENT:</b>			
There are no street assets that will require relocation due to the proposed crossover	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>COMMENT:</b>			

Is there an existing redundant crossover(s) which will require removal?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>COMMENT:</b>			
Is the crossover width(s) acceptable?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>COMMENT:</b>			
Is the distance of the crossover from an intersection/traffic lights or school crossing acceptable?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>COMMENT:</b>			
Is the separation between the proposed crossovers acceptable?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>COMMENT:</b>			
Is the separation between the crossover and the crossover of the adjoining properties acceptable? (ie space for 1 car at 5.5 metres, or 2 cars at 11 metres).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>COMMENTS</b>
<input checked="" type="checkbox"/> The application is supported. <input type="checkbox"/> The application is not supported.
<b>OVERALL COMMENTS:</b>

<b>STANDARD CONDITIONS REQUIRED FOR PLANNING PERMIT</b>
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<input type="checkbox"/> The width of the proposed crossover servicing _____ to be increased/decreased to _____ metres in width.
<input checked="" type="checkbox"/> Any new vehicle crossover or modification to an existing vehicle crossover must be constructed to the satisfaction of the Responsible Authority.
<input checked="" type="checkbox"/> All disused or redundant vehicle crossovers must be removed and the area reinstated with footpath, naturestrip, kerb and channel to the satisfaction of the Responsible Authority.
<input type="checkbox"/> Other:
<b><u>Comment:</u></b>

<b>STANDARD NOTES REQUIRED FOR PLANNING PERMIT</b>
<input checked="" type="checkbox"/> Prior to the commencement of any works on the site, the owner / developer must submit any new vehicular crossover or modification or alteration to an existing crossover proposal for assessment and approval by the Responsible Authority (Engineering and Traffic Department).
<input checked="" type="checkbox"/> An Asset Protection Permit is required prior to the commencement of site works in accordance with Council's Local Law 1E.
<input checked="" type="checkbox"/> Prior consent from Council and any and all public authorities is required to be obtained for alteration or reinstatement of assets or services affected as a result of the development.
<input checked="" type="checkbox"/> The full cost of reinstatement of any Council assets damaged as a result of demolition, building or construction works, must be met by the permit applicant or any other person responsible for such damage, to the satisfaction of the Responsible Authority.
<input type="checkbox"/> The applicant is required to obtain prior written consent from Council and any and all Public Authorities for alteration or reinstatement of (street) assets or services affected as a result of the development. Full compliance with any and all conditions is required. The applicant must provide copies of said written approvals / agreements to Council's Asset Management Department. All costs are to be borne by the developer.

**Comment:****Traffic and Transport**

ON-SITE PARKING PROVISION				
DESCRIPTI ON (USE)	SIZE	CAR PARKING RATE	CAR PARKING REQUIREMENT	ON-SITE PARKING PROVISION
2 x Dwelling	2 x bedrooms	1 space per dwelling	2	34
13 x Dwelling	3 x bedrooms	2 spaces per dwelling	26	
2 x Dwelling	4 x bedrooms	2 spaces per dwelling	4	
TOTAL			32	34
DESCRIPTI ON (USE)	SIZE	BICYCLE PARKING RATE	BICYCLE PARKING REQUIREMENT	ON-SITE PARKING PROVISION
Resident	17 dwellings	1 per 5 dwellings (if 4 storeys or more)	-	6
Visitors		1 per 10 dwellings (if 4 storeys or more)	-	
TOTAL			0	6
SATISFIED		PARKING ASSESSMENT ELEMENT		
YES	NO			
X		In accordance with Statutory Requirements		
	N/A	Waiver of long-term (eg. staff, resident) parking		
	N/A	Waiver of short-term (eg. visitor, customer) parking		
	N/A	Submission of empirical data - including Parking Demand and Occupancy surveys		
COMMENTS				
<ul style="list-style-type: none"><li>The provision of 34 car parking spaces within a basement car park exceeds the statutory requirement of 32 resident car parking spaces in accordance with Clause 52.06.</li><li>The subject site lies within the PPTN, therefore, Column B rates have been applied.</li><li>Under Council's Parking Permit Policy, residents of the development will not be eligible for resident or visitor parking permits.</li></ul>				



<ul style="list-style-type: none"> <li>There is no statutory bicycle parking requirement for the development. However, a total of 6 bicycle parking spaces have been provided within the basement car park for residents.</li> </ul>		
<b>CAR PARK LAYOUT/DESIGN</b>		
<b>SATISFIED</b>		<b>PARKING ASSESSMENT ELEMENT</b>
<b>YES</b>	<b>NO</b>	
<b>Parking Spaces/Garages</b>		
<b>X</b>		Dimensions in accordance with Clause 52.06 or AS/NZS2890.1-2004
<b>X</b>		Electronic swept path assessment provided to demonstrate satisfactory access
<b>COMMENTS</b>		
<ul style="list-style-type: none"> <li>Dimensions for the majority of parking spaces (2.6m wide x 4.9m long), assessed via a 6.4m aisle width satisfy the minimum requirements of Clause 52.06.</li> <li>Parking spaces adjacent to walls are widened to a minimum of 2.9m in accordance with AS/NZS2890.1-2004.</li> <li>Columns are located and designed in accordance with Clause 52.06 and/or AS/NZS2890.1-2004.</li> <li>Swept path analysis has been submitted for a number of parking spaces within the basement car park demonstrating satisfactory access to/from the spaces.</li> </ul>		
<b>Access Aisles</b>		
<b>X</b>		Dimensions in accordance with Clause 52.06 or AS/NZS2890.1-2004
<b>X</b>		Electronic swept path assessment provided to demonstrate satisfactory access
<b>X</b>		Provision of 1m aisle extension for blind aisle in basement car park
<b>COMMENTS</b>		
<ul style="list-style-type: none"> <li>All main aisles are 6.4m wide which adheres to the Planning Scheme requirement.</li> </ul>		
<b>Access Ramps</b>		
<b>X</b>		Ramp width and design in accordance with Clause 52.06 or AS/NZS2890.1-2004
<b>X</b>		Ramp grades in accordance with Clause 52.06 or AS/NZS2890.1-2004
<b>X</b>		Electronic swept path assessment demonstrating satisfactory simultaneous access
<b>COMMENTS</b>		
<ul style="list-style-type: none"> <li>The site access ramp achieves a minimum width of 3.6m wide between walls (inclusive of kerbs), in compliance with AS/NZS2890.1-2004. Whilst not strictly required, it is strongly recommended that provision be made to accommodate a widened access which permits simultaneous two-way movement.</li> <li>The proposed access ramp achieves a ramp grade of 1:10 for the first 5m, followed by 1:4.5 for 3.4m and 1:8 for 2.5m to a flat grade within the basement. These ramp grades satisfy the requirements of Clause 52.06.</li> </ul>		

<ul style="list-style-type: none"> <li>No formal passing area has been provided at the entrance to the site. However, it is noted that the access aisle immediately at the bottom of the access ramp widens to 6.1m to permit vehicles to pass.</li> <li>Swept path analysis has been submitted demonstrating suitable forwards entry and exit to/from the site access by a B99 design vehicle.</li> <li>Given the basement car park services 34 on-site spaces, concerns are raised regarding the operation of the single width two-way site access ramp and the potential for congestion and conflicts between entering and exiting circulating vehicles within the basement. It is recommended that convex mirrors or similar traffic control measure to assist visibility and internal circulation within the basement.</li> <li>The construction of the proposed modified crossover to Denmark Hill Road must be approved and constructed to the satisfaction of the responsible authority.</li> </ul>		
<b>Headroom</b>		
<b>X</b>		Dimensions in accordance with Clause 52.06 or AS/NZS2890.1-2004
<b>COMMENTS</b>		
A minimum height clearance of 2.2m has been provided at the entrance and within the basement car park levels in accordance with Clause 52.06.		
<b>Pedestrian Sight Triangles</b>		
<b>X</b>		Dimensions in accordance with Clause 52.06 or AS/NZS2890.1-2004
<b>X</b>		Fences or obstructions restricted to a height of 900mm or made to be 50% permeable to maintain visibility to pedestrians
<b>COMMENTS</b>		
Pedestrian sight triangles have been provided on both sides of the accessway. It is noted that the sightline to the east side does not achieve the full sightline requirement. It is reiterated that should landscaping or other obstructions (i.e. retaining/ramp walls, fences etc.) be proposed within the sight triangles, they are required to be no higher than 900mm in height or made to be 50% permeable in order to maintain visibility to pedestrians.		
<b>LOADING REQUIREMENTS</b>		
<b>SATISFIED</b>		<b>LOADING ASSESSMENT ELEMENT</b>
<b>YES</b>	<b>NO</b>	
<b>N/A</b>	<b>N/A</b>	Dimensions of on-site loading area in accordance with Clause 52.06
<b>N/A</b>	<b>N/A</b>	Suitable justification for not providing an on-site loading facility
<b>COMMENTS</b>		
N/A		

WASTE COLLECTION					
SATISFIED		WASTE COLLECTION ASSESSMENT ELEMENT			
YES	NO				
X		Identification of waste collection method (Council/Private Contractor)			
X		Demonstration of suitable on-site access and manoeuvrability (if required)			
<b>COMMENTS</b> <p>Waste is to be collected on-site by a private contractor. A bin store room is provided in the basement car park. Waste contractors will access the store and transfer the bins to/from during collection. Collection is to occur outside of peak traffic periods to minimise impacts to residents and surrounding stakeholders.</p> <p>Swept path analysis of a 6.4m waste collection vehicle has been provided demonstrating a typical mini rear loader waste truck entering and exiting the basement car park. It is proposed that the waste collection vehicle prop within the basement loading zone adjacent to the bin store while collection occurs. The vehicle may exit the basement car park in a forwards direction. Waste collection should be scheduled out of peak activity periods to avoid internal conflicts within the car park.</p>					
TRAFFIC ASSESSMENT					
DESCRIPTI ON (USE)	SIZE	DESIGN GENERATION RATES		TRAFFIC GENERATION ESTIMATES	
		PEAK HOUR	DAILY	PEAK HOUR	DAILY
2 x Dwelling	2 x bedrooms	0.5/dwelling	5/dwelling	8	85
13 x Dwelling	3 x bedrooms				
2 x Dwelling	4 x bedrooms				
<b>TOTAL</b>				8	85
COUNCIL OBTAINED TRAFFIC DATA					
STREET		DATE	ROAD TYPE(CAPACIT Y)	DAILY TRAFFIC VOLUME	
Denmark Hill Road, Hawthorn East		2019	Local Road	2,002	
PROVIDED		TRAFFIC ASSESSMENT ELEMENT			
YES	NO				
	X	Existing traffic volume data for adjacent street			
X		Anticipated traffic generation of the proposed development to be accommodated within the surrounding road network			
X		Submission of traffic modelling data to justify anticipated traffic generation			

**COMMENTS**

The traffic report denotes a rate of 5 vehicle movements per dwelling, including 0.5 movements per dwelling in the peak hours. This results in a total of 85 movements per day, with 8 of these occurring in each of the peak hours. This equates to approximately one vehicle every 7 minutes during the peak period. Traffic Engineering accepts the anticipated traffic generation rates for the proposed development.

It is indicated in the analysis that there is adequate capacity based on current traffic volumes for the anticipated site-generated traffic volumes to be accommodated within the existing Denmark Hill Road traffic volumes.

On this basis, it is considered that the anticipated traffic generated by the proposed development will not result in significant adverse effects on the safety and operation of Denmark Hill Road and the surrounding road network.

**APPENDIX B - Clause 55 (ResCode)****Clause 55.02 - Neighbourhood Character & Infrastructure**

<b>Clause 55.02-1 (B1) Neighbourhood Character</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</i>	✓
<i>To ensure that development responds to the features of the site and the surrounding area.</i>	✓

<b>Clause 55.02-2 (B2) Residential Policy</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</i>	✓
<i>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</i>	✓

<b>Clause 55.02-3 (B3) Dwelling Diversity</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</i>	✓

<b>Clause 55.02-4 (B4) Infrastructure</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To ensure development is provided with appropriate utility services and infrastructure.</i>	✓
<i>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</i>	✓

<b>Clause 55.02-5 (B5) Integration With The Street</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To integrate the layout of development with the street.</i>	✓

**Clause 55.03 - Site Layout and Building Massing**

<b>Clause 55.03-1 (B6) Street Setback</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</i>	✓ Variation supported

**Table B1 Street Setback**

Development context	Minimum setback from front street	Minimum setback from a side street
<i>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</i>	<i>The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.</i>	<i>Not applicable</i>

Dwelling 1			
	Proposed	Required	Assessment
Front	6.1 (Dwelling 1)	7.7m	Variation required
	7.6m (Dwelling 16)		

Clause 55.03-2 (B7) Building Height	
Objective	Assessment
<i>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</i>	✓

General Residential Zone - Schedule 3				
Proposed Max. Height	Proposed Max. Storeys	Max. Height Allowed	Max. Storeys Allowed	Assessment
9.8m	3	11m or 12m (check exceptions)	3	✓

Clause 55.03-3 (B8) Site Coverage	
Objective	Assessment
<i>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</i>	✓



Proposed	Required	Assessment
54.5%	60%	✓

Clause 55.03-4 (B9) Permeability	
Objective	Assessment
<i>To reduce the impact of increased stormwater run-off on the drainage system.</i>	✓
<i>To facilitate on-site stormwater infiltration.</i>	✓
<i>To encourage stormwater management that maximises the retention and reuse of stormwater.</i>	✓

Proposed	Required	Assessment
23%	20%	✓

Clause 55.03-5 (B10) Energy Efficiency	
Objective	Assessment
<i>To achieve and protect energy efficient dwellings and residential buildings.</i>	✓
<i>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</i>	✓

Clause 55.03-6 (B11) Open Space	
Objective	Assessment
<i>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</i>	N/A

Clause 55.03-7 (B12) Safety	
Objective	Assessment
<i>To ensure the layout of development provides for the safety and security of residents and property.</i>	✓

Clause 55.03-8 (B13) Landscaping	
Objective	Assessment
<i>To encourage development that respects the landscape character of the neighbourhood.</i>	✓
<i>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</i>	✓
<i>To provide appropriate landscaping.</i>	✓
<i>To encourage the retention of mature vegetation on the site.</i>	✓

Clause 55.03-9 (B14) Access	
Objective	Assessment
<i>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</i>	✓ (14.5%)

Standard	Assessment
<p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> <li>• 33 per cent of the street frontage, or</li> <li>• if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</li> </ul> <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p>	✓

Clause 55.03-10 (B15) Parking Location	
Objective	Assessment
To provide convenient parking for resident and visitor vehicles.	✓
To protect residents from vehicular noise within developments.	✓
Standard	Assessment
<p>Car parking facilities should:</p> <ul style="list-style-type: none"> <li>• Be reasonably close and convenient to dwellings and residential buildings.</li> <li>• Be secure.</li> <li>• Be well ventilated if enclosed.</li> </ul> <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>	✓

#### Clause 55.04 - Amenity Impacts

Clause 55.04-1 (B17) Side and Rear Setbacks	
Objective	Assessment
To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	Compliance achieved via permit condition
Standard	
<p>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> <li>• At least the distance specified in a schedule to the zone, or</li> <li>• If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</li> </ul>	Refer to tables below

<i>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</i>	
<i>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</i>	

Ground Floor				
	Wall Height	Setback	Setback Required	Assessment
<b>West</b>				
TH15	3.1m	4.3m	1m	✓
TH11	3.9m	4.3m	1.2m	✓
TH09	3.3m	4.3m	1m	✓
<b>East</b>				✓
TH1	3.2m	1.8m	1.1m	✓
TH3	3.8m	4.3m	1.2m	
First Floor				
	Wall Height	Setback	Setback Required	Assessment
<b>West</b>				✓
TH16	6.4m	4m	1.84	✓
TH15	6m	3.3m	1.7m	✓
TH09	6m	3.3m	1.7m	✓
TH08	6m	3.4	1.7m	

East				✓
TH1	7m	2m	<b>2m</b>	✓
TH2	6m	3.4m	<b>1.7m</b>	✓
TH3	6.9m	3.4m	<b>1.99m</b>	✓
TH6	6.5m	2.5m	<b>1.59m</b>	
South	5.9m	1.41	<b>1.6m</b>	<b>Variation of 0.2m</b>

<b>Third Floor</b>				
	<b>Wall Height</b>	<b>Setback</b>	<b>Setback Required</b>	<b>Assessment</b>
<b>West</b>				
TH16	9.6m (lift overrun)	4.3m	<b>4.6m</b>	<b>X</b>
TH15	9.2m	4.3m	<b>4.3m</b>	✓
TH14	9.5m	4.3m	<b>4.5m</b>	<b>X (0.2m variation)</b>

<b>East</b>				
TH01 (terrace)	9.8m	4.3m	<b>4.8m</b>	<b>X</b>
TH03	9.8m	4.3	<b>4.8m</b>	<b>X</b>
TH14	9.45m	4.3m	<b>4.4m</b>	<b>X</b>

<b>Clause 55.04-2 (B18) Walls On Boundaries</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</i>	<b>✓ (minor variation of 0.1m supported due to slope of the land)</b>
<b>Standard</b>	
<p><i>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</i></p> <ul style="list-style-type: none"> <li><i>For a length of more than the distance specified in a schedule to the zone; or</i></li> <li><i>If no distance is specified in a schedule to the zone, for a length of more than:</i> <ul style="list-style-type: none"> <li><i>10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</i></li> <li><i>Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports,</i></li> </ul> </li> </ul> <p><i>whichever is the greater.</i></p>	<b>Refer to table below</b>
<p><i>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</i></p> <p><i>A building on a boundary includes a building set back up to 200mm from a boundary.</i></p>	<b>N/A</b>
<i>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres</i>	<b>Refer to table below</b>

<i>with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</i>	
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Standard B18 Requirements						
Boundary	Max. Height	Ave. Height	Assessment	Wall Length	Required	Assessment
West	3.5m	3.3m	* (minor variation of 0.1m at slope of the land)	6.2m	23m	✓

Standard B18 Requirements						
Boundary	Max. Height	Ave. Height	Assessment	Wall Length	Required	Assessment
South	2.5m	2.5m	✓	18.38m	14.3m	*

Clause 55.04-3 (B19) Daylight to Existing Windows	
Objective	Assessment
<i>To allow adequate daylight into existing habitable room windows.</i>	✓
Standard	
<i>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</i>	Refer to table below
<i>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</i>	Refer to table below
<i>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</i>	



Adjoining Window	3m <sup>2</sup> Light Court	Wall Height	Setback from Window	Required	Assessment
12 Denmark Hill Road	✓	9.5m	6.1m	3.25m	✓
20 Denmark Hill Road					
(TH01)	✓	6.7m (first floor)	4.6m	3.35m	✓
TH05		9.77m (Second floor)	6.8m	3.4m	✓
		6m (second floor)	5.2m	3m	✓
		9.2m (third floor)	7.6m	4.6m	✓

Clause 55.04-4 (B20) North Facing Windows	
Objective	Assessment
<i>To allow adequate solar access to existing north-facing habitable room windows.</i>	N/A

Clause 55.04-5 (B21) Overshadowing Open Space	
Objective	Assessment
<i>To ensure buildings do not significantly overshadow existing secluded private open space.</i>	✓
Standard	
<i>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the</i>	✓

<p><i>secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.</i></p> <p><i>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</i></p>	
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<b>Shadow Analysis Statistics - September Equinox (22 Sept)</b>		
<b>12 Denmark Hill Road</b>		
<b>9am</b>	Total secluded private open space (minimum width of 3.0m)	963.8sqm
	Existing shadowed SPOS (minimum width of 3.0m)	237.3sqm
	Additional Shadowed SPOS (minimum width of 3.0m)	95.5sqm
	Post-development unshadowed SPOS (minimum width of 3.0m)	361sqm (52%)
	Compliance	✓
<b>12pm</b>	Total secluded private open space (minimum width of 3.0m)	666.3sqm
	Existing shadowed SPOS (minimum width of 3.0m)	52sqm
	Additional Shadowed SPOS (minimum width of 3.0m)	0sqm
	Post-development unshadowed SPOS (minimum width of 3.0m)	454.4sqm
	Compliance	✓
<b>2pm</b>	Total secluded private open space (minimum width of 3.0m)	718.3sqm
	Existing shadowed SPOS (minimum width of 3.0m)	315.2sqm
	Additional Shadowed SPOS (minimum width of 3.0m)	15.6sqm
	Post-development unshadowed SPOS (minimum width of 3.0m)	387.5sqm (53.94%)
	Compliance	✓

<b>Clause 55.04-6 (B22) Overlooking</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To limit views into existing secluded private open space and habitable room windows.</i>	✓
<b>Standard</b>	
<p><i>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space or habitable room window of an existing dwelling (horizontal 9m rule and from a height of 1.7m above floor level).</i></p> <p><i>A habitable room window, balcony, terrace, deck or patio with a direct view should be either:</i></p> <ul style="list-style-type: none"> <li><i>Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.</i></li> <li><i>Have sill heights of at least 1.7 metres above floor level.</i></li> <li><i>Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.</i></li> <li><i>Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.</i></li> </ul>	✓

<i>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</i>	✓
<p><i>Screens used to obscure a view should be:</i></p> <ul style="list-style-type: none"> <li><i>Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.</i></li> <li><i>Permanent, fixed and durable.</i></li> <li><i>Designed and coloured to blend in with the development.</i></li> </ul>	✓
<i>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</i>	✓

<b>Clause 55.04-7 (B23) Internal Views</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</i>	✓

<b>Clause 55.04-8 (B24) Noise Impacts</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To contain noise sources in developments that may affect existing dwellings.</i>	✓
<i>To protect residents from external noise.</i>	✓

### **Clause 55.05 - On-Site Amenity and Facilities**

<b>Clause 55.05-1 (B25) Accessibility</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To encourage the consideration of the needs of people with limited mobility in the design of developments.</i>	✓

<b>Clause 55.05-2 (B26) Dwelling Entry</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To provide each dwelling or residential building with its own sense of identity.</i>	✓

<b>Clause 55.05-3 (B27) Daylight to New Windows</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To allow adequate daylight into new habitable room windows.</i>	✓

<b>Clause 55.05-4 (B28) Private Open Space</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To provide adequate private open space for the reasonable recreation and service needs of residents.</i>	<b>Variation supported</b>
<b>Standard</b>	

<p><i>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone. If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of:</i></p> <ul style="list-style-type: none"> <li><i>• An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or</i></li> <li><i>• A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or</i></li> <li><i>• A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</i></li> </ul> <p><i>The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</i></p>	<p><b>Refer to table below</b></p>
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Dwelling	Proposed SPOS	Proposed POS	Min. dimension	Required SPOS/POS		Assessment
TH1	41sqm (terrace)	51m <sup>2</sup>	N/A	10m <sup>2</sup> (rooftop)		✓
TH2	22m <sup>2</sup>	22m <sup>2</sup>	4m	25m <sup>2</sup>	40m <sup>2</sup>	✗
TH3	22m <sup>2</sup>	22m <sup>2</sup>	4m	25m <sup>2</sup>	40m <sup>2</sup>	✗
TH4	21m <sup>2</sup>	21m <sup>2</sup>	4m	25m <sup>2</sup>	40m <sup>2</sup>	✗
TH5	20m <sup>2</sup>	20m <sup>2</sup>	4m	25m <sup>2</sup>	40m <sup>2</sup>	✗
TH6	68m <sup>2</sup>	68m <sup>2</sup>	4m	25m <sup>2</sup>	40m <sup>2</sup>	✓
TH7	49m <sup>2</sup>	49m <sup>2</sup>	4m	25m <sup>2</sup>	40m <sup>2</sup>	✓
TH8	34m <sup>2</sup>	34m <sup>2</sup>	4m	25m <sup>2</sup>	40m <sup>2</sup>	✗
TH9	44m <sup>2</sup>	44m <sup>2</sup>	4m	25m <sup>2</sup>	40m <sup>2</sup>	✓
TH10	21m <sup>2</sup>	21m <sup>2</sup>	4m	25m <sup>2</sup>	40m <sup>2</sup>	✗
TH11	21m <sup>2</sup>	21m <sup>2</sup>	4m	25m <sup>2</sup>	40m <sup>2</sup>	✗
TH12	21m <sup>2</sup>	21m <sup>2</sup>	4m	25m <sup>2</sup>	40m <sup>2</sup>	✗
TH13	21m <sup>2</sup>	21m <sup>2</sup>	4m	25m <sup>2</sup>	40m <sup>2</sup>	✗
TH14	21m <sup>2</sup>	21m <sup>2</sup>	4m	25m <sup>2</sup>	40m <sup>2</sup>	✗
TH15	21m <sup>2</sup>	21m <sup>2</sup>	4m	25m <sup>2</sup>	40m <sup>2</sup>	✗
TH16	84m <sup>2</sup>	76m <sup>2</sup>	N/A	10m <sup>2</sup> (rooftop)		✓

Clause 55.05-5 (B29) Solar Access to Open Space	
Objective	Assessment
<i>To allow solar access into the secluded private open space of new dwellings and residential buildings.</i>	✓
Standard	
<i>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</i>	✓

Clause 55.05-6 (B30) Storage	
Objective	Assessment
<i>To provide adequate storage facilities for each dwelling.</i>	✓

**Clause 55.06 - Detailed Design**

<b>Clause 55.06-1 (B31) Design Detail</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To encourage design detail that respects the existing or preferred neighbourhood character.</i>	✓
<b>Clause 55.06-2 (B32) Front Fences</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To encourage front fence design that respects the existing or preferred neighbourhood character.</i>	✓
<b>Clause 55.06-3 (B33) Common Property</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</i>	✓
<i>To avoid future management difficulties in areas of common ownership.</i>	✓
<b>Clause 55.06-4 (B34) Site Services</b>	
<b>Objective</b>	<b>Assessment</b>
<i>To ensure that site services can be installed and easily maintained.</i>	✓ (Condition required)
<i>To ensure that site facilities are accessible, adequate and attractive.</i>	✓ (Condition required)

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**Date of Notice:** 11 October 2022

# DENMARK HILL

CERA  
STRIBLEY



**NOTICE INFORMATION****Date of Notice:** 11 October 2022

# 14-16 DENMARK HILL RD, HAWTHORN EAST TOWN PLANNING SUBMISSION SEPTEMBER 2022

**CERA STRIBLEY**

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Managing Principal  
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**DENMARK HILL**

14-16 Denmark Hill Road,  
Hawthorn East

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# SITE ANALYSIS

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# SITE INFORMATION

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- EXISTING ADDRESS

14-16 Denmark Hill Road, Hawthorn East
- SITE AREA

1798 sqm approx.
- SITE FRONTAGE

Denmark Hill Rd
- LOCAL COUNCIL

Boroondara
- COUNCIL PROPERTY NUMBER

402230
- LOT AND PLAN NUMBER

Lot 1 TP225173



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SITE CONTEXT



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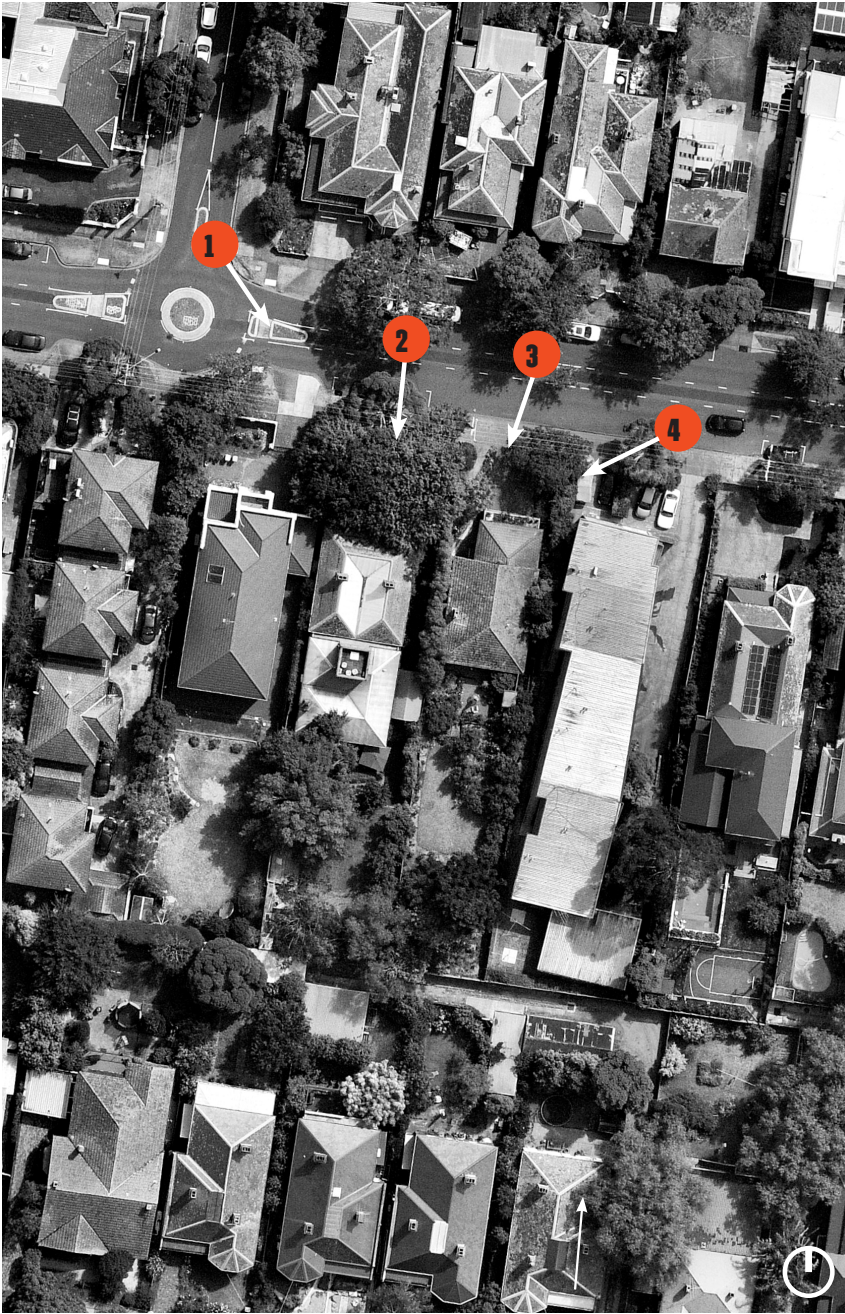
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STREET VIEWS



1



2



3



4

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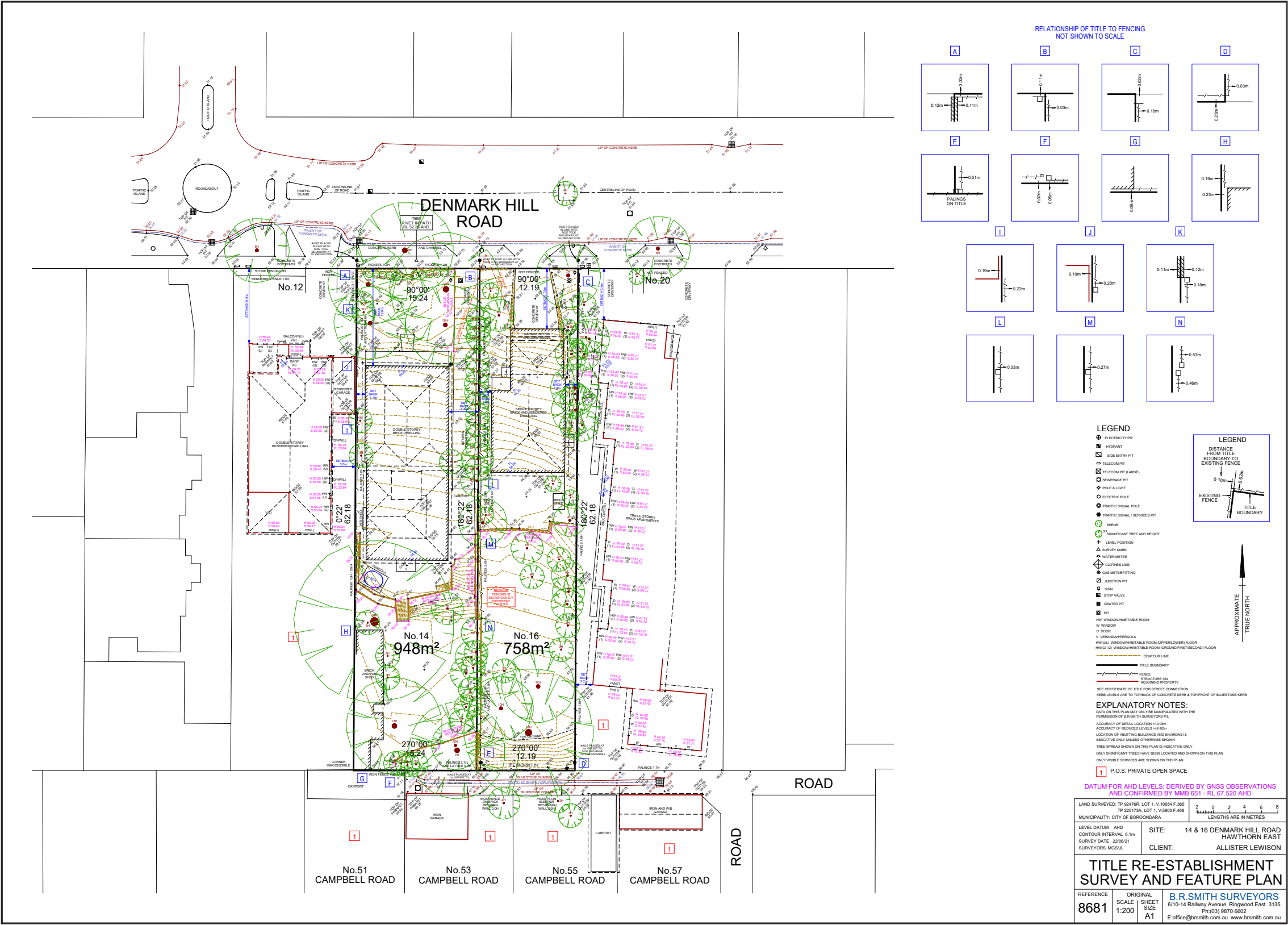
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SURVEY

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# SITE ANALYSIS

## LEGEND

- Legend
-  Subject Site
  -  Extent of Neighbouring Dwelling
  -  Neighbouring Private open Space
  -  Surrounding trees on site, footpath and adjoining properties
  -  Main Traffic Flows
  -  Secondary Traffic Flows



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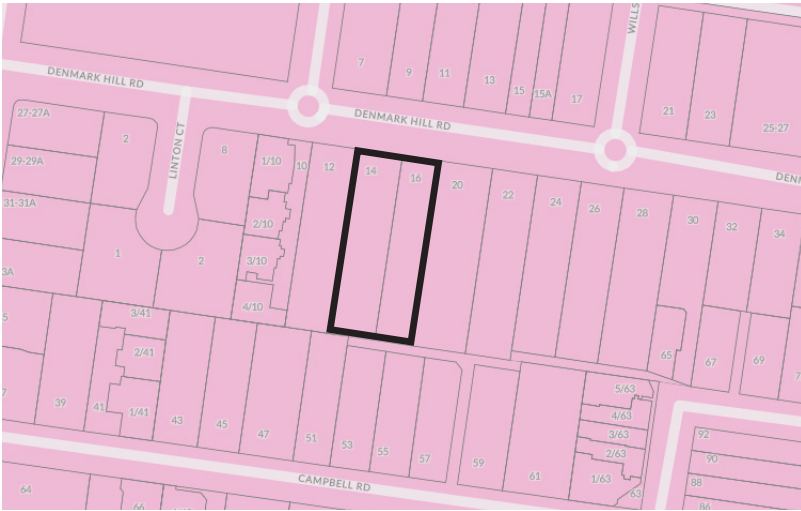
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# PLANNING CONTROL

## PLANNING ZONE

General Residential Zone - (GRZ)



## OTHER OVERLAYS

Heritage Overlay - (HO)



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# TOPOGRAPHY

Chamfered forms from hard and soft natural elements.

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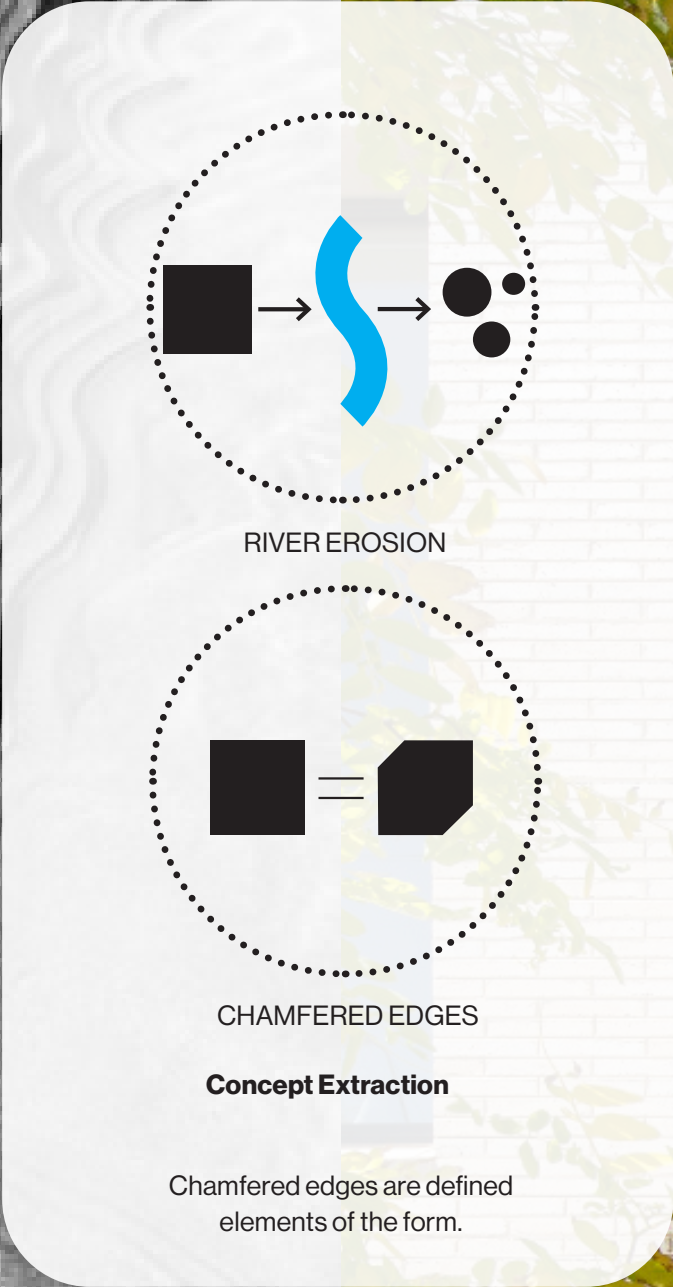
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# CONTEXT

Acknowledging the physical context and reinterpreting textures within the local fabric.

Upper Hawthorn Brick Company

Fritsch Holzer

Auburn Brick Company

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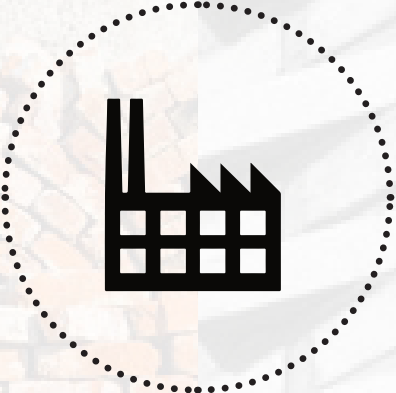
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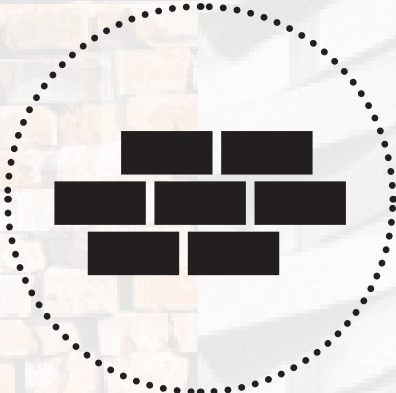
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LOCAL BRICK FACTORIES



BRICK MATERIALITY

Concept Extraction

Historical Use and production of  
Brick in the local area

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# STREETSCAPE

Celebrating the Victorian era design  
 quality with a contemporary design

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# DESIGN RESPONSE

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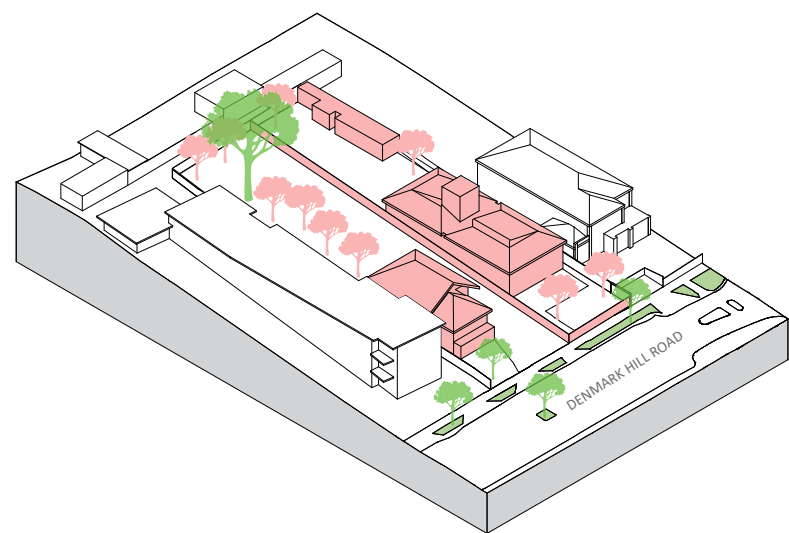
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# DESIGN RESPONSE

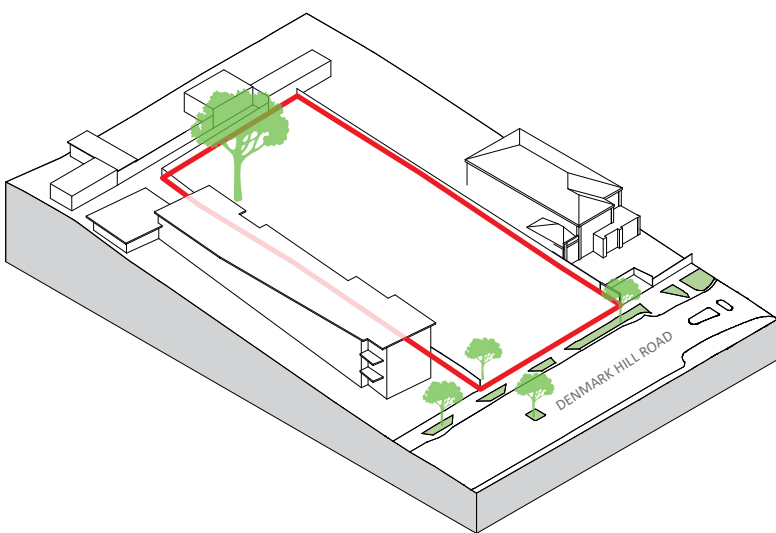
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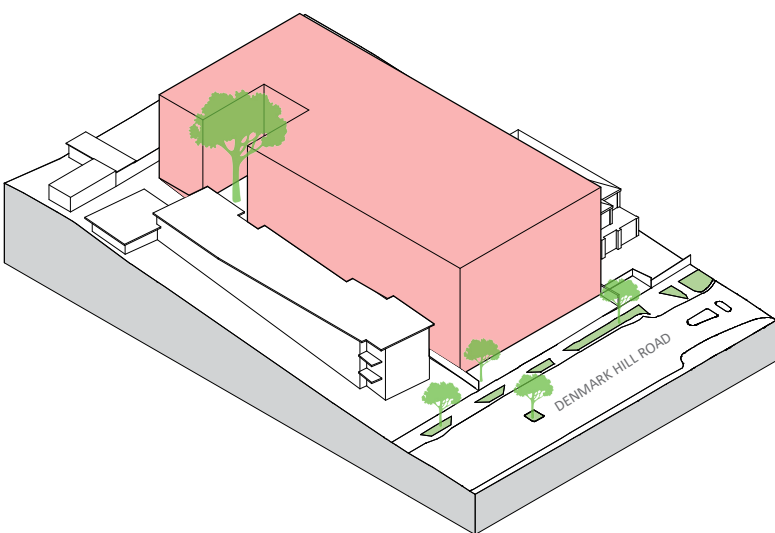
1) EXISTING SITE

Site comprises of two street address's: 14 and 16 Denmark Hill Road, Hawthorn East that each accommodates a single dwelling.



2) DEMOLITION

All is demolished except a large tree to the rear of the site and 3 trees to the front of the property. Total site size is 1798m2.



3) SITE POTENTIAL

The total site potential allows a development of approximately 27m wide and 62m deep.

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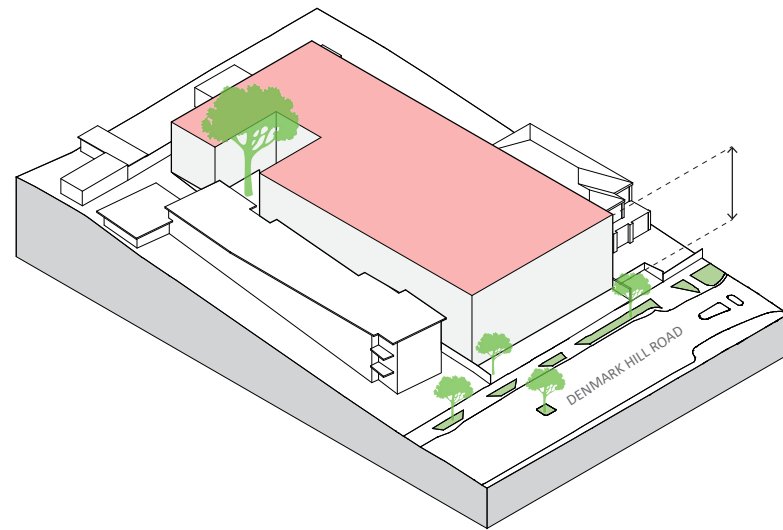
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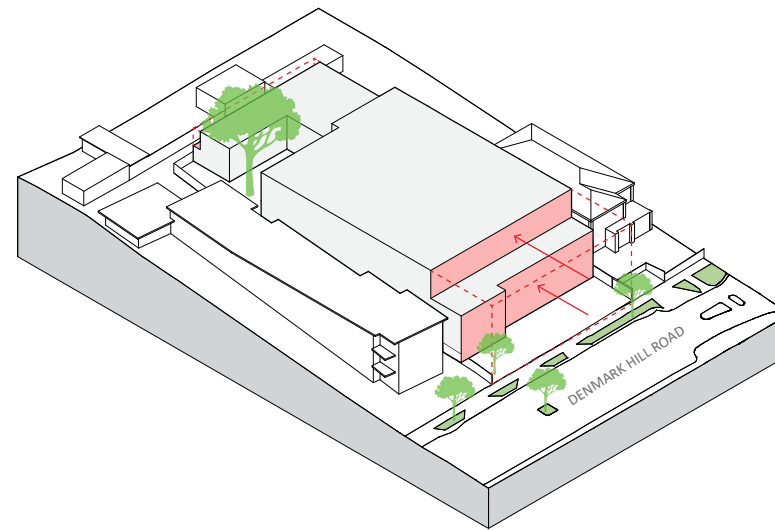
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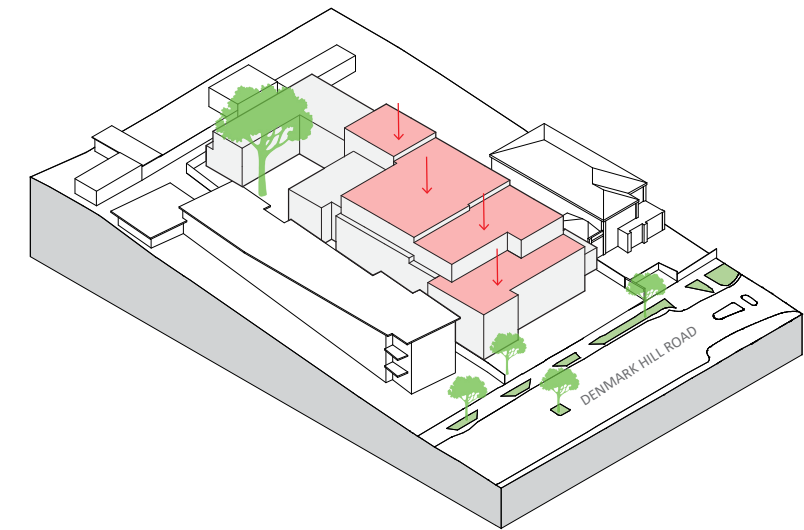
### 4) HEIGHT

Maximum height is defined by a 11m limit.



### 5) FRONT & REAR SETBACKS

Setbacks required and to provide form definition.



### 6) SLOPING SITE

Site is raised at the rear (south) and lowers to the front (north). The townhouses cascade down to reflect the site heights.

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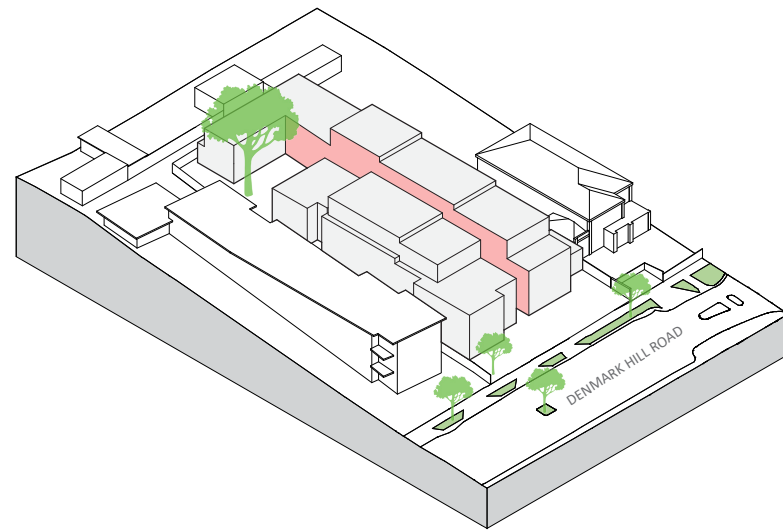
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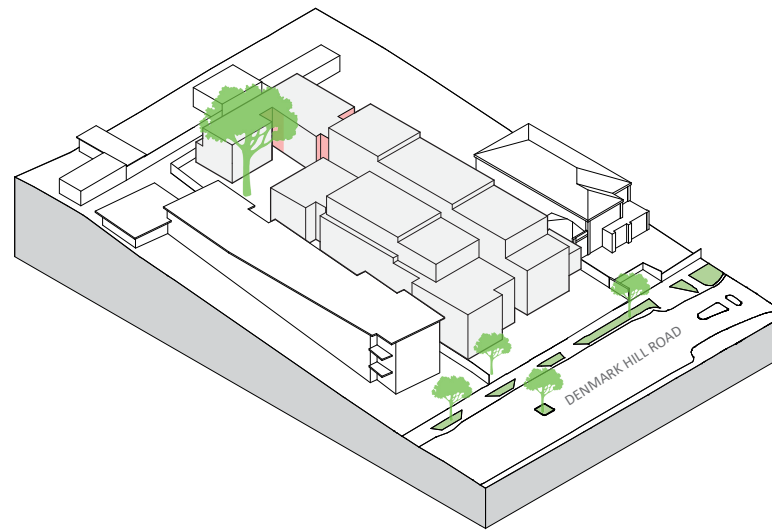
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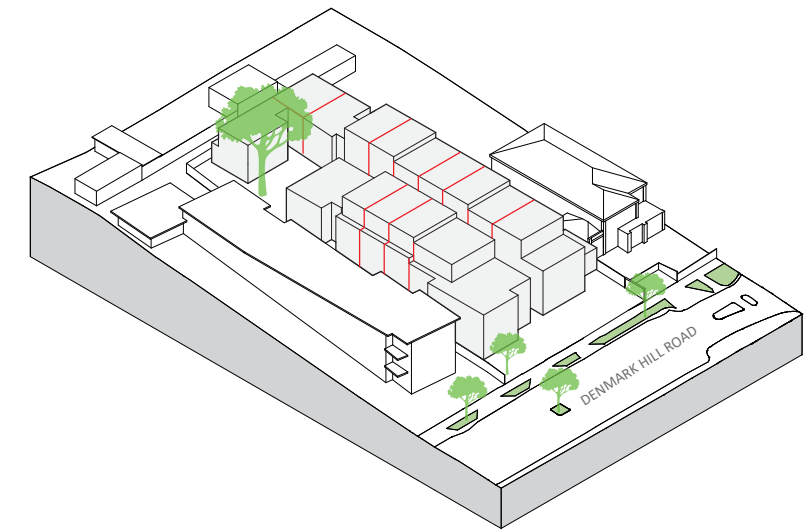
### 7) CENTRAL BREAK

Central pathway is cut to define entry and reduce visual bulk.



### 8) TREE CUTOUTS

Cutouts in form towards the rear of the building along the west boundary and communal area, allow recessed trees to provide a green visual break.



### 9) TOWNHOUSE ALLOCATION

Form is broken to allow specific area and architectural variation between individual townhouses.

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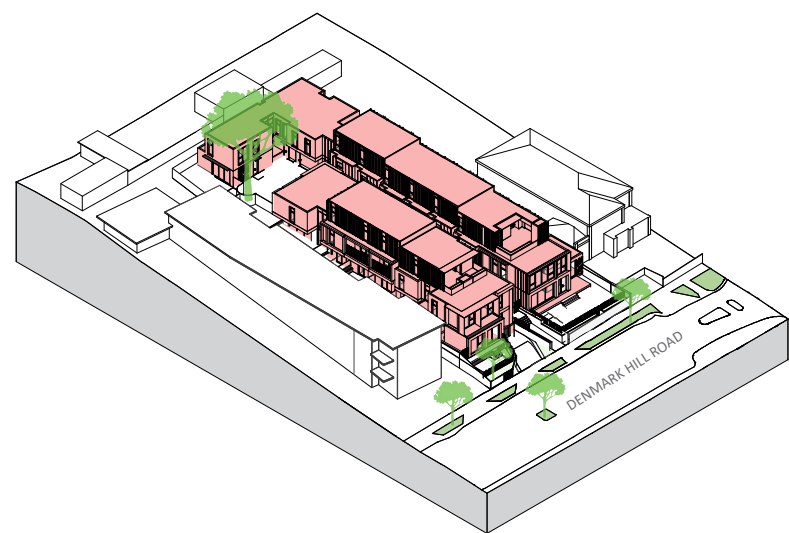
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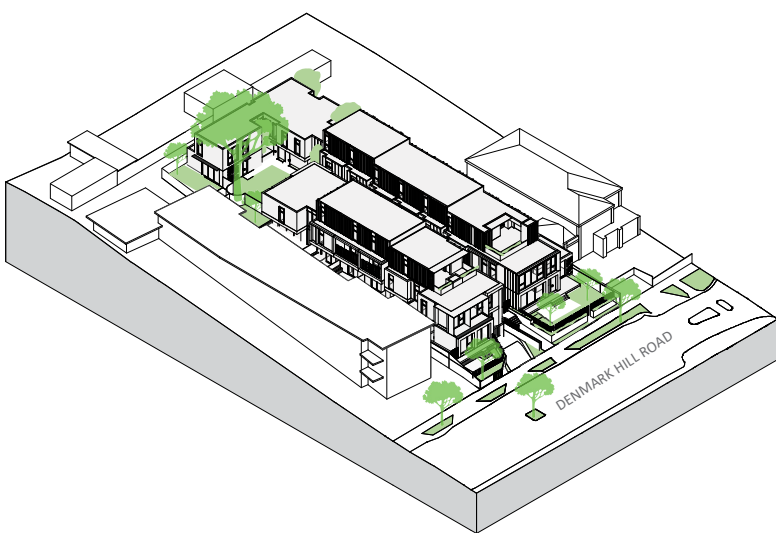
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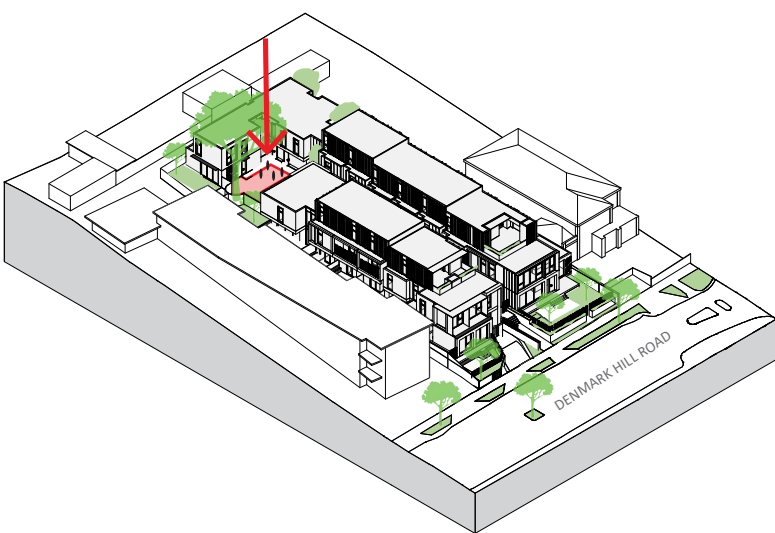
10) FACADE ARTICULATION

Light and dark contrasting brick, white render, grey cladding and black metal detailing are used to articulate the facade and provide character to the overall development.



11) LANDSCAPING

Greenery is incorporated to provide a lush street frontage and reduce the overall building form to Denmark Hill Road.



12) COMMUNAL SPACE

Additional green space is included around the large retained tree to allow an open communal area for residents.

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# ARCHITECTURAL STATEMENT

Located along Denmark Hill Road in the heart of Hawthorn East, Denmark Hill reflects its site’s surrounding residential characters, with its array of heritage properties and its rich historical context. The site is of close proximity to nearby cafes, parks and reserves, and a multitude of community amenities such as libraries and schools, and features a northern aspect along its street facade.

The site features a slope which tapers downwards towards the street facade; Denmark Hill is articulated in segments which cascade to fluently respond to this topography. The plan wraps around a prominent existing tree, opening up the building to welcome an outdoor, shared communal area, both an activity space and a quiet sanctuary for residents. An East-West corridor cuts through an otherwise rigid building mass to provide ample ventilation and access to sunlight to dwellings. A series of arbors form a gentle canopy along the corridor, softening and providing fluidity to the entry sequence.

The brick materiality and detailing reflects the use and production of brick in the surrounding neighbourhood character, of heritage residences and a suite of disused brick factories, including the nearby Fritsch and Holzer Brick Factory. Denmark Hill features a contemporary take on this historical brick materiality through the use of light grey brick and white render and a modern reinterpretation of brick patterning and detailing. Denmark Hill extracts the formal approach of the traditional ironwork of surrounding heritage residences, creating a fluid contrast between the brick materiality and the vertical language expressed along the roof terraces. These expressions of materiality and formal language along the facade ensure a cohesive relationship between Denmark Hill and its streetscape and surrounding context.

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VISUALISATIONS



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# MATERIAL FINISHES

01. MC1  
METAL CLADDING  
COLOUR: DARK CHARCOAL

02. MC2  
METAL CLADDING  
COLOUR: WHITE

03. MC3  
METAL FEATURES / BATTENS  
COLOUR: DARK CHARCOAL

04. FC1  
FC SHEET  
COLOUR: LIGHT GREY

05. BR1  
BRICK  
COLOUR: LIGHT GREY

06. BR2  
BRICK  
COLOUR: DARK GREY

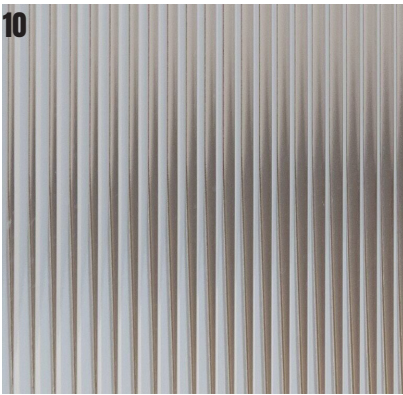
07. R1  
RENDER  
COLOUR: WHITE

08. R2  
RENDER / BATTENS  
COLOUR: WHITE

09. GL1  
GLAZING - CLEAR / AL. FRAMING  
COLOUR: BLACK FRAMING

10. GL2  
GLAZING - OPAQUE

11. T1  
TIMBER  
COLOUR: NATURAL LIGHT



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# DRAWINGS

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info@cs-a.com.au

DENMARK HILL

14-16 Denmark Hill Road,  
Hawthorn East

NOTICE INFORMATION  
Date of Notice: 11 October 2022

DRAWING LIST - TOWN PLANNING

Sheet Number	Sheet Name
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TP.0200	DEMOLITION PLAN
1000 GENERAL ARRANGEMENT	
TP.1090	BASEMENT PLAN
TP.1100	GROUND FLOOR PLAN
TP.1101	LEVEL 01 PLAN
TP.1102	LEVEL 02 PLAN
TP.1110	ROOF PLAN
TP.1200	GARDEN AREA PLAN
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TP.2000	STREETSCAPE ELEVATION 01
TP.2100	NORTH ELEVATION
TP.2101	EAST ELEVATION
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TP.2104	EAST + WEST INNER
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TP.3100	OVERLOOKING SECTION 01
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TP.5002	TPOLOGY B (TH02/05)
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TP.5004	TPOLOGY D (TH06)
TP.5005	TPOLOGY E (TH07)
TP.5006	TPOLOGY F (TH08)
TP.5007	TPOLOGY G (TH09)
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TP.5009	TPOLOGY I (TH16)
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TP.8000	SHADOW STUDY - 09AM / 10AM
TP.8001	SHADOW STUDY - 11AM / 12PM
TP.8002	SHADOW STUDY - 1PM / 2PM



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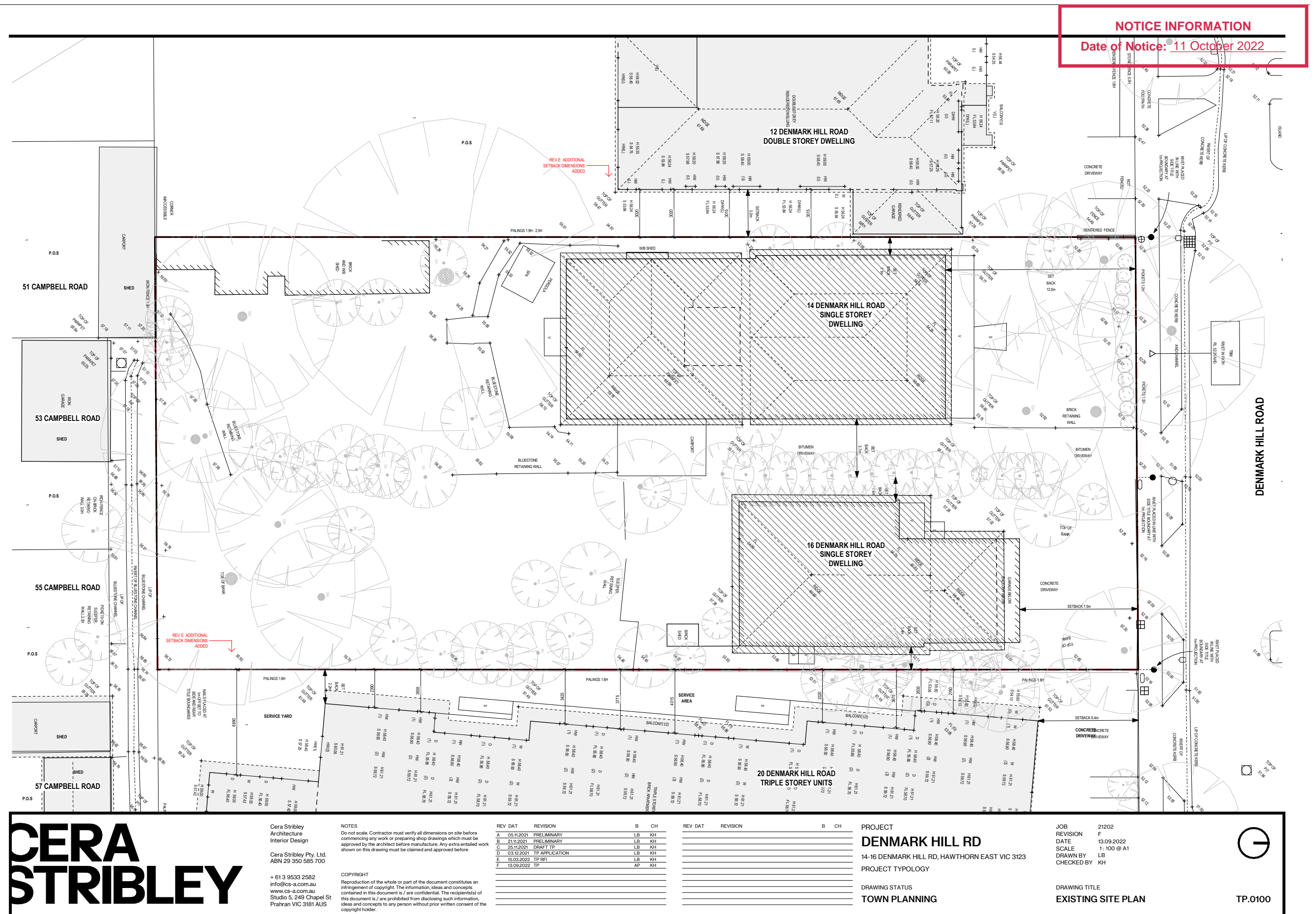
PROJECT  
**DENMARK HILL RD**  
14-16 DENMARK HILL RD, HAWTHORN EAST VIC 3123  
PROJECT TYPOLOGY  
  
DRAWING STATUS  
**TOWN PLANNING**

JOB 21202  
REVISION F  
DATE 13.09.2022  
SCALE @ A1  
DRAWN BY LB  
CHECKED BY KH

DRAWING TITLE  
**DRAWINGS LIST**

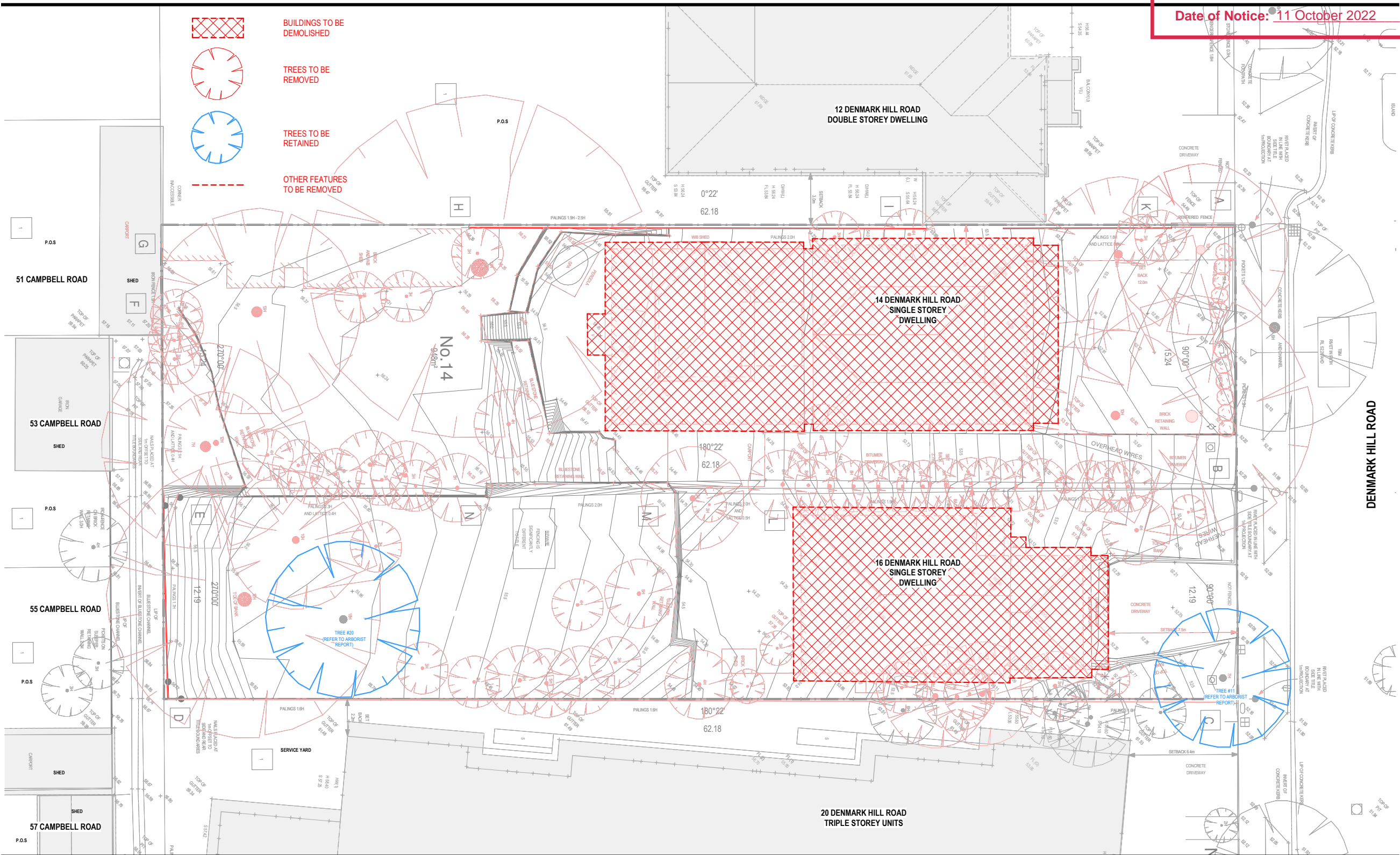
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PROJECT

DENMARK HILL RD

14-16 DENMARK HILL RD, HAWTHORN EAST VIC 3123

PROJECT TYPOLOGY

DRAWING STATUS

TOWN PLANNING

JOB

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REVISION

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DATE

13.09.2022

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DRAWING TITLE

DEMOLITION PLAN

TP.0200

City of Boroondara

Attachment 3.1.4

107











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14-16 DENMARK HILL RD, HAWTHORN EAST VIC 3123  
PROJECT TYPOLOGY  
  
DRAWING STATUS  
**TOWN PLANNING**

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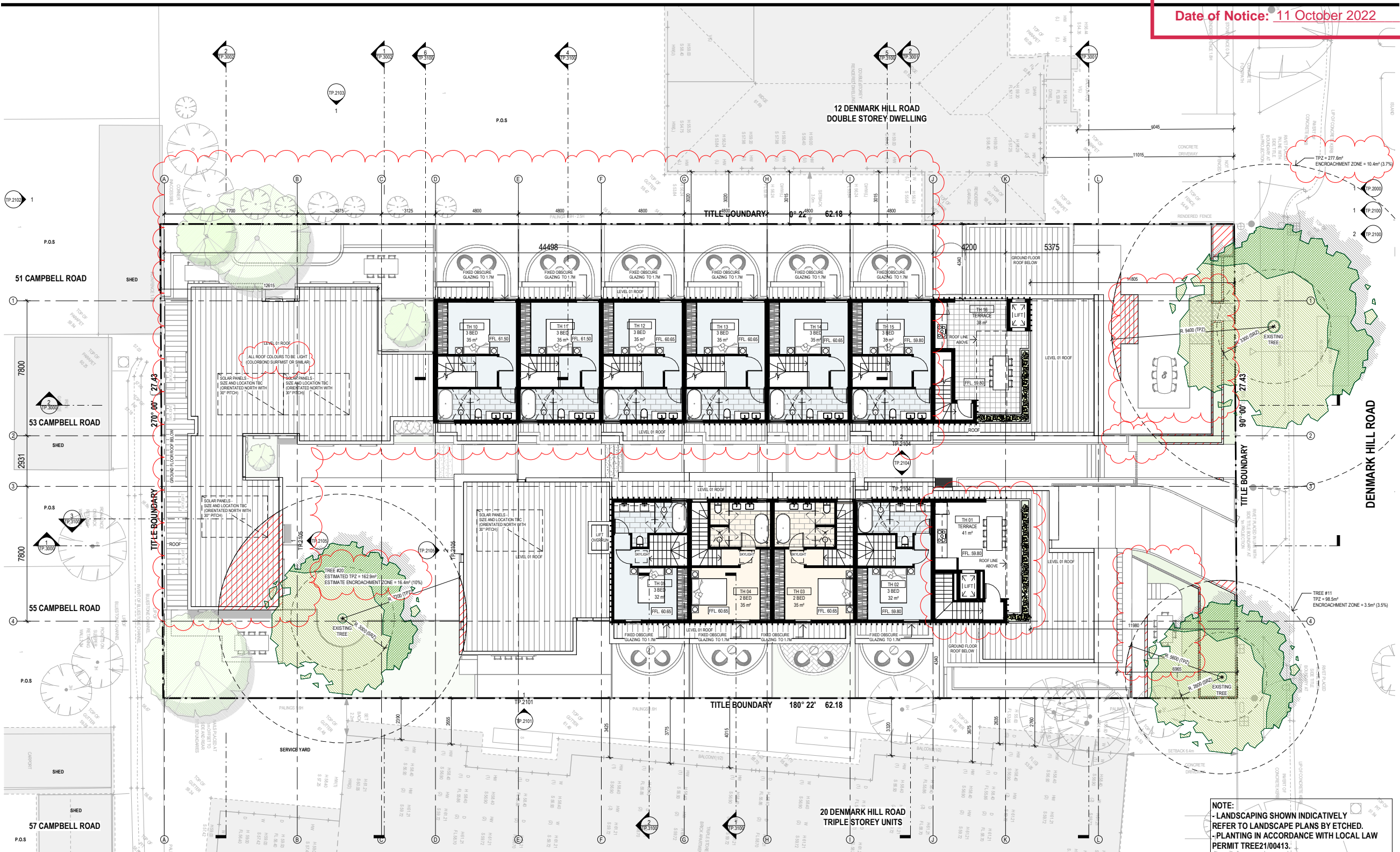
DRAWING TITLE  
**LEVEL 01 PLAN**



TP.1101

NOTICE INFORMATION

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DRAWING TITLE  
**LEVEL 02 PLAN**

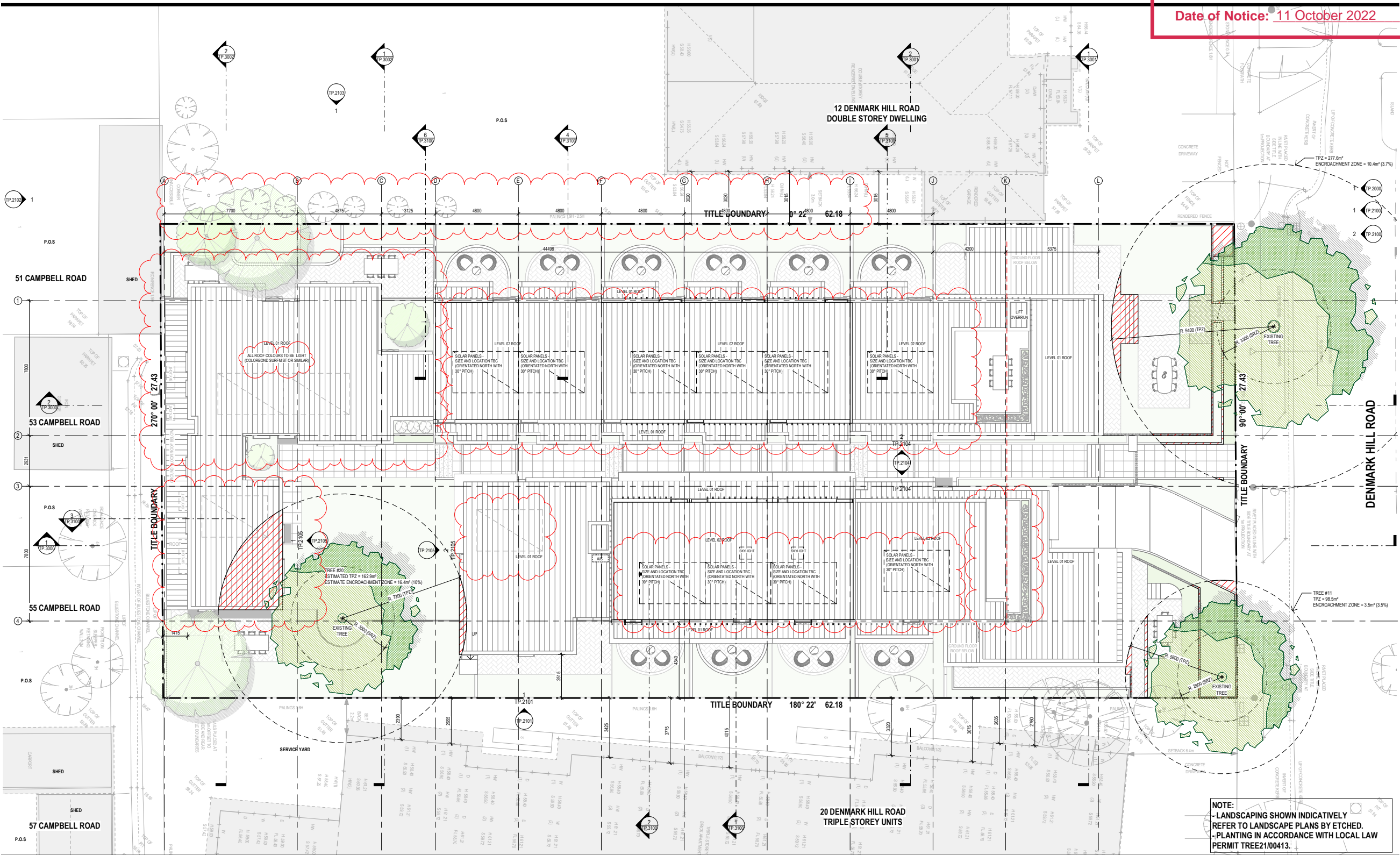


TP.1102



NOTICE INFORMATION

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E 15.03.2022 T/P RFI

F 13.09.2022 T/P

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PROJECT

DENMARK HILL RD

14-16 DENMARK HILL RD, HAWTHORN EAST VIC 3123

PROJECT TYPOLOGY

DRAWING STATUS

TOWN PLANNING

JOB REVISION

21202 F

DATE

13.09.2022

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DRAWING TITLE

ROOF PLAN

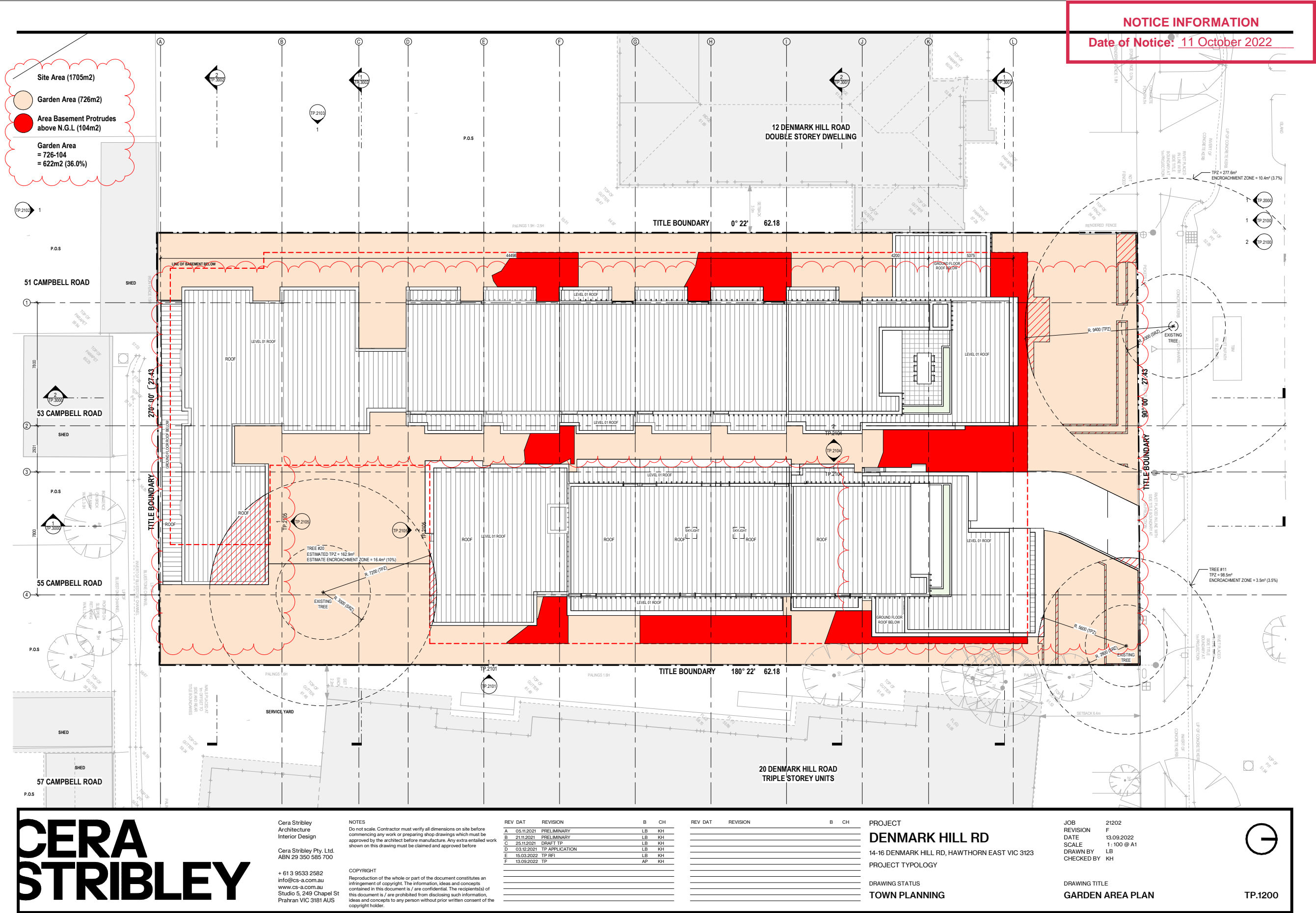
TP.110

City of Boroondara

Attachment 3.1.4

112







NOTICE INFORMATION  
Date of Notice: 11 October 2022



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PROJECT

**DENMARK HILL RD**

14-16 DENMARK HILL RD, HAWTHORN EAST VIC 3123

PROJECT TYPOLOGY

DRAWING STATUS

**TOWN PLANNING**

JOB

21202

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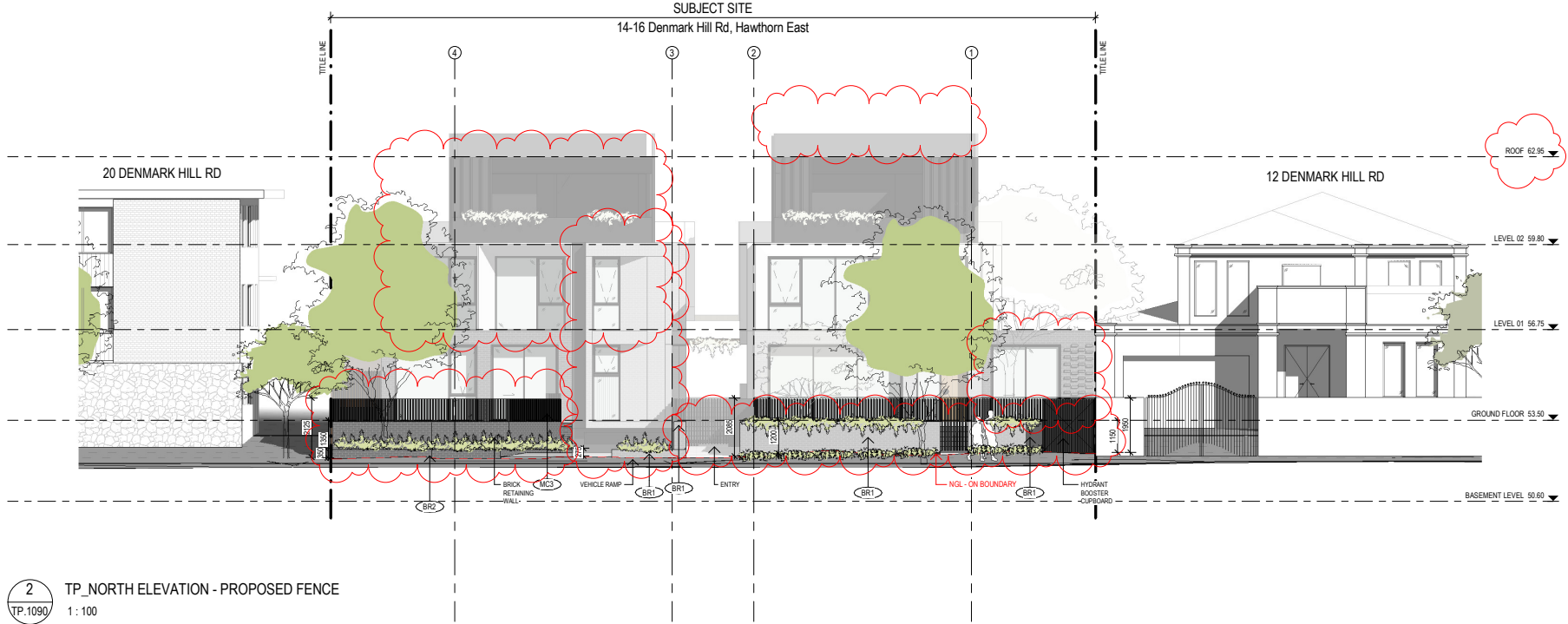
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**STREETSCAPE ELEVATION 01**

TP.2000



NOTICE INFORMATION  
Date of Notice: 11 October 2022



- MATERIAL LEGEND**
- MC1 METAL GLAZING - DARK CHARCOAL
  - MC2 METAL GLAZING - WHITE
  - MC3 METAL FEATURES / BATTENS - DARK CHARCOAL
  - FC1 FC SHEET - LIGHT GREY
  - BR1 BRICK - LIGHT GREY
  - BR2 BRICK - DARK GREY
  - RN1 RENDER - WHITE
  - RN2 RENDER / WHITE BATTENS - WHITE
  - GL1 GLAZING - CLEAR WITH BLACK ALUMINUM FRAMES
  - GL2 GLAZING - OPAQUE
  - TB1 TIMBER

NOTE:  
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**DENMARK HILL RD**  
14-16 DENMARK HILL RD, HAWTHORN EAST VIC 3123  
PROJECT TYPOLOGY  
  
DRAWING STATUS  
**TOWN PLANNING**

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DRAWING TITLE  
**NORTH ELEVATION**

TP.2100



NOTICE INFORMATION  
Date of Notice: 11 October 2022



- MATERIAL LEGEND
- MC1 METAL CLADDING - DARK CHARCOAL
  - MC2 METAL CLADDING - WHITE
  - MC3 METAL FEATURES / BATTENS - DARK CHARCOAL
  - FC1 FC SHEET - LIGHT GREY
  - BR1 BRICK - LIGHT GREY
  - BR2 BRICK - DARK GREY
  - RN1 RENDER - WHITE
  - RN2 RENDER / WHITE BATTENS - WHITE
  - GL1 GLAZING - CLEAR WITH BLACK ALUMINUM FRAMES
  - GL2 GLAZING - OPAQUE
  - TB1 TIMBER

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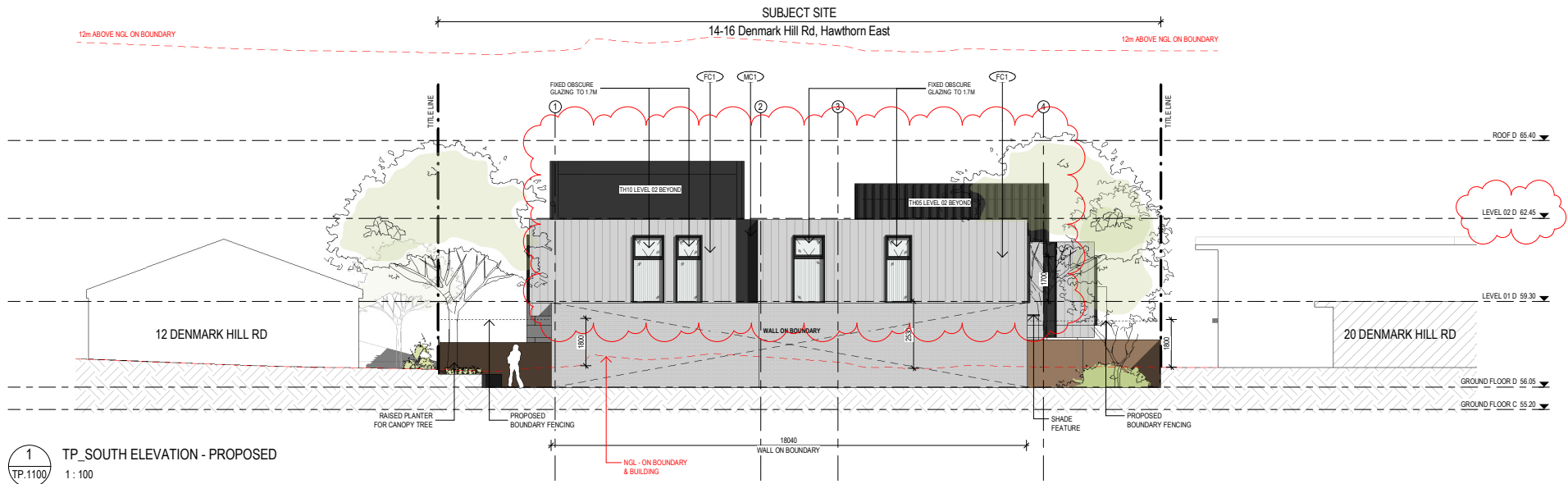
REV	DAT	REVISION	B	CH

PROJECT  
**DENMARK HILL RD**  
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PROJECT TYPOLOGY  
  
DRAWING STATUS  
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DRAWING TITLE  
**EAST ELEVATION**

TP.2101

NOTICE INFORMATION  
Date of Notice: 11 October 2022



MATERIAL LEGEND

- MC1 METAL CLADDING - DARK CHARCOAL
- MC2 METAL CLADDING - WHITE
- MC3 METAL FEATURES / BATTENS - DARK CHARCOAL
- FC1 FC SHEET - LIGHT GREY
- BR1 BRICK - LIGHT GREY
- BR2 BRICK - DARK GREY
- RM1 RENDER - WHITE
- RM2 RENDER / WHITE BATTENS - WHITE
- GL1 GLAZING - CLEAR WITH BLACK ALUMINIUM FRAMES
- GL2 GLAZING - OPAQUE
- TB1 TIMBER

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PROJECT  
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DRAWING STATUS  
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LB  
KH

DRAWING TITLE  
**SOUTH ELEVATION**

TP.2102

NOTICE INFORMATION  
Date of Notice: 11 October 2022



1 TP. WEST ELEVATION - PROPOSED  
TP.1090 1:100

MATERIAL LEGEND

- MC1 METAL CLADDING - DARK CHARCOAL
- MC2 METAL CLADDING - WHITE
- MC3 METAL FEATURES / BATTENS - DARK CHARCOAL
- FC1 FC SHEET - LIGHT GREY
- BR1 BRICK - LIGHT GREY
- BR2 BRICK - DARK GREY
- RN1 RENDER - WHITE
- RN2 RENDER / WHITE BATTENS - WHITE
- GL1 GLAZING - CLEAR WITH BLACK ALUMINIUM FRAMES
- GL2 GLAZING - OPAQUE
- TB1 TIMBER

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PROJECT  
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JOB 21202  
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DRAWING TITLE  
**WEST ELEVATION**

TP.2103

NOTICE INFORMATION  
Date of Notice: 11 October 2022



- MATERIAL LEGEND
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  - MC2 METAL GLAZING - WHITE
  - MC3 METAL GLAZING - BATTENS - DARK CHARCOAL
  - FC1 FC SHEET - LIGHT GREY
  - BR1 BRICK - LIGHT GREY
  - BR2 BRICK - DARK GREY
  - RN1 RENDER - WHITE
  - RN2 RENDER / WHITE BATTENS - WHITE
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**DENMARK HILL RD**  
14-16 DENMARK HILL RD, HAWTHORN EAST VIC 3123  
PROJECT TYPOLOGY  
  
DRAWING STATUS  
**TOWN PLANNING**

JOB  
REVISION  
DATE  
SCALE  
DRAWN BY  
CHECKED BY

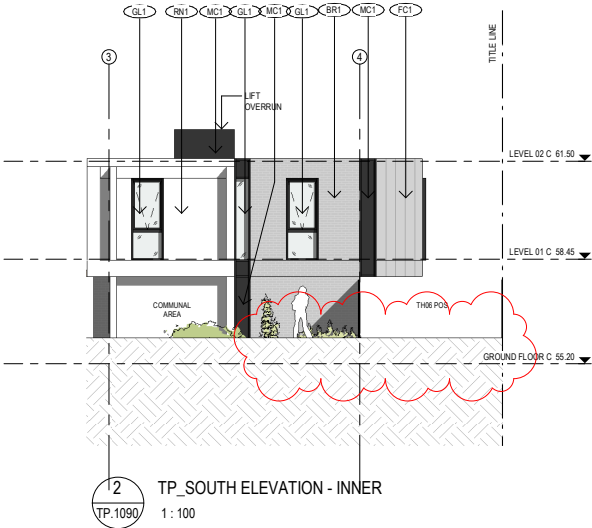
21202  
F  
13.09.2022  
As indicated @ A1  
LB  
KH

DRAWING TITLE  
**EAST + WEST INNER**

TP.2104



NOTICE INFORMATION  
Date of Notice: 11 October 2022



- MATERIAL LEGEND
- MC1 METAL GLAZING - DARK CHARCOAL
  - MC2 METAL GLAZING - WHITE
  - MC3 METAL FEATURES / BATTENS - DARK CHARCOAL
  - FC1 FC SHEET - LIGHT GREY
  - BR1 BRICK - LIGHT GREY
  - BR2 BRICK - DARK GREY
  - RN1 RENDER - WHITE
  - RN2 RENDER / WHITE BATTENS - WHITE
  - GL1 GLAZING - CLEAR WITH BLACK ALUMINIUM FRAMES
  - GL2 GLAZING - OPAQUE
  - TB1 TIMBER

NOTE:  
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D	03.12.2021	TP APPLICATION	LB	KH
E	15.03.2022	TP RFI	LB	KH
F	13.09.2022	TP	AP	KH

REV	DAT	REVISION	B	CH

PROJECT  
**DENMARK HILL RD**  
14-16 DENMARK HILL RD, HAWTHORN EAST VIC 3123  
PROJECT TYPOLOGY  
  
DRAWING STATUS  
**TOWN PLANNING**

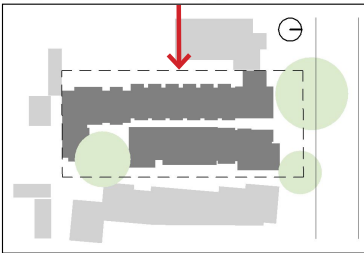
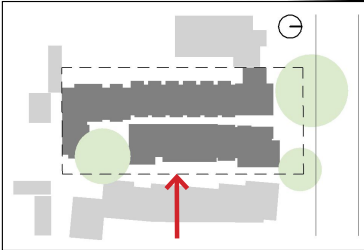
JOB  
REVISION  
DATE  
SCALE  
DRAWN BY  
CHECKED BY  
  
21202  
F  
13.09.2022  
As indicated @ A1  
LB  
KH  
  
DRAWING TITLE  
**NORTH + SOUTH INNER**

TP.2105

NOTICE INFORMATION

Date of Notice: 11 October 2022

VISUALISATIONS ELEVATIONS



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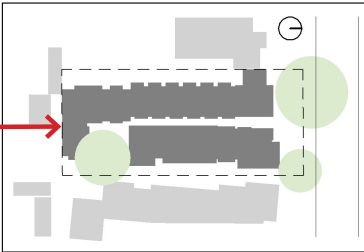
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DENMARK HILL  
14-16 Denmark Hill Road,  
Hawthorn East

NOTICE INFORMATION

Date of Notice: 11 October 2022

# VISUALISATIONS ELEVATIONS



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DENMARK HILL 14-16 Denmark Hill Road,  
Hawthorn East



NOTICE INFORMATION

Date of Notice: 11 October 2022

# VISUALISATIONS - 12 DENMARK POS



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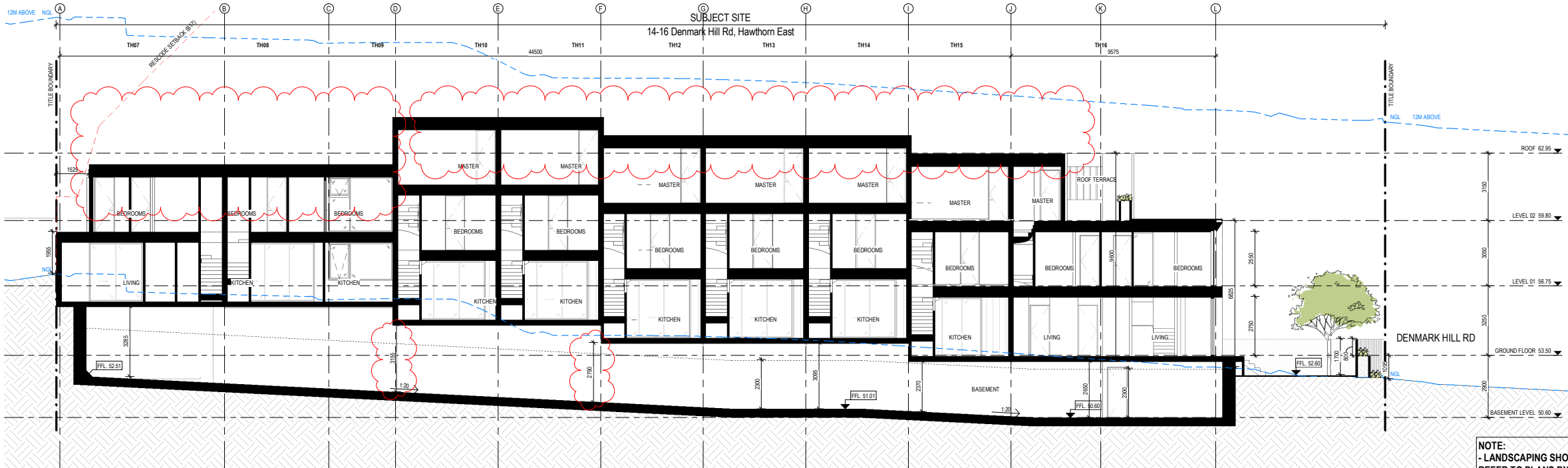


NOTICE INFORMATION

Date of Notice: 11 October 2022



1 LONG SECTION AA  
TP.1090  
1: 100



2 LONG SECTION BB  
TP.1090  
1: 100

NOTE:  
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C	28.11.2021	DRAFT TP	LB	KH
D	03.12.2021	TP APPLICATION	LB	KH
E	15.03.2022	TP RFI	LB	KH
F	13.09.2022	TP	AP	KH

REV	DATE	REVISION	B	CH

PROJECT

**DENMARK HILL RD**

14-16 DENMARK HILL RD, HAWTHORN EAST VIC 3123

PROJECT TYPOLOGY

DRAWING STATUS

**TOWN PLANNING**

JOB

21202

REVISION

F

DATE

13.09.2022

SCALE

1: 100 @ A1

DRAWN BY

LB

CHECKED BY

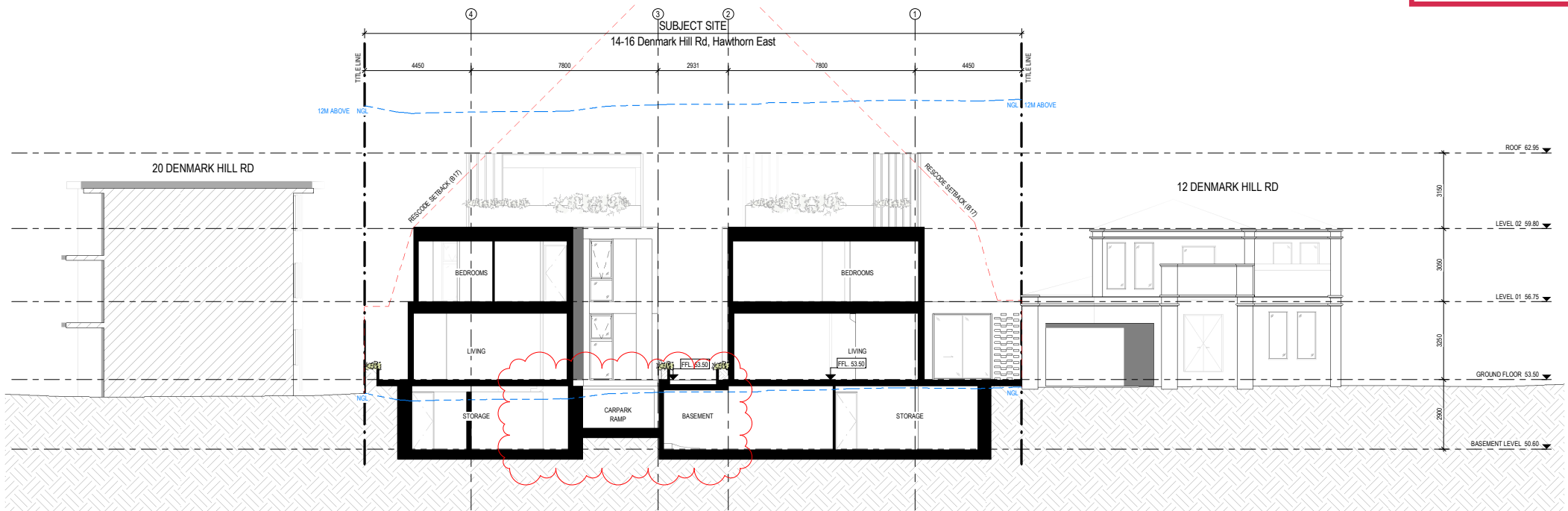
KH

DRAWING TITLE

**LONG SECTIONS AA & BB**

TP.3000

NOTICE INFORMATION  
Date of Notice: 11 October 2022



1 CROSS SECTION CC  
TP.1090  
1 : 100



2 CROSS SECTION DD  
TP.1090  
1 : 100

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F	13.09.2022	TP	AP	KH

REV	DAT	REVISION	B	CH

PROJECT  
**DENMARK HILL RD**  
14-16 DENMARK HILL RD, HAWTHORN EAST VIC 3123  
PROJECT TYPOLOGY  
  
DRAWING STATUS  
**TOWN PLANNING**

JOB 21202  
REVISION F  
DATE 13.09.2022  
SCALE 1:100 @ A1  
DRAWN BY LB  
CHECKED BY KH

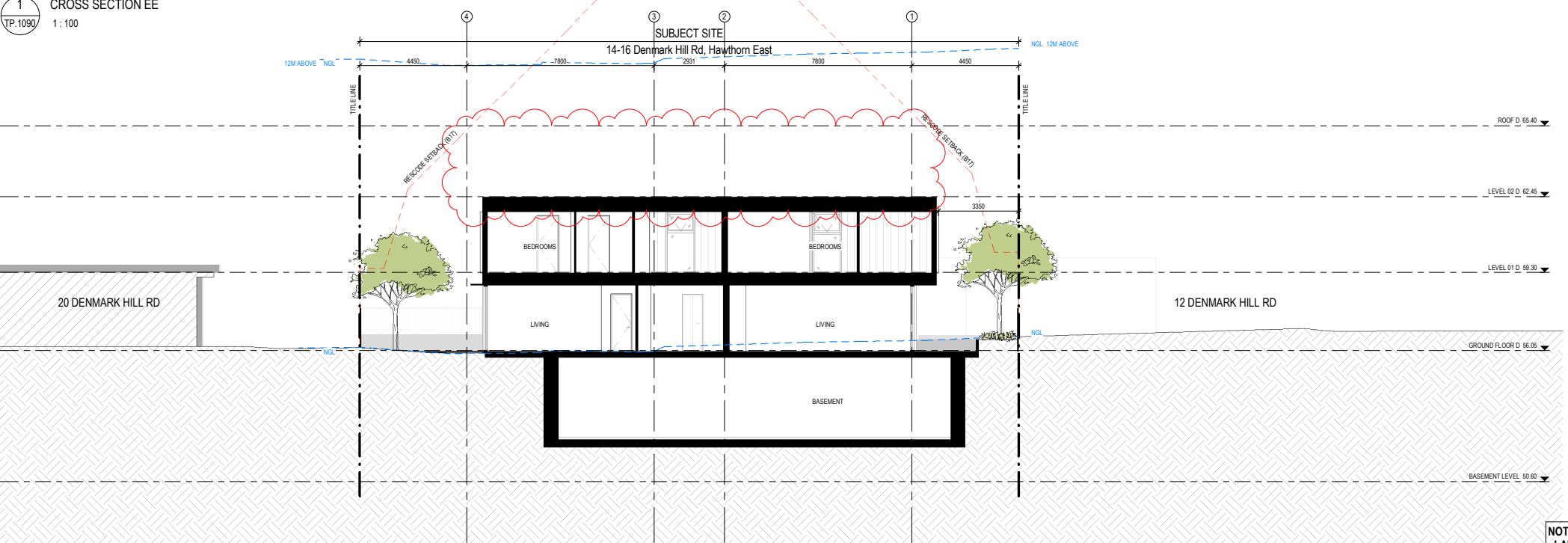
DRAWING TITLE  
**CROSS SECTIONS CC & DD**

TP.3001

NOTICE INFORMATION  
Date of Notice: 11 October 2022



1 CROSS SECTION EE  
TP.1090 1:100



2 CROSS SECTION FF  
TP.1090 1:100

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REV	DAT	REVISION	B	CH

PROJECT  
**DENMARK HILL RD**  
14-16 DENMARK HILL RD, HAWTHORN EAST VIC 3123  
PROJECT TYPOLOGY  
  
DRAWING STATUS  
**TOWN PLANNING**

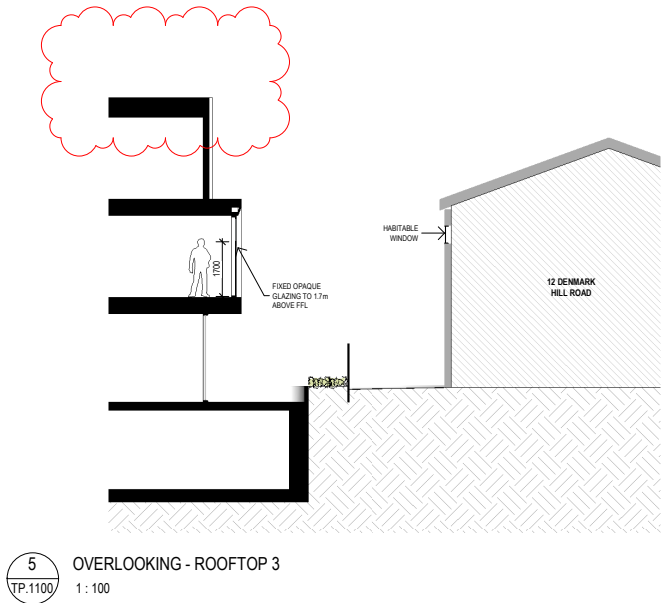
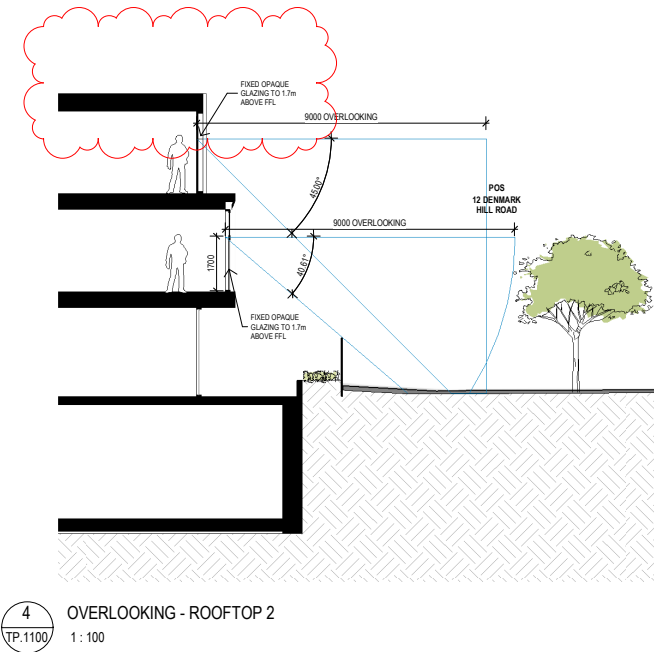
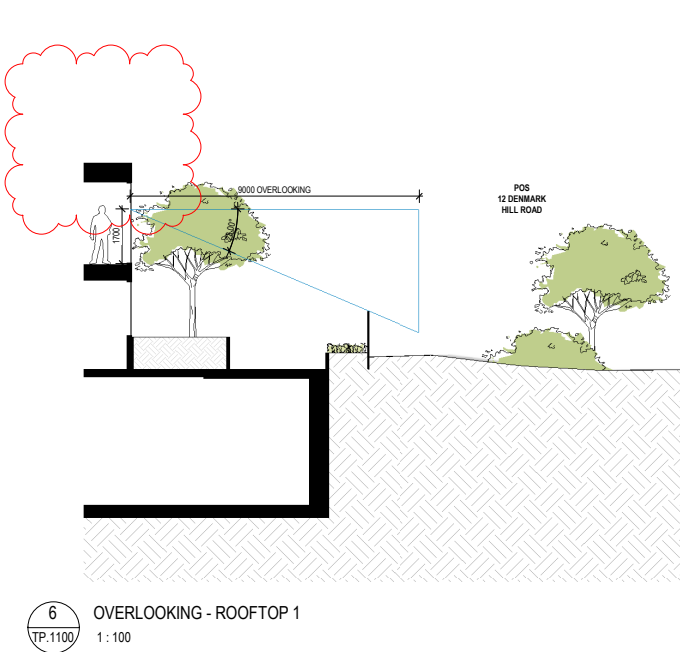
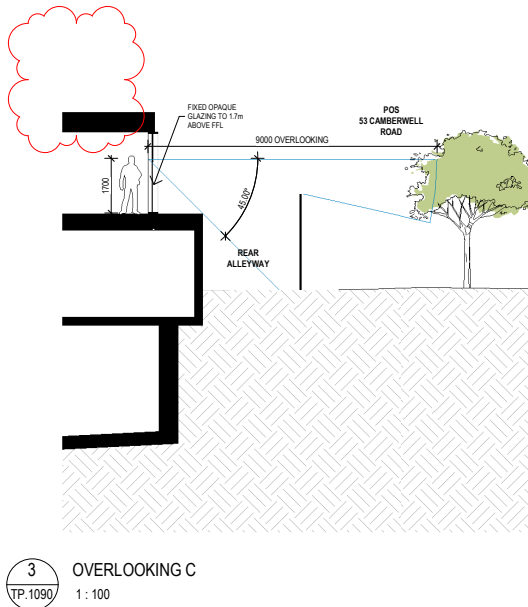
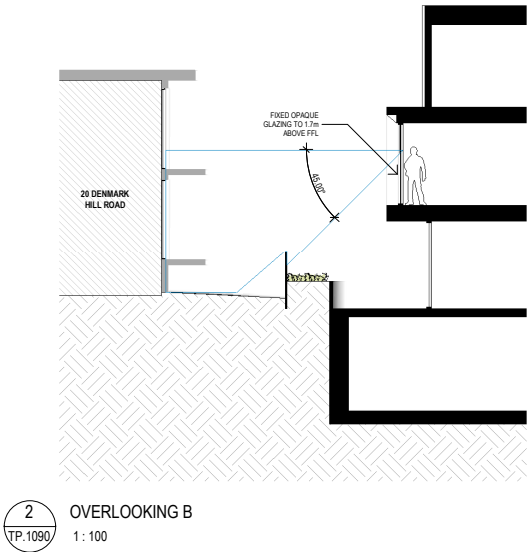
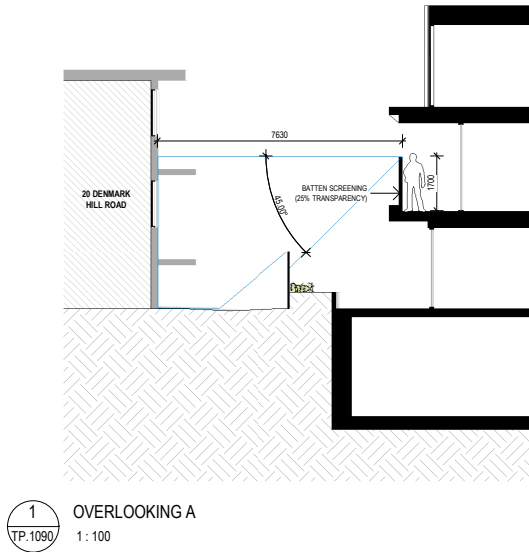
JOB  
REVISION  
DATE  
SCALE  
DRAWN BY  
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DRAWING TITLE  
**CROSS SECTION EE & FF**

TP.3002



NOTICE INFORMATION  
Date of Notice: 11 October 2022



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F	13.09.2022	TP	AP	KH

REV	DAT	REVISION	B	CH

PROJECT  
DENMARK HILL RD  
14-16 DENMARK HILL RD, HAWTHORN EAST VIC 3123  
PROJECT TYPOLOGY  
DRAWING STATUS  
TOWN PLANNING

JOB  
REVISION  
DATE  
SCALE  
DRAWN BY  
CHECKED BY  
21202  
F  
13.09.2022  
1:100 @ A1  
LB  
KH

DRAWING TITLE  
OVERLOOKING SECTION 01

TP.3100

NOTICE INFORMATION

Date of Notice: 11 October 2022

TYPOLOGY A (TH01)

AREA SUMMARY

BASEMENT FLOOR:

GROUND FLOOR:

1ST FLOOR:

TERRACE:

POS:

TOTAL:

EXTERNAL STORE:

39m²

100m²

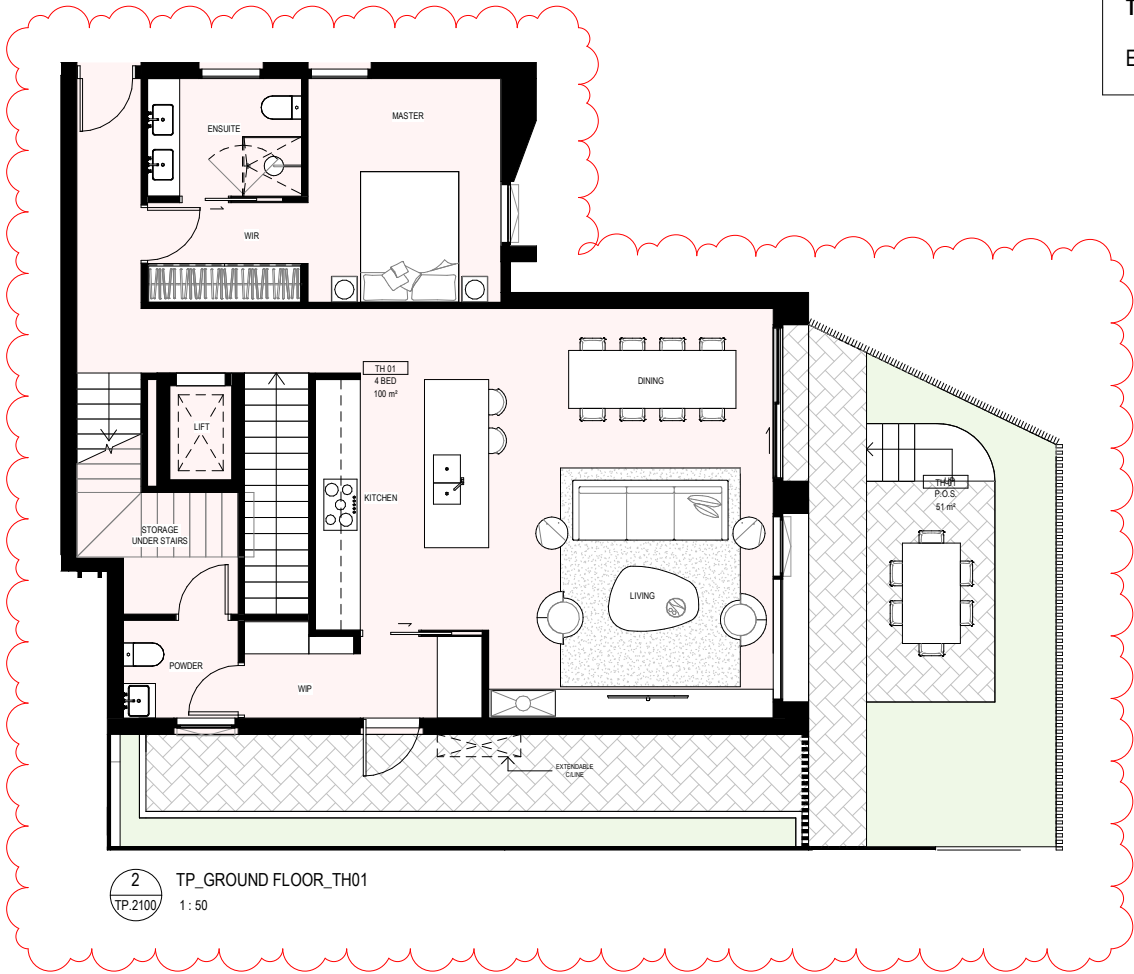
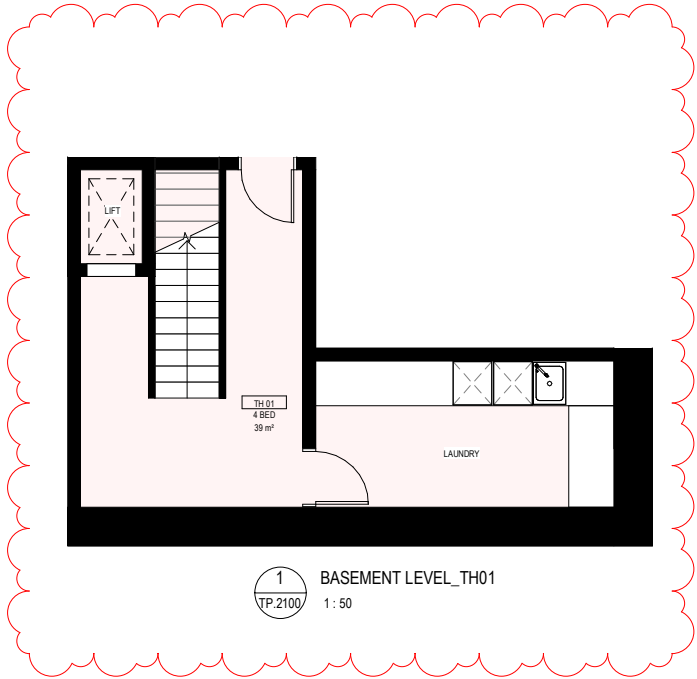
82m²

41m²

51m²

313m²

6m²



NOTE:  
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REV	DAT	REVISION	B	CH

PROJECT

DENMARK HILL RD

14-16 DENMARK HILL RD, HAWTHORN EAST VIC 3123

PROJECT TYPOLOGY

DRAWING STATUS

TOWN PLANNING

JOB

21202

REVISION

F

DATE

13.09.2022

SCALE

1: 50 @ A1

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LB

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DRAWING TITLE

TYPOLOGY A (TH01)

TP.5000

City of Boroondara

Attachment 3.1.4

129

NOTICE INFORMATION

Date of Notice: 11 October 2022

TYPOLGY A (TH01)

AREA SUMMARY

BASEMENT FLOOR:

GROUND FLOOR:

1ST FLOOR:

TERRACE:

POS:

TOTAL:

EXTERNAL STORE:

39m²

100m²

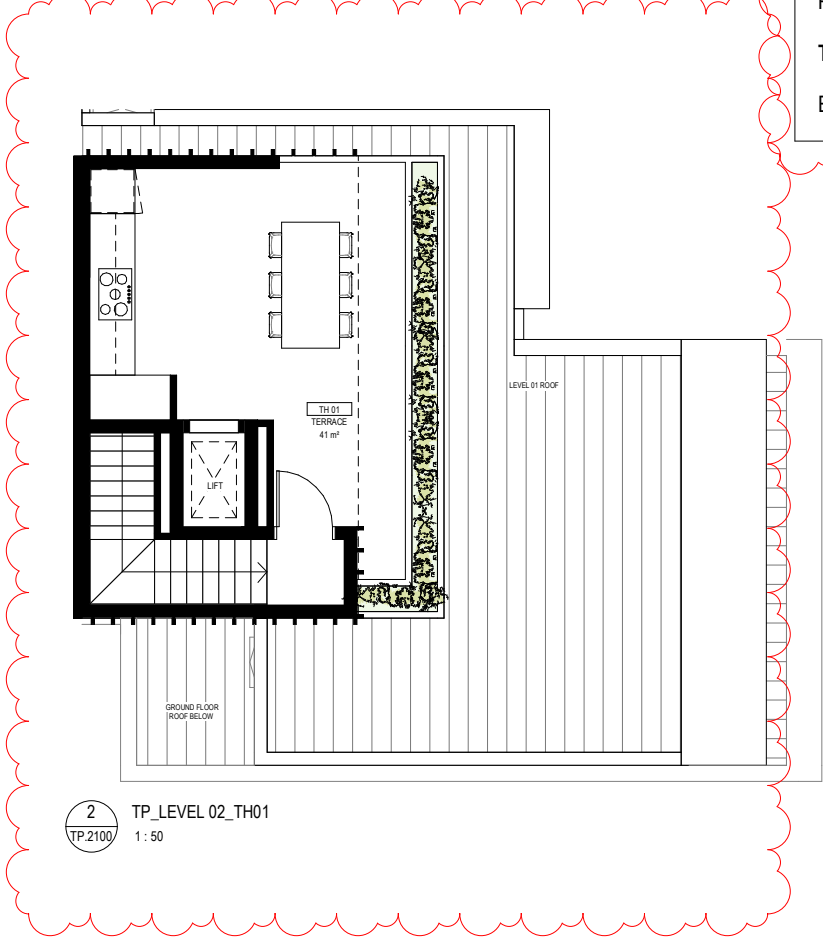
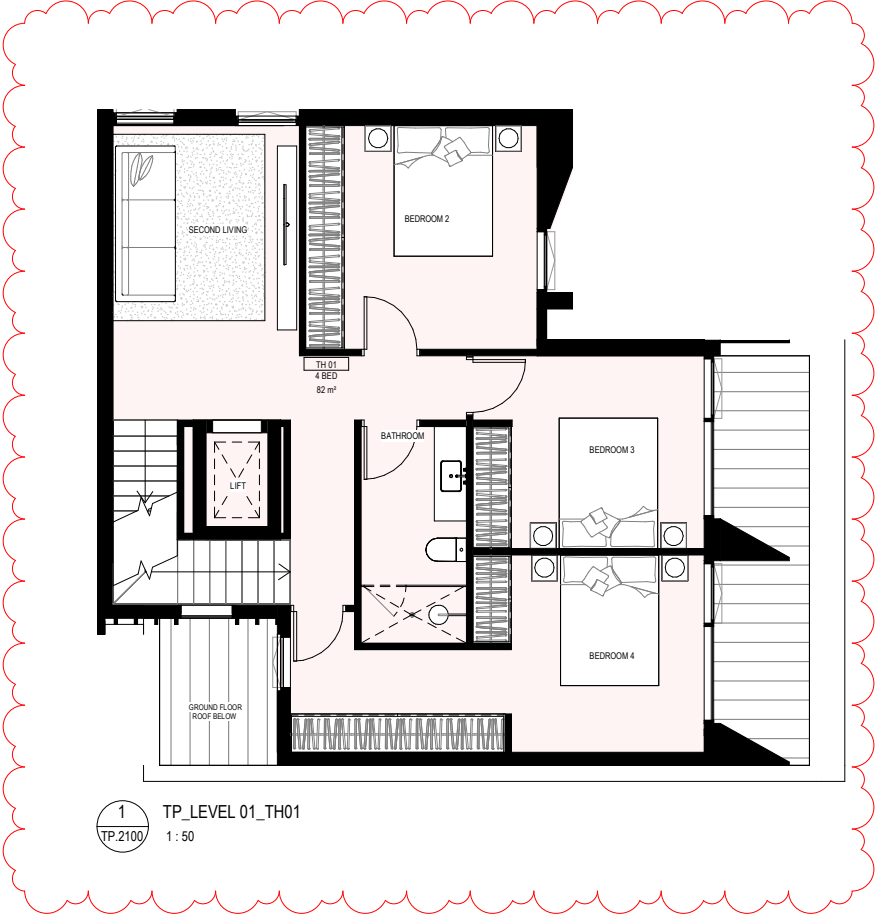
82m²

41m²

51m²

313m²

6m²



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REV	DAT	REVISION	B	CH

PROJECT

DENMARK HILL RD

14-16 DENMARK HILL RD, HAWTHORN EAST VIC 3123

PROJECT TYPOLOGY

DRAWING STATUS

TOWN PLANNING

JOB

21202

REVISION

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DATE

13.09.2022

SCALE

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DRAWING TITLE

TYPOLGY A (TH01)

TP.5001

G

City of Boroondara

Attachment 3.1.4

130



NOTICE INFORMATION

Date of Notice: 11 October 2022

TYPOLGY B (TH02/05)

AREA SUMMARY

BASEMENT FLOOR:

-

GROUND FLOOR:

36m<sup>2</sup>

1ST FLOOR:

42m<sup>2</sup>

2ND FLOOR:

32m<sup>2</sup>

POS:

22m<sup>2</sup>

TOTAL:

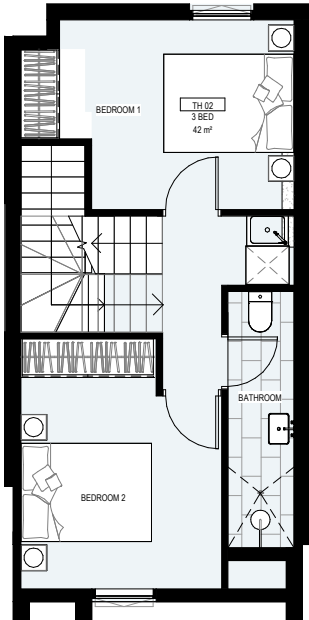
132m<sup>2</sup>

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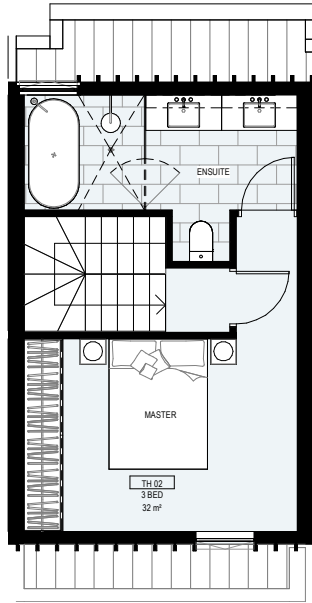
6m<sup>2</sup>



1 TP\_GROUND FLOOR\_TH02/05  
1 : 50



2 TP\_LEVEL 01\_TH02/05  
1 : 50



3 TP\_LEVEL 02\_TH02/05  
1 : 50

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D 03.12.2021 TP APPLICATION LB KH

E 15.03.2022 TP RFI LB KH

F 13.09.2022 TP AP KH

REV DAT REVISION B CH

PROJECT

DENMARK HILL RD

14-16 DENMARK HILL RD, HAWTHORN EAST VIC 3123

PROJECT TYPOLOGY

DRAWING STATUS

TOWN PLANNING

JOB REVISION 21202 F

DATE 13.09.2022

SCALE 1:50 @ A1

DRAWN BY LB

CHECKED BY KH

DRAWING TITLE

TYPOLGY B (TH02/05)

TP.5002

NOTICE INFORMATION

Date of Notice: 11 October 2022

TYPOLOGY C (TH03/04)

AREA SUMMARY

BASEMENT FLOOR:

-

GROUND FLOOR:

28m<sup>2</sup>

1ST FLOOR:

36m<sup>2</sup>

2ND FLOOR:

35m<sup>2</sup>

POS:

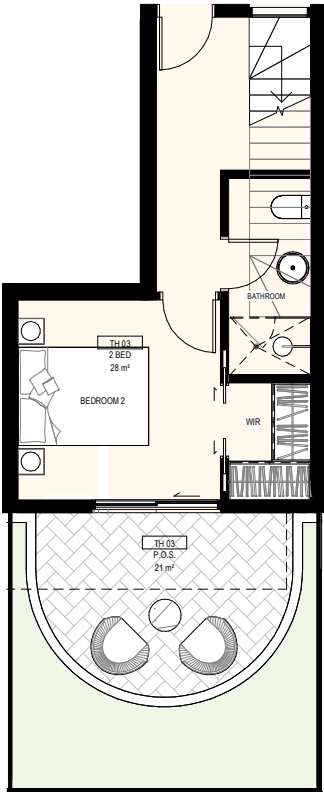
29m<sup>2</sup>

TOTAL:

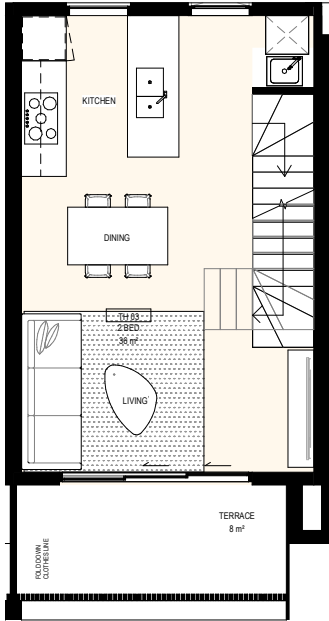
120m<sup>2</sup>

EXTERNAL STORE:

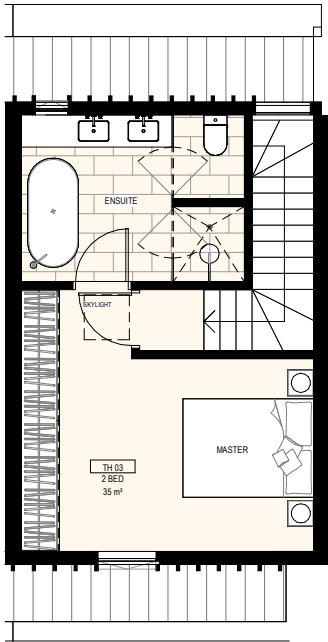
6m<sup>2</sup>



1 TP.GROUND FLOOR\_TH03/04  
1:50



2 TP.LEVEL 01\_TH03/04  
1:50



3 TP.LEVEL 02\_TH03/04  
1:50

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B 21.11.2021 PRELIMINARY LB KH

C 25.11.2021 DRAFT TP LB KH

D 03.12.2021 TP APPLICATION LB KH

E 15.03.2022 TP RFI LB KH

F 13.09.2022 TP AP KH

REV DAT REVISION B CH

PROJECT

DENMARK HILL RD

14-16 DENMARK HILL RD, HAWTHORN EAST VIC 3123

PROJECT TYPOLOGY

DRAWING STATUS

TOWN PLANNING

JOB REVISION 21202 F

DATE 13.09.2022

SCALE 1:50 @ A1

DRAWN BY LB

CHECKED BY KH

DRAWING TITLE

TYPOLGY C (TH03/04)

TP.5003

NOTICE INFORMATION

Date of Notice: 11 October 2022

TYPOLGY D (TH06)

AREA SUMMARY

BASEMENT FLOOR:

GROUND FLOOR:

1ST FLOOR:

2ND FLOOR:

POS:

TOTAL:

EXTERNAL STORE:

16m<sup>2</sup>

69m<sup>2</sup>

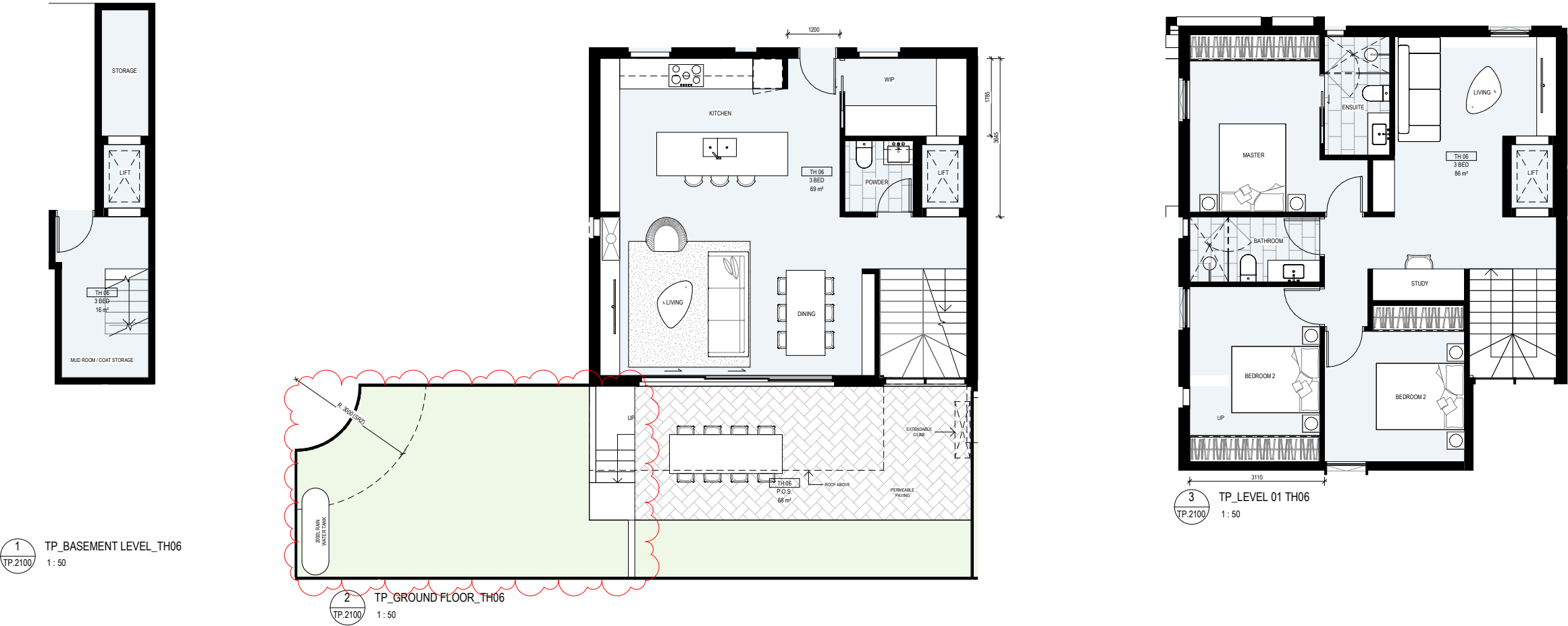
86m<sup>2</sup>

-

68m<sup>2</sup>

239m<sup>2</sup>

12m<sup>2</sup>



NOTE:  
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PROJECT

DENMARK HILL RD

14-16 DENMARK HILL RD, HAWTHORN EAST VIC 3123

PROJECT TYPOLOGY

DRAWING STATUS

TOWN PLANNING

JOB REVISION 21202 F

DATE 13.09.2022

SCALE 1:50 @ A1

DRAWN BY LB

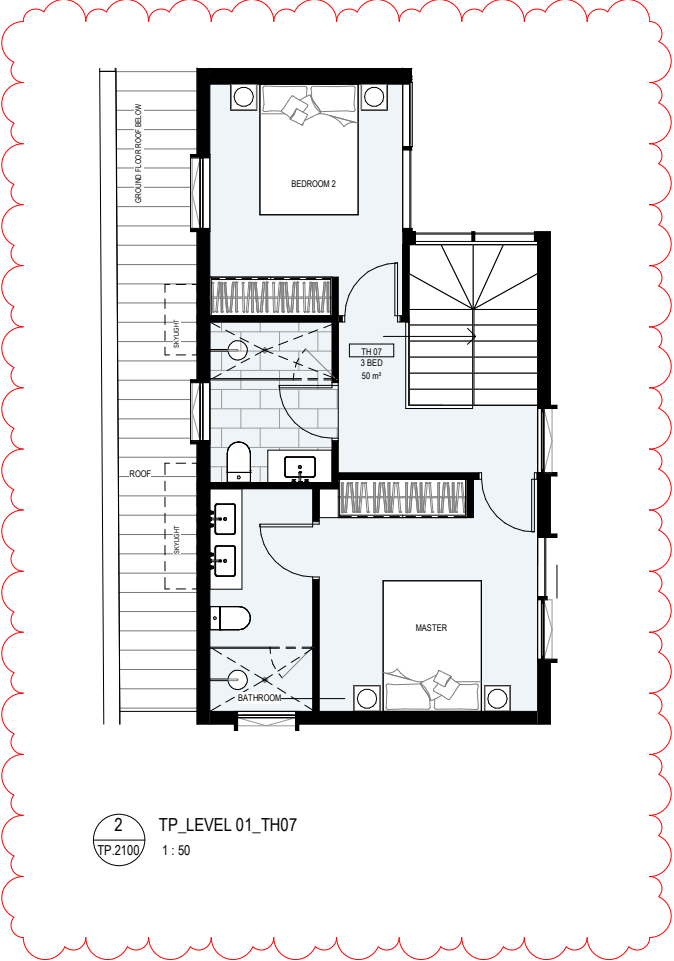
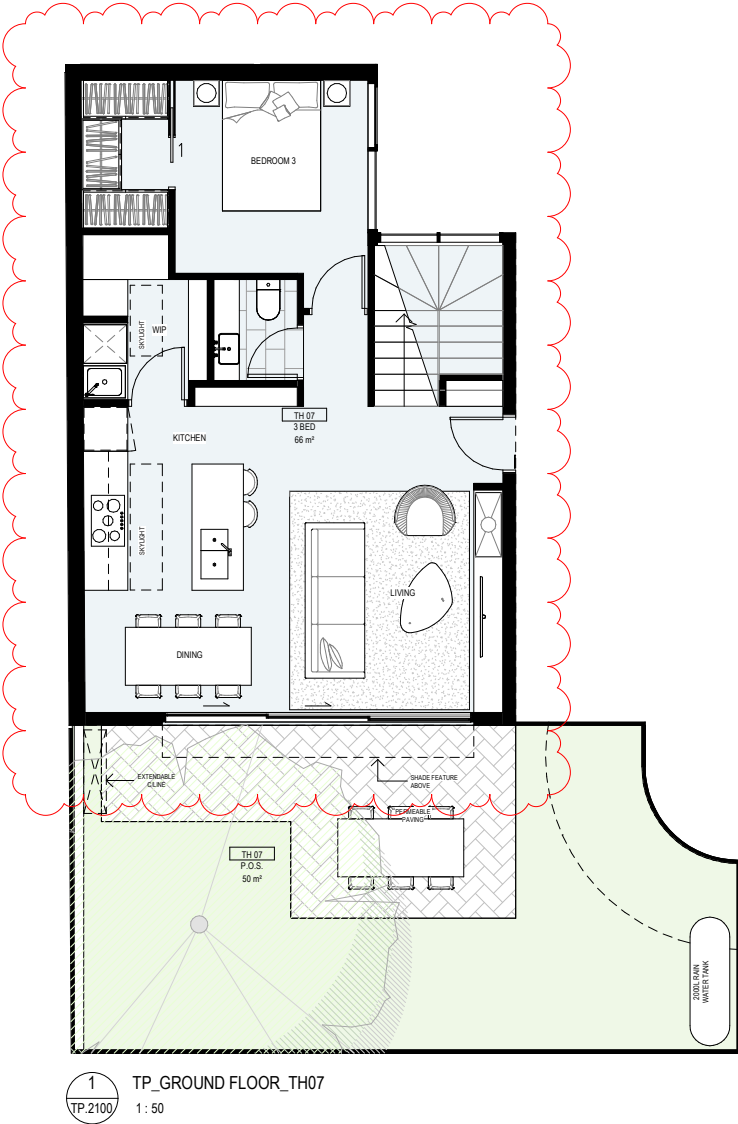
CHECKED BY KH

DRAWING TITLE

TYPOLGY D (TH06)

TP.5004





NOTICE INFORMATION	
Date of Notice: 11 October 2022	
TYPOLOGY E (TH07)	
AREA SUMMARY	
BASEMENT FLOOR:	-
GROUND FLOOR:	66m²
1ST FLOOR:	50m²
POS:	50m²
TOTAL:	166m²
EXTERNAL STORE:	7m²

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E	15.03.2022	TP RFI	LB	KH
F	13.09.2022	TP	AP	KH

REV	DAT	REVISION	B	CH

PROJECT

**DENMARK HILL RD**

14-16 DENMARK HILL RD, HAWTHORN EAST VIC 3123

PROJECT TYPOLOGY

DRAWING STATUS

**TOWN PLANNING**

JOB

21202

REVISION

F

DATE

13.09.2022

SCALE

1:50 @ A1

DRAWN BY

LB

CHECKED BY

KH

DRAWING TITLE

**TPOLOGY E (TH07)**

TP.5005

NOTICE INFORMATION

Date of Notice: 11 October 2022

TYPOLOGY F (TH08)

AREA SUMMARY

BASEMENT FLOOR:

-

GROUND FLOOR:

62m<sup>2</sup>

1ST FLOOR:

54m<sup>2</sup>

POS:

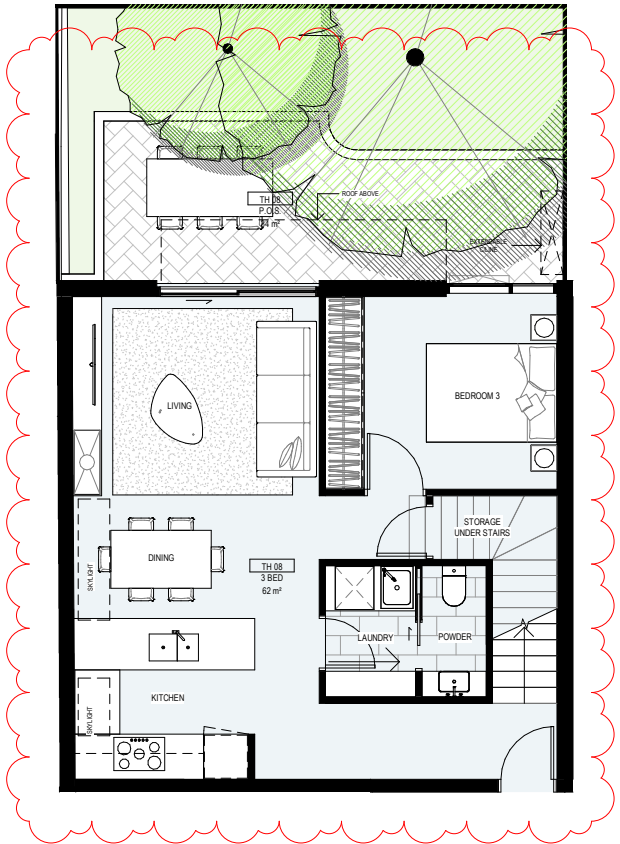
34m<sup>2</sup>

TOTAL:

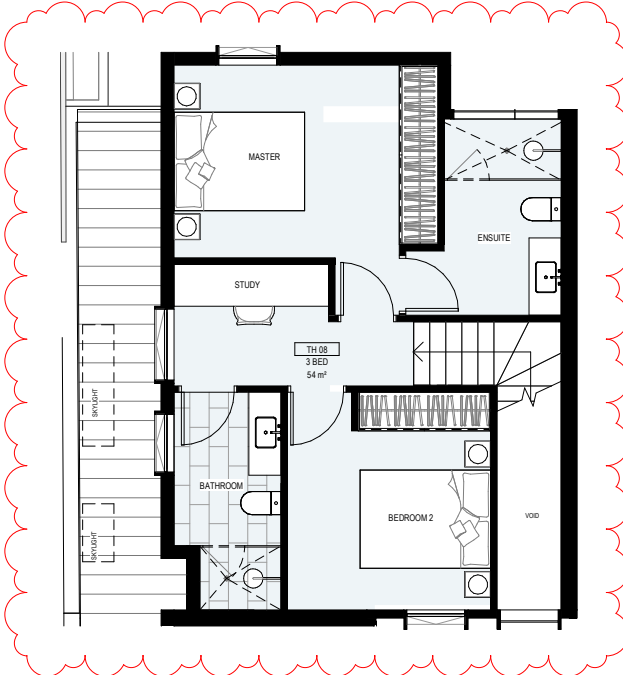
150m<sup>2</sup>

EXTERNAL STORE:

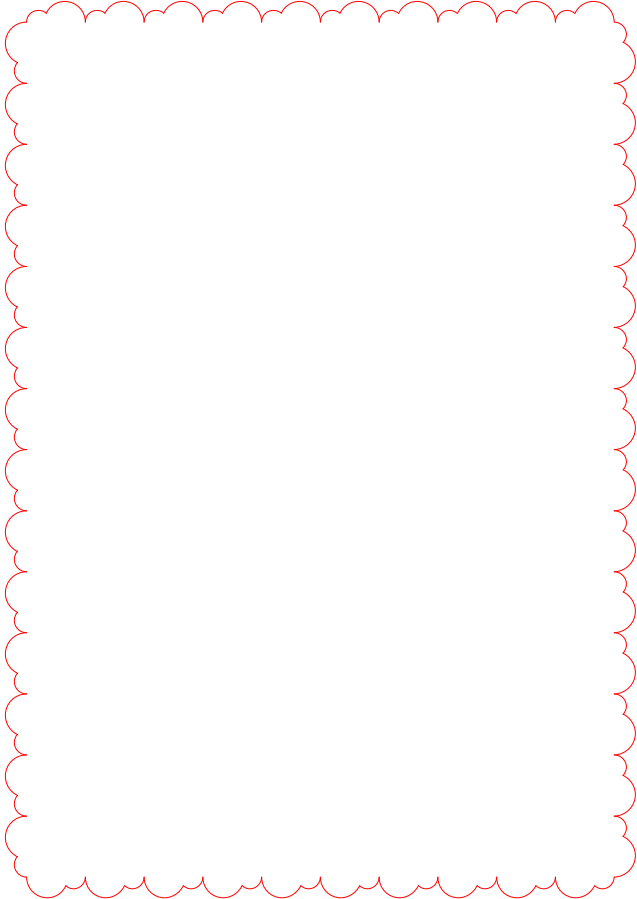
7m<sup>2</sup>



1 TP\_GROUND FLOOR\_TH08  
1 : 50



2 TP\_LEVEL 01\_TH08  
1 : 50



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B

CH

A

05.11.2021

PRELIMINARY

LB

KH

B

21.11.2021

PRELIMINARY

LB

KH

C

25.11.2021

DRAFT TP

LB

KH

D

03.12.2021

TP APPLICATION

LB

KH

E

15.03.2022

TP RFI

LB

KH

F

13.09.2022

TP

AP

KH

REV

DAT

REVISION

B

CH

PROJECT

DENMARK HILL RD

14-16 DENMARK HILL RD, HAWTHORN EAST VIC 3123

PROJECT TYPOLOGY

DRAWING STATUS

TOWN PLANNING

JOB

21202

REVISION

F

DATE

13.09.2022

SCALE

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DRAWING TITLE

TYPOLOGY F (TH08)

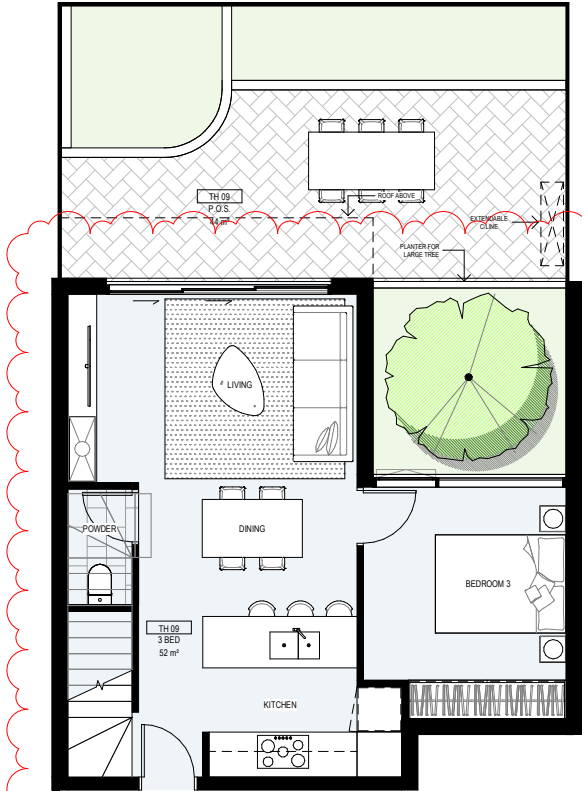
TP.5006

G

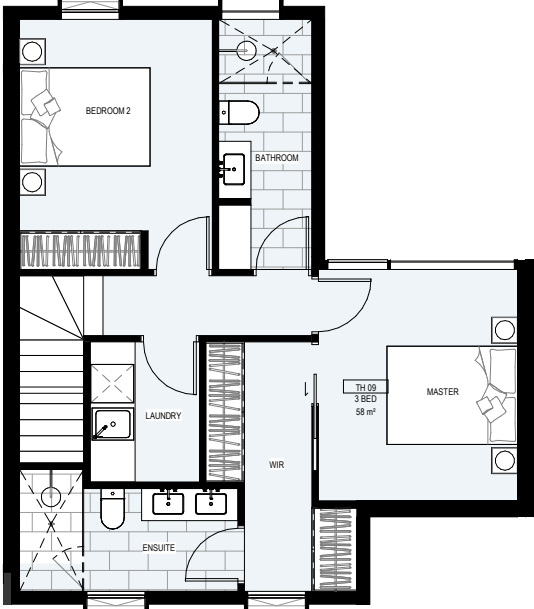
City of Boroondara

Attachment 3.1.4

135



1 TP\_GROUND FLOOR\_TH09  
1:50



2 TP\_LEVEL 01\_TH09  
1:50

NOTICE INFORMATION

Date of Notice: 11 October 2022

TYPOLGY G (TH09)

AREA SUMMARY

BASEMENT FLOOR:	-
GROUND FLOOR:	52m <sup>2</sup>
1ST FLOOR:	58m <sup>2</sup>
2ND FLOOR:	40m <sup>2</sup>
ROOFTOP	31m <sup>2</sup>
POS:	44m <sup>2</sup>
<b>TOTAL:</b>	<b>191m<sup>2</sup></b>
EXTERNAL STORE:	6m <sup>2</sup>

NOTE:  
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D	03.12.2021	TP APPLICATION	LB	KH
E	15.03.2022	TP RFI	LB	KH
F	13.09.2022	TP	AP	KH

REV	DAT	REVISION	B	CH

PROJECT  
**DENMARK HILL RD**  
14-16 DENMARK HILL RD, HAWTHORN EAST VIC 3123  
PROJECT TYPOLOGY  
  
DRAWING STATUS  
**TOWN PLANNING**

JOB  
REVISION  
DATE  
SCALE  
DRAWN BY  
CHECKED BY  
  
21202  
F  
13.09.2022  
1:50 @ A1  
LB  
KH  
  
DRAWING TITLE  
**TYPOLGY G (TH09)**



TP.5007



NOTICE INFORMATION

Date of Notice: 11 October 2022

TYPOLOGY H (TH10/11/12/13/14/15)

AREA SUMMARY

BASEMENT FLOOR:

-

GROUND FLOOR:

38m<sup>2</sup>

1ST FLOOR:

43m<sup>2</sup>

2ND FLOOR:

35m<sup>2</sup>

POS:

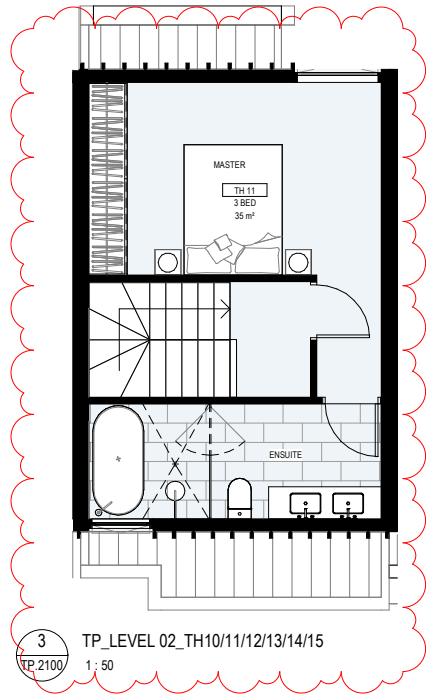
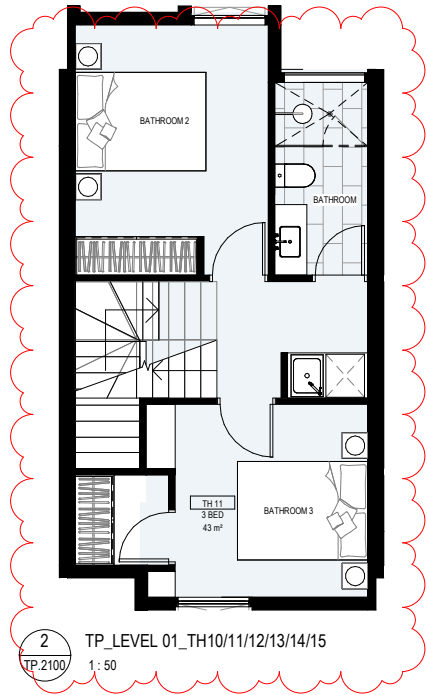
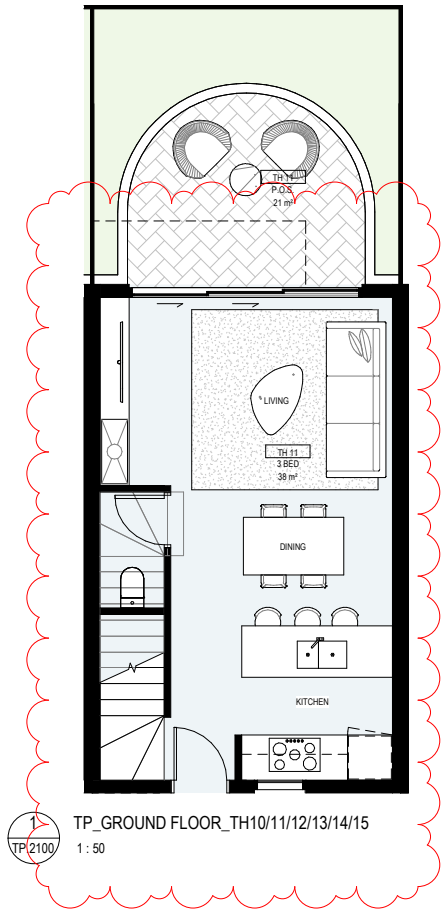
21m<sup>2</sup>

TOTAL:

137m<sup>2</sup>

EXTERNAL STORE:

6m<sup>2</sup>



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REV DAT REVISION B CH

PROJECT

DENMARK HILL RD

14-16 DENMARK HILL RD, HAWTHORN EAST VIC 3123

PROJECT TYPOLOGY

DRAWING STATUS

TOWN PLANNING

JOB REVISION 21202 F

DATE 13.09.2022

SCALE 1:50 @ A1

DRAWN BY LB

CHECKED BY KH

DRAWING TITLE

TYPOLOGY H (TH10/11/12/13/14/15)

TP.5008

NOTICE INFORMATION

Date of Notice: 11 October 2022

TYPOLOGY I (TH16)

AREA SUMMARY

BASEMENT FLOOR:

GROUND FLOOR:

1ST FLOOR:

ROOF TERRACE:

POS:

TOTAL:

EXTERNAL STORE:

34m<sup>2</sup>

102m<sup>2</sup>

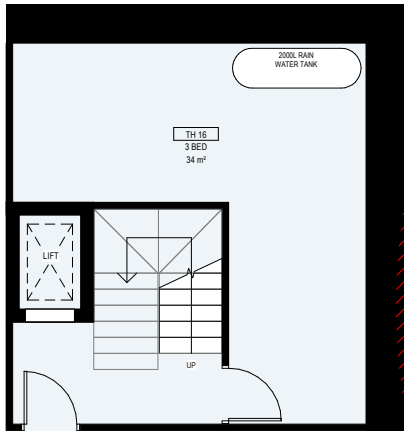
77m<sup>2</sup>

38m<sup>2</sup>

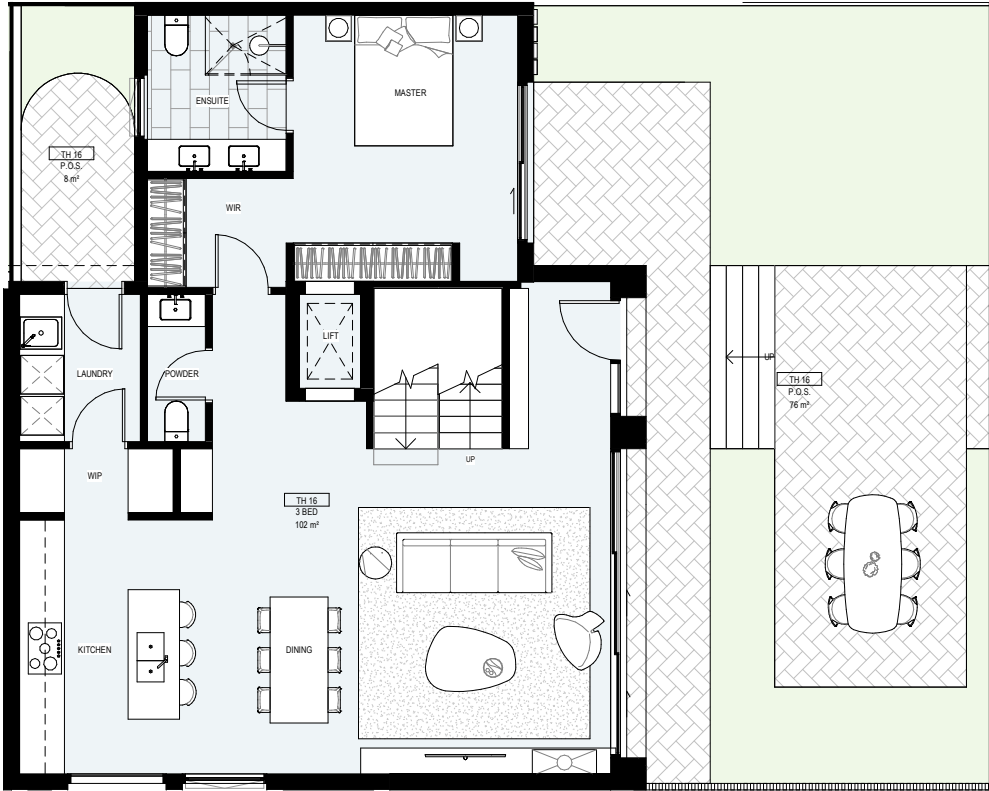
84m<sup>2</sup>

335m<sup>2</sup>

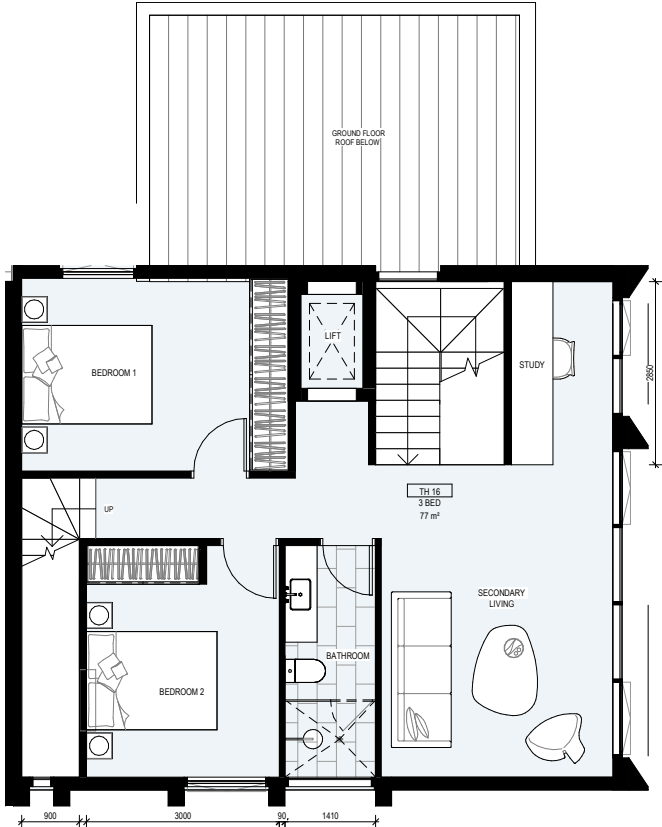
12m<sup>2</sup>



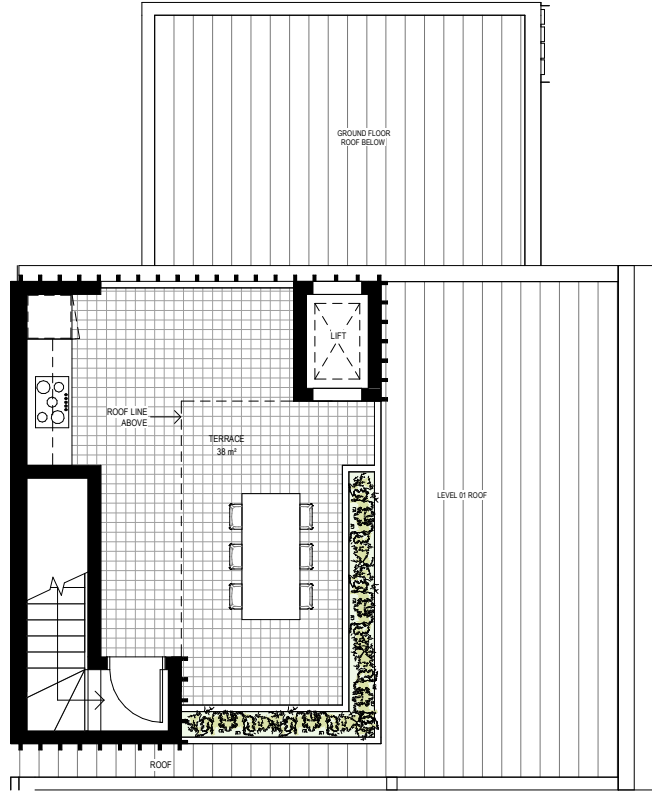
1 TP\_BASEMENT LEVEL\_TH16  
TP.2100 1 : 50



2 TP\_GROUND FLOOR\_TH16  
TP.2100 1 : 50



3 TP\_LEVEL 01 TH16  
TP.2100 1 : 50



4 TP\_LEVEL 02 TH16  
TP.2100 1 : 50

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F 13.09.2022 TP AP KH

REV DAT REVISION B CH

PROJECT

DENMARK HILL RD

14-16 DENMARK HILL RD, HAWTHORN EAST VIC 3123

PROJECT TYPOLOGY

DRAWING STATUS

TOWN PLANNING

JOB REVISION DATE SCALE DRAWN BY CHECKED BY

21202 F 13.09.2022 1:50 @ A1 LB KH

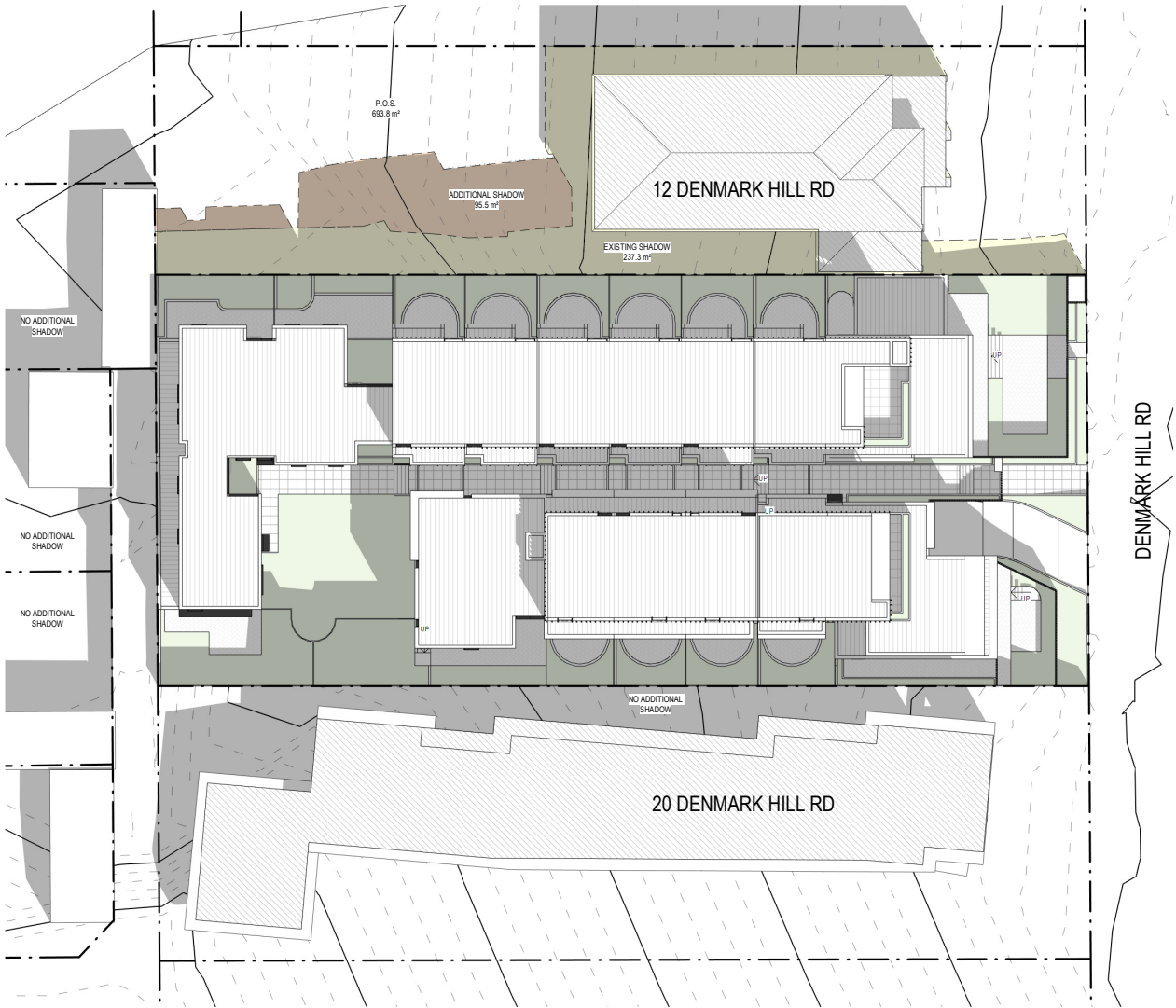
DRAWING TITLE

TYPOLGY I (TH16)

TP.5009

NOTICE INFORMATION

Date of Notice: 11 October 2022



22 SEPTEMBER  
9:00AM PROPOSED

12 DENMARK HILL ROAD

P.O.S.

EXISTING SHADOW

ADDITIONAL SHADOW

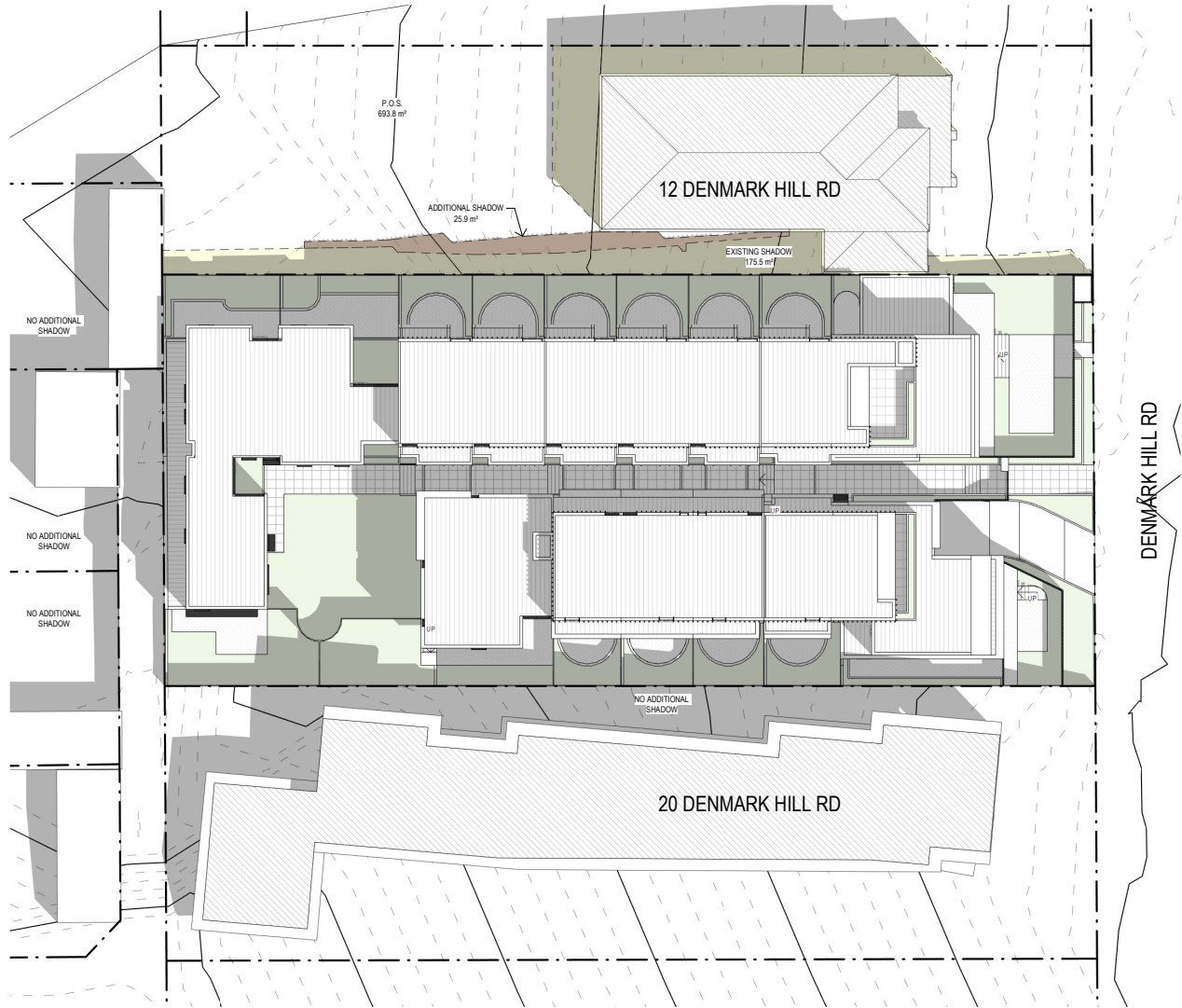
AREA NOT IN SHADOW

693.8m²

237.3m² (34.20%)

95.5m² (18.67%)

361m² (52%)



22 SEPTEMBER  
10:00AM PROPOSED

12 DENMARK HILL ROAD

P.O.S.

EXISTING SHADOW

ADDITIONAL SHADOW

AREA NOT IN SHADOW

693.8m²

175.5m² (25.3%)

25.9m² (3.7%)

492.4m² (70.9%)

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REV	DAT	REVISION	B	CH

PROJECT

DENMARK HILL RD

14-16 DENMARK HILL RD, HAWTHORN EAST VIC 3123

PROJECT TYPOLOGY

DRAWING STATUS

TOWN PLANNING

JOB

REVISION

DATE

SCALE

DRAWN BY

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DRAWING TITLE

SHADOW STUDY - 09AM / 10AM

21202

F

13.09.2022

1:200 @ A1

LB

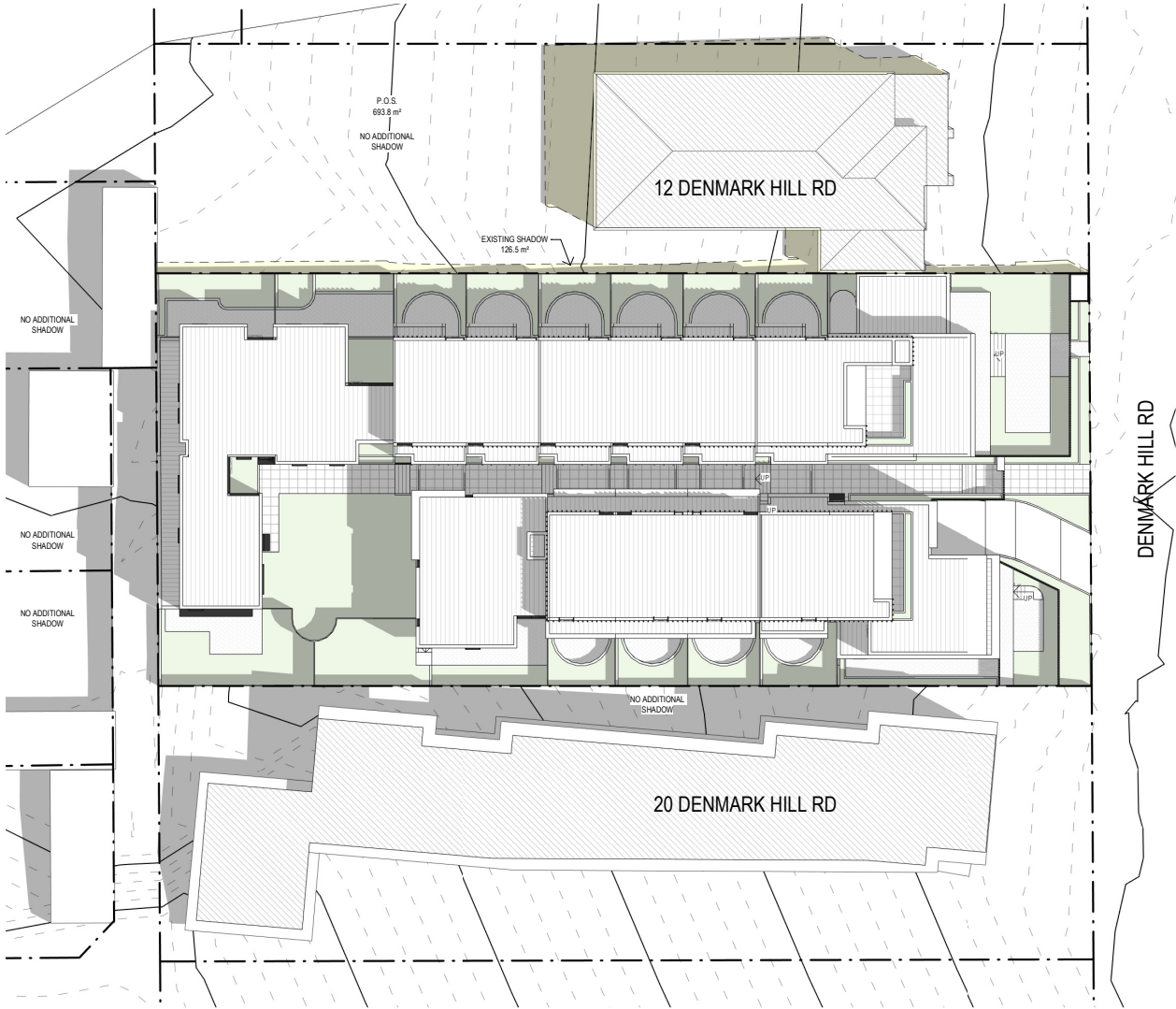
KH

TP.8000



NOTICE INFORMATION

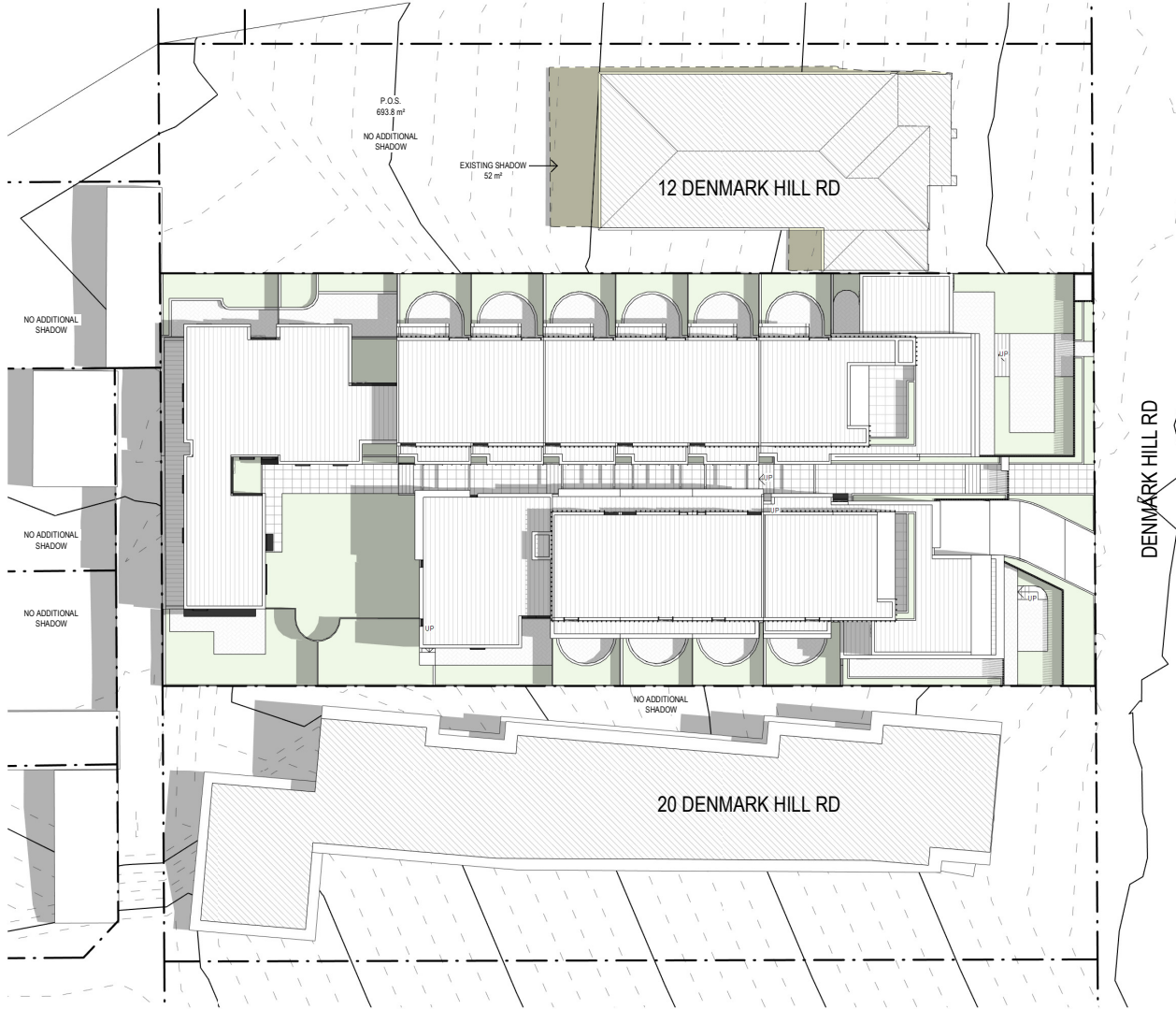
Date of Notice: 11 October 2022



22 SEPTEMBER  
11:00AM PROPOSED

12 DENMARK HILL ROAD

P.O.S	693.8m²
EXISTING SHADOW	126.5m²
NO ADDITIONAL SHADOW	-
AREA NOT IN SHADOW	567.3m²



22 SEPTEMBER  
12:00PM PROPOSED

12 DENMARK HILL ROAD

PLOT (excl. BUILT AREA)	666.3m²
EXISTING SHADOW	52m²
NO ADDITIONAL SHADOW	-
AREA NOT IN SHADOW	454.4m²

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PROJECT

DENMARK HILL RD

14-16 DENMARK HILL RD, HAWTHORN EAST VIC 3123

PROJECT TYPOLOGY

DRAWING STATUS

TOWN PLANNING

JOB

21202

REVISION

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DATE

13.09.2022

SCALE

1:200 @ A1

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DRAWING TITLE

SHADOW STUDY - 11AM / 12PM

TP.8001

City of Boroondara

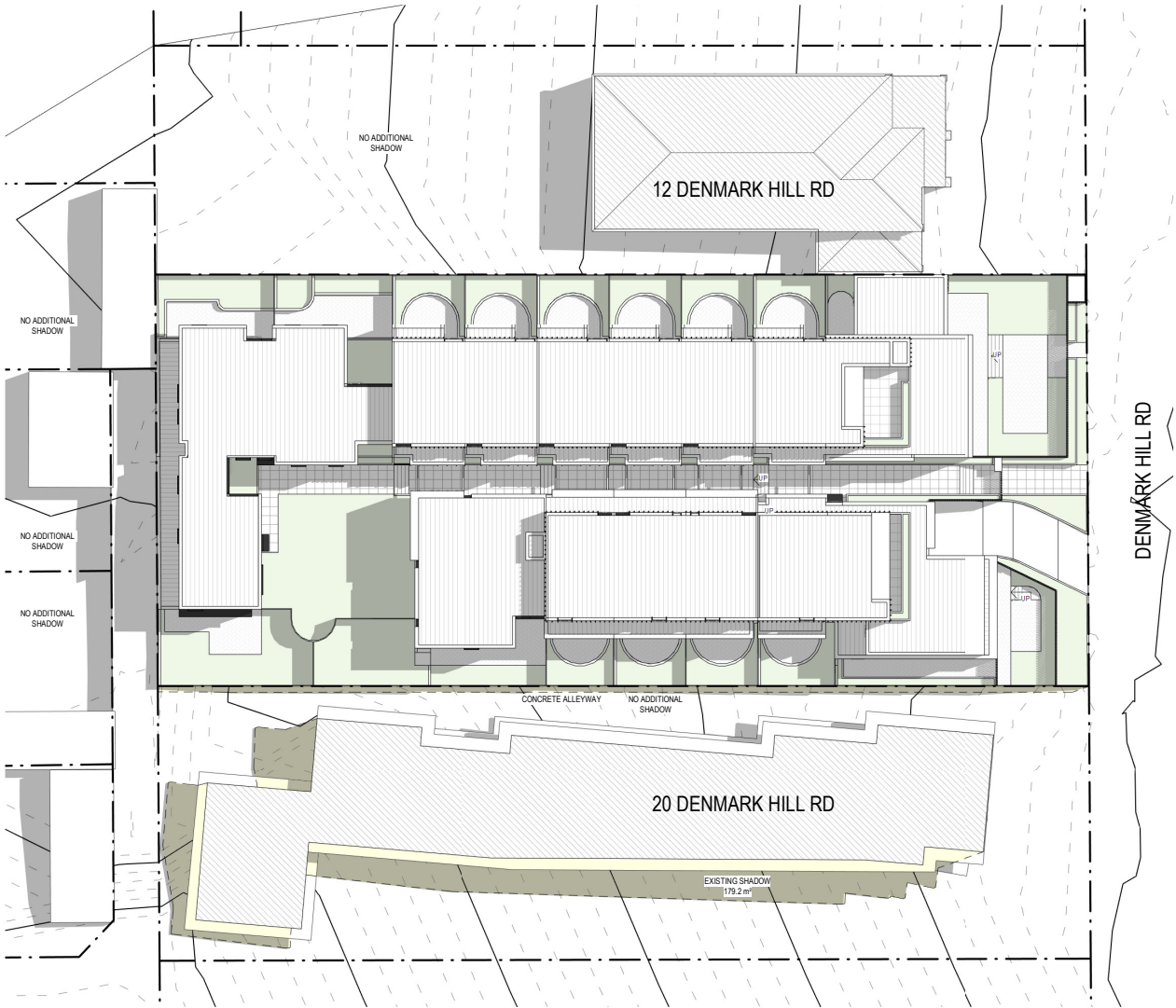
Attachment 3.1.4

140



NOTICE INFORMATION

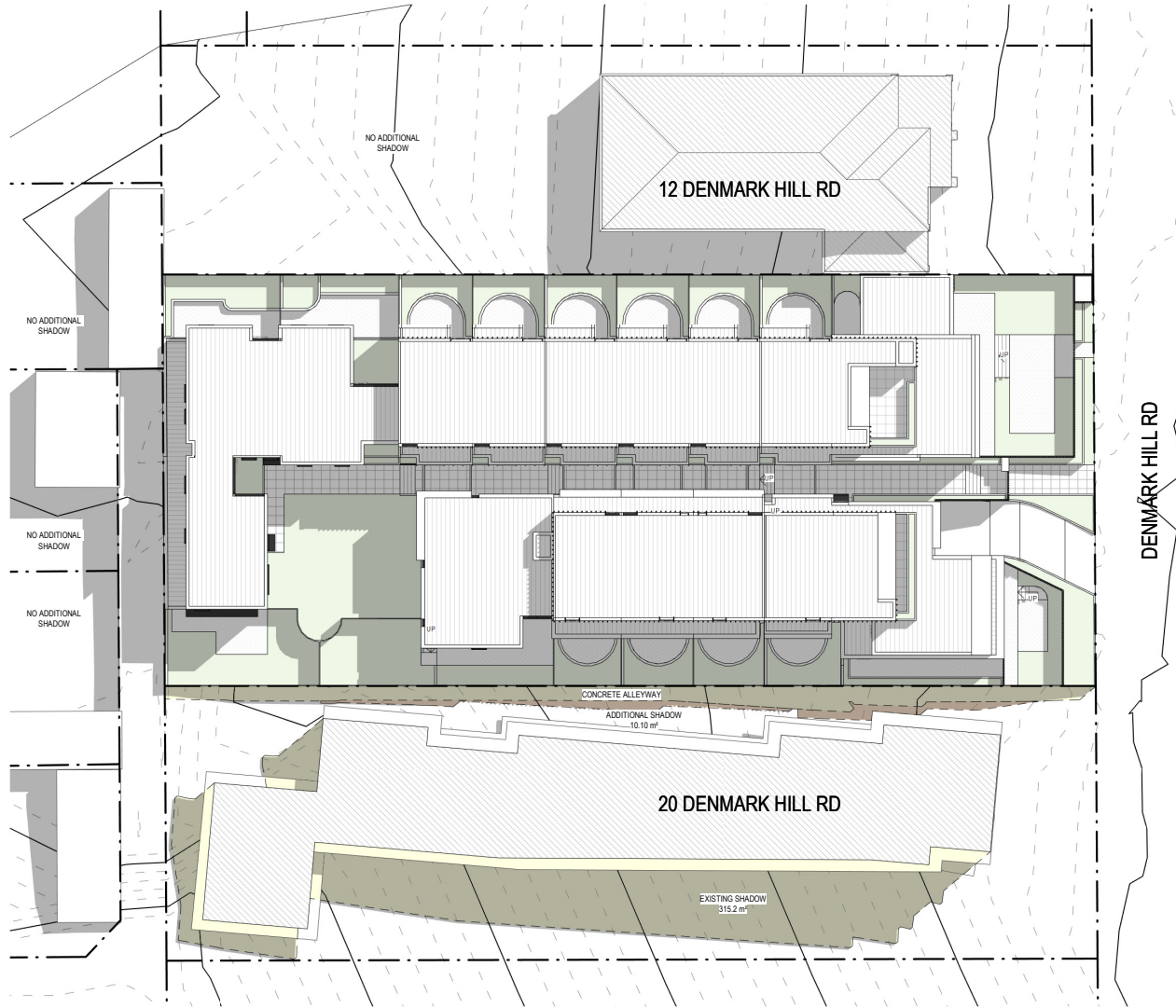
Date of Notice: 11 October 2022



22 SEPTEMBER  
1:00PM PROPOSED

20 DENMARK HILL ROAD

PLOT (excl. BUILT AREA)	693.8m²
EXISTING SHADOW	179.2m²
NO ADDITIONAL SHADOW	-
AREA NOT IN SHADOW	514.6m²



22 SEPTEMBER  
2:00PM PROPOSED

20 DENMARK HILL ROAD

PLOT (excl. BUILT AREA)	718.3m²
EXISTING SHADOW	315.2m² (43.88%)
ADDITIONAL SHADOW	15.6m² (2.17%)
AREA NOT IN SHADOW	387.5m² (53.94%)

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C	25.11.2021	DRAFT TP	LB	KH
D	03.12.2021	TP APPLICATION	LB	KH
E	15.03.2022	TP RFI	LB	KH
F	13.09.2022	TP	AP	KH

PROJECT

**DENMARK HILL RD**

14-16 DENMARK HILL RD, HAWTHORN EAST VIC 3123

PROJECT TYPOLOGY

DRAWING STATUS

**TOWN PLANNING**

JOB

21202

REVISION

F

DATE

13.09.2022

SCALE

1:200 @ A1

DRAWN BY

LB

CHECKED BY

KH

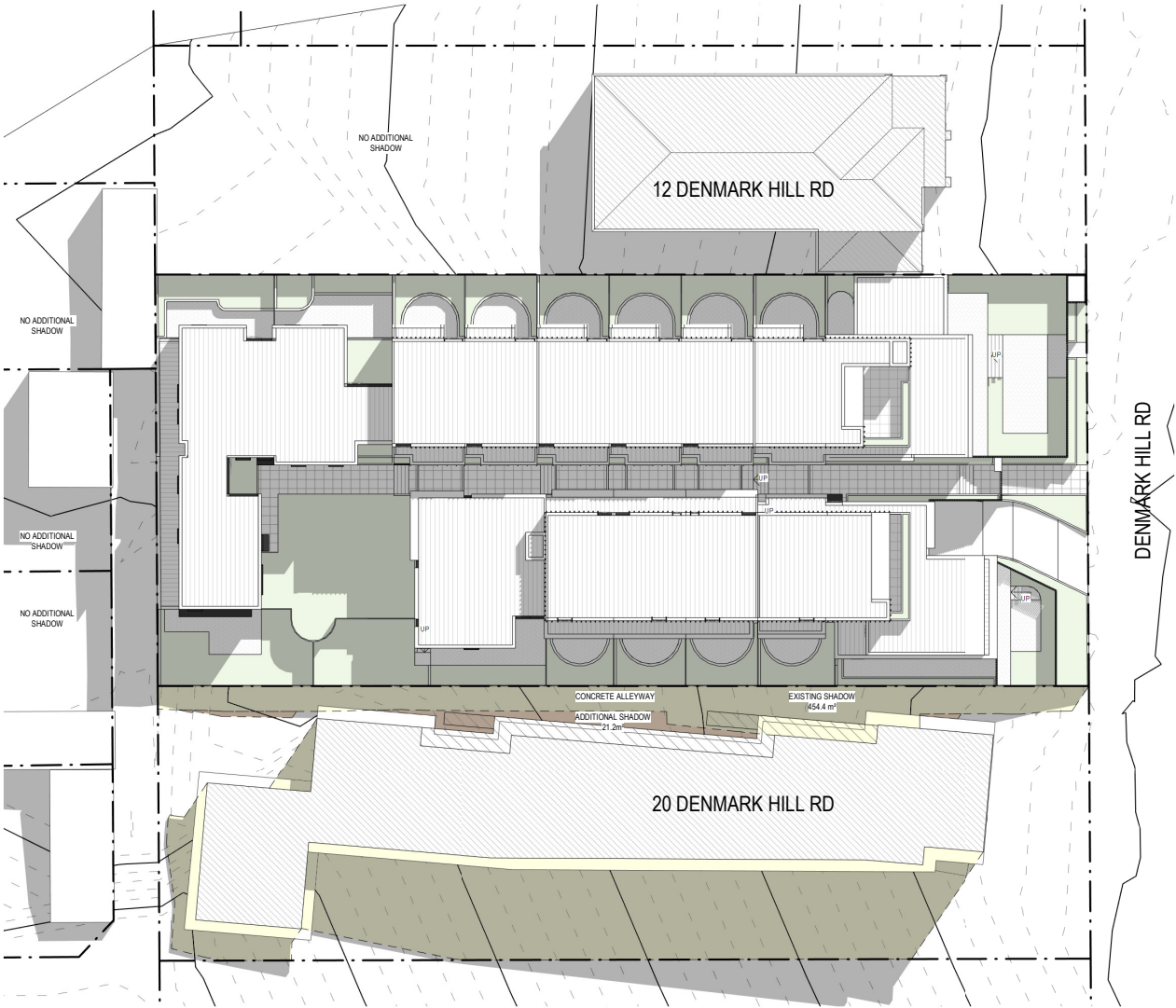
DRAWING TITLE

**SHADOW STUDY - 1PM / 2PM**

G

TP.8002

NOTICE INFORMATION  
Date of Notice: 11 October 2022



22 SEPTEMBER  
3:00PM PROPOSED

20 DENMARK HILL ROAD

PLOT (excl. BUILT AREA): 718.3m<sup>2</sup>  
EXISTING SHADOW: 454.4m<sup>2</sup> (63.26%)  
ADDITIONAL SHADOW: 21.2m<sup>2</sup> (2.95%)  
AREA NOT IN SHADOW: 242.7m<sup>2</sup> (33.8%)

CERA  
STRIBLEY

Cera Stribley  
Architecture  
Interior Design  
  
Cera Stribley Pty. Ltd.  
ABN 29 350 585 700  
  
+ 61 3 9533 2582  
info@cs-a.com.au  
www.cs-a.com.au  
Studio 5, 249 Chapel St  
Prahran VIC 3181 AUS

NOTES  
Do not scale. Contractor must verify all dimensions on site before commencing any work or preparing shop drawings which must be approved by the architect before manufacture. Any extra entailed work shown on this drawing must be claimed and approved before  
  
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REV	DAT	REVISION	B	CH
A	05.11.2021	PRELIMINARY	LB	KH
B	21.11.2021	PRELIMINARY	LB	KH
C	25.11.2021	DRAFT TP	LB	KH
D	03.12.2021	TP APPLICATION	LB	KH
E	15.03.2022	TP RFI	LB	KH
F	13.09.2022	TP	AP	KH

REV	DAT	REVISION	B	CH

PROJECT  
**DENMARK HILL RD**  
14-16 DENMARK HILL RD, HAWTHORN EAST VIC 3123  
PROJECT TYPOLOGY  
  
DRAWING STATUS  
**TOWN PLANNING**

JOB  
REVISION  
DATE  
SCALE  
DRAWN BY  
CHECKED BY  
  
21202  
F  
13.09.2022  
1:200 @ A1  
LB  
KH  
  
DRAWING TITLE  
**SHADOW STUDY - 3PM**



TP.8003

NOTICE INFORMATION

Date of Notice: 11 October 2022

# DEVELOPMENT SUMMARY

CERA  
STRIBLEY

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DENMARK HILL

14-16 Denmark Hill Road,  
Hawthorn East

# DEVELOPMENT SUMMARY

NOTICE INFORMATION  
Date of Notice: 11 October 2022

ADDRESS 14-16 Denmark Hill Road, Hawthorn East  
PROJECT STATUS Town Planning  
DATE Sep-22

Site Coverage (m2)	930.0
Site Coverage (%)	54.5%
Garden Area (%)	36.4%
Permeability (%)	24%
Basement Coverage (%)	70%

PROJECT SUMMARY - TOWNHOUSES AND PARKING

LEVEL	2 BEDROOM	3 BEDROOM	4 BEDROOM	TOTAL TOWNHOUSES	REQUIRED CAR PARKS	PROVIDED CARPARKS
BASEMENT 01					30.0	33.0
GROUND	2	13	1	16		
LEVEL 01						
LEVEL 02						
SUBTOTAL	2	13	1	16	30.0	33.0
PERCENTAGE	12.5%	81.3%	6.3%			

PROJECT SUMMARY - AREAS

LEVEL	PARKING / COMMON	TOWNHOUSE NSA (m2)	FRONT YARD/P.O.S (m2)	TERRACE (m2)
BASEMENT 01	1099.0	89.0		
GROUND	83.0	807.0	540.0	
LEVEL 01		821.0		
LEVEL 02		344.0		283.0
SUBTOTAL	1182.0	2061.0	540.0	283.0

TOWNHOUSES

NUMBER	TYPE	ORIENTATION	CAR ALLOCATION	BASEMENT (m2)	GROUND (m2)	FIRST (m2)	SECOND (m2)	TOTAL AREA (EXCL. POS & TERRACE)	P.O.S.	TERRACE	TOTAL EXTERNAL AREA
TH 01	4 BED 2 BATH	N/E/W	3	39	100	82	0	221	51	41	92
TH 02	3 BED 2 BATH	E/W	2		36	42	32	110	22		22
TH 03	2 BED 1 BATH	E/W	1		28	36	35	99	21	8	29
TH 04	2 BED 1 BATH	E/W	1		28	36	35	99	21	9	30
TH 05	3 BED 2 BATH	E/W	2		36	42	32	110	20		20
TH 06	3 BED 2 BATH	S/E/W	2	16	69	86		171	68		68
TH 07	3 BED 2 BATH	N/S/E/W	2		66	50		116	49		49
TH 08	3 BED 2 BATH	N/E/W	2		62	54		116	34		34
TH 09	3 BED 2 BATH	E/W	2		52	58		110	44	31	75
TH 10	3 BED 2 BATH	E/W	2		38	43	35	116	21	26	47
TH 11	3 BED 2 BATH	E/W	2		38	43	35	116	21	26	47
TH 12	3 BED 2 BATH	E/W	2		38	43	35	116	21	26	47
TH 13	3 BED 3 BATH	E/W	2		38	43	35	116	21	26	47
TH 14	3 BED 2 BATH	E/W	2		38	43	35	116	21	26	47
TH 15	3 BED 2 BATH	E/W	2		38	43	35	116	21	26	47
TH 16	3 BED 2 BATH	S/E/W	3	34	102	77		213	84	38	122
TOTAL			32.0	89.0	807.0	821.0	344.0	2061.0	540.0	283.0	823.0

Note: All areas are approximate only and are subject to final checking against survey information and authority approvals.

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DENMARK HILL

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Hawthorn East



NOTICE INFORMATION  
Date of Notice: 11 October 2022

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DENMARK HILL

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Hawthorn East

## Confidential map of objectors



\*properties highlighted in blue objected to both advertised plans and S57a plans

Objector's not on map:

- 5 Campbell Grove
- Level 22, 100 William Street,  
WOOLLOOMOOLOO NSW 2010