

CON TSOUROUNAKIS TOWN PLANNING SERVICES

Application for Town Planning Permit Applicant



Property at 67 Macedon Street, Hoppers Crossing Victoria 3029

Submission on behalf of Property Owner's

Proposed use and development of site for the construction of two (2) detached double storey residential dwellings, enclosed garages and associated building and works and landscaping works in accordance with the submitted development plans as depicted thereof

Municipal Authority City of Wyndham Council

This town planning submission is made on behalf of the property owner,

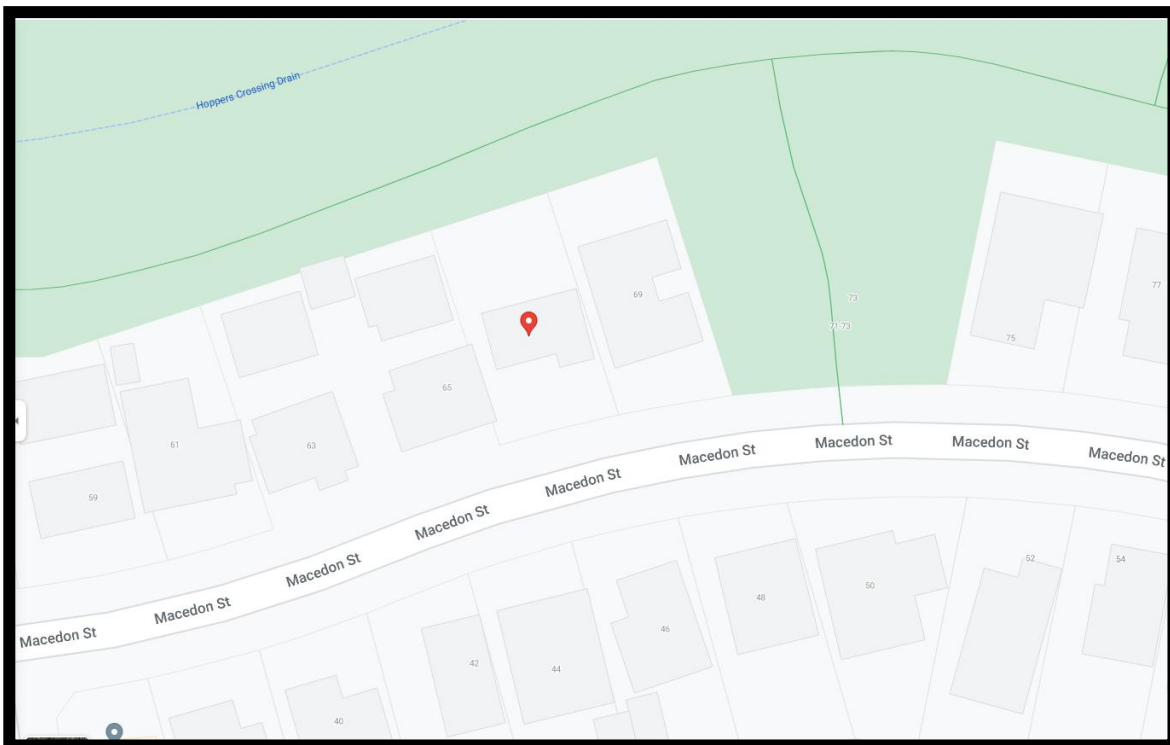
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The nature of the said application for town planning permit is to develop the subject site for the construction of medium density multi storey dwellings and associated building and works as depicted on the development plans prepared by Allure Designs and Building Drafting Services dated 30 March 2022 and which also form part of this application submission to Council.

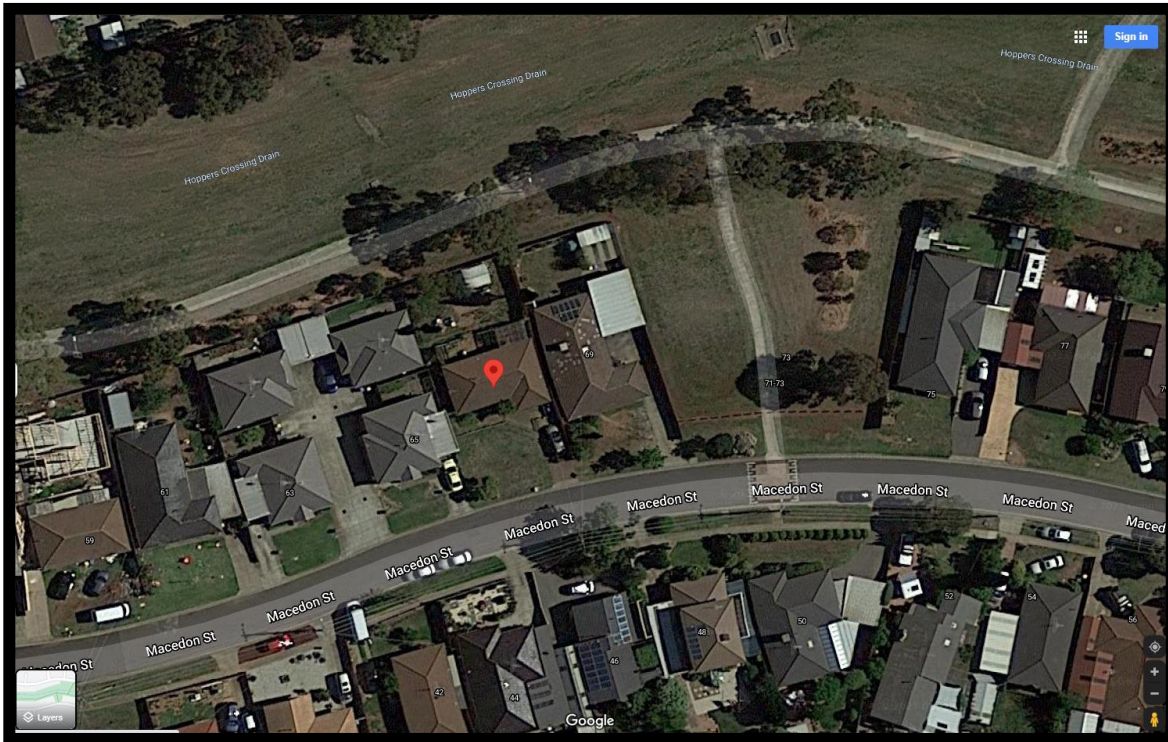
The application seeks to develop the subject site for the purpose of demolishing the existing dwelling and all associated outbuildings and for the constructing of two (2) double storey detached dwellings with associated enclosed garages car parking areas and extensive landscape areas and associated works.

It is further submitted that the permit applicant has carefully put together a residential proposal which respects the current neighbourhood character elements and well accords with all of the relevant provisions of the Wyndham Planning Scheme including the res code provisions of clause 55.

A detailed town planning assessment report is also provided with this town planning application to Council carefully outlining compliance with the Wyndham Planning Scheme and in particular Clause 55 Res Code Provisions.



A lot configuration map depicting the subject sites and surrounding lots



An aerial photograph of the subject site.

The subject site is presently zoned General Residential Zone 1 under the Wyndham Planning Scheme.

There are presently no overlays affecting the subject site.

Macedon Street is a local street residential zone pursuant to the provisions of the local planning scheme.

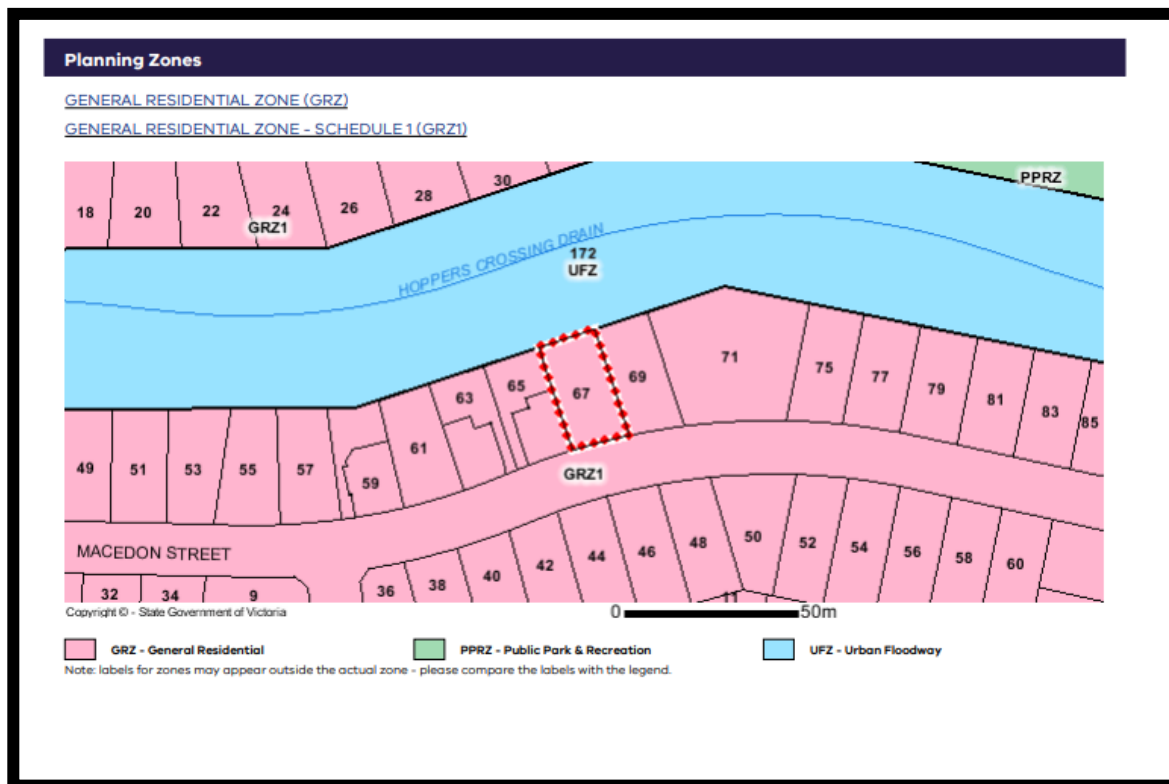
The proposed use and development for the demolition of the existing dwelling on site and for the construction of two (2) double storey detached dwellings with associated on site car parking and landscaping works requires a planning permit pursuant to Clause 32.08-4 of the Wyndham Planning Scheme provisions.

The purpose of the General Residential 1 Zone are as follows;

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

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- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.



A Local zoning map depicting subject site and surrounding areas

Clause 32.08-4 of the General Residential 1 Zone specifies that a permit is required to construct two or more dwellings on a lot.

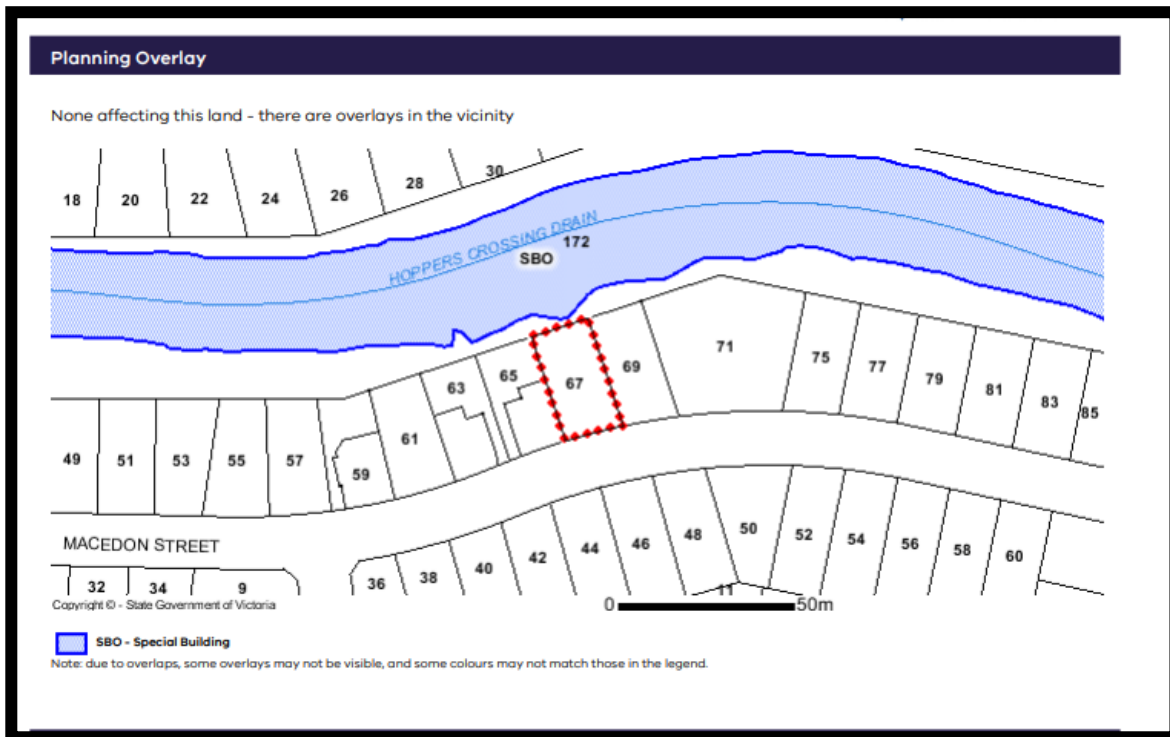
A permit is required to construct a dwelling if there is at least one dwelling existing on the lot.

A development must meet the requirements of Clause 55 of the Wyndham Planning Scheme.

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

- The objectives, standards and decision guidelines of Clause 55.



The subject site is not presently affected by any planning scheme overlays

Clause 55 (ResCode) is also applicable to the technical assessment of this proposal before City of Wyndham Council.

The proposed use and development of the site is consistent with State Planning Policy Framework in regard to:-

- Clause 12 – Metropolitan Development
- Clause 15.12 – Energy Efficiency
- Clause 16.01 – Integrated Housing
- Clause 16.02 – Medium Density Housing
- Clause 16.04- Housing Diversity
- Clause 18.02 – Car Parking and Public Transport Access to Development
- Clause 18.09 - Water Supply, Sewerage and Drainage

The Local Planning Policy Framework (LPPF) – including the Municipal Strategic Statement.

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The proposed use and development is also consistent with all relevant Local Planning Policy Framework in regard to:-

- Clause 21.02 -5 – Future Housing Needs
- Clause 21.05 -1 – Managing Urban Growth
- Clause 21.05-2 – Diversity of Housing Choice

Relevant Objectives to this application for town planning permit before the City of Wyndham Council include;

- To ensure that future housing development is of a high standard and contributes to Council's aims of increasing dwelling diversity and improving the design quality of new development.
- To promote improved residential area amenity.

The Municipal Strategic Statement and Local Policy Framework of the Wyndham Planning Scheme primarily seeks to encourage small scale medium density development throughout the city, where opportunities arise for such development to occur with minimum impact on existing residential character and amenity if designs are based on good urban design principles.

The proposal to construct two (2) detached double storey dwellings on an existing large serviced allotment within an established residential neighbourhood is well supported with current strategic planning policy within the Wyndham Planning Scheme.

The proposed dwellings will provide and add to the diversity of housing stock and supply in the local area while respecting the main elements which contribute to the current and preferred neighbourhood character.

The Subject Site and Surrounds

The subject site is located on the northern side of Macedon Street, approximately 200 metres west of Bellbridge drive, and in the strong and well established residential suburb of Hoppers Crossing.

The subject site comprises of some 597 square metres in allotment area inclusive of a 2.5 meter wide easement located on the northern or rear allotment boundary as depicted in the proposed development plans submitted with the current application.

The subject property is primarily rectangular in shape with a frontage of some 16.85 metres and a depth of some 32.24 metres along the eastern and also the western side allotment boundaries inclusive.

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The subject site is generally flat in topography form and currently occupied by a single storey brick veneer dwelling with a series of outbuildings and garage and various landscape improvements.

The existing dwelling on the subject site is proposed to be demolished together with a series of outbuildings while the subject will be extensively landscaped as depicted in the proposed development plans which forms part of this town planning application.

The proposed development before the City of Wyndham Council seeks to relocate the existing vehicle crossover presently located at the southern portion of the allotment.

A double width splayed vehicle crossing is proposed primarily in the southern western corner of the allotment providing for all vehicles in a safe manner and connecting to government road known as Macedon Street.

The development proposes a common internal road way access for the proposed three dwellings as depicted in the proposed development plans submitted to Council.

The subject site is surrounded by a series of both single and double storey dwellings with a variation in setback ranging from 5 meters up to 6 metres.

The subject site forms part of an established residential area within close proximity to all commercial, educational, health, recreational, transport and community facilities and services.

In fact the Wyndham City Council approved a multi dwelling development at 65 Macedon Street, Hoppers Crossing and well as a similar housing development at number 63 Macedon Street, Hoppers Crossing.

The subject site is also well located having regards to many public reserves and public open space areas, local retail and neighbourhood commercial precinct, bus routes local schools are all within a very close and walking distance from the subject site.

The Proposal

The proposal is for the demolition of the existing dwelling and all associated outbuildings including the relocation of the existing vehicle crossing as depicted in the proposed development plans submitted to Council.

Two spacious and detached double story dwellings with associated on site car parking areas in the form of enclosed garages and landscape improvement

works are also proposed as depicted on the proposed development plans and all to accord with all of the relevant provisions of the Wyndham Planning Scheme.

Each of the proposed dwellings at the ground floor level comprises an open planned kitchen and meals area, living areas, laundry, powder/toilet, porch, connecting staircase for the first floor area, private open space and enclosed single and also double car space garage the ground floor level.

At first floor level, dwellings 1 and 2 will have three main bedrooms, with the inclusion of a study and or fourth bedroom and a small retreat and or sitting area, central bathroom and connecting staircase. Each of the main bedrooms is also provided with an ensuite facility and an enclosed robe.

A two car space allocation provision is also proposed for all of the three bedroom dwellings while a single lock up car garage is provided for all of the two bedroom proposed dwelling on the subject site and as depicted in the attached development plans which form part of this application to Council.

Vehicle access to all of the three dwellings is proposed via the proposed double width vehicle crossover proposed in the south eastern corner of the site. Further, apart from dwellings 1 and 2 all of the proposed dwellings are orientated towards the Macedon Street streetscape while dwelling 2 in the middle is orientated and faces the internal areas of the access way and all details as depicted in the proposed development plans.

All vehicle access arrangements for all dwellings will be via a double width driveway proposed at the western areas of the subject site and all will be undertaken in a forward and safe manner pursuant to Clause 52.06 of the local planning scheme provisions. It is anticipated that this area will be arranged in the form of common property at a later stage of the approval process including possible multi lot residential subdivision and separate certificates of titles for each of the proposed dwellings upon construction and completion.

Private open space is provided at the side and some rear portion of the development and all predominantly facing north. Each allocated area of north facing private open space is in excess of the required minimum of 30 square metres in areas for the three main bedroom dwellings and has a minimum area exceeding 3.0 metres in width. The proposed three bedroom dwellings are in fact provided with private open space ranging from 45 square meters to 75 square meters inclusive.

The proposed dwelling 1 is located closest to the Macedon Street government Road streetscape and it will be set back a minimum of 6.22 meters for number 65 Macedon Street and also 5.5 metres for number 69 Macedon Street from the street alignment.

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The existing adjoining dwellings along the eastern and western areas are also staggered in their allocated set back ranging with a minimum of 3 meters and up to 5.5 meters from their respective street alignment.

Further, the proposed dwelling 1 does not include a garage facing door along the street frontage as the allocation of private open space together with extensive landscaping works will greatly assist in integrating the proposed development with the local streetscape.

The development throughout is also well set back some 2.5 meters along the rear allotment boundary and also a minimum of 3 meters along the side of from the northern (rear) and also eastern or (side) allotment boundary and all details as depicted in the proposed development plans lodged to Council.

The proposed design context is contemporary in built form and appearance comprising a combination of face brickwork and a series of rendered surfaces to external walls. The overall building height at the double storey built form is approximately 7.25 metres from natural ground level and a roof pitch comprising of 22.5 degrees and of selected cement roof tiles finish is also proposed.

The proposed double storey dwellings provide for a good variation in roof profiles with ample of roof form space and hence greatly reducing the typical double storey roof form to that of a typical single storey building height when viewed from natural ground floor level.

The proposed building design and site context is quite compatible with the local neighbourhood characteristics as it will greatly enhance many of the building characteristics presently found in the local area. It will also greatly assist in providing a residential infill type of development within a strong and fast developing residential neighbourhood close to all modern day recreational, commercial, medical, health, community, educational, professional, municipal, public transport and financial services and facilities throughout.

The proposed design context will not detract from the diversity of the dwelling styles type and character of the local street. This is predominantly a double and single storey development and of similar scale and built form found within the local area. There are also a significant number of medium density housing developments of both double and single storey built form present within the immediate and local area.

It is submitted that the proposed two dwellings and or multi dwellings development positively respond to its local surroundings, by way of external material claddings, colours and roof profile meaning its interaction with adjoining and surrounding properties is quite positive and further enhances this preferred neighbourhood characteristics.

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The proposal well accords with surrounding neighbourhood in terms of both single and double storey built form. Brick veneer external cladding with weatherboard and render cement cladding together with tiled pitched roof profile with a 22.5 degrees finish is most common presently found along Macedon Street and also within the local area.

The proposal also provides for adequate open space between buildings, and from adjoining residential properties, useable private secluded open space is also adequately provided with north facing orientation taking advantage of solar efficiency in terms of thermal heating and heating.

The proposed building setbacks of the double storey buildings together with the allocated roof form and appropriate building articulation in form and also building appearance also characterises the proposal as quite a modest outcome in both scale and built form when considering the overall streetscape character and other similar related design context matters and also potential impact to existing adjoining residential properties surrounding the subject property.

Town Planning Assessment

The construction of the two proposed double storey in a detached built form and also in three main bedrooms dwellings has carefully taken into account the predominant neighbourhood characteristics found within the local area. The proposed front setback, sitting and layout of the development achieve an appropriate and complementary design response for the local neighbourhood.

The proposed dwellings will have an appropriate street setback front the front street alignment. The existing adjoining dwellings are setback between 3 and 5.5 meters while the proposed front dwellings 1 will have a setback of some 5 meters from the street alignment or the southern title boundary. All upper level sections of the proposed dwellings provide for a staggered setback with setbacks ranging from 1.5 meters to 1.8 meters respectively.

The design response adopted is quite modern in appearance with the use of contemporary style architecture and materials and finishes, the selected built form would also include a number of important building elements found within the surrounding housing characteristics. Importantly each dwelling will include face panel wall render and a tiled pitched roof of some 22.5 degrees, consistent elements with many surrounding and recently constructed multi storey dwellings.

The proposed design response also introduces a diversified but also quite consistent built form across the entire site. In fact the proposed dwellings provide detailing consistent with façade treatments currently found within the local residential area and within the established suburb of Hoppers Crossing.

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The built form and scale of both the single and double storey dwellings sufficiently responds to the site's context and achieves an appealing transition in building height to that of its neighbouring properties. The proposed development has a site coverage of approximately 43% per cent which is also below the required maximum of 60% per cent.

Existing building setback characteristics such as a proposed front set back of 5 metres appropriately complies with res code Standard B6. In this instance the required minimum front setback would be approximately 4.25 metres while the existing and adjoining dwellings both have a setback of some 3 to 5 meters respectively. Further, the overall building height of 7.25 metres for the double storey dwellings is quite reasonable for the subject site and having regard to the surrounding built form within the locality. The maximum allowable building height pursuant to Standard B7 of Clause 55 is 9.0 metres.

The subject site presently contains a number of existing small and insignificant trees predominantly scarred throughout the site. A detailed landscape plan is required as a condition of permit while many of the existing trees will be implemented as part of additional landscape works and overall improvements. It is considered the proposed development provides suitable scope and opportunities for new and additional landscaping to compliment the said proposal and further enhance the streetscape along Macedon Street.

With regard to side and rear boundary setbacks, the proposed design context appropriately accords with Standard B17 of Clause 55. It is considered that sufficient building setbacks have been provided within the proposal to ensure the development does not present an unreasonable level of visual bulk to adjoining properties. In fact there is no garage wall of any of the proposed dwellings located on the title boundary with a clear distance of some 2.5 meters being the very minimum and ranging up to 4.02 meters.

The proposal also provides for appropriate privacy screens to address any potential overlooking to existing adjoining private open space and habitable room windows. The proposed building elevations show the use of fixed obscure glazed windows to 1.7 metres above FFL for first floor windows facing east and west in accordance with the provisions of Standard B22 of Clause 55. With these screening measures in place the proposed development would not unreasonably intrude upon the current levels of privacy currently enjoyed by neighbouring properties.

The proposed residential development well accords with many recent developments occurring on Macedon Street and the surrounding residential areas of Hoppers Crossing including multi storey medium density housing and residential apartment style housing developments including residential subdivision. Many of these developments will in fact incorporate both single,

double storey and to some instances along main road frontages triple storey built form.

It is anticipated that the traffic generation and distribution will not adversely impact on the surrounding road network or nearby intersections. The likely volumes of traffic on each of the proposed streets will be consistent with the requirements of Clause 55 of the Wyndham Planning Scheme.

The inclusion of an additional three double storey dwellings onto the Macedon Street streetscape equates to a manageable total of additional traffic volumes within an established residential area. As an example, it is estimated that each of the proposed three dwellings within the Macedon Street has approximately 7 to 10 vehicle movements per day which equates to 27 and up to 30 additional vehicle movements.

Further the subject site is centrally located with the intersection of Bellbridge Drive only some 300 metres to the east. This would reduce the need for vehicles associated with the said proposal having to go through to the end of Macedon Street and in particular this additional traffic volumes will be distributed on either side of the government road.

In fact from a traffic management situation this is undoubtedly a much safer outcome for all of the local users of Macedon Street as outlined in the recommendations of this town planning assessment report.

Macedon Street is quite capable of accommodating up to 2000 vehicle movements per day. The development of two (2) additional dwellings with adequate off street parking will not create congestion or significantly increase traffic volumes within the court. Appropriate off street car parking have also been provided as part of this development and in accordance with the requirements of Clause 52.06 of the Wyndham Planning Scheme.

Neighborhood, Site and Context Description

In accordance with the provisions of Clause 56.01 of the Wyndham Planning Scheme, a Neighborhood and Site and Context Description Plan is required to be submitted. This is discussed in Section 2 of this report and highlighted within Figures 1-12.

Clause 55 of the Wyndham Planning Scheme

In accordance with **Clause 55.01-2** of the Wyndham Planning Scheme, an application to develop land must be accompanied by a design response that explains how the proposed design:

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Derives from and responds to the site and context description.

- *Responds to any site and context features for the area identified in a local planning policy or a Neighborhood Character Overlay.*
- *Responds to any relevant objective, policy, strategy or plan set out for the area in this scheme.*
- *Meets the objectives of **Clause 55**, which in this instance are limited to those clauses outlined in Section 4.3.1 of this report.*

The following analysis against the relevant objectives of Clause 55 is provided as required within the table to the Residential Zone.

Assessment for the proposed three residential dwellings on the subject lot

		COMMENTS	Objectives Met	Standards Met
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		Objectives	Standards	COMMENTS
B1	Neighborhood Character	✓	✓	<p>A neighborhood and site description has been provided under section two of this planning report. The design of the proposed dwellings and attached built form style of residential building has been designed in consultation with client, project architect and council town planner. The main emphasis has been to achieve where possible a sense of vertical scale in the buildings with high levels of articulation and roof designs, which reflect the scale and style of existing buildings within the surrounding area. The fundamental design elements, namely the design detail, materials and colours, reference the vernacular of the preferred built form. The proposed residential buildings have been designed with adequate landscaping them enabling the ability to retain the sense of</p>

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			<p>openness found at the respective end of the site.</p> <p>The proposed dwellings and detached dwelling style residential buildings in double storey built form will be accessed from existing government road of Macedon Street, and as such access point is considered quite safe and visually non-obtrusive.</p> <p>It is also noted the local area predominantly consists of single and two storeys's attached and detached dwellings in particular to the south, west and east of the subject site. Generous opportunities for landscaping treatments have been provided to connect with the existing landscape features off-site.</p> <p>The neighborhood character of this area is described as containing a mixture of brick gladded single and two storey buildings with extensive open space, landscaped areas and set back generally 3 to 5 meters.</p> <p>In most areas the land is quite flat, while other areas range from having a fall of between 100mm to 200mm.</p> <p>Vegetation and good tree canopy is also an important element of the natural scenic setting.</p> <p>The existing neighborhood character has been referenced in the choice of materials, roof pitch, window style and building articulation.</p> <p>Setbacks, building set back, building articulation, roof form external cladding/ materials and color choices have been made to ensure effective integration and reduce visual bulk.</p> <p>This outcome will ensure that the proposed development does not detrimentally affect the neighborhood character.</p> <p>The proposed residential development is therefore considered to be quite commensurate with the established neighborhood character of</p>
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				the site and surrounding local area.
B2	Residential Policy	✓	✓	<p>Proposal complies adequately with current residential policy in the State of Victoria.</p> <p>The proposed development provides the opportunity for different housing needs and choice as well as utilizing the existing infrastructure. Both three bedroom and also two bedrooms dwellings are provided with a built form ranging from single to double storey.</p> <p>The proposal meets this Clause by providing greater housing choice to meet a wider community need; provide smaller lot sizes, which have lesser garden areas to maintain; located in a central area that is close to the essential services such as public transport, hospitals, schools and shops, and, utilizing the existing infrastructure in the area.</p> <p>Finally, the said proposal is quite consistent with present State and Local Planning Policies and relevant directives. The subject site is suitably located within a general residential 1 zone and represents a type on infill development on fully serviced within walking distance to an established activity centre.</p>
B3	Dwelling Diversity	✓	✓	<p>The proposed residential buildings will continue to be used for residential accommodation and will help to provide and offer a variety and greater diversity for all types of families and the local community with a diversified number of bedrooms at various densities.</p> <p>The development appropriately complies as it provides for a fairly modern building design to serve the needs of future residents.</p>
B4	Infrastructure	✓	✓	<p>The site is currently serviced by all required services including, sewer, water, gas, electricity, storm water discharge point, and telecom</p>

				<p>inclusive.</p> <p>The proposed residential dwellings development will also be connected to all the existing reticulated services. It is understood the proposed development will not exceed the capacity of these services.</p>
B5	Integration with the street	✓	✓	<p>Proposed dwellings are both designed to either front an existing government road or a large internal driveway area hence reflecting a stronger sense of street orientation within a local area context.</p> <p>The remainder of the residential dwellings will predominantly face an internal site orientation and also southern orientation, while a large percentage will directly front the northern and open space areas allocated throughout the site.</p> <p>Also building elements such as roof form has been purposely designed in order to better express the two storey element, provide for more effective integration with the street and reduce overall building height.</p> <p>The proposed new dwellings will effectively integrate well into the existing streetscape together with appropriate use of building materials and landscaping, the new dwelling will blend within the existing streetscape and local neighborhood environment.</p>
B6	Street setback	✓	✓	<p>The proposed residential development dwellings will be comfortably set away from all road frontages. It is noted that a minimum of 5 meters set back is maintained from the frontage or western boundary of the said allotment. This set back is considered to be acceptable in this instance as the shape of the street and the topographical features of the site include the generous road reserve. The Council will ensure the set back will not be intrusive to the local character of the area. In addition it is noted that a number of</p>

				<p>existing dwellings are much larger in bulk than the proposed buildings found within the local area to its immediate west, east and also south.</p> <p>The proposal therefore generally has a high level of compliance with standard B6 and is considered to meet the objective of this clause.</p>
B7	Building height	✓	✓	<p>All of the proposed dwellings are all of two storey building height and will be located on land and will not exceed the prescribed maximum height of 9.0 meters.</p> <p>The maximum double storey building height proposed is approximately 7.25 meters from natural ground level which is well below the 9.0 meters maximum building height set out in Rescode.</p>
B8	Site coverage	✓	✓	<p>Site coverage for the proposal is approximately 39.66 per cent which is below the 60% site coverage limit imposed by this clause.</p>
B9	Permeability	✓	✓	<p>A minimum of 40.7 per cent of the overall site is free from impermeable surfaces and not covered by any impermeable surfaces.</p> <p>The proposal meets the standard and objective of this clause.</p>
B10	Energy efficiency	✓	✓	<p>The proposed new residential dwellings have all been sighted to take full advantage of northern light for solar efficiency.</p> <p>Living areas have been located on the northern side of the said building to make use of natural</p>

				<p>light. Private and open spaces have also been located on the northern face of the proposed building to increase northern light penetration. This provision is also met.</p> <p>An environmentally Sustainable design report (ESD) will be provided in support of the proposed residential development and all appropriate recommendations will be complied with as part of the town planning approval process.</p> <p>An energy rating assessment is also provided in support of the proposed residential development currently before Council.</p> <p>The proposed development meets the 6 Star Energy rating in accordance with Sustainable Energy Authority of Victoria's First Rate program.</p>
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B11	Communal Open space	✓	✓	<p>There is substantial communal open space provided throughout the entire site and in particular along the northern and eastern sections of the development.</p> <p>This open space areas are designed to provide a sense identity to these dwellings as possible, while also assisting in providing an outlook for as many dwellings as practical and also are designed to be quite accessible and useable.</p> <p>The subject site is also located within a close walking distance to existing public and communal open space and park reserves throughout the Werribee and Hoppers Crossing areas.</p> <p>The said proposal meets the relevant standard and objective as appropriate communal open space is integrated within the proposed residential development.</p>

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B12	Safety	✓	✓	<p>The proposed buildings entry areas are all designed to front separate government roads ensuring that the safety of all future residents is maintained at all times.</p> <p>The site has good surveillance to both existing government roads. All of the proposed dwellings will have views to the open space area on the north side of the site, as well as to both government roads and streetscape as depicted on the development plans.</p>
B13	Landscaping	✓	✓	<p>Landscaping setbacks have been included to street frontages and significant street planting is located on the northern side of each building.</p> <p>The permit applicant is also happy to comply with any planning permit condition requiring a detailed landscape plan be submitted and approved by Council at a later stage of the said development.</p> <p>The new plants will be indigenous to the local area. Appropriate discussions will take place with the relevant Council Officers at a later stage.</p> <p>A detailed landscape plan prepared by a suitably accredited consultant also forms part of this application and all recommendations will be complied with as part of the town planning approval process.</p>
B14	Access	✓	✓	<p>There will be only one additional double width crossover required to service the proposed residential development as the existing crossover currently serving the allotment is quite appropriate with a width frontage of the allotment less than 20 meters.</p> <p>All of the existing vehicle access ways have been designed to be reutilized not only to</p>

				<p>service the said proposal but also to be located to minimize the traffic and car parking impact to the street network.</p> <p>The existing access way has also been located in order to minimize the loss of any on-street car parking spaces.</p> <p>The new double width vehicle cross over will be located on the south east of the allotment designed to service all of the proposed three dwellings and with a minimum width of 4.0 meters.</p>
B15	Parking location	✓	✓	<p>The proposed three bedroom dwellings provides for a minimum of 2 car space within either an enclosed single and double width lock up garage structure.</p> <p>Each of the two bedroom dwellings have also 1 covered car space allocated within an enclosed garage allocated on site.</p> <p>There will no parking of vehicles associated with this development on the said road reserve.</p> <p>Adequate and effective parking has been allocated within the site to accommodate occupiers inclusive.</p> <p>A visitor car space in accordance with the said Res Code provision is also allocated towards the rear of the subject site as depicted on the proposed development plans.</p>
B16	Parking provision -	✓	Complies	<p>All of the proposed two bedroom dwellings are provided with a single car space in a form of a lock up garage located on site inclusive.</p> <p>As the proposed development is for five or more dwellings one visitor car space should be provided for every five dwellings.</p> <p>There is no visitor car space requirement allocated with this development as it is only a two dwellings proposal.</p>

B17	Side and rear setbacks	✓	Complies	<p>Side and rear wall setbacks are all clearly shown on all relevant proposed development plans.</p> <p>There is no garage building walls proposed to be located on the said allotment boundary. A minimum of 6.22 meters and a height of 3.2 meters garage walls are proposed from natural floor level inclusive.</p> <p>There are in fact a number of medium density dwelling developments where garage walls are in fact located on the allotment boundary within the local area.</p> <p>However, the proposed building is overall well set back from all allotment boundaries as to sufficiently provide the required openness and spacing between dwellings and without compromising the amenity of future occupants.</p>
B18	Walls on boundaries	✓	✓	<p>There is only dwelling 3 garage side and rear walls proposed on their respective allotment boundaries and all details as depicted on the proposed development plans.</p> <p>There are also a number of recently constructed multi story medium density housing developments at either sides of the subject property with many garage building walls sited on allotment boundaries.</p> <p>This preferred neighborhood characteristic is quite evident and forms part of inner to middle city building architecture and design context response.</p>
B19	Daylight to existing windows	✓	complies	<p>This standard provision is not met as there are a number of existing windows on the southern boundary of the allotment and adjoining property along Macedon Street.</p>

				<p>In order to reach compliance the proposed two storey wall will need to be set back a minimum of 3 meters.</p> <p>Compliance can however be achieved by re-sitting the proposed building wall to a minimum distance of 3 meters as per the said provision.</p>
B20	North-facing windows	✓	✓	<p>This standard is also met. There are no north-facing windows of an existing dwelling that is in the close proximity of the site.</p> <p>All proposed windows are adequately located to take advantage of northern solar efficiency while adequate set backs are maintain between proposed and existing windows to ensure that daylight solar efficiency is maintained and further enhanced.</p>
B21	Overshadowing open space	✓	✓	<p>The percentage of open space belonging to the neighbor to the west is adequately maintained. Refer to shadow diagrams for more details on overshadowing impact.</p> <p>This provision and standard is also met.</p>
B22	Overlooking	✓	✓	<p>All first floor windows on the east and west sides are in fact well set back and at a level that no impact is likely to be caused to the existing neighboring property.</p> <p>The majority of windows are all designed and facing the street alignment, ensuring overlooking does not occur.</p>
B23	Internal views	✓	✓	<p>This provision and standard is also met.</p> <p>Appropriate staggering of the new buildings will remove any internal overlooking into the development.</p>
		✓	✓	

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B24	Noise impacts			<p>Complies as the only noise levels likely to be generated are all within residential basis as set out by the Environment Protection Authority.</p> <p>There is sufficient setback from the road and appropriate landscaping will reduce any noise concerns.</p>
B25	Accessibility	✓	✓	<p>The ground floors of the proposed dwellings are easily made accessible to persons of limited mobility.</p> <p>Pathways and footpaths will also be provided to the main entry of each building.</p>
B26	Dwelling entry	✓	✓	<p>There is a clear separation of each dwelling entry in that each dwelling primarily fronts a different street.</p> <p>A covered area has also been provided leading to the entry of each building providing a sheltered transition area.</p>
B27	Daylight to new windows	✓	✓	<p>Windows to the habitable rooms have been located to allow maximum sun penetration into the living areas. Windows to the living, dining and kitchen areas have been located as much as possible facing north to open directly on the north facing private open space areas to the proposal.</p> <p>All habitable windows will face onto outdoor space that is clear to the sky.</p>
B28	Private open space	✓	complies	<p>Each of the proposed residential buildings is provided with adequate and accessible private open space from the main living areas with a minimum dimension of 3.0 meters.</p> <p>In fact some of the apartments are provided with a minimum of 3.0 square meters of secluded private open space.</p>

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				This standard is not however met as the majority of apartments are not provided with secluded private open space in particular those dependent on outdoor patios with low fencing.
B29	Solar access to open space	✓	✓	<p>All the main private open space areas have been located predominantly to the north-west of the proposed apartment dwellings in order to allow or maximize solar access.</p> <p>Sufficient solar access to the open space area will be provided at the side of each of the dwellings.</p>
B30	Storage	✓	✓	Each of the proposed residential dwellings contains an area of storage accessible from the garage area, which is larger than the 6 cubic meters secure storage space required by Rescode Standard B30.
B31	Design detail	✓	✓	<p>The design of entries, window style and location, roof pitch and articulation has all been guided by the existing character of the local area.</p> <p>While the proposed design it is modern and suitable to changing requirements of residents it is also respectful of its neighbors and surrounds.</p> <p>The design of the new dwellings is to blend in with the environment and with appropriate landscaping, will further blend into the landscape. Porch areas at the front of the dwelling will be similar in style to other dwellings in the immediate vicinity of the site.</p>

B32	Front fences	✓	✓	<p>There are no fences proposed with the said development. Landscaping and other forms of vegetation will be used to provide the basis of fencing and demarcation at various strategic points within the allotment.</p> <p>This softer response will further reinforce the local theme where natural vegetation forms not only part of landscaping but also providing for fencing, security and residents safety.</p>
B33	Common property	✓	✓	<p>There are several areas of common ownership in the proposal primarily driveway areas and visitor car parking areas as depicted in the proposed development plans.</p>
B34	Site services	✓	✓	<p>Mailboxes and services have been located at the entry to each dwelling for the convenience of both residents and servicing authorities.</p> <p>Appropriate bin enclosures will be provided within the specified areas of the garages for each of the dwellings as required by the said provision.</p>

Summary and Conclusion

The proposed development has been designed to comply with all of the standards and requirements of Res Code and Clause 55, and particular emphasis has been given to matters relating to neighbourhood character elements, spacing of proposed new dwellings, car parking, overlooking, overshadowing and front, side and rear setbacks.

The proposed two spacious and detached dwellings on the subject site will not overlook the adjoining property to the west and east given the provision of fixed

obscure glazing to the proposed first floor windows. The proposed setback of the upper floor is also considered quite appropriate and would not have a direct impact on the amenity of the existing adjoining property.

As depicted on the elevation plans the proposed built form satisfies the building envelope requirements pursuant to Standard B17 - Side and Rear Setbacks.

The scale and built form of the proposed development is considered to be reasonable while sufficient on site car parking is provided, in accordance with ResCode Standard. The proposal is unlikely to result in a significant increase to traffic volumes given the present low levels of daily traffic volumes due to the number of existing dwellings in comparison to the large size of allotment area.

Finally, the review site forms part of an established residential area within close proximity to all available community services and facilities inclusive. The proposed density is well supported by Melbourne 2030 Policy for 15 dwellings per hectare relates to Melbourne's growth corridor.

In this instance increased density and population is warranted and in fact quite appropriate given the location of the review site to local community facilities, services and infrastructure.

It is imperative to consider the review site is located within an established residential neighbourhood of Werribee and within a close distance to Princes Freeway, Werribee Mercy Hospital, Victoria University Werribee campus, Woodville Park Shopping Centre, Hoppers Crossing Shopping Centre, Werribee Plaza Shopping Centre, many public parks, wetlands and reserves, municipal and civic services and facilities and many other community facilities and services throughout.

Hence the proposed medium density multi storey dwellings for residential use will provide for more housing supply to meet the present needs of the local community. This outcome accords with both the current policy basis of the State Government of Victoria and the City of Wyndham Council.

In conclusion it is submitted the said proposal as presented to the City of Wyndham City Council is in compliance with the purpose and objectives of the General Residential 1 Zone, local policies and relevant clauses within the Municipal Strategic Statement of the Wyndham Planning Scheme.

It is also considered the proposed design context is satisfactory having regard to the surrounding built form and main neighbourhood characteristics.

For reasons presented throughout this town planning submission the City of Wyndham Council is respectfully requested to support this residential medium density development comprising of two (2) double storey detached built form with

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all the three primary bedrooms residential dwellings on property known as 67 Macedon Street, Hoppers Crossing and issue a conditional town planning permit.

It is submitted that the current proposal meets all of the current State Government Policies on Urban Consolidation in that it provides for additional residential development in serviced areas and within established residential precincts where social, community and physical services are provided within a close distance.

Finally, the proposal has been assessed against the most relevant clauses of both the State and Local Planning Policy Frameworks including the Municipal Strategic Statement, of the Wyndham Planning Scheme, and against the objectives, standards and requirements of Clause 55 (Rescode) Provisions.

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MPIA MVPELA

Date 1 September 2022

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