

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation.

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: 21/04/2021

# TOWN PLANNING SUBMISSION

## APPLICATION FOR PLANNING PERMIT

Written assessment and report

**Multi Units Development:**

**Proposed construction of of One (1) Dwelling on the lot while retaining existing dwelling.**

Address: No. **10 Bellbird Court, Werribee , 3030**

---

PO BOX 2323, MOORABBIN, VIC 3189  
445-449 SOUTH RD., BENTLEIGH, VIC 3204 Tel:(04) 31664292, (03) 90781405  
E-mail: [info@archikatdesign.com.au](mailto:info@archikatdesign.com.au); [www.archikatdesign.com.au](http://www.archikatdesign.com.au)

**WYNDHAM CITY COUNCIL**  
**Town Planning**  
**Advertised Documents**

**Plan: 1 of 25**

## 1. Introduction

This report has been prepared to accompany the planning permit application to Wyndham Council for the construction of one rear double storey dwelling with associated car parking at 10 Bellbird court, Werribee, and retention of existing dwelling with Carport alteration.

The purpose of this report is to describe the proposed development, outline the impacts and merits of the proposal and review the relevant State and Local Planning Policies and Objectives and Standards of Clause 55 of Wyndham Planning Scheme. It provides an assessment of the proposed development in terms of these controls and considerations.

In support of the proposal this report provides:

- A description of the subject site and surrounds
- A description of the development proposal
- An outline of the applicable statutory planning framework
- An assessment of the proposal taking into account town planning considerations.

## 2. The Subject Site

**Address:** 10 BELLBIRD COURT WERRIBEE 3030 WYNDHAM

**Lot and Plan Number:** Lot 717 LP213276

**Local Government (Council):** Wyndham

**Property Number:** 106820

**Directory Reference:** Melway 206 C2

**Subject Site**

**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: 21/04/2021**



The site is a regular block which has a frontage to Bellbird Court of 17m and side boundaries of 40.60 m and 44.84 m. A total area of the block is 686 square meters. The site is occupied by an existing single storey brick dwelling with a pitched tiled roof and a driveway along the south east side of the block.



Date Plans Provided: 21/04/2021

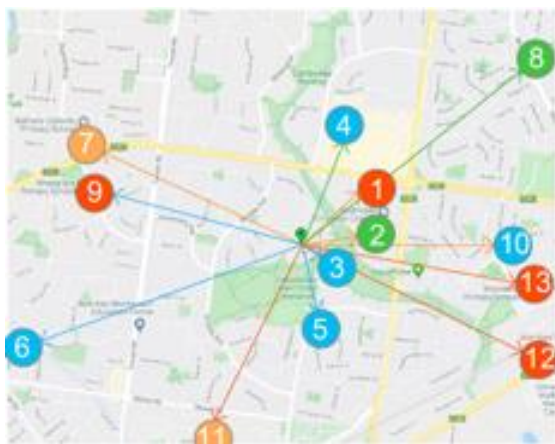
### 3. Surrounds

With regard to the site's immediate interfaces, the following is noted:

- No. 9 Bellbird Court abuts the site from the north west. This is single storey brick house with pitched tiled roof.
- No. 11 Bellbird Court abuts the site from the south. This is single storey brick house with pitched tiled roof.
- No. 3 and 2 Bellbird Court are across the street from the site from the north west. They are both single storey brick houses with pitched tiled roofs.

In terms of streetscape, the built form is characterised by single or double storey brick or weatherboard dwellings with pitch tiled roofs. Some dwellings are constructed to one side boundary. Heights range from single to double storey.

In terms its wider location, the site is located approximately 0.5 km from Werribee shopping centre. The site is close to various primary and secondary schools as well as early education within walking distance from 0.6 to 1.4 km. The nearest train station is about 2.3 km away.



1. Heathdale Christian College - 0.6 km NE
2. Heathdale Christian Early Learning - 0.06 km NE
3. Heathdale Wetlands - 0.2 km South
4. Werribee Shopping Centre - 0.5 km North
5. Wyndham Park Primary School - 0.4 km South
6. Wyndham Central College - 1.4 km SW
7. Bethany Catholic Primary School - 1.4 km NW
8. Hopper Crossing Secondary College - 2.3 km NE
9. Westgrove Primary School - 1.6 km West
10. Warringa Park Primary School - 1.2 km West
11. Werribee Station - 2.3 km SW
12. Werribee Mercy Hospital - 1.2 km SE
13. Woodville Primary School - 1.4 km SE

## 4. The proposal

The application seeks the construction of 2 Double storey Dwellings.

In summary, the key features of the proposal include:

- A single garage for the new dwelling.
- Extension of existing crossing off Bellbird Court for the new dwelling and the addition of a new driveway for the existing dwelling.
- Existing Unit 1 will get, Master bedroom with walk-in-robe and Ens, Kitchen with Pantry, laundry, dining and living, meals, bath and two additional bedrooms.
- New dwelling GF will obtain: Entry, Bedroom with Ens, Study Nook, Kitchen with Pantry, laundry, dining and living.
- New dwelling FF will obtain: Master bedroom with Ens, bath, two additional bedrooms, and a study nook.
- New dwelling POS will be 45.25 m<sup>2</sup> and Existing Unit 1 SPOS will be 36.34 m<sup>2</sup> plus front POS of 75.90 m<sup>2</sup>;
- Maximum building height is 7.82m above ground level;
- Site coverage of 39.66% is proposed. Permeability of 37.51 % will be achieved with rear, side and front side landscaped areas.
- The front setback will not be altered
- The rear setback will be from 2.5m to 4.8m.
- Significant opportunities for landscaping can be accommodated within the front setback and some on the rear to comply with Garden Area 35.5% requirements.
- Full details of the proposal are depicted on the application plans prepared by the project designer.



## 5. Planning Controls

### 5.1 Zone and Overlays Controls

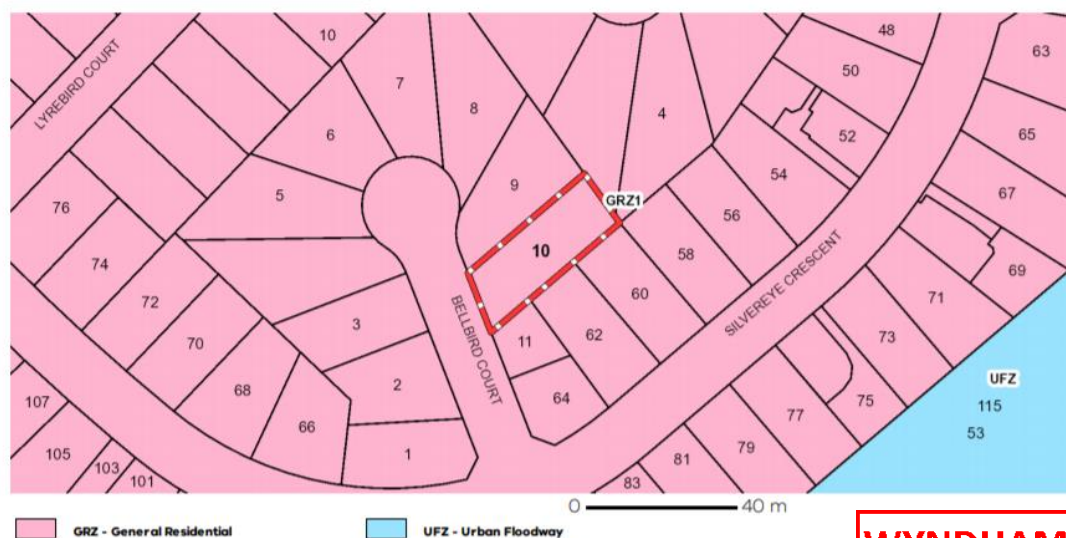
The subject site is located within a General Residential Zone 1 under WYNDHAM Scheme. The purpose of the GRZ1 includes:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To recognize areas of predominantly single and double storey residential development. To limit opportunities for increased residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environment or landscape characteristics.
- To implement neighbourhood character policy and adopted neighbourhood character guidelines.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations

#### Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Date Plans Provided: 21/04/2021

## WYNDHAM PLANNING SCHEME

13/06/2014  
GC9

### SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as GRZ1.

#### WYNDHAM RESIDENTIAL AREAS

1.0  
01/08/2013  
C189

#### Permit requirement for the construction or extension of one dwelling on a lot

Is a permit required to construct or extend one dwelling on a lot of between 300 square metres and 500 square metres?

None specified

2.0  
01/08/2013  
C189

#### Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

3.0  
01/08/2013  
C189

#### Maximum building height requirement for a dwelling or residential building

None specified.

4.0  
01/08/2013  
C189

#### Application requirements

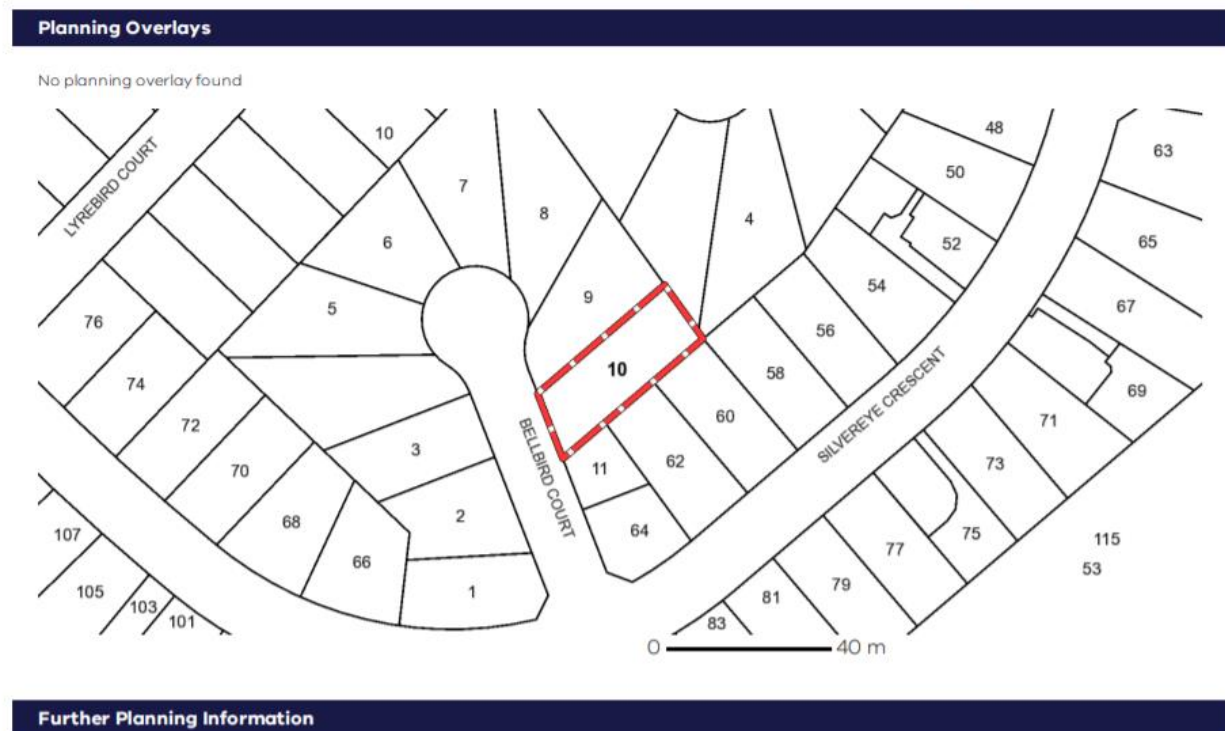
None specified.

5.0  
01/08/2013  
C189

#### Decision guidelines

None specified.

No overlays affecting the land.



Clause 55 applies as a planning permit is required for two or more dwellings on a lot. A full analysis of the proposal against Clause 55 is contained within 'planning consideration' of this report.

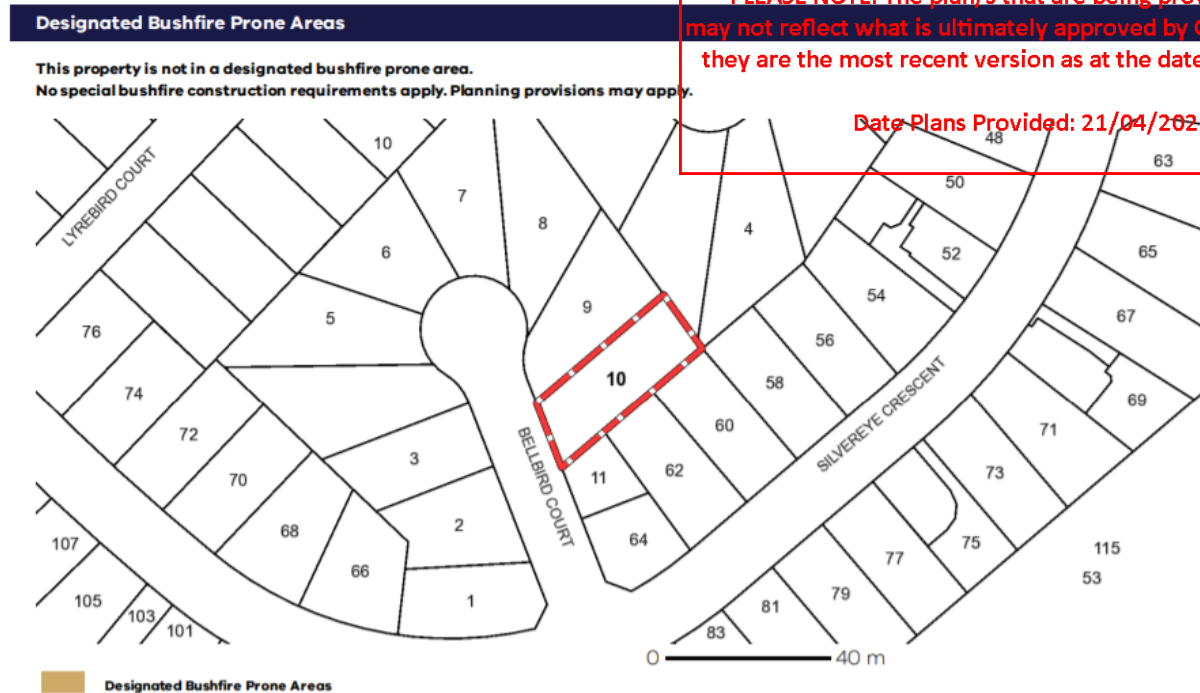
The Schedule to the GRZ1 includes modified Clause 55 Standards including maximum site coverage of 50% and minimum of permeability of 25 %.

In addition the GRZ1 schedule requires a minimum rear setback of 4m and minimum private open space is 40 sqm.

Planning Overlay None affecting this land



Date Plans Provided: 21/04/2021



## 5.2 State Planning Policy Framework (SPPF) Controls

### Clause 15 Built Environment and Heritage (Clause 15.01 urban environment)

Clause 15 sets out land use and development planning must support the development and maintenance of communities with adequate and safe physical and social environments for their residents, through the appropriate location of uses and development and quality of urban design

The objectives of Clause 15.01 is to recognise and protect cultural identity, neighbourhood and sense of place and to achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties

## **Clause 21.04 Housing and Residential Development**

Some key objectives include:

- To encourage a greater diversity of housing to meet future housing needs.
- To improve and protect the liveability, neighbourhood character and amenity of Glen Eira.
- To ensure integrated neighbourhood planning of Glen Eira's suburbs.

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: 21/04/2021

Pertinent strategies to achieve these objectives include:

- Maintain predominantly low density detached housing in areas not identified for housing diversity (minimal change areas) while ensuring that these areas contribute to housing diversity by providing a range of opportunities for new development.
- Ensure new residential development enhances the character of the neighbourhood.
- Facilitate high quality urban design and architecture that will enhance neighbourhood character.
- Ensure that potential character and amenity impacts are taken into account when multi-unit developments are proposed adjacent to lower density residential areas.

## **Clause 32.09 Neighbourhood residential zone**

Shown on the planning scheme map as NRZ with a number (if shown).

### **Purpose**

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To recognise areas of predominantly single and double storey residential development.
- To limit opportunities for increased residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To implement neighbourhood character policy and adopted neighbourhood character guidelines.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations

## 5.4 Particular Provisions

Clause 55 Two or More Dwellings on a Lot and Residential Buildings is also relevant to the application.

## 6. Planning Considerations

### 6.1 Compliance with Planning Controls

Broadly, the proposal enjoys strategic planning policy support at the State Planning Policy level, given that the proposed development seeks to make efficient and effective use of a typical suburban site in a street with a mix of dwelling heights and forms.

The architectural and urban design outcomes of the development will contribute positively to the local urban character.

## 6.2 Compliance with ResCode (Clause55)

An assessment of the proposal against the objectives and standards of Clause55 of the Wyndham Planning Scheme has been undertaken and follows.

### Clause55.01 Neighbourhood and Site Description and Design Response

The requirements of Clause 55.01 have been addressed, in part, on the Neighbourhood and Site Description/Design Response drawings and the elevations, prepared by the project designer, while the balance of the requirements are addressed in this report.

The design response has also tested the application and the adopted site layout against the individual standards of ResCode and it has been confirmed that the proposal fully complies with standard of Rescode.

<b>CLAUSE 55.01</b> <b>NEIGHBOURHOOD &amp; SITE DESCRIPTION &amp; DESIGN RESPONSE</b>	
<b>CLAUSE 55.01-1</b> <b>NEIGHBOURHOOD AND SITE DESCRIPTION</b> The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe: <ul style="list-style-type: none"> <li>• In relation to the neighbourhood: <ul style="list-style-type: none"> <li>- The pattern of development of the neighbourhood</li> <li>- The built form, scale and character of surrounding development including front fencing.</li> <li>- Architectural and roof styles.</li> <li>- Any other notable features or characteristics of the neighbourhood.</li> </ul> </li> <li>• In relation to the site: <ul style="list-style-type: none"> <li>- Site shape, size, orientation and easements.</li> <li>- Levels of the site and the difference in levels between the site and surrounding properties.</li> <li>- The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.</li> <li>- The use of surrounding buildings.</li> <li>- The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres.</li> <li>- Solar access to the site and to surrounding properties.</li> <li>- Location of significant trees existing on the site and any significant trees removed from the site in the 12 months prior to</li> </ul> </li> </ul>	<p>✓ <b>Complies</b></p> <p>As described in above neighborhood and site description</p>

<p>the application being made, where known.</p> <ul style="list-style-type: none"> <li>- Any contaminated soils and filled areas, where known.</li> <li>- Views to and from the site.</li> <li>- Street frontage features such as poles, street trees and kerb crossovers.</li> <li>- Any other notable features or characteristics of the site.</li> </ul>	<p><b>PLEASE NOTE:</b> 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:</p> <p>Date Plans Provided: 21/04/2021</p>
<p><b>CLAUSE 55.01-2</b></p> <p><b>DESIGN RESPONSE</b></p> <p>The design response must explain how the proposed design:</p> <ul style="list-style-type: none"> <li>• Derives from and responds to the neighbourhood and site description.</li> <li>• Meets the objectives of Clause 55.</li> <li>• Responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood Character Overlay.</li> </ul> <p>The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings.</p>	<p>✓ <b>Complies</b></p> <p>As described in above neighborhood and site description</p>
<p><b>CLAUSE 55.02</b></p> <p><b>NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE</b></p>	
<p><b>CLAUSE 55.02-1</b></p> <p><b>NEIGHBOURHOOD CHARACTER</b></p> <p><b>Objectives</b></p> <p>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</p> <p>To ensure that development responds to the features of the site and the surrounding area.</p> <p><b>Standard B1</b></p> <ul style="list-style-type: none"> <li>• The design response must be appropriate to the neighbourhood and the site.</li> <li>• The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</li> </ul>	<p>✓ <b>Complies</b></p> <p>The proposed development has been designed to sit comfortably with the existing and emerging built form character of this neighbourhood.</p> <p>The Neighbourhood Residential Zone (NRZ1) applies to the land. This zone anticipates a 1-2 storey character.</p> <p>The site is approximately 686 sqm in size.</p> <p>The design and layout of the proposed development addresses the key common character elements of the precinct with high permeability.</p>
<p><b>CLAUSE 55.02-2</b></p> <p><b>RESIDENTIAL POLICY</b></p> <p><b>Objectives</b></p> <p>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.</p> <p>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</p> <p><b>Standard B2</b></p> <ul style="list-style-type: none"> <li>• An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</li> </ul>	<p>✓ <b>Complies</b></p> <p>The proposed development seeks to make efficient and effective use of a typical suburban site of 686 sqm.</p> <p>The proposal enjoys strategic planning policy support at the State Planning Policy level, given that it will provide additional housing stock within Werribee, in an area, which is appropriately zoned for residential use and fully serviced. It has good access to nearby public transport.</p> <p>Maintaining similar to existing front setbacks reflects the surrounding streetscape character.</p>



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:

	reflecting the more common rhythm of dwellings in the street.
<p><b>CLAUSE 55.02-3</b></p> <p><b>DWELLING DIVERSITY</b></p> <p><b>Objective</b></p> <p>To encourage a range of dwelling sizes &amp; types in development of ten or more dwellings</p> <p><b>Standard B3</b></p> <ul style="list-style-type: none"> <li>• Developments of 10+ dwellings should provide a range of dwelling sizes &amp; types including : Dwellings with a different number of bedrooms; At least one dwelling with a kitchen, bath or shower, &amp; toilet &amp; wash basin at ground floor level.</li> </ul>	<p>✓ <b>Complies</b> Date Plans Provided: 21/04/2021</p> <p>Diversity will be achieved through provision of new and varied housing stock to the traditional forms in the area.</p>
<p><b>CLAUSE 55.02-4</b></p> <p><b>INFRASTRUCTURE</b></p> <p><b>Objective</b></p> <p>To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</p> <p><b>Standard B4</b></p> <ul style="list-style-type: none"> <li>• Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</li> <li>• Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</li> <li>• In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</li> </ul>	<p>✓ <b>Complies</b></p> <p>There is not difficulties of service.</p>
<p><b>CLAUSE 55.02-5</b></p> <p><b>INTEGRATION WITH THE STREET</b></p> <p><b>Objective</b></p> <p>To integrate the layout of development with the street.</p> <p><b>Standard B5</b></p> <ul style="list-style-type: none"> <li>• Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</li> <li>• Development should be oriented to front existing and proposed streets.</li> <li>• High fencing in front of dwellings should be avoided if practicable.</li> <li>• Development next to existing public open space should be laid out to complement the open space.</li> </ul>	<p>✓ <b>Complies</b></p> <p>Front set back will not be changed.</p>
<p><b>CLAUSE 55.03</b></p> <p><b>SITE LAYOUT AND BUILDING MASSING</b></p>	
<p><b>CLAUSE 55.03-1</b></p> <p><b>STREET SETBACK</b></p> <p><b>Objective</b></p> <p>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p> <p><b>Standard B6</b></p> <p>Walls of buildings should be set back from streets: At least the distance specified in a schedule to the zone, or If no distance is specified in a schedule to the zone, the</p>	<p>✓ <b>Complies</b></p> <p>Front set back will not be changed</p>

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: 21/04/2021

distance specified in Table B1. Porches, pergolas and verandas that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard. Table B1 provides as follows:

Development context	Minimum setback from front street (metres)	Minimum setback from side street (metres)
There are existing buildings on both abutting lots facing the same street, and the site is not on a corner.	The average distance of front walls of existing adjacent buildings facing the same street or 9m, whichever is lesser.	Not applicable.
There is an existing buildings on one abutting lot facing the same street, and no existing building on the other abutting lot facing the same street and the site is not on a corner.	the same distance as the front wall of the existing adjacent building or 9m, whichever is lesser.	Not applicable.
There is no existing buildings on either abutting lot facing the same street and the site is not on a corner.	6m for streets in a Road Zone Category 1, and 4m for other streets.	Not applicable.
The site is on a corner.	If there is a building on the abutting lot facing the front street, the same distance as the setback of the front wall of the existing abutting building facing the front street, or 9m whichever is lesser. If there is no building on the abutting lot facing the front street, 6m for streets in a Road Zone Category 1, and 4m for other streets.	Front walls of new development fronting a side street of a corner lot should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street, or 3m, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street, or 2m, whichever is the lesser.

#### CLAUSE 55.03-2

##### BUILDING HEIGHT

###### Objective

To ensure that the height of buildings respects the existing or preferred neighbourhood character.

###### Standard B7

- The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres. Changes of building height between existing buildings and new buildings should be graduated.

✓ **Complies**

The proposed dwelling will have a modest presence with an overall height of 7.82m, further ensuring that the proposed development fits with the broader streetscape.

#### CLAUSE 55.03-3

##### SITE COVERAGE

###### Objective

To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.

###### Standard B8

The site area covered by buildings should not exceed 60% of the

✓ **Complies**

In accordance with Neighborhood Residential Zone (NRZ1) requirements site coverage of 39.66% is within site coverage requirements on site

site	
<p><b>CLAUSE 55.03-4</b></p> <p><b>PERMEABILITY</b></p> <p><b>Objectives</b></p> <p>To reduce impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration</p> <p><b>Standard B9</b></p> <p><b>The site area covered by the permeable surfaces should be: 20 percent of the site</b></p>	<p><b>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:</b></p> <p><b>✓ Complies</b></p> <p><b>Date Plans Provided: 21/04/2021</b></p> <p>37.51% of the site exceeds the Standard. This will be achieved through landscape and setback areas.</p>
<p><b>CLAUSE 55.03-5</b></p> <p><b>ENERGY EFFICIENCY</b></p> <p><b>Objectives</b></p> <p>To achieve and protect energy efficient dwellings and residential buildings.</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p> <p><b>Standard B10</b></p> <p>Buildings should:</p> <ul style="list-style-type: none"> <li>• Orientated to make appropriate use of solar energy.</li> <li>• Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</li> </ul> <p>Living areas &amp; private open space should be located on the north side of the dwelling, if practicable.</p> <p>Developments should be designed so that solar access to north-facing windows is maximised.</p>	<p><b>✓ Complies</b></p> <p>The size of the subject site combined with the design of the development will ensure that the dwelling receive excellent sunlight to bedrooms and common areas.</p> <p>There is no unreasonable loss of solar access to neighboring properties.</p>
<p><b>CLAUSE 55.03-6</b></p> <p><b>OPEN SPACE</b></p> <p><b>Objective</b></p> <p>To integrate with any public or communal open space provided in or adjacent to the development</p> <p><b>Standard B11</b></p> <p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> <li>• Be substantially fronted by dwellings, where appropriate.</li> <li>• Provide outlook for as many dwellings as practicable.</li> <li>• Be designed to protect any natural features on the site;</li> <li>• Be accessible &amp; useable.</li> </ul>	<p><b>✓ N/A</b></p> <p>The proposal does not include any common areas or public open space.</p>
<p><b>CLAUSE 55.03-7</b></p> <p><b>SAFETY</b></p> <p><b>Objective</b></p> <p>To ensure the layout of development provides for the safety and security of residents and property.</p> <p><b>Standard B12</b></p> <ul style="list-style-type: none"> <li>• Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</li> <li>• Planting which creates unsafe spaces along streets and accessways should be avoided.</li> <li>• Developments should be designed to provide good lighting, visibility and surveillance of</li> <li>• Private spaces within developments should be protected from inappropriate use as public thoroughfares.</li> </ul>	<p><b>✓ Complies</b></p> <p>Entries to the proposed dwellings comply with the requirements.</p> <p>Layout does not affect safety and security</p>

<p><b>CLAUSE 55.03-8</b> <b>LANDSCAPING</b> <b>Objectives</b> To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site.</p> <p><b>Standard B13</b></p> <ul style="list-style-type: none"> <li>• The landscape layout and design should: <ul style="list-style-type: none"> <li>- Protect any predominant landscape features of the neighbourhood.</li> <li>- Take into account the soil type and drainage patterns of the site.</li> <li>- Allow for intended vegetation growth and structural protection of buildings.</li> <li>- Provide a safe, attractive and functional environment.</li> </ul> </li> <li>• Development should provide for the retention or planting of trees, where these are part of the neighbourhood</li> <li>• Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</li> <li>• The landscape design should specify landscape themes, vegetation (location &amp; species), paving &amp; lighting.</li> <li>• Development should meet any additional landscape requirements specified in a schedule to the zone.</li> </ul>	<p>✓ <b>Complies</b>: 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: <b>Date Plans Provided: 21/04/2021</b></p> <p>No significant vegetation is proposed for removal from the subject site.</p> <p>Landscaping opportunities are available at the Front and rear.</p>
<p><b>CLAUSE 55.03-9</b> <b>ACCESS</b> <b>Objectives</b> To ensure the number and design of vehicle crossovers respects the neighbourhood character</p> <p><b>Standard B14</b></p> <ul style="list-style-type: none"> <li>• The width of accessways or car spaces should not exceed: <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</li> </ul> </li> <li>• No more than one single-width crossover should be provided for each dwelling fronting a street.</li> <li>• The location of crossovers should maximise the retention of on-street car parking spaces.</li> <li>• The number of access points to a road in a Road Zone should be minimised.</li> <li>• Developments must provide for access for service, emergency and delivery vehicles.</li> </ul>	<p>✓ <b>Complies</b></p> <p>Combined double crossing are 5.4m wide which less than 40% of the 17m frontage.</p> <p>Access will be provided to ensure safe, manageable and convenient vehicle entry and exit to each dwelling.</p>
<p><b>CLAUSE 55.03-10</b> <b>PARKING LOCATION</b> <b>Objectives</b> To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments.</p> <p><b>Standard B15</b></p> <ul style="list-style-type: none"> <li>• Car parking facilities should:</li> </ul>	<p>✓ <b>Complies</b></p> <p>The garages are workable, conveniently located at the ground floor.</p> <p>There will be no unreasonable noise impacts for future residents.</p>

- Be reasonably close and convenient to dwellings and residential buildings;
- Be secure;
- Be well ventilated if enclosed.
- Shared accessways or car parks should be at least 1.5m from habitable room windows. This setback may be reduced to 1m where there is a fence at least 1.5m high or where window sills are at least 1.4m above the accessway.

**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: 21/04/2021**

## CLAUSE 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 car. 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.

✓ **Complies**

Each of the proposed dwellings will have suitable parking spaces.

#### 52.06-5 Number of car parking spaces required under Table 1

Use	Rate Column A	Rate Column B	Car Parking Measure Column C
	Applies the standard rate to all zones	Only applies where specified in a schedule to the Parking Overlay	
Display home	5		To each dwelling for five or fewer contiguous dwellings, plus
	2		To each additional contiguous dwelling
		3.5	To each 100 sq m of floor area
Dwelling	1	1	To each one or two bedroom dwelling, plus
	2	2	To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) plus
	1	0	For visitors to every 5 dwellings for developments of 5 or more dwellings

## CLAUSE 55.04

### AMENITY IMPACTS

#### CLAUSE 55.04-1

### SIDE & REAR SETBACKS

#### Objective

To ensure heights and setbacks from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

#### Standard B17

Rear setback should be 4 metres

- A new building not on, or within 200mm of boundary should be

✓ **Complies**

The development has been designed to comply with Res Code standards. The proposed setbacks are considered suitable for the character of this neighbourhood and will allow for adequate landscaping and articulation of the building visual impact of the proposed development.



**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: 21/04/2021**

setback from side or rear boundaries:

- At least the distance specified in a schedule to the zone, or
- 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.

- 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.
- 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.

#### CLAUSE 55.04-2

#### WALLS ON BOUNDARIES

##### Objective

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.

##### Standard B18

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:

For a length of more than the distance specified in a schedule to the zone; or

If no distance is specified in a schedule to the zone, for a length of more than:

- 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or
- 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, whichever is the greater.

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.

A building on a boundary includes a building set back up to 200mm from a boundary.

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 with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

#### ✓ **Complies**

The proposed development includes dwelling walls on the North and East Boundaries.  
Wall height will be 3m max.

#### CLAUSE 55.04-3

#### DAYLIGHT TO EXISTING WINDOWS

##### Objective

To allow adequate daylight into existing habitable room windows.

##### Standard B19

- Buildings opposite an existing habitable room window should provide for a light court to the existing window, of at least 3m<sup>2</sup> and 1m clear to the sky. The calculation of the area may include land on the abutting lot.

#### ✓ **Complies**

Separation distances ensure all habitable windows are protected in the proposal.

Adjacent windows are well setback from the boundary to facilitate daylight access.

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: 21/04/2021

- 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.
- Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

#### CLAUSE 55.04-4

#### NORTH FACING WINDOWS

##### Objective

To allow adequate solar access to existing north facing habitable room windows.

##### Standard B20

- If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 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, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.

✓ **Complies**

There is no north facing windows within 3 meters of the south boundary affected by sitting.

#### CLAUSE 55.04-5

#### OVERSHADOWING OPEN SPACE

##### Objective

To ensure buildings do not unreasonably overshadow existing secluded private open space.

##### Standard B21

- Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75%, or 40m<sup>2</sup> with a min. dimension of 3m, whichever is lesser, or the secluded open space should receive a minimum of 5 hrs sunlight between 9am & 3pm at 22 Sept.
- If existing sunlight to the secluded private open space of a dwelling is less than the requirements of this Standard, the amount of sunlight should not be further reduced.

✓ **Complies**

The proposed development has been designed as well-articulated double story dwelling, which ensures that overshadowing of the adjoining properties is not unreasonably affected.

#### CLAUSE 55.04-6

#### OVERLOOKING

##### Objective

To limit views into existing secluded private open space & habitable room windows.

##### Standard B22

- A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

✓ **Complies**

The development has been designed to protect the privacy of neighboring properties to the north and east.

WYNDHAM CITY COUNCIL  
Town Planning

Advertised Documents

Plan: 20 of 25

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: 21/04/2021

- A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:
  - Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.
  - Have sill heights, obscure glazing or permanent screens of at least 1.7m above floor level.
  - Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.
  - Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.
- 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.
- Screens used to obscure a view should be:
  - Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
  - Permanent, fixed and durable
  - Designed and coloured to blend in with the development.
- 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.

#### CLAUSE 55.04-7

#### INTERNAL VIEWS

##### Objective

To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.

##### Standard B23

- Windows and balconies should be designed to prevent overlooking of more than 50 percent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.

✓ **Complies**

The development has been designed to prevent overlooking to the privacy of adjoining dwellings

#### CLAUSE 55.04-8

#### NOISE IMPACTS

##### Objectives

To contain noise sources in developments that may affect existing dwellings.

To protect residents from external noise.

##### Standard B24

- Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.
- Noise sensitive rooms and secluded private open spaces of new dwellings should take account of noise sources on immediately adjacent properties.
- Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.

✓ **Complies**

The proposal will raise no unreasonable noise concerns for occupants.

#### CLAUSE 55.05

#### ON-SITE AMENITY AND FACILITIES

**WYNDHAM CITY COUNCIL**

**Town Planning**

**Advertised Documents**

**Plan: 21 of 25**

<p><b>CLAUSE 55.05-1</b>  <b>ACCESSIBILITY</b>  <b>Objective</b>  To encourage the consideration of the needs of people with limited mobility in the design of developments.  <b>Standard B25</b></p> <ul style="list-style-type: none"> <li>The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.</li> </ul>	<p>✓ <b>Complies</b></p> <p>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:  The proposed development has been designed so that people with limited mobility can access dwelling entries at ground floor level.  Date Plans Provided: 21/04/2021</p>
<p><b>CLAUSE 55.05-2</b>  <b>DWELLING ENTRY</b>  <b>Objective</b>  To provide each dwelling or residential building with its own sense of identity.  <b>Standard B26</b></p> <ul style="list-style-type: none"> <li>Entries to dwellings and residential buildings should: <ul style="list-style-type: none"> <li>Be visible and easily identifiable from streets and other public areas.</li> <li>Provide shelter, a sense of personal address and a transitional space around the entry.</li> </ul> </li> </ul>	<p>✓ <b>Complies</b></p> <p>The proposed dwellings have been designed with entrance that is easily identifiable from the street.</p>
<p><b>CLAUSE 55.05-3</b>  <b>DAYLIGHT TO NEW WINDOWS</b>  <b>Objective</b>  To allow adequate daylight into new habitable room windows  <b>Standard B27</b></p> <ul style="list-style-type: none"> <li>A window in a habitable room should face: <ul style="list-style-type: none"> <li>an outdoor space clear to sky or a light court with 3m<sup>2</sup> + &amp; min. dimension of 1m, not incl. land on an abutting lot, or</li> <li>a verandah provided it is open for at least one third of its perimeter, or</li> <li>a carport provided it has two or more open sides and is open for at least one third of its perimeter.</li> </ul> </li> </ul>	<p>✓ <b>Complies</b></p> <p>The separation from neighboring dwellings, adequate windows and appropriate orientation of the dwellings will ensure adequate daylight.</p>
<p><b>CLAUSE 55.05-4</b>  <b>PRIVATE OPEN SPACE</b>  <b>Objective</b>  To provide adequate private open space for the reasonable recreation and service needs of residents.  <b>Standard B28</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>	<p>✓ <b>Complies</b></p> <p>The proposed dwellings will be provided with more than 40 sqm of private open space with min 4 m width.</p>
<p><b>CLAUSE 55.05-5</b>  <b>SOLAR ACCESS TO OPEN SPACE</b>  <b>Objective</b>  To allow solar access into the secluded private open space of new dwellings and residential buildings.  <b>Standard B29</b></p> <ul style="list-style-type: none"> <li>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</li> </ul>	<p>✓ <b>Complies</b></p> <p>Site will receive adequate sunlight within the front and private open space.</p>

<ul style="list-style-type: none"> <li>The southern boundary of secluded private open space <u>should</u> be setback from any wall on the north of the space at least (2 +0.9h), where 'h' is the height of the wall.</li> </ul>	
<p><b>CLAUSE 55.05-6</b></p> <p><b>STORAGE</b></p> <p><b>Objective</b></p> <p>To provide adequate storage facilities for each dwelling.</p> <p><b>Standard B30</b></p> <ul style="list-style-type: none"> <li>Each dwelling should have convenient access to at least 6m<sup>3</sup> of externally accessible, secure storage space.</li> </ul>	<p><b>PLEASE NOTE:</b> 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:</p> <p>✓ <b>Complies</b></p> <p><b>Date Plans Provided: 21/04/2021</b></p> <p><del>Proposed dwelling will be provided with 6m<sup>3</sup> storage areas at backyard area.</del></p>
<p><b>CLAUSE 55.06</b></p> <p><b>DETAILED DESIGN</b></p>	
<p><b>CLAUSE 55.06-1</b></p> <p><b>DETAIL DESIGN</b></p> <p><b>Objective</b></p> <p>To encourage design detail that respects the existing or preferred neighbourhood character.</p> <p><b>Standard B31</b></p> <ul style="list-style-type: none"> <li>The design of buildings, including: <ul style="list-style-type: none"> <li>Facade articulation &amp; detailing;</li> <li>Window and door proportions;</li> <li>Roof form; and</li> <li>Verandahs, eaves and parapets.</li> </ul> </li> <li>Garages and carports should be visually compatible with the development &amp; the existing/preferred neighbourhood character.</li> </ul>	<p>✓ <b>Complies</b></p> <p>The character of the area is mixed and includes 1-2 storey dwellings with pitched roofs.</p> <p>Several modern developments already exist nearby, some attached and others in tandem.</p> <p>The proposed development will adopt a consistent approach.</p> <p>The proposal is at a scale consistent with the Broader neighborhood.</p>
<p><b>CLAUSE 55.06-2</b></p> <p><b>FRONT FENCES</b></p> <p><b>Objective</b></p> <p>To encourage front fence design that respects the existing or preferred neighbourhood character.</p> <p><b>Standard B32</b></p> <ul style="list-style-type: none"> <li>The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.</li> <li>A front fence within 3 metres of a street should not exceed: <ul style="list-style-type: none"> <li>The maximum height specified in a schedule to the zone, or</li> <li>If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3.</li> </ul> </li> </ul> <p><i>2m height for streets in a Road Zone, Category 1; or 1.5m height for any other street.</i></p>	<p>✓ <b>Complies</b></p> <p>Front fence will be 2m high render and metal.</p>
<p><b>CLAUSE 55.06-3</b></p> <p><b>COMMON PROPERTY</b></p> <p><b>Objectives</b></p> <p>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</p> <p>To avoid future management difficulties in areas of common ownership.</p> <p><b>Standard B33</b></p> <ul style="list-style-type: none"> <li>Developments should clearly delineate public, communal and private areas.</li> <li>Common property, where provided, should be functional and capable of efficient management.</li> </ul>	<p>✓ <b>N/A</b></p> <p>No common property</p>



<p><b>CLAUSE 55.06-4</b>  <b>SITE SERVICES</b>  <b>Objectives</b>  To ensure that site services can be installed and easily maintained.  To ensure that site facilities are accessible, adequate and attractive.</p> <p><b>Standard B34</b></p> <ul style="list-style-type: none"> <li>• The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</li> <li>• Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</li> <li>• Bin and recycling enclosures should be located for convenient access by residents.</li> <li>• Mailboxes should be provided and located for convenient access as required by Australia Post.</li> </ul>	<p>✓ <b>Complies</b> 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:  The layout of the development allows for efficient and economical services to be connected to the development. <b>Date Plans Provided: 21/04/2021</b></p>
---	---

## 7. Conclusion

It is our submission that the proposal is appropriate for the subject land for the following reasons:

- The site is reasonable in area at 686 sqm and will easily accommodate a second dwelling. In being a reasonable opportunity to increase a mix of housing stock within Werribee.
- The proposal satisfies residential policy objectives with its unique design and layout limiting visual bulk and mass impacts;
- The proposal has a high level of compliance with all Clause 55 standards and objectives;
- The design allows for significant landscaping opportunities at the rear and side setbacks. Site coverage is 39.66 % and permeability of 37.51 % responds to the preferred character for the precinct, having more landscape opportunities;
- The development is designed to ensure that the amenity of nearby residents is not unreasonably affected;
- There will be no unreasonable overshadowing or overlooking

- Parking is suitably provided with parking spaces for each dwelling;

- The layout and design provides a high level of amenity for future residents;

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: 21/04/2021

Accordingly, for the above reasons, it is considered appropriate for Council to support the application for two double story dwellings on the subject site.