

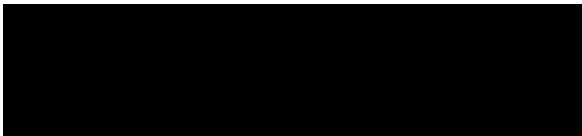
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PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Date Plans Provided: 29/03/2023

PROPOSED DUAL OCCUPANCY

2 ADARE PLACE, WERRIBEE



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CLAUSE 52.06 – CARPARKING

The proposed car parking layout and arrangements meet Council parking provisions Clause 52.06.

52.06-8 – Design standards for Car Parking

Design Standards 1 – Access ways

All access ways are at least 3.0m wide, and there is no fence at the front of the site on the northern and southern boundary, , which will allow clear views of pedestrians and other street traffic.

Proposal meets Design Standards 1.

Design Standards 2 – Car parking spaces

Existing house will have a proposed Double carport with internal dimensions of 5.5 metres in width and 6.0 metres in length.

Dwelling 2 will have Single lock up garage with minimum internal dimensions of 3.5 metres in width and 6.0 metres in length and carapace at the front, which satisfies the requirements of Standard 2

The car parking spaces comply with Design Standards 2.

Design Standards 3 – Gradients

Access grades are less than 1:10.

Design meets Design Standards 3.

Design Standards 4 – Mechanical Parking

There is no mechanical parking proposed.

Design meets Design Standards 4.

Design Standards 5 – Urban Design

Parking / access ways do not visually dominate public space.

The proposed design blends in with existing streetscape.

Design Standards 6 – Safety

Proposed car parking will be well lit, and clearly visible from the street. It is convenient for pedestrian access from the street. There are no high traffic areas proposed and street is wide enough.

Design complies with Design Standards 6.

Design Standards 7 – Landscaping

Proposed landscaping is adjacent to the car parking where possible. There is ample room for dense planting along the access way, to the back of the site and in the private open space. These will soften the car parking and access lane. Further detail will be provided in Landscaping Plan.

Design meets Design Standards 7.

SUBJECT LAND

- The subject site is situated at 2 Adare Place, Werribee VIC 3030 with exit at the back to Centre Avenue through existing driveway.
- The site has excellent access to a full range of local infrastructure and is well connected to and by major town roads and is within a close proximity to the Market Road.
- The land is currently occupied with a single storey Brick veneer dwelling with a Galvanised iron single garage at the back of the lot.
It is proposed that the existing dwelling to be retain and the Galvanised iron garage to be demolish
- The subject land is regular in shape, has the following dimensions/attributes:
Frontage Adare Place (South boundary)
North boundary Approx. 15.24 metres.
East boundary Approx. 35.05 metres.
South boundary: Approx 15.24metres.
West boundary: Approx 35.05 metres.
Site Area: approx. 534.16 square metres.
- The parcel of land has a fall from the middle to the front and rear of approx 600mm.
- Other properties along Adare place and Centre Ave and the surrounds have similar topography patterns.
- The siting and internal configurations of the proposed Dwelling utilise its private open space. This allows views from the interior of proposed Dwelling directly to private open space.
- Street levels offer uniform falls for drainage and are relative to the falls of the adjoining lots.
- The site has ready access to a range of local facilities, district and regional centres, open public spaces, and public transport services.
- The site is situated in an established area and is ideally located for additional residential development, as an infill site.
- The proposal will increase diversity in the range of housing opportunities available by making efficient and effective use of the existing infrastructure (Open Public Space, Recreational Facilities, Community Centres).
- Centre Ave stands in close to walking and cycling tracks.
- The street has ample capacity to accommodate for vehicle trips generated by the proposed new development.
- New vehicular concrete crossing exit to Centre Ave are concrete.

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ASSESSMENT CLAUSE 55

55.01 – NEIGHBOURHOOD AND SITE DESIGN RESPONSE

55.01-1 - Neighborhood and Site Description

- The surrounding area is situated within an established residential area of Werribee.
- Housing around the immediate area of 2 Adare Place and Centre Ave , comprises of predominantly brick veneer dwelling types, with hip, gable or attic roof forms, dwellings surrounding the proposed site are of single storey and double storey dwellings
- The area has access to local and district commercial service facilities and offers easy access through use of localised public transport.
- The site has access to numerous public open spaces and various educational facilities; and other important facilities such as Werribee Health care.
- Access to public transport is available to the residents.
- The site is well located and positioned, providing an outstanding opportunity for further development.
- Refer to Site Description Plan for further information

55.01-2 – Design Response

- The design is site responsive and contributes to the character of the neighbourhood. This is achieved through the proposed scale of the buildings, the materials used and the setbacks from the boundaries. The main architectural character existing in Adare Place and Centre Ave and surrounds is standard brick veneer homes. Both hip and gable roof forms are present along the street with basic architectural elements such as porches and verandahs The proposal also contributes to the diversity in housing choice within the area which has been described as there being an 'increasing demand' in Clause 21.09 in Wyndham Local Planning Policy.
- The main architectural character of the proposed dwelling is contemporary brick veneer. The proposed character of the new buildings will complement the surrounding environment by featuring elements such as hip and Pitched roof forms, exposed finish brick walls and portico to the front.
- The design has taken into consideration, and accommodates for, off site impacts and provides sound living environments for prospective occupants. Private open spaces have been provided at the back of the property. Overshadowing on adjacent private open space and windows is minimal.
- The design embraces key characteristics and principles for development as prescribed in the Planning Scheme and will make a positive contribution to the existing and developing neighbourhood character.
- For further details on the design response and the site description, refer to site description and design response material that accompany this written response.
- Refer to the Neighbourhood & Site Description Plan and the Design Response Plan for further information TP-02.

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Photograph Survey



Subject site No. 2 Adare Place



Neighbouring houses No. 1 Adare Place

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Neighbouring houses No. 5 Adare Place



Neighbouring houses No. 6 Adare Place

55.01 Neighbourhood character & infrastructure

CLAUSE

RELAVENT EXTRACT

COMMENT

Clause 55.02-1.

To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character

To ensure that development responds to the features of the site and the surrounding area

B1 Neighbourhood Character

The design response must be appropriate to the neighbourhood and site.

The proposed design must respect the existing or preferred neighbourhood character and responds to the site.

The proposed development is situated within the Windham City Council. The area has average to large lot sizes with the potential for building very large homes. This municipality is ideal for dual occupancy & multi unit development, which will make effective use of large wasted rear yards amenity proximity & consolidate infrastructure.

The existing site is an 'infill site', but one of many in a rapidly changing yet consistent streetscape.

Clause 55.02-2.

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 & local planning policies.

To support medium density developments in areas where development can take advantage of public transport and community infrastructure and services.

B2 Residential policy objectives.

An Application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with and relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement & local planning policies.

The Windham City Council has an aging population, narrow economic base, diverse cultural aspects and the need for sustained growth. The municipality has identified the need to diversify its demographic composition. This will ensure that the municipality is resilient to local and global economic changes. While the City will continue to attract the family unit, it is essential that through the planning scheme they plan for a more diverse cross section of community. It is this diversity, which the Windham City Council believes is the key to its future success.

As this municipality is one of Melbourne's fastest growing, it is crucial that new developments accommodate the population increase. The population is expected to increase as the dwelling size decreases. The need still exists for developments to cope with

is future need for compact average sized housing.
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This development is consistent with the
Windham City Council's Municipal Strategic Statement. It provides site
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responsive multi unit development, which assists in dwelling diversity and thus the objective of the municipality. The development provides 1 unit consisting of 4 bedrooms, double storey & associated parking facility & Existing single story house. This helps inject into the area a more diverse housing stock. The development will help house the growing proportion of residents that only require a small amount of area and a small courtyard but room for a big family. This assists in the maintenance factor.

Windham Council has large amounts of public open space, an existing infrastructure yet to be used to full potential & an ever-growing diverse community within the municipality. This sub-division has all of the strategies and future issues, which Windham Council has identified in mind. The sub division has a diverse range of lot sizes and dual occupancy & multi-unit dedicated sites.

Clause 55.02-3.

To encourage a range of dwelling sizes and types in developments of ten or more dwellings.

B3 Dwelling diversity

Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:

- Dwellings with a different number of bedrooms.
- At least one dwelling that contains a kitchen, bath or shower, and a toilet & washbasin at ground level.

This development has less than 10 dwellings but does provide existing house and 1 double storey unit consisting of 4 bedrooms & associated parking facility to the side. Dwelling contains a kitchen, toilet and basin at ground floor level.

Clause 55.02-3.

To ensure development is provided with

B4 Infrastructure

Development should be connected to reticulated services, including reticulated sewerage, drainage,

The development will be connected to the reticulated sewerage

appropriate utility services and infrastructure.

To ensure development does not unreasonably overload the capacity of utility services and infrastructure.

electricity and gas, if available

Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.

In areas where utility services or infrastructure have little or no spare capacity, developments should provide for up grading of or mitigation of the impact on services or infrastructure.

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supply, the stormwater system, electricity supply and gas supply.

The development should not unduly affect the existing services including the roads

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Clause 55.02-3.

To integrate the layout of the development with the street

B5 Integration with the street

Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.

Development should be oriented to front existing and proposed streets. High front fencing in front of dwelling should be avoided where practicable.

Development next to existing public open space should be laid out to complement the open space

Easy access to new dwelling is provided via existing driveway from Centre Avenue

The new dwelling will front the existing Driveway connect to Centre Avenue High front fencing has been avoided.

The development does not abut public open space.

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55.02 Site layout & building massing

CLAUSE	RELAVENT EXTRACT	COMMENT
Clause 55.03-1. To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	B6 Street setback Objectives Wall of building should be setback from street: <ul style="list-style-type: none"> • At least the distance specified in the schedule to the zone, or • If no distance specified in the schedule to the zone, the distance specified in Table B1 	The proposed dwelling setback is 3.0m to be in line with the existing dwelling on 4 Adare Place. The front setback to existing house has been retained.
Clause 55.03-2. To ensure that the height of buildings respects the existing or preferred neighbourhood	B7 Building height objective The maximum building height should not exceed: <ul style="list-style-type: none"> • The maximum height specified in the schedule to the zone, or. • If no maximum height is specified in the schedule to the zone. 9 metres. Changes of the building height between existing buildings and new buildings should be graduated	Recodes maximum building height of 9m is not exceeded with this development.
Clause 55.03-3. To ensure that the site coverage respects the existing and preferred neighbour hood character and responds to the features of the site	B8 Site coverage Objectives The site area covered by building should not exceed: <ul style="list-style-type: none"> • The maximum site coverage specified in the schedule to the zone or, • If not maximum site coverage is specified in the schedule to the zone, 60 per cent 	The site coverage that this development achieves is a modest 273.62m² or 51.22% , below the Res-code benchmark of 60%.
Clause 55.03-4. To reduce the impact of increased storm water run-off on the drainage system. To facilitate on-site stormwater infiltration.	B9 Permeability Objectives At least 20 per cent of the site should not be covered by impervious surfaces	The site has 215.52m² or 40.34% of the site covered by impervious surfaces (lawn or garden beds). Well above the Res-code benchmark of 20%.

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Clause 55.03-5.

To achieve and protect energy efficient dwelling and residential buildings.

To ensure the orientation and layout of the development reduce fossil fuel energy use and make appropriate use of day light and solar energy.

B10 Energy Efficiency Objectives

If an application is made on or after 1st March 2002 the development should be designed to achieve a four star energy rating, using the Sustainable Energy Authority of Victoria 'FirstRate' system or equivalent.

Building should be:

- Orientated to make appropriate use of solar energy.
- Sited and design to ensure that the energy efficiency of existing dwelling on adjoining lots is not unreasonably reduced.

Living areas and private open space should be located on the north side of the development if practicable.

Developments should be designed so that solar access to north facing windows is maximised.

Refer to energy rating report using the FirstRate system to be supplied to the relevant building surveyor. The proposed unit achieves at least **6 STARS**.

Clause 55.03-6.

To integrate the layout of the development with any public or communal open space provided in or adjacent to he development.

B11 Open Space Objectives

If any public or communal open space provided in or adjacent to the development.

- Be substantially fronted by dwelling, where appropriate.
- Provide outlook for as many dwellings as practicable.
- Be designed to protect and natural features on the site

No public or communal open space is provided on the site.

Well-designed and located private open space areas for each dwelling have dominated the allocation of open space.

Clause 55.03-7.

To ensure the layout of the development provides for safety and security of residents and property.

B12 Safety Objectives,

Entrances to dwelling and residential buildings, should not be obscured and isolated from the street and internal access way.

Planting which creates unsafe spaces along streets and access ways should be avoided.

Developments should be designed to

Front entry to the proposed unit is clearly visible from the Centre Avenue

There is good surveillance/lighting and visibility provided from the internal spaces of the unit to the

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provide good lighting, visibility and surveillance of car parks and internal access ways.

Private spaces within the development should be protected from inappropriate use as public thoroughfares.

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access drive and the car parking areas.
Private open spaces cannot act as public thoroughfares.
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Clause 55.03-8.

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.

B13 Landscaping Objectives

The landscape layout and design should:

- Protect predominate landscape features of the neighbourhood.
- Take into account the soil type and drainage patterns of the site.
- Allow for intended vegetation growth and structural protection of buildings.
- In location of habitat importance, maintain existing habitat and provide new habitat for plants and animals.

Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.

Development should provide for the replacement of any significant trees that have been removed in the last 12 months prior to the application being made.

The landscape design should specify landscape themes, vegetation (locations and species), paving and lighting

The landscape design will complement the proposed architecture.

Low lying but dense landscaping along the driveways and fences will compliment feature plantings.

Maintenance of existing established trees.

Please refer to the future landscape plan for all details, this will be submitted at a later date.

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The driveways allows for convenient, safe and efficient vehicle movements and connection to the street. The development serves 4 car spaces

The driveway is at least 3m wide

The width of the proposed access way is 3.0m wide or 19.7% of the street frontage. Below the limit of 40% for frontages less than 20m.

Service, emergency and delivery vehicles have easy access.

Clause 55.03-9.

To ensure vehicle access to and from a development is safe, manageable and convenient.

Ensure that the number and design of vehicle crossovers respects the neighbourhood character.

B14 Access Objectives

Access ways should:

- Be designed to allow for convenient, safe and efficient vehicle movements and connections within the development and to the street network.
- Be designed to ensure vehicles can exit the development in a forward's direction if the access way serves five or more car spaces three or more dwellings, or connect to a road in a Road Zone.
- Be at least 3.0m wide.
- Have internal radius of at least 4.0m at changes of direction.
- Provide an internal passing area at the entrance that is at least 5.0m X 7.0m long if the access way serves ten or more spaces.

The width of the access way or car space should not exceed:

- 33 % of the street frontage, or
- If the width of the street frontage is less than 20m, 40% of the street frontage.

No more than one single width crossover should be provided for each dwelling fronting the street.

The location of crossovers should maximise the retention of on-street car parking facility.

The number of access point to a road in a Road Zone should be minimised.

Developments must provide for access for service, emergency and delivery vehicles

Clause 55.03-10.

To provide convenient parking for resident and visitor vehicles.

To avoid parking and traffic difficulties in the development and the neighbourhood.

To protect residents from vehicular noise within the development

B15 Parking Location

Car parking facilities should:

- Be reasonably close to dwellings and residential buildings.
- Be secure.
- Be designed to allow for safe and efficient movements within the development.
- Be well ventilated.

Large car parking areas should be broken up with trees, buildings or different surface treatments.

Shared access ways or car parks of other dwellings and residential buildings should be located at least 1.5m from the windows of habitable room windows. This setback may be reduced to 1.0m where there is a fence at least 1.5m high or where window sills are at least 1.4m above the access way

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Close Proximity to existing adjacent to the units

- Double carport to existing house and single garage and car space for proposed dwelling
- Easily accessible.

Clause 55.03-11.

To ensure that car and bicycle parking for residents and visitors is appropriate to the needs of residents.

To ensure that the design of parking and access areas is practical and attractive and that these areas can be easily maintained.

B16 Parking Provision Objectives

Car parking for residents should be provided as follows:

- One space for every one or two bedroom dwelling.
- Two spaces for each three bedroom or more dwelling, with one under-cover.

Study or studios that are separate rooms must be counted as bedrooms.

Developments of five or more dwellings should provide visitor parking of one space for every five dwelling. The spaces should be clearly marked as visitor parking.

In development of five or more dwellings, bicycles spaces should be provided.

The development serve less than 5 dwelling therefore additional parking provision do not apply

Car spaces are dimension as per the standard measurements found in table B2.

Garages are dimension as per the standard measurements found in table B2.

Car Spaces and access ways should have the minimum dimensions specified in Table B2.

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A building may project into the space if it is at least 2.1 metres above the space.

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Car spaces in garages, carports or otherwise constrained by walls should be at least 6.0m long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport.

Car parking facilities should:

- Be designed for efficient use and management.
- Minimise the area of hard surfaces.
- Be designed, surfaced and graded to reduce run-off and allow stormwater to drain into the site.
- Be lit.

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55.03 Amenity impacts

CLAUSE

RELAVENT EXTRACT

Clause 55.04-1.

To ensure that the height and setback of building from a boundary respects the existing or preferred neighbourhood character and limits the impact on amenity of existing dwellings.

B17 Side and rear setback objectives

A new building not on or within 150mm of a boundary should be setback from side or rear boundaries:

- At least the distance specified in the schedule to the zone or,
- If no distance is specified in the schedule to the zone – refer to setback Line of 'Diagram B1 Side and rear setbacks'.

Sunblinds, verandas, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or others 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.

Built form has been designed to limit overlooking, overshadowing & reduce the visual bulk.

The proposed unit has side and rear setbacks within the requirements on the standard.

Clause 55.04-2.

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 amenity of existing dwellings.

B18 Walls on boundaries objectives

A new wall constructed on or within 150mm 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 not more than:

- 10 metres plus 25 per cent of the remaining length 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,

Which ever is greater?

A new wall or carport may fully abut a side or rear boundary where slope and

Built form has been designed to limit overlooking, overshadowing & reduce the visual bulk.

There is proposed garage wall to be built on the boundary

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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.

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A building on a boundary includes a building setback up to 150mm from a boundary.

The height of a wall constructed on or within 150mm 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 exceed an average of 3.0 metres with not part higher than 3.6 metres unless abutting an existing or higher simultaneously constructed wall.

Clause 55.04-3.

To allow adequate light into existing habitable room windows

B19 Daylight to existing windows objectives

Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 metres square and a minimum of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

There are no existing windows affected by this development as the development is keep well away from exist. habitable room windows.

Walls or carports more than 3 metres in height opposite an existing habitable room window should be setback 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 window. The arc may be swung to within 35 degrees of the plane of 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.

Refer to 'Diagram B2, Daylight to existing windows'.

Clause 55.04-4.

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

B20 North facing windows objective

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 as per 'Diagram B3 North facing windows'.
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Clause 55.04-5.

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

B21 Over-shadowing open space objective

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 secluded private open space should receive a minimum of 5 hours of sunlight between 9am and 3pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the sunlight should not be further reduced.

The proposed dwellings will not unduly affect the existing secluded private open space of the neighbours.

The development is setback from the rear boundaries and limited to height limits to help minimise any new overshadowing of adjoining properties.

Refer to TP-06 for 9am, noon & 3pm on 22 September Shadow diagrams.

Clause 55.04-6.

To limit the views into an existing secluded private open space and habitable room window.

B22 Overlooking objective

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 on ground level) of the window, balcony, terrace, deck or patio. Views should be measure within a 45-degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and to a height of 1.7 metres above floor level.

Through the use of glazing to 1700mm off floor level there will be no overlooking of neighbouring secluded open space.

A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of an existing dwelling within a horizontal distance of 9 metres (measured on ground level) of the window, balcony, terrace, deck or patio:

- Offset a minimum distance of 1.5 metres from the edge of one window to the edge of the other.
- Have sill heights of at least 1.7 metres above floor level.
- Have fixed obscured glazing in any part of the window below 1.7 metres above floor level.
- Have permanently fixed external screen to at least 1.7 metres above floor level and be no more than 25 per cent transparent.

Obscured glazing in any part of the below 1.7 metres above floor level may be operable provided 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 opening or solid translucent panels.
- Permanent, fixed and durable.
- Designed and coloured to blend in with the development.

This standard does not apply to new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.6 metres high and the floor level of the habitable room window, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

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Clause 55.04-7.

To limit the views into an existing secluded private open space and habitable room

B23 Internal Views objective

Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower level dwelling or

There are no views possible from one dwelling into the open space on

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window of dwelling within the development.

residential building directly below and another within the same development.

Clause 55.04-8.

To contain noise sources within developments that may affect existing dwelling.

To protect residents from external noise.

B24 Noise impact objective

Noise sources such as mechanical plant, should not be located near bedrooms or existing dwellings.

Noise sensitive rooms and secluded open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.

Dwelling and residential building close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.

Mechanical plant will not be located near bedrooms.

Surrounding noise sources have been taken into account and comfortable side and rear setback together with type of constr. will minimise the effects of adjoining & internal noise sources.

55.04 On – site amenity and facilities

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COMMENT

Clause 55.05-1.

To encourage the consideration of the needs of people with limited mobility in the design of developments.

B25 Accessibility objective

The ground floor of dwelling and residential dwellings should be accessible or able to be easily made accessible to people with limited mobility.

The ground floor of the new dwellings is easily accessible by people with limited mobility.

Clause 55.05-2.

To provide each dwelling or residential building with its own sense of identity.

B26 Dwelling entry objective

Entries to dwellings and residential buildings should:

- Be visible and easily identifiable from the streets and other public areas.

The dwelling entry is easily identifiable from the Centre Avenue
The entry to the covered porch to

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- Provide shelter, a sense of personal address and a transitional space around the entry.

provide a transitional space and a sense of personal address.

Clause 55.05-3.

To allow adequate daylight into new habitable room windows.

B27 Daylight to new windows objective

A window in a habitable room should be located to face:

- An outdoor space open to the sky or a light court with a minimum area of 3 square metres and a minimum dimension of 1 metres clear to the sky, not including land on an abutting lot, or
- A verandah provided it is open for at least one third of its perimeter, or
- A carport provided it has two or more open sides and is open for at least one third of its perimeter.

All new habitable room windows are located so that they face the open sky or a light court at least 3m² and 1m wide.

Clause 55.05-4.

To provide adequate private open space for the reasonable recreation and service needs of residents.

B28 Private open space objective

A dwelling or residential building should have private open space of an area and dimensions specified in the schedule to the zone.

If no area or dimensions are specified in the schedule to the zone, a dwelling or residential building should have private open space consisting of:

- 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
- A balcony of 8 square metres with a minimum width of 1.6 metres and

Proposed dwelling has been provided with different areas within there personal private open space. These include service areas, shaded secluded open space & garden bed options to the front and rear.

The total private open space for proposed dwelling does not include a balcony or roof top area. Total private open space

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convenient access from a living room or

- A roof top area of 10 square metres with a minimum dimension of 2 metres and convenient access from a living room.

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Existing house – POS
61m² + 72m² front garden
Unit 2 – POS 57m² + 33m² front garden
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Clause 55.05-5.

To allow solar access into the secluded private open space of new dwellings or residential buildings.

B29 Solar access to open space objective

The private open space should be located on the north side of the dwellings or residential buildings, if appropriate.

Primary open spaces that come off a living space have southeast light.

The southern boundary of secluded open space should be setback from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall

There is no southern walls affecting the secluded private open space requirements of the proposed units

Refer to 'Diagram B5, Solar access to open space'.

Clause 55.05-6.

To provide adequate storage facilities for each dwelling.

B30 Storage objective

Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.

Proposed unit have 6m³ of storage area in the garage.

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55.05 Detailed design

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Clause 55.06-1.

To encourage design detail that respects the existing or preferred neighbourhood character.

B31 Detailed design objective

The design of building, including.

- Façade articulation and detailing,
- Window and door proportions,
- Roof form and
- Verandah, eaves and parapets

Should respect the existing or preferred neighbourhood character.

Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.

As noted in the response to the neighbourhood character study, the design incorporates elements of the local character, including façade articulation, window and door proportions, roof forms and porches. These are used in a contemporary manner.

Clause 55.06-2.

To encourage front fence design that respects the existing or preferred neighbourhood character.

B32 Front fence objective

The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.

A front fence within 3 metres of a street should not exceed:

- The maximum height specified in the schedule to the zone, or
- If no maximum height specified in the schedule to the zone, the maximum height specified in table B3.

Refer to 'Table B3, Maximum front fence height'.

No front fence is proposed.

Clause 55.06-3.

To ensure that communal open space, open space, car parking, access areas and site facilities are practical, attractive and easily

B33 Common property objective

Developments should clearly de-lineate public, communal, and private areas.

Common property where provided, should be functional and capable of efficient management.

There is no common property with this development.

maintained.

To avoid future management difficulties in areas of common ownership

Clause 55.06-4.

To ensure that site services can be easily installed and maintained.

To ensure that site facilities are accessible, adequate and attractive

B34 Site services objective

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.

Bins and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.

Bins and recycling enclosures should be located for convenient access for residents.

Mailboxes should be provided and located for convenient access as required by Australia post.

The site services have easy and direct access to each unit.

Bins are located in the rear yard.

Post box will be mounted at the front of the property in a brick pier.

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Plan: 25 of 26

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General Provisions

Decision guidelines

Clause 65.01 outlines the decision guidelines for an application. We submit the proposed dual occupancy development satisfies the decisions guidelines as listed below:

- The matters set out in Section 60 of the Act.
- The state Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the amenity of the area.
- The proximity of the land to any public land.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.

Assessment Summary:

The proposed development is consistent with the decision guidelines of Clause 65 for the following reasons:

- Complies with MSS, local policies and the zoning.
- There will be no detrimental impact upon the amenity of the area as the design is generally consistent with the existing and emerging built form. Furthermore, the use of the land for residential living will not causes any detriment.
- The construction of a dual occupancy will not have an impact upon the parking within the immediate vicinity of the site as sufficient on site parking is provided.
- There will be no impact upon the local environment or result in any land degradation.

The site is connected to reticulated sewage and there will be no increase in stormwater runoff from the site.