

## NEIGHBOURHOOD CHARACTER

The subject site is situated within the Dandenong Creek Escarpment Area where the future character seeks a landscape that will evolve with a large number of native trees that will provide overhead canopy to unify diverse built form. A mix of single and double storey built form is available throughout the neighbourhood with garages incorporated into dwellings and buildings designed to address streetscapes.



15 Katoomba Drive, Mulgrave



Proposed 501-515 & 517-521 POLICE ROAD, MULGRAVE



26 Katoomba Drive, Mulgrave

The NRZ stipulates a minimum lot size of 300sqm. Each lot is in excess of the minimum size with a proposed density of 1:490m<sup>2</sup> achieved. The density provided is similar to that produced if a standard sized allotment in the neighbourhood (700-900sqm) was developed for dual occupancy purposes.

Much of the vegetation on site is considered to be insignificant, and none requires a planning permit for removal. A number of trees and shrubs are proposed to be removed to facilitate the proposed development, however its removal is not considered to be detrimental to the landscape character of the area. Significant trees on site are retained and protected with the design meandering around canopies to ensure minimal encroachment.

Extensive new landscaping is proposed which will significantly enhance the site. The landscape design includes a large number of new native canopy trees that will dominate the development. The introduction of this extensive landscaping will enhance the site and landscape character of the neighbourhood.

The proposed buildings offer a double or single storey built form with upper level setback from lower and space between buildings provided. The dwelling spacing, bulk and scape is considered appropriate for the site and surrounding neighbourhood and results in a development that responds to the future desired character of the Dandenong Creek Escarpment Area.

The proposed materials and colours chosen are muted earthy tones that complement the surrounding landscape and character of buildings within the neighbourhood.



THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH CLAUSE 55.01-2 DESIGN RESPONSE OF THE PLANNING SCHEME.

## PLANNING SCHEME REQUIREMENTS

The subject site is situated within the Neighbourhood Residential Zone 4 (NRZ4) with no overlays affecting this land. A planning submission has been prepared to demonstrate how the proposal is consistent with the relevant State and Local Planning Policies, including ResCode requirements. The following key ResCode considerations are detailed within the planning report:

**Clause 55.03-3 Site Coverage & 55.03-4 Permeability**  
The proposal provide a site coverage of 36% which is far below the 50% maximum specified in the NRZ4. Similarly, the overall permeable area is 46% which exceeds the minimum 30% specified in the NRZ4. It allows for the efficient use of the site whilst maintaining space for landscaping. The proposal facilitates on-site stormwater infiltration and reduces the impact of increased stormwater run-off on the drainage system.

**Clause 55.04-1 Side & Rear Setbacks**  
The proposal exceeds side and rear setbacks to the sites external boundaries as specified in the NRZ4. The setbacks provided allow for spacing between buildings and provision of extensive new landscaping.

**Clause 55.5-4 Private open space**  
The NRZ4 requires each dwelling to have 75sqm of private open space with one area of 35sqm achieving a minimum dimension of 5m. The private open space provided for each dwelling far exceed the minimum NRZ4 requirements.

**Clause 55.03-9 Solar Access to open space**  
Each lot achieves appropriate levels of solar access to open space given the orientation of the site. Dwellings on the southern side of the common access way have south facing open space, however the areas have been designed to achieve the minimum dimension required to ensure they are not substantially overshadowed by buildings.

**Clause 55.03-9 Access**  
Access to the site has been debated through the previous application and VCAT determination. As a result of the expert findings the proposed design seeks access via Katoomba Drive only. A common property driveway will extend from Katoomba Drive and provide shared access to each lot. The driveway is safe and functional, will be provided with a 6m wide pavement and allows for access to emergency and service vehicles. Space for large vehicles to turn around and leave the site in a forwards direction is provided. No direct access to Police Road is provided.

**Clause 32.09-4 - Garden Area**  
Based on the significant size of the lot a minimum garden area of 35% is required. Accordingly, the proposal dedicates a total of 45% as garden area, which complies with requirements.

**Clause 52.06 Carparking**  
The requirements of this standard have been met. Each dwelling is provided with two carspaces either via an attached double garage or a single garage and tandem carspace. Six visitor car spaces are provided to cater for the proposed 27 dwellings. The proposed accessways and carspaces are designed in accordance with the standards contained within this Clause.

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Version	Description	Drafted	Checked	Issue Date
04	Amendments made as per councils suggestion	TF	BB	31/01/2023
03	Amendments made as per councils RFI dated 2/12/2022	TF	BB	19/12/2022
01	Prepared for planning purposes	TF	MH	20/07/2022

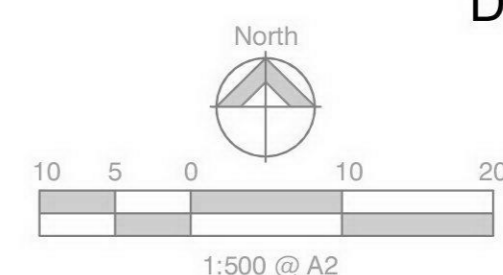
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Land Development Consultants

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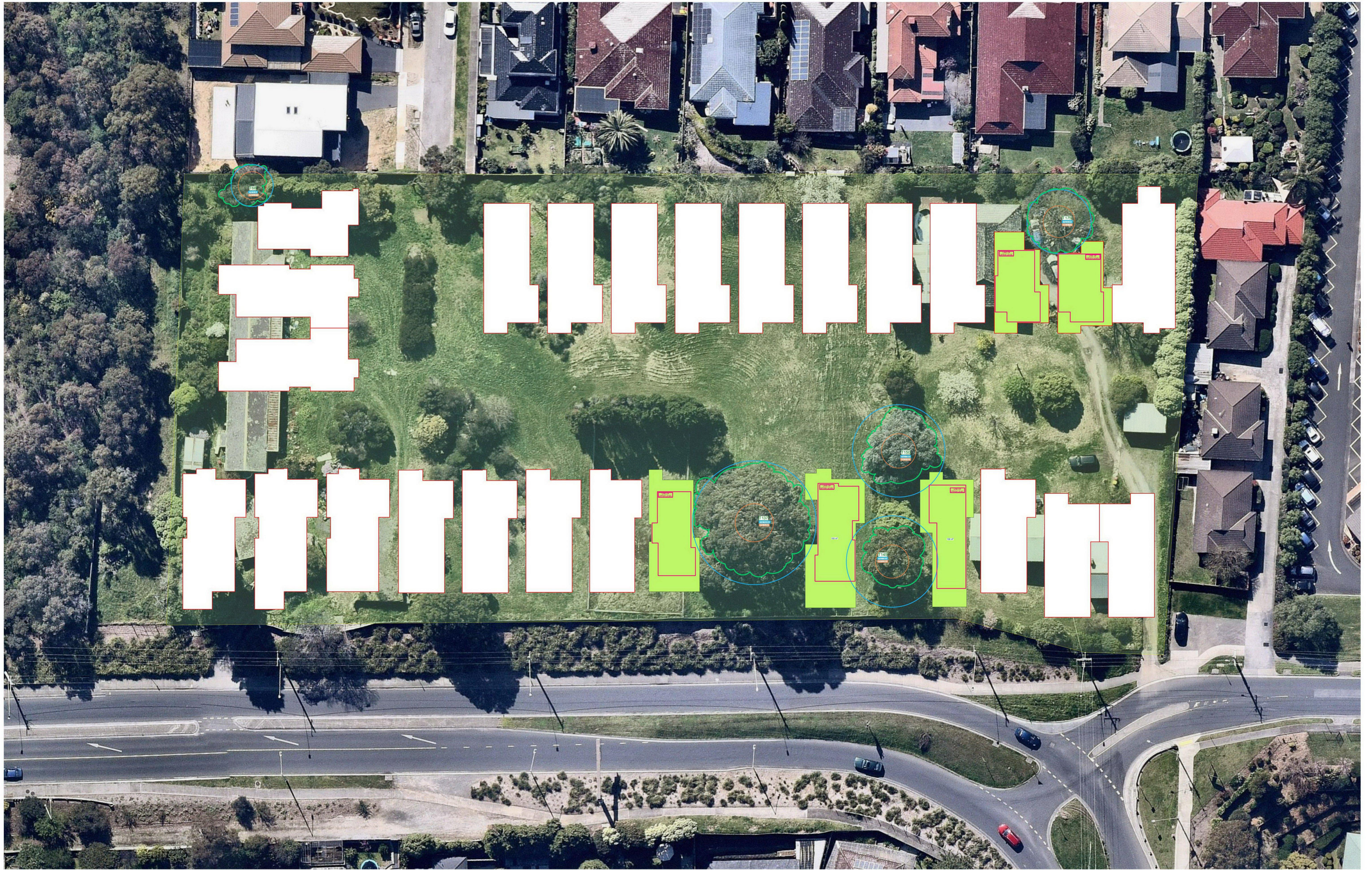
## DESIGN RESPONSE PLAN

### PROPOSED DEVELOPMENT

501-515 & 517-521 POLICE ROAD, MULGRAVE  
MONASH CITY COUNCIL

28654 P9  
Version 04

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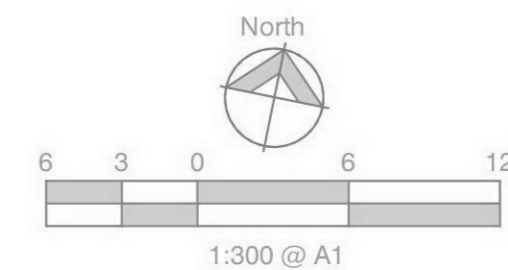
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**AERIAL PHOTO CANOPY PLAN**

PROPOSED DEVELOPMENT

501-515 & 517-521 POLICE ROAD, MULGRAVE  
 MONASH CITY COUNCIL

28654 P10  
 Version 04

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