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PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Date Plans Provided: 30/09/2021

DESIGN RESPONSE REPORT

FOR

PROPOSED 3 No DWELLINGS

AT

63 BARBER DRIVE
HOPPERS CROSSING

Design Response - The Proposal

This application seeks to demolish the existing residence at 63 Barber Drive Hoppers Crossing to construct three new dwellings:

	Kitchen, Meals & Living	Bedrooms	Bathroom	Additional rooms	Car Space
Dwelling 1	1	3	2	0	Single Garage + car space
Dwelling 2	1	3	3	Storeroom	Single Garage + car space
Dwelling 3	1	3	3	Storeroom and Study Nook	Single Garage + car space

Planning Policies

State Planning Policy Framework (SPPF)

The relevant State planning policy provisions to be taken into consideration in the assessment of the proposal include:

Clause 11 - Settlement

This policy recognises that residential development in existing residential areas should encourage a higher density whilst being respectful of neighborhood character. Consequently neighborhood character is a key consideration in the assessment of planning applications in existing residential areas and should be given equal priority with urban consolidation objectives.

30/09/2021

Clause 15 – Built Form and Heritage

This policy highlights the importance of new land use and developments appropriately responds to its landscapes, valued built form and cultural

context. Also plans to protect places and sites within significant heritage

areas, architectural, aesthetic, scientific and cultural value.

Clause 16 – Housing

The policy encourages the development of well designed medium density housing to improve housing choice, make better use of existing infrastructure and improve energy efficiency. Medium density housing must respect neighborhood character of the area in which it is located.

Clause 19 – Infrastructure

The policy aims to provide planning for development of social and physical infrastructure enabling it to be provided in a way that is efficient, equitable, accessible and timely.

City of Wyndham's Municipal Strategic Statement (MSS)

The relevant provisions of the MSS include:

Clause 21.01 – Municipal Profile

The city of Wyndham is located on the western coastal plain at the western edge of Melbourne and is one of Melbourne's designated growth corridors. Wyndham is home to a relatively high proportion of family households; a high birth rate and a larger average household size than metropolitan Melbourne. There is growing levels of cultural diversity, a relatively low level of socio-economic disadvantage and growing levels of unaffordable housing.

Key planning influences:

- Rapid population growth
- Growth area planning

- Housing diversity
- Liveability
- Natural environment and landscape
- Climate change
- Infrastructure
- Transport
- Major employment areas
- Urban design and image
- Rural areas

Wyndham city council is experiencing rapid growth requiring attention to housing diversity and housing density to ensure housing is sustainable and reflects community needs.

Clause 21.07 – Housing

Wyndham expects substantial growth in population and recognises the importance of housing diversity and housing density; reflecting overall community needs. Areas for accelerated growth at higher densities have been identified by the Transit City Strategy which are within easy walking distance to local amenities. These new growth areas present opportunity for higher density and more diverse housing around activity centres.

Objectives:

- To provide variety and choice in housing densities
- To provide a diversity of choice in housing styles and designs
- To recognise places of distinct neighbourhood character

The proposal is consistent with the MSS as it:

- Provides greater housing choice in the Wyndham's housing stock
- Close to public transport and shops.

- Provides a sympathetic form of subdivision that contributes to the overall appeal of the area and the neighbourhood.
- Provides for medium density whilst making use of the existing infrastructure.
- Will not result in any significant detrimental impacts on the adjoining properties
- Responds positively to the neighbourhood character of the area.

Clause 22.04 – Neighbourhood Character

The *Wyndham Neighbourhood Character Scoping Study 2012* identified five neighbourhood character types within the established parts of its municipality; Contemporary Garden, Garden Suburban, Garden Court, Bush Garden and Coastal Garden.

No 63 Barber Drive Hoppers Crossing is within Garden Court Character Type with incremental change deemed appropriate

Objectives:

- Protection of existing tree canopy where well established
- Provision for new canopy trees where lacking
- Pattern of dwelling spacing of 1m to 2m from side boundaries
- Low front fencing or open frontage with no fencing
- Interface with open spaces and creek or river corridors

The proposal is consistent with the MSS as it:

- This proposal does not result in the removal of significant vegetation
- Proposed siting and site coverage promotes planting of trees and the provision of open space and permeable surfaces.
- Proposed side setbacks are consistent with the MSS
- No front fencing proposed

Zoning & Overlays

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General Residential Zone

The General Residential Zone provisions (Clause 32.08) contained in the Wyndham's Planning Scheme has five main purposes.

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies*
- *To encourage development that respects the neighborhood character of the area*
- *To implement neighbourhood character policy and adopted neighbourhood character guidelines*
- *To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

The proposed development has considered and responded to the purpose of the zone. The subject land is located in close proximity to a variety of facilities and services.

In summary the policy context encourages greater choice in the type of housing to meet the varied accommodation needs of the community and supports the need for additional housing to meet moderate growth in population. Medium residential densities are to be encouraged in locations with easy access to public transport, shopping and community facilities. New developments are encouraged to respect character and residential amenity, including natural assets and consideration of views.

The site is located in close proximity to local shopping, community facilities, education facilities, and public open space reserves. The character of the neighbourhood and surrounds have been fully considered in the design response for this development and is considered to be consistent and in keeping.

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Consistent and in keeping 10/09/2021

Schedule 1 to the General Residential Zone

Minimum Street Setback	A3, B6	<i>None specified</i>	✓
Site Coverage	A5, B8	<i>None specified</i>	✓
Permeability	A6, B9	<i>None specified</i>	✓
Landscaping	B13	<i>None specified</i>	✓
Side and Rear Setbacks	A10, B17	<i>None specified</i>	✓
Walls on Boundaries	A11, B18	<i>None specified</i>	✓
Private Open Space	A17 non specified, B28	<i>None specified</i>	✓
Front Fence Height	A20 non specified, B32	<i>None specified</i>	✓

Minimum Garden Area Requirement

An application to construct or extend a dwelling or residential building on a lot must provide a minimum garden area as set out below:

Lot size (<i>in metres squared</i>)	Minimum % of a lot set aside as garden area
400-500	25
500-650	30
650 and over	35

This does not apply to:

- If specified within the zoning schedule
- If the lots is:
 - Designated as MDH site in an approved precinct structure plan or equivalent

- Designated as MDH site in an incorporated plan or approved development plan
- proposed alterations or extension to a building that did not comply on the approval date of amendment VC110

The proposal is consistent with this requirement as it:

The site occupies an area of 862m² and the proposed dwelling presents an overall site coverage of 41%, resulting in having sufficient remaining land to provide 35% garden area.

This application includes 35% garden area.

Overlays

None

Particular Provisions

52.06 Car Parking

Purpose

- *To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework;*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality;*
- *To support sustainable transport alternatives to the motor vehicle;*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities;*
- *To ensure that car parking does not adversely affect the amenity of the locality;*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

The proposal is consistent with the MSS as it:

- This proposal utilises the existing crossover and introduces another, providing access that is safe and convenient to use.
- Car parking to be attached to their associative dwelling, allowing for safe and efficient movement within the site.
- This proposal includes one open car space and one secure car space per dwelling, limiting the need for on street car parking along Barber Drive.
- Local public transport infrastructure provide transport alternative.

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Use Plans Provided: 30/09/2021

Clause 55 Compliance

B1 'Neighbourhood Character Objective'	✓
B2 'Residential Policy Objective'	✓
B3 'Dwelling Diversity Objective'	✓
B4 'Infrastructure Objective'	✓
B5 'Integration with Street Objective'	✓
B6 'Street Setback Objective'	✓
B7 'Building Height objective'	✓
B8 'Site Coverage Objective'	✓
B9 'Permeability Objective'	✓
B10 'Energy Efficiency Protection Objective'	✓
B11 'Open Space Objective'	✓
B12 'Safety Objective'	✓
B13 'Significant Trees Objective'	✓
B14 'Access Objective'	✓
B15 'Parking Location Objective'	✓
B17 'Side and Rear Setbacks Objective'	✓
B18 'Walls on Boundaries Objective'	✓
B19 'Daylight to existing Windows Objective'	✓
B20 'North Facing Windows'	✓
B21 'Overshadowing Objective'	✓
B22 'Overlooking Objective'	✓
B23 'Internal Views'	✓
B24 'Noise Impacts Objective'	✓

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B25 'Accessibility Objective'	√
B26 'Dwelling Entry'	√
B27 'Daylight to new Windows'	√
B28 'Private Open Space'	√
B29 'Solar Access to Open Space'	√
B30 'Storage Objective'	√
B31 'Design Detail'	√
B32 'Front Fence'	√
B33 'Common Property Objective'	√
B34 'Site Services Objective'	√

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Clause 55 Assessment

B1 'Neighbourhood Character Objective'

The area surrounding the site is primarily residential, majority being single and double storey brick. It should be noted Cambridge Reserve is situated just across Barber Drive. The proposal presented reflects the main themes of the surrounding area in terms of its scale, form, siting and materials and are in accordance with most of the standards discussed later.

B2 'Residential Policy Objective'

The proposed 3 dwellings is a sensitive response to the environmental, economical and social aspects of Wyndham City Council's Local Planning Policy Framework. The proposal is situated relatively close to commercial and transport nodes of the area, maximising efficient use of existing infrastructure. It is compact, energy efficient and close to public transport minimising environmental impacts. The design responds positively to the existing residential character of the area and encourages off street car parking.

B3 'Dwelling Diversity Objective'

The proposal presents three double storey dwellings (well under ten), have variations within their floor layouts and includes facilities at ground level serving the needs of the aged and disabled.

All three dwellings include a bedroom and bathroom at ground level.

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B4 'Infrastructure Objective'

The proposed three dwellings are provided with appropriate services and infrastructure meeting the needs of the future residents and do not overload the capacity of the existing infrastructure.

B5 'Integration with Street Objective'

The proposal is orientated to front Barber Drive encouraging greater observation of adjacent streets. There is an existing constructed concrete footpath to the street frontage providing adequate vehicle and pedestrian links promoting local accessibility.

B6 'Street Setback Objective'

The site stands between two residences being 61 Barber Drive and 65 Barber Drive having front setbacks of 6.2m and 7.6m, respectively. This proposal presents a front setback of 6.97m respecting neighbourhood context and is locally responsive.

B7 'Building Height objective'

The height to the uppermost point of the proposal is 7.1m, well under the maximum height specified, reducing the appearance of visual bulk, impacts of overshadowing on adjoining properties and overall protects neighbourhood character.

B8 'Site Coverage Objective'

The site occupies an area of approx 862m² and the proposal presents a site coverage of 41% promoting planting of trees and the provision of open space and permeable surfaces.

B9 'Permeability Objective'

Due to 41% site coverage there is sufficient remaining land to provide for more than 20% of the surface to be permeable promoting increased absorption of stormwater on the site. This application includes 35% permeability.

B10 'Energy Efficiency Protection Objective'

This proposal has been designed to make the best use of natural light by providing open plan living towards the north and the introduction of north facing habitable room windows allowing access to passive solar radiation, hence minimising the need for artificial daylight during the day.

B11 'Open Space Objective'

This proposal presents open space that is useable, accessible, safe and addresses all of the proposed dwellings.

B12 'Safety Objective'

This proposal has been designed to ensure entrances, access ways and private spaces are visible, safe and used appropriately. The entries are not obscured and not isolated from internal access ways and the street. Proposed planting of trees is not positioned to promote unsafe places along Barber Drive and within the site.

B13 'Significant Trees Objective'

This proposal does result in the removal of some vegetation however seeks to introduce additional vegetation compatible with the existing landscape character of the neighbourhood.

B14 'Access Objective'

This proposal utilises the existing crossover and introduces another along Barber Drive for direct access into dwelling 1. The existing crossover meets a common driveway providing access for dwellings 2 and 3 designed to be is safe and convenient to use. The design of the driveway ensures cars may enter and exit the site in a forward's direction.

B15 'Parking Location Objective'

The proposal presents three single garages attached to their associative dwellings designed to allow for safe and efficient movement within the development.

B17 ' Side and Rear Setbacks Objective'

This proposal presents a rear setback of 3.0m and has minimum setbacks of 1.0m and 3.5 from the site's northern and southern boundaries, respectively.

The upper storey is further setback from all boundaries reducing amenity impacts on neighbouring dwellings together with reducing impact of visual bulk on neighbourhood character.

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Plans provided 20/09/2021

B18 ' Walls on Boundaries Objective'

None

B19 ' Daylight to existing Windows Objective'

According to the attached shadow diagrams the proposed dwellings will not reduce the amount of natural daylight entering habitable room windows within neighbouring properties.

B20 'North Facing Windows'

As above.

B21 'Overshadowing Objective'

There is private open space within nine metres of the site and is situated to the rear of the existing residence of 61 Barber Drive, 65 Barber Drive and directly behind. According to attached shadow diagrams this proposal will not overshadow these private open space areas.

B22 'Overlooking Objective'

Existing habitable room windows and private open space are within 9m of the proposal, however potential for overlooking is minimised as this proposal sets the upper level further away from site boundaries and introduces obscured glazing, 1700mm above floor level, to all upper storey habitable room windows; providing reasonable protection against visual intrusion.

B23 'Internal Views'

All windows within the proposal have been positioned such that direct observation into other habitable room windows within the site is not possible protecting the privacy of all residents.

B24 'Noise Impacts Objective'

The only major identifiable noise source within the surrounding area is traffic along Barber Drive. All bedrooms and private open space areas are well setback.

B25 'Accessibility Objective'

This proposal presents three double storey dwellings, which have the potential to be easily made accessible to people with limited mobility. A bedroom and bathroom at ground level included in all three dwellings.

B26 'Dwelling Entry'

The proposed dwelling entries are visible and easily identifiable from Barber Drive with a sense of personal address. The proposed porch and open driveway enhances this aspect.

B27 'Daylight to new Windows'

Habitable room windows of the proposed dwellings face open space and are open to the sky promoting penetration of natural daylight into these windows for amenity while limiting the need for artificial light during the day.

B28 ' Private Open Space'

Around 130m² of land has been reserved for private open space; 40m² for dwelling 1, 43m² for dwellings 2 and dwelling three has 55m², which are subject to sunlight, safe and functionable while contributing to the character of the neighbourhood.

B29 'Solar Access to Open Space'

According to the attached shadow diagrams private open space areas will not be unreasonably overshadowed by the proposed dwellings, dwelling 2 will not be overshadowed due to its orientation.

Private open space for dwelling 1 will be mainly overshadowed during the morning and will have access to solar access during the afternoon. Inversely, dwelling 3 will be mainly overshadowed during the afternoon and will have solar access during the morning.

B30 'Storage Objective'

This proposal presents 6 cubic metres of external storage space per dwelling within the proposed sheds.

B31 'Design Detail'

The area surrounding the proposed site is primarily residential and the majority of houses depicted in the plan are single and double storey brick with a mixture of hip and gable roofing styles. The proposal presents three double storey dwellings with similar characteristics to the above aspects in style with respect to roof and façade treatment and includes face brickwork, render finish and timber weatherboards to external walls with metal roofing.

B32 'Front Fence'

None

B33 'Common Property Objective'

The communal spaces within the proposed development are safe, practical attractive and easily maintained. This reduces future management difficulty.

B34 'Site Services Objective'

This proposal includes letter boxes at front and bins to be stored at rear and taken out on garbage collection days.

CONCLUSION

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This proposal presents three double storey dwellings at 63 Barber Drive Hoppers Crossing, which strikes a balance between improving living standards and maintaining the original character of our neighbourhoods. It reflects a high standard of design, and has been reached through careful consideration of adjoining properties and the nature of the proposed site.

Aesthetic Design



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