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Date Plans Provided: 24/08/2022

Sustainable Design Assessment

31-33 Cheviot Drive, Truganina

Revision A

22/04/2022

WYNDHAM CITY COUNCIL
Town Planning
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Plan: 1 of 45

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Date Plans Provided: 24/08/2022

Contents

Company Profile – The Urban Leaf Pty Ltd	3
1. Project Summary.....	4
2. Built Environment Sustainability Scorecard (BESS).....	5
3. Construction and Building Management.....	6
4. Water Resources.....	7
5. Energy Efficiency	8
6. Stormwater Management	9
7. Indoor Environment Quality	10
8. Transport.....	11
9. Waste Management	13
10. Urban Ecology	14
Reference.....	
Appendix A – BESS Summary Report.....	
Appendix B – STORM Report	
Appendix C – Stormwater Treatment Maintenance Schedule	

WYNDHAM CITY COUNCIL
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Advertised Documents

Plan: 2 of 45



L2, 433-435 South Road, Bentleigh VIC 3204

03 8899 6149

03 9555 4576

energy@tul.net.au

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Date Plans Provided: 24/08/2022

Company Profile – The Urban Leaf Pty Ltd

Mission Statement

We are a team of professionals, dedicated to encouraging sustainable design within the building industry and its related businesses.

We provide clients with reports that comprehensively outline, describe and recommend ecological solutions for different stages of the construction process.

Our team's professional and personal growth is fostered within a positive working environment. Our innovative, original thinking works diligently towards ensuring the social, economic and environmental needs of our community are met and enjoyed by future generations.

Company Philosophy

Our philosophy and motivation is simple. We believe everyone has a responsibility to protect the Earth's eco-systems.

By preserving natural resources, we can guarantee that communities will continue to benefit from an uncompromised quality of life.

In addition, conserving natural resources within our lifetime ensures the legacy we leave for future generations is one that advocates respect for our environment as well as for each other.

Our role in assessing and encouraging sustainable design within the building industry is an important one because it supports ecologically-sound practises.

Our work enables us to promote more efficient use of ecological resources and reduce unnecessary environmental impact.

Services

All of our services are connected to our company's philosophy and contribute to supporting a sustainable environment. We pride ourselves on delivering professional, independent, objective appraisals and reports. Any recommendations we make are underpinned by legislative and regulatory compliance.

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Plan: 3 of 45

1. Project Summary

The Urban Leaf Pty Ltd has been engaged by **Jason Barnfather** to undertake a Sustainable Design Assessment (SDA) for the proposed development.

Municipality:	City of Wyndham
Site Address:	31-33 Cheviot Drive, Truganina
Total Site Area:	2,581m²
Site Coverage:	1,191.4m²
Project Description:	Residential development of 5 detached dwellings and 4 attached dwellings
TUL Reference Number:	K21
Assessment Completed by:	Laura Pospisil (Dip. Building Design) Melissa Frois (M. Arch)



Figure 1: Zoning Map (source: planning.vic.gov.au)

All results generated by this report are based on Town Planning Drawings prepared by **Fine Line Building Design, 2021.11.12.**

Note: ESD initiatives must be shown on the endorsed plan or be included in a schedule to the plan. Additionally, the drawings shall be read in conjunction with the endorsed SDA report.

Disclaimer- This report contains guidelines and recommendations to assist the specified project meet ESD requirements. It is the responsibility of the Owner/Builder to apply said specifications in the later stages of the development to ensure compliance. It is not the responsibility of The Urban Leaf Pty Ltd

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Plan: 4 of 45

2. Built Environment Sustainability Scorecard (BESS)

Sustainable design is a critical intervention in today's-built environment to protect the environment and living standards, as well as future proofing the coming generations. The Sustainable Design Assessment contains a summary of environmental initiatives integrated into the design of the subject development, whilst providing information ensuring the following:

- New buildings to meet acceptable environmental performance standards
- Outline environmental objectives and standards required by Council
- Consistent and fair approach to the associated environmental impact
- Flexible methods of meeting environmental standards
- Promote the benefit of sustainability within the development

All information and calculations necessary to produce the report are provided by using version 1.7.0 of the Built Environment Sustainability Scorecard (BESS). The BESS tool (**Appendix A**) assesses energy and water efficiency, thermal comfort, and overall environmental sustainability performance of new buildings or alterations.

There are four mandatory categories with minimum score: Indoor Environment Quality (IEQ), Energy, Water, and Stormwater. The final BESS overall score is determined by the individual category scores:

- 'Best Practice' is defined within BESS as an overall score of 50% or above.
- 'Excellence' is defined within BESS as an overall score of 70%.

The development has achieved the following BESS scores:

BESS Category	Required Score	Project Score	Compliance
Management	0%	16%	Achieved compliance
Water	50%	66%	Achieved compliance
Energy	50%	50%	Achieved compliance
Stormwater	100%	100%	Achieved compliance
IEQ	50%	60%	Achieved compliance
Transport	0%	20%	Achieved compliance
Waste	0%	50%	Achieved compliance
Urban Ecology	0%	40%	Achieved compliance
Innovation	0%	0%	Achieved compliance
Total Score		50%	Best Practice

3. Construction and Building Management

Environmentally Sustainable Design (ESD) Principle – Construction and Building Management should be integrated into the design of the proposed development. These principles will inspire a holistic and integrated design and construction process. It also encourages ongoing high performance.

Key elements may include:

- Building Users' Guide
- Environmental Credentials of Project Team
- Environmental Management Plan; Construction and Operation

ISSUES	DESIGN RESPONSES
Building Users' Guide	<ul style="list-style-type: none"> • <i>A Building User's Guide will be provided to owners, future users and if required, building managers and maintenance contractors.</i> • <i>The guide will explain and educate the future users about the development's key sustainable design initiatives, systems and targets, in common, non-technical language.</i> • <i>The Building User's Guide is to include the following features, and shall not be limited to:</i> <ul style="list-style-type: none"> ○ <i>Concept and implementation of passive design strategies, such as the use of flexible shading and night purging opportunities.</i> ○ <i>Building services control</i> ○ <i>Potable and non-potable water supply</i> ○ <i>Sustainable material choices</i> ○ <i>Sustainable transport opportunities</i> ○ <i>Waste minimisation and separation policies</i> ○ <i>Pro-active maintenance regime</i> • <i>It shall also recommend possible operational strategies to reduce energy, water and waste consumption.</i>
Environmental Credentials of Project Team	<ul style="list-style-type: none"> • <i>Appointed contractors will have valid environmental credentials (e.g. ISO 14001 Environmental Management System accreditation, Green Star Accredited Professional and Certified Green Plumber).</i>
Environmental Management Plan; Construction and Operation	<ul style="list-style-type: none"> • <i>A project specific Environmental Management Plan will be implemented during the operation phase.</i>

4. Water Resources

Environmentally Sustainable Design (ESD) Principle - Water resources and its key elements should be integrated into the design of the proposed development. These principles contribute to efficient water usage by reducing total operating potable water use, promoting the collection and re-use of rainwater and stormwater, consequently helping to conserve precious water resources and minimising associated water costs.

Key elements include:

- Fixtures, fittings and appliances
- Rainwater
- Water Efficient Landscaping

The following table summarises the approach taken to reduce potable (drinkable) water use by residential and/or non-residential areas within the development. Information below is supported by the following resources: **BESS report (Appendix A)**.

ISSUES	DESIGN RESPONSES
Efficient Showerheads	<ul style="list-style-type: none"> • 4 Star WELS (>4.5 but <=6.0)
Efficient Taps and Basins	<ul style="list-style-type: none"> • 6 Star WELS
Efficient Dishwashers	<ul style="list-style-type: none"> • 6 Star WELS
Efficient Toilets Cisterns	<ul style="list-style-type: none"> • 4 Star WELS
Efficient Washing Machine	<ul style="list-style-type: none"> • 4 Star WELS
Efficient Appliances	<ul style="list-style-type: none"> • All other appliances if provided by the developer will be within one star of the best available.
Efficient Landscaping	<ul style="list-style-type: none"> • Low water-use plant selection with water efficient irrigation (ie. drip irrigation with timers) • Native and drought tolerant plants recommended • A water efficient garden should not require irrigation system and should not need watering when plants are established.

5. Energy Efficiency

Environmentally Sustainable Design (ESD) Principle - Energy and its main elements contribute to reducing greenhouse emissions by utilising energy efficient appliances, energy conservation measures and renewable energy. In addition to maintaining and improving comfort levels, efficient energy use is vitally important to reduce energy costs and the associated environmental impacts.

- Heating
- Cooling
- Lighting
- Appliances
- Hot water services

The following table summarises energy efficient approach of residential and/or non-residential areas within the development. Information below is supported by the following resources: **BESS report (Appendix A)**.

ISSUES	DESIGN RESPONSES
Energy Rating	<ul style="list-style-type: none"> • Energy rating will be completed at the building approval stage. • A commitment has been made for each dwelling to have a minimum of 6 Star energy rating. • Minimum compliance levels have been used as an input to the BESS assessment at this stage.
Efficient Heating System	<ul style="list-style-type: none"> • Gas central duct heating system (minimum 5 Stars) will be provided in the proposed development.
Efficient Cooling System	<ul style="list-style-type: none"> • Refrigerative space cooling system (minimum 4 Stars) will be provided in the proposed development.
Hot Water System	<ul style="list-style-type: none"> • Gas instantaneous system (minimum 5 Stars) will be provided in the proposed development.
Efficient Lighting	<ul style="list-style-type: none"> • LEDs – garage, living areas, kitchen, bedroom, bathroom, laundry, storage, outdoors • LEDs or Solar – garden lighting • The development shall achieve a maximum illumination power density of 4W/m² or less.
Efficient Lighting Design	<ul style="list-style-type: none"> • Two-way switching- hallways, stairwells. • Motion sensors – common areas, garages. • Dimmers – bedroom, living areas.
Fixed Clothes Lines	<ul style="list-style-type: none"> • Private outdoor clothesline has been allocated in each dwelling's private open space.

Efficient Appliances	<ul style="list-style-type: none"> All appliances if provided by the developer will be within one star of the best available (i.e.): Date Plans Provided: 24/08/2022 Fridge/freezer (min. 3 star). Dishwasher (min. 4 stars).
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6. Stormwater Management

Environmentally Sustainable Design (ESD) Principle - Melbourne's rapid urbanisation in recent times has resulted in a significant increase in hard and impervious areas. Efficient Water Sensitive Urban Design (WSUD) ensures natural systems are protected and enhanced whilst promoting on-site detention. Key elements may include:

- Raingardens
- Rainwater storage tanks

The following table summarises the approach taken to improve stormwater quality and to reduce peak and total stormwater run-off produced by the residential and/or non-residential areas within the development. Information below is supported by the following resources: **STORM report (Appendix B)**, **Stormwater Treatment Maintenance Schedule (Appendix C)** and **BESS report (Appendix A)**.

ISSUES	DESIGN RESPONSES
STORM Rating	<ul style="list-style-type: none"> The STORM assessment achieves a score of 100%, which satisfies the required minimum.
Stormwater Treatment	<ul style="list-style-type: none"> 60% of roof areas (approx. 775.96m² total) are to be connected to a site total of 27,000L rainwater storage (3,000L rainwater tank per dwelling) for toilet flushing purposes. 40% of roof areas (approx. 517.32m²) are to be connected to a site total minimum of 18m² raingardens (2m² raingarden per dwelling). A STORM report has been prepared to address the Council's stormwater clause requirements. Please refer to Appendix B for further treatment details.
Maintenance	<ul style="list-style-type: none"> The stormwater management assets are to be maintained periodically as according to the manufacturer's guidelines or the generic maintenance schedule provided within Appendix C. It will be the responsibility of the owners to organise the required maintenance and upgrades when required. This includes engaging an appropriate, qualified contractor to conduct the necessary tasks.

7. Indoor Environment Quality

Environmentally Sustainable Design (ESD) Principle – The key elements of Indoor Environment Quality play a significant role in the health, wellbeing and satisfaction of the development's occupants. Ensuring a naturally comfortable indoor environment means less dependence on building services such as artificial lighting, mechanical ventilation and heating and cooling devices.

Key elements may include:

- Daylight
- Ventilation
- Thermal Comfort
- Hazardous Materials and VOC

ISSUES	DESIGN RESPONSES
Daylight	<ul style="list-style-type: none"> • Each habitable room will meet the minimum light requirement of 10%, as per NCC Part 3.8.4. • Habitable rooms receive sufficient sunlight through windows & doors as shown in elevation drawings. • No borrowed light to bedrooms. • Clear glazing will be used as indicated in elevations.
Ventilation	<ul style="list-style-type: none"> • All rooms are sufficiently ventilated through operable windows specified in elevation drawings. • All kitchens are ventilated with dedicated and separated extract fans. • Energy efficient mechanical heating and cooling system provided for days with extreme temperatures.
Effective Shading	<ul style="list-style-type: none"> • External shading devices are passive design interventions which can help to protect the building envelope and reduce heat transfer through the building fabric, consequently supporting a comfortable building environment and reduce associated operational costs. • Permanent eaves assist in shading the glazing on each façade. • Internal blinds / curtains will also enhance the effectiveness of shading.
Thermal Comfort	<ul style="list-style-type: none"> • Glazing to comply with energy report specifications at the building approval stage. • A commitment has been made to specify double glazed clear windows to all habitable areas. This will provide passive heat gains and reduce energy consumptions. • Good insulation levels will maintain comfortable temperature within the proposed development. • Effective shadings and efficient cross ventilation of the proposed design reduces cooling demand in summer.

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ISSUES	DESIGN RESPONSES
	<ul style="list-style-type: none"> Living areas in two thirds of the dwellings are oriented to the North, enhancing thermal comfort and reducing the need for heating and cooling.
Low Volatile Organic Compounds (VOC) Materials	<ul style="list-style-type: none"> Low VOC paints and flooring Low VOC wall and ceiling coverings Low VOC adhesives and sealants

Date Plans Provided: 24/08/2022

8. Transport

Environmentally Sustainable Design (ESD) Principle – Green, or “eco-friendly” buildings encourage people to use modes of transport other than cars to reduce urban air pollution and the generation of greenhouse gas emissions. Alternative transportation can be facilitated by incorporating cyclist facilities and access to public transport networks into the building’s design.

Key elements may include:

- Minimise car dependency
- Promote alternative transportation

ISSUES	DESIGN RESPONSES
Minimising the Provision of Car Parks for Conventional Vehicles	<ul style="list-style-type: none"> Onsite resident parking space is available and is limited to 1-2 car spaces per unit. Visitor parking spaces are available on Cheviot Drive.
Bicycle Parking	<ul style="list-style-type: none"> Minimum 1 secure visitor bicycle parking space will be provided as required in the BESS assessment. Refer to architectural drawings for locations.
Public Transport	<ul style="list-style-type: none"> Approximately 2km to Williams Landing Train Station. Approximately 452m Federation Bvd/Forsyth Rd (Williams Landing Station) bus stop. Refer to site plan below.

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Plan: 11 of 45

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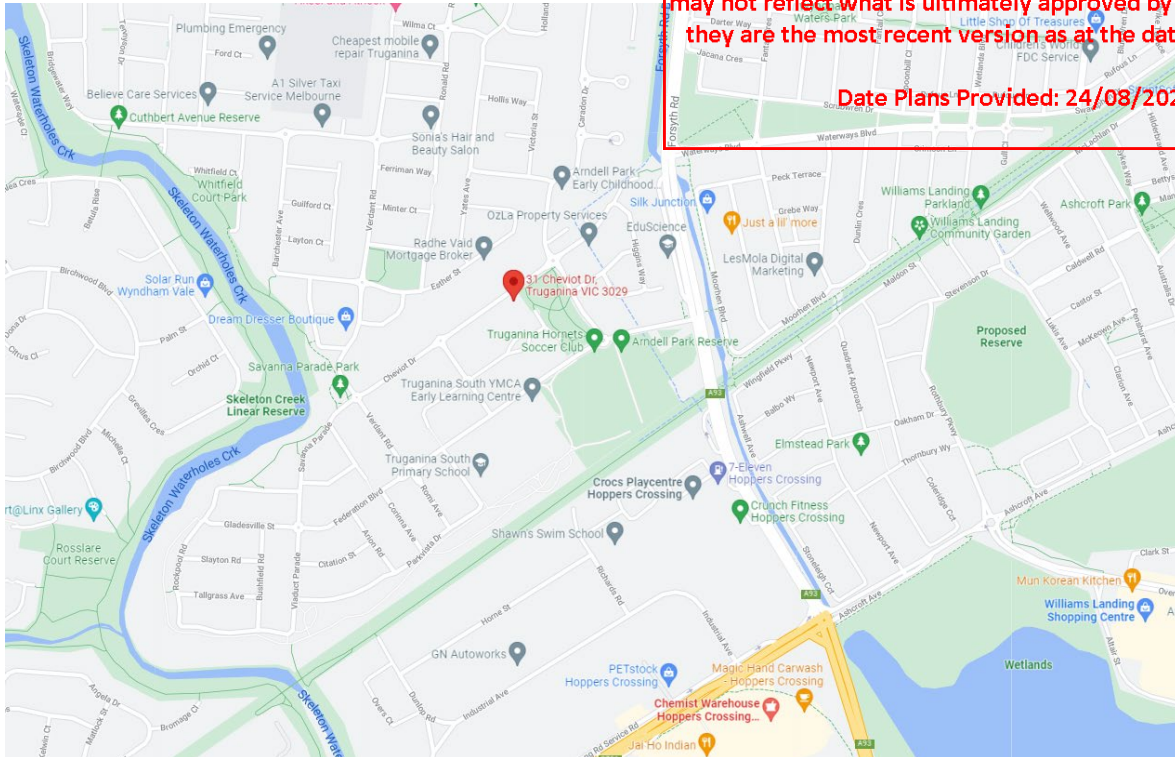


Figure 2: Site Location (image sourced from Google Maps)



Figure 3: Site Location (image sourced from Melway Online)

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

9. Waste Management

Environmentally Sustainable Design (ESD) Principle – A waste management plan should be incorporated into the design of the proposed development to ensure minimal waste is transported to landfill by means of disposal, recycling and on-site waste storage and/or collection methods.

Key elements may include:

- Construction Waste Minimisation
- Operational Waste Management Plan
- Storage of Waste, Recycling and Green Waste

ISSUES	DESIGN RESPONSES
Construction Waste Management	<ul style="list-style-type: none"> • The construction contract will include the requirement to reuse or to recycle 70% of all demolition and construction waste.
Operation Waste Management Plan	<ul style="list-style-type: none"> • A Waste Management Plan may be implemented that retains waste records and distributes annual reports to residents, occupants and owners.
Allocated Spaces for General Waste, Recycle Waste and Green Waste	<ul style="list-style-type: none"> • Bins are stored in the services area behind each dwelling. • Space allocation for waste streams are indicated on plans.
Food and Garden Waste	<ul style="list-style-type: none"> • Occupants have access to a food and garden waste collection system via Wyndham's Green bin collection. • Facilities (i.e. compost bins or worm farms) may be provided to support onsite management of food and garden waste. This can help to minimise the amount of waste leaving the development.

10. Urban Ecology

Environmentally Sustainable Design (ESD) Principle – Urban Ecology and its fundamental principles aim to promote and protect ecosystems and biodiversity. Urban and agricultural developments should aim to enhance Urban Ecology by decreasing hard or impervious areas and at the same time increasing vegetation and landscaping opportunities.

Key elements may include:

- Vegetation
- Reuse of developed Land
- Maintaining / Enhancing Ecological Value

ISSUES	DESIGN RESPONSES
Vegetation	<ul style="list-style-type: none"> • Approximately 22% of the site is covered with vegetation.
Re-use of Land	<ul style="list-style-type: none"> • The development is a redevelopment of an existing established site, therefore increased density in an established urban area will reduce urban sprawl.
Maintaining / Enhancing Ecological Value	<ul style="list-style-type: none"> • The ecological value of the site will be enhanced through the provision of green space as indicated in the plans.

Reference

Appendix A – BESS Summary Report

Appendix B – STORM Report

Appendix C – Stormwater Asset Maintenance Schedule

BESS Report

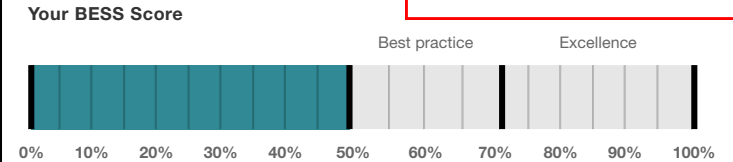
Built Environment Sustainability Scorecard

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This BESS report outlines the sustainable design commitments of the proposed development at 31 Cheviot Dr Truganina VIC 3029. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Wyndham City Council.

Note that where a Sustainability Management Plan is required, the BESS report is a supporting document to the Sustainable Design Assessment or Sustainability Management Plan. The BESS report is not a substitute for the Sustainable Design Assessment or Sustainability Management Plan. The BESS report is the most recent version as at the date shown below:

Date Plans Provided: 24/08/2022



50%

Project details

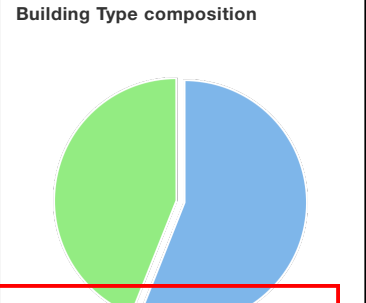
Address	31 Cheviot Dr Truganina VIC 3029
Project no	5D3513D3-R1
BESS Version	BESS-6

Site type	Multi dwelling (dual occupancy, townhouse, villa unit etc)
Account	energy@tul.net.au
Application no.	
Site area	2,581 m ²
Building floor area	928.0 m ²
Date	21 December 2021
Software version	1.7.0-B.375



Performance by category ● Your development ● Maximum available

Category	Weight	Score	Pass
Management	5%	16%	*
Water	9%	66%	✓
Energy	28%	50%	✓
Stormwater	14%	100%	✓
IEQ	17%	60%	✓
Transport	9%	20%	*
Waste	6%	50%	*
Urban Ecology	6%	40%	*
Innovation	9%	0%	*



WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Plan: 16 of 45

Dwellings & Non Res Spaces

Dwellings			
Name	Quantity	Area	% of total area
Detached dwelling			
Unit 4, Unit 5, Unit 6	3	104 m ²	33%
Unit 1, Unit 9	2	104 m ²	22%
Total	5	520 m²	56%
Townhouse			
Unit 7, Unit 8	2	103 m ²	22%
Unit 2, Unit 3	2	101 m ²	21%
Total	4	408 m²	43%

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Date Plans Provided: 24/08/2022

Supporting information

Floorplans & elevation notes

Credit	Requirement	Response	Status
Water 3.1	Water efficient garden annotated	To be printed Refer to submitted documents	✓
Energy 3.3	External lighting sensors annotated	To be printed Refer to submitted documents	✓
Energy 3.4	Clothes line annotated (if proposed)	To be printed Refer to submitted documents	✓
Stormwater 1.1	Location of any stormwater management systems used in STORM or MUSIC modelling (e.g. Rainwater tanks, raingarden, buffer strips)	To be printed Refer to submitted documents	✓
IEQ 3.1	Glazing specification to be annotated	To be printed Refer to submitted documents	✓
IEQ 3.3	North-facing living areas	To be printed Refer to submitted documents	✓
Transport 1.2	All nominated residential visitor bicycle parking spaces	To be printed Refer to submitted documents	✓
Waste 2.1	Location of food and garden waste facilities	To be printed Refer to submitted documents	✓
Urban Ecology 2.1	Vegetated areas	To be printed Refer to submitted documents	✓

Supporting evidence

Credit	Requirement	Response	Status
Energy 3.5	Provide a written description of the average lighting power density to be installed in the development and specify the lighting type(s) to be used.	To be printed Architectural Plans Refer to submitted documents	✓
Stormwater 1.1	STORM report or MUSIC model	To be printed Appendix B - STORM Refer to submitted documents	✓
IEQ 3.1	Reference to floor plans or energy modelling showing the glazing specification (U-value and Solar Heat Gain Coefficient, SHGC)	To be printed Architectural Plans Refer to submitted documents	✓
IEQ 3.3	Reference to the floor plans showing living areas orientated to the north.	To be printed Architectural Plans Refer to submitted documents	✓

WYNDHAM CITY COUNCIL
Town Planning
Advised Documents
Plan: 17 of 45

Credit summary

Management Overall contribution 4.5%		16%	
1.1 Pre-Application Meeting			0%
2.1 Thermal Performance Modelling - Single Dwelling			0%
2.2 Thermal Performance Modelling - Multi-Dwelling Residential			0%
4.1 Building Users Guide			100%

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Date Plans Provided: 24/08/2022

Water Overall contribution 9.0%

Minimum required 50%		66%	✓ Pass
1.1 Potable water use reduction		60%	
3.1 Water Efficient Landscaping		100%	

Energy Overall contribution 27.5%

Minimum required 50%		50%	✓ Pass
1.2 Thermal Performance Rating - Residential		0%	
2.1 Greenhouse Gas Emissions		100%	
2.2 Peak Demand		0%	
2.3 Electricity Consumption		100%	
2.4 Gas Consumption		100%	
2.5 Wood Consumption		N/A	✦ Scoped Out
No wood heating system present			
3.2 Hot Water		100%	
3.3 External Lighting		100%	
3.4 Clothes Drying		100%	
3.5 Internal Lighting - Residential Single Dwelling		100%	
4.4 Renewable Energy Systems - Other		N/A	⊘ Disabled
No other (non-solar PV) renewable energy is in use.			
4.5 Solar PV - Houses and Townhouses		N/A	⊘ Disabled
No solar PV renewable energy is in use.			

Stormwater Overall contribution 13.5%

Minimum required 100%		100%	✓ Pass
1.1 Stormwater Treatment		100%	

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Plan: 18 of 45

IEQ Overall contribution 16.5%

2.2 Cross Flow Ventilation			0%
3.1 Thermal comfort - Double Glazing			100%
3.2 Thermal Comfort - External Shading			0%
3.3 Thermal Comfort - Orientation			100%

Transport Overall contribution 9.0%

			20%
1.1 Bicycle Parking - Residential			0%
1.2 Bicycle Parking - Residential Visitor			100%
2.1 Electric Vehicle Infrastructure			0%

Waste Overall contribution 5.5%

			50%
1.1 - Construction Waste - Building Re-Use			0%
2.1 - Operational Waste - Food & Garden Waste			100%

Urban Ecology Overall contribution 5.5%

			40%
2.1 Vegetation			75%
2.2 Green Roofs			0%
2.3 Green Walls and Facades			0%
2.4 Private Open Space - Balcony / Courtyard Ecology			0%
3.1 Food Production - Residential			0%

Innovation Overall contribution 9.0%

			0%
1.1 Innovation			0%

Credit breakdown**Management** Overall contribution 1%

1.1 Pre-Application Meeting	0%
Score Contribution	This credit contributes 50.0% towards the category score.
Criteria	Has an ESD professional been engaged to provide sustainability advice from schematic design to construction? AND Has the ESD professional been involved in a pre-application meeting with Council?
Question	Criteria Achieved ?
Project	No
2.1 Thermal Performance Modelling - Single Dwelling	0%
Score Contribution	This credit contributes 18.7% towards the category score.
Criteria	Has a preliminary NatHERS rating been undertaken?
Question	Criteria Achieved ?
Detached dwelling	No
2.2 Thermal Performance Modelling - Multi-Dwelling Residential	0%
Score Contribution	This credit contributes 14.7% towards the category score.
Criteria	Have preliminary NatHERS ratings been undertaken for all thermally unique dwellings?
Question	Criteria Achieved ?
Townhouse	No
4.1 Building Users Guide	100%
Score Contribution	This credit contributes 16.7% towards the category score.
Criteria	Will a building users guide be produced and issued to occupants?
Question	Criteria Achieved ?
Project	Yes

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Date Plans Provided: 24/08/2022

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Plan: 20 of 45

Water Overall contribution 6% Minimum required 50%

Water Approach	
What approach do you want to use for Water?:	Use the built in calculation tools
Project Water Profile Question	
Do you have a reticulated third pipe or an on-site water recycling system?:	No
Are you installing a swimming pool?:	No
Are you installing a rainwater tank?:	Yes
Water fixtures, fittings and connections	
Showerhead: All	4 Star WELS (>= 4.5 but <= 6.0)
Bath: All	Medium Sized Contemporary Bath
Kitchen Taps: All	>= 6 Star WELS rating
Bathroom Taps: All	>= 6 Star WELS rating
Dishwashers: All	>= 5 Star WELS rating
WC: All	>= 4 Star WELS rating
Urinals: All	Scope out
Washing Machine Water Efficiency: All	>= 4 Star WELS rating
Which non-potable water source is the dwelling/space connected to?: All	RWT total
Non-potable water source connected to Toilets: All	Yes
Non-potable water source connected to Laundry (washing machine): All	No
Non-potable water source connected to Hot Water System: All	No
Rainwater Tank	
What is the total roof area connected to the rainwater tank?: RWT total	776 m ²
Tank Size: RWT total	27,000 Litres
Irrigation area connected to tank: RWT total	-
Is connected irrigation area a water efficient garden?: RWT total	-
Other external water demand connected to tank?: RWT total	-

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Advertised Documents

Plan: 21 of 45

1.1 Potable water use reduction		60%
Score Contribution	This credit contributes 60.0% towards the category score.	
Criteria	What is the reduction in total potable water use due to efficient fixtures, appliances, rainwater use and recycled water use? To achieve points in this credit there must be >25% potable water reduction.	
Output	Reference	
Project	1495 kL	
Output	Proposed (excluding rainwater and recycled water use)	
Project	1016 kL	
Output	Proposed (including rainwater and recycled water use)	
Project	883 kL	
Output	% Reduction in Potable Water Consumption	
Project	40 %	
Output	% of connected demand met by rainwater	
Project	100 %	
Output	How often does the tank overflow?	
Project	Very Often	
Output	Opportunity for additional rainwater connection	
Project	418 kL	
3.1 Water Efficient Landscaping		100%
Score Contribution	This credit contributes 16.7% towards the category score.	
Criteria	Will water efficient landscaping be installed?	
Question	Criteria Achieved ?	
Project	Yes	

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Plan: 22 of 45

Energy

Overall contribution 14%

Minimum required 50%

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Dwellings Energy Approach

What approach do you want to use for Energy?:

Use the online energy rating tool

Project Energy Profile Question

Are you installing any solar photovoltaic (PV) system(s)?:

No

Are you installing any other renewable energy system(s)?:

No

Gas supplied into building:

Natural Gas

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Dwelling Energy Profiles

Date Plans Provided: 24/08/2022

Below the floor is: All

Ground or Carpark

Above the ceiling is: All

Outside

Exposed sides:

Unit 1, Unit 9

4

Unit 4, Unit 5, Unit 6

Unit 2, Unit 3

3

Unit 7, Unit 8

NatHERS Annual Energy Loads - Heat: All

100 MJ/sqm

NatHERS Annual Energy Loads - Cool: All

14.0 MJ/sqm

NatHERS star rating: All

6.0

Type of Heating System: All

B Gas central ducts

Heating System Efficiency: All

5 Star

Type of Cooling System: All

Refrigerative space

Cooling System Efficiency: All

4 Stars

Type of Hot Water System: All

I Gas Instantaneous 5 star

Is the hot water system shared by multiple dwellings?: All

No

% Contribution from solar hot water system: All

-

Clothes Line: All

D Private outdoor clothesline

Clothes Dryer: All

Occupant to Install

1.2 Thermal Performance Rating - Residential

0%

Score Contribution

This credit contributes 30.0% towards the category score.

Criteria

What is the average NatHERS rating?

Output

Average NATHERS Rating (Weighted)

Detached dwelling

6.0 Stars

Townhouse

6.0 Stars

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Plan: 23 of 45

2.1 Greenhouse Gas Emissions

Score Contribution	This credit contributes 100% towards the category score.
Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?
Output	Reference Building with Reference Services (BCA only)
Detached dwelling	19,307 kg CO2
Townhouse	16,006 kg CO2
Output	Proposed Building with Proposed Services (Actual Building)
Detached dwelling	11,046 kg CO2
Townhouse	9,290 kg CO2
Output	% Reduction in GHG Emissions
Detached dwelling	42 %
Townhouse	41 %

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2.2 Peak Demand

0%

Score Contribution	This credit contributes 5.0% towards the category score.
Criteria	What is the % reduction in instantaneous (peak-hour) demand against the benchmark?
Output	Peak Thermal Cooling Load - Baseline
Detached dwelling	64.9 kW
Townhouse	47.3 kW
Output	Peak Thermal Cooling Load - Proposed
Detached dwelling	57.4 kW
Townhouse	46.0 kW
Output	Peak Thermal Cooling Load - % Reduction
Detached dwelling	11 %
Townhouse	2 %

2.3 Electricity Consumption

100%

Score Contribution	This credit contributes 10.0% towards the category score.
Criteria	What is the % reduction in annual electricity consumption against the benchmark?
Output	Reference
Detached dwelling	8,130 kWh
Townhouse	6,768 kWh
Output	Proposed
Detached dwelling	4,432 kWh
Townhouse	3,782 kWh
Output	Improvement
Detached dwelling	45 %
Townhouse	44 %

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Town Planning
Advertised Documents

Plan: 24 of 45

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2.4 Gas Consumption

Score Contribution	This credit contributes 10.0% towards the category score.
Criteria	What is the % reduction in annual gas consumption against the benchmark?
Output	Reference
Detached dwelling	214 281 MJ
Townhouse	177 090 MJ
Output	Proposed
Detached dwelling	126 958 MJ
Townhouse	105 674 MJ
Output	Improvement
Detached dwelling	40 %
Townhouse	40 %

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2.5 Wood Consumption

N/A  Scoped Out

This credit was scoped out	No wood heating system present
----------------------------	--------------------------------

3.2 Hot Water

100%

Score Contribution	This credit contributes 5.0% towards the category score.
Criteria	What is the % reduction in annual energy consumption (gas and electricity) of the hot water system against the benchmark?
Output	Reference
Detached dwelling	22,412 kWh
Townhouse	17,800 kWh
Output	Proposed
Detached dwelling	14,490 kWh
Townhouse	11,466 kWh
Output	Improvement
Detached dwelling	35 %
Townhouse	35 %

3.3 External Lighting

100%

Score Contribution	This credit contributes 5.0% towards the category score.
Criteria	Is the external lighting controlled by a motion detector?
Question	Criteria Achieved ?
Detached dwelling	Yes
Townhouse	Yes

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Town Planning
Advertised Documents**

Plan: 25 of 45

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3.4 Clothes Drying

Score Contribution	This credit contributes 100% towards the category score.
Criteria	What is the % reduction in annual energy consumption (gas and electricity) from a combination of clothes lines and efficient driers against the benchmark?
Output	Reference
Detached dwelling	2 833 kWh
Townhouse	2 243 kWh
Output	Proposed
Detached dwelling	567 kWh
Townhouse	449 kWh
Output	Improvement
Detached dwelling	80 %
Townhouse	80 %

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3.5 Internal Lighting - Residential Single Dwelling

100%

Score Contribution	This credit contributes 5.0% towards the category score.
Criteria	Does the development achieve a maximum illumination power density of 4W/sqm or less?
Question	Criteria Achieved?
Detached dwelling	Yes
Townhouse	Yes

4.4 Renewable Energy Systems - Other

N/A

⊘ Disabled

This credit is disabled No other (non-solar PV) renewable energy is in use.

4.5 Solar PV - Houses and Townhouses

N/A

⊘ Disabled

This credit is disabled No solar PV renewable energy is in use.

Stormwater

Overall contribution 14% Minimum required 100%

Which stormwater modelling are you using?: Melbourne Water STORM tool

1.1 Stormwater Treatment

100%

Score Contribution	This credit contributes 100.0% towards the category score.
Criteria	Has best practice stormwater management been demonstrated?
Question	STORM score achieved
Project	100
Output	Min STORM Score
Project	100

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Town Planning
Advertised Documents

Plan: 26 of 45

IEQ Overall contribution 10% Minimum required 50%

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2.2 Cross Flow Ventilation

0%

Score Contribution

This credit contributes 20.0% towards the category score.

Criteria

Are all habitable rooms designed to achieve natural cross flow ventilation?

Question

Criteria

Detached dwelling

No

Townhouse

No

3.1 Thermal comfort - Double Glazing

100%

Score Contribution

This credit contributes 40.0% towards the category score.

Criteria

Is double glazing (or better) used to all habitable areas?

Question

Criteria Achieved ?

Detached dwelling

Yes

Townhouse

Yes

3.2 Thermal Comfort - External Shading

0%

Score Contribution

This credit contributes 20.0% towards the category score.

Criteria

Is appropriate external shading provided to east, west and north facing glazing?

Question

Criteria Achieved ?

Detached dwelling

No

Townhouse

No

3.3 Thermal Comfort - Orientation

100%

Score Contribution

This credit contributes 20.0% towards the category score.

Criteria

Are at least 50% of living areas orientated to the north?

Question

Criteria Achieved ?

Detached dwelling

Yes

Townhouse

Yes

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Plan: 27 of 45

Transport Overall contribution 2%

1.1 Bicycle Parking - Residential	0%
Score Contribution	This credit contributes 33.3% towards the category score.
Criteria	How many secure and undercover bicycle spaces are there per dwelling for residents?
Question	Bicycle Parking Provided?
Detached dwelling	0
Townhouse	0
1.2 Bicycle Parking - Residential Visitor	100%
Score Contribution	This credit contributes 20.4% towards the category score.
Criteria	How many secure bicycle spaces are there per 5 dwellings for visitors?
Question	Visitor Bicycle Spaces Provided ?
Townhouse	1
Output	Min Visitor Bicycle Spaces Required
Townhouse	1
2.1 Electric Vehicle Infrastructure	0%
Score Contribution	This credit contributes 46.3% towards the category score.
Criteria	Are facilities provided for the charging of electric vehicles?
Question	Criteria Achieved ?
Project	No

Waste Overall contribution 3%

1.1 - Construction Waste - Building Re-Use	0%
Score Contribution	This credit contributes 50.0% towards the category score.
Criteria	If the development is on a site that has been previously developed, has at least 30% of the existing building been re-used?
Question	Criteria Achieved ?
Project	No
2.1 - Operational Waste - Food & Garden Waste	100%
Score Contribution	This credit contributes 50.0% towards the category score.
Criteria	Are facilities provided for on-site management of food and garden waste?
Question	Criteria Achieved ?
Project	Yes

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Advertised Documents

Plan: 28 of 45

Urban Ecology Overall contribution 2%

2.1 Vegetation	0%
Score Contribution	This credit contributes 53.8% towards the category score.
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area.
Question	Please provide evidence.
Project	22 %
2.2 Green Roofs	0%
Score Contribution	This credit contributes 13.4% towards the category score.
Criteria	Does the development incorporate a green roof?
Question	Criteria Achieved ?
Project	No
2.3 Green Walls and Facades	0%
Score Contribution	This credit contributes 13.4% towards the category score.
Criteria	Does the development incorporate a green wall or green façade?
Question	Criteria Achieved ?
Project	No
2.4 Private Open Space - Balcony / Courtyard Ecology	0%
Score Contribution	This credit contributes 5.9% towards the category score.
Criteria	Is there a tap and floor waste on every balcony / in every courtyard?
Question	Criteria Achieved ?
Townhouse	No
3.1 Food Production - Residential	0%
Score Contribution	This credit contributes 13.4% towards the category score.
Criteria	What area of space per resident is dedicated to food production?
Question	Food Production Area
Detached dwelling	0.0 m²
Townhouse	0.0 m²
Output	Min Food Production Area
Detached dwelling	4 m²
Townhouse	3 m²

Innovation Overall contribution 0%

1.1 Innovation	0%
Score Contribution	This credit contributes 100.0% towards the category score.
Criteria	What percentage of the innovation points have been claimed (10 points maximum)?

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Advertised Documents

Plan: 30 of 45

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Appendix A – BESS Summary Report

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URBANLEAF



L2, 433-435 South Road, Bentleigh VIC 3204

03 8899 6149

03 9555 4576

energy@tul.net.au

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Appendix B – STORM Report



STORM Rating Report

TransactionID: 1297997
Municipality: WYNDHAM (North/East of Skeleton Ck)
Rainfall Station: WYNDHAM (North/East of Skeleton Ck)
Address: 31-33 Cheviot Drive

Truganina
VIC 3029
Assessor: The Urban Leaf
Development Type: Residential - Subdivision
Allotment Site (m2): 2,581.00
STORM Rating %: 100

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
60% of Roofs (RWT)	775.98	Rainwater Tank	27,000.00	25	143.00	90.70
40% of Roofs (RG)	517.32	Raingarden 100mm	18.00	0	132.00	0.00
Paving/Driveways	497.70	None	0.00	0	0.00	0.00

Date Generated: 22-Dec-2021

Program Version: 1.0.0

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Advertised Documents

Plan: 32 of 45

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Appendix C – Stormwater Treatment Maintenance Schedule

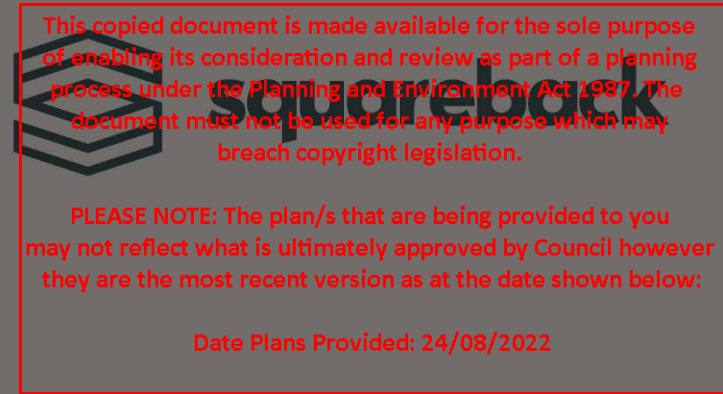
Once endorsed, it is the responsibility of owners to ensure that the stormwater treatment assets are maintained as according to the maintenance schedule provided by the manufacturer's guidelines or the schedule proposed below:

Rainwater Tank

Description	Action	Maintenance Frequency
Gutter guards	<ul style="list-style-type: none"> Inspection & cleaning 	Every 6 months
Leaf diverters	<ul style="list-style-type: none"> Inspection & cleaning 	Every 6 months
First flush diverters	<ul style="list-style-type: none"> Inspection & cleaning 	Every 6 months
Water tank	<ul style="list-style-type: none"> Prune overhanging tree branches and foliage Inspection for defects and repair or replace as required. 	Every 6 months
Water tank	<ul style="list-style-type: none"> Monitoring sediment build-up & cleaning 	1 – 2 years

Raingardens

Description	Action	Maintenance Frequency
Litter and organics	<ul style="list-style-type: none"> Litter removal Check for algal biofilms that may cause clogging issues 	Every 3 months
Vegetation	<ul style="list-style-type: none"> Weeds removal Dead plants replacement Prune and water plants 	Every 3 months
Mulch	<ul style="list-style-type: none"> Replace or top up mulch Check depth of mulch Making sure that mulch is distributed evenly 	Every 3 months
Civil components	<ul style="list-style-type: none"> Inspect functional elements for damage and repair as required. Check and clear sediment, litter and debris in inlet and outlet points. 	Every 3 months

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PLANNING REPORT

31 – 33 CHEVIOT DRIVE, TRUGANINA

MAY 2022

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Plan: 34 of 45



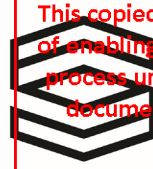
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CONTENTS

1	INTRODUCTION	3
2	PERMIT APPLICATION SUMMARY	4
3	LOCATION	5
4	AERIAL OF SITE AND SURROUNDS	5
5	PHOTOGRAPH OF THE SITE	6
6	PLANNING ASSESSMENT	6
7	RESCODE ASSESSMENT	7
8	CONCLUSION	12



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squareback

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Date Plans Provided: 24/08/2022

1 INTRODUCTION

This planning report has been prepared on behalf of the owner of the land to support the planning permit application for the construction of nine single storey dwellings at 31 – 33 Cheviot Drive, Truganina.

The proposal has been designed by Fine Line Building Design in consultation with our office and the owner of the land and is considered to be a good quality built form that has appropriate regard for the existing and preferred character of the area and the amenity of adjoining properties.

The proposal has been designed to closely align with the plans for nine dwellings approved by Council and endorsed in March 2013, however the designs have been modified marginally to ensure compliance with the Minimum Garden Area requirement that applies to land within the General Residential Zone.

This report considers the relevant Planning Scheme Provisions applicable to the site, along with any known amendments to the Planning Scheme at the time of writing this report, which at the time of writing this report there are none.

The application is accompanied by the following documentation:

- Planning permit application form.
- Metropolitan Planning Levy Certificate.
- Certificates of Title and accompanying documents.
- Planning Certificate.
- VicPlan Planning Property Report.
- Land Survey.
- Development plans prepared by Fine Line Building Design.
- Sustainable Design Assessment prepared by The Urban Leaf.

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Plan: 36 of 45



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2 PERMIT APPLICATION SUMMARY

Address	31 – 33 Cheviot Drive, Truganina.
Land Description	Lot 115 on Plan of Subdivision 447373Q. VOLUME 10761 FOLIO 929 and Lot 116 on Plan of Subdivision 447373Q. VOLUME 10761 FOLIO 930.
Site Area	2581 square metres.
Site Shape	Rectangular.
Site Dimensions	58 metre frontage. 44.5 metre depth.
Existing Conditions	Vacant land.
Proposal	Construction of nine dwellings.
Zone	General Residential Zone – Schedule 1.
Overlays	None.
Permit Trigger(s)	A permit is required as the proposal is for two or more dwellings in a General Residential Zone.
Applicable Planning Scheme Provisions	Planning Policy Framework – Clauses 02.02, 02.03, 11.01-1R, 11.02-1S, 15.01-1S, 15.01-1L-01, 15.01-2S, 15.01-5S, 15.01-5L, 15.02-1L-02, 16.01-1R, 16.01-1L, 16.01-3S, 19.03-3S, 19.03-3L, 22.04 and 22.08. Zones – Clause 32.08. Particular Provisions – Clauses 52.06, 53.18 and 55. General Provisions – Clause 65. Operational Provisions – Clause 73.01.
Neighbourhood Character Type	Contemporary Garden.
Encumbrances on Title	Yes.
CHMP Triggered	Not Applicable.

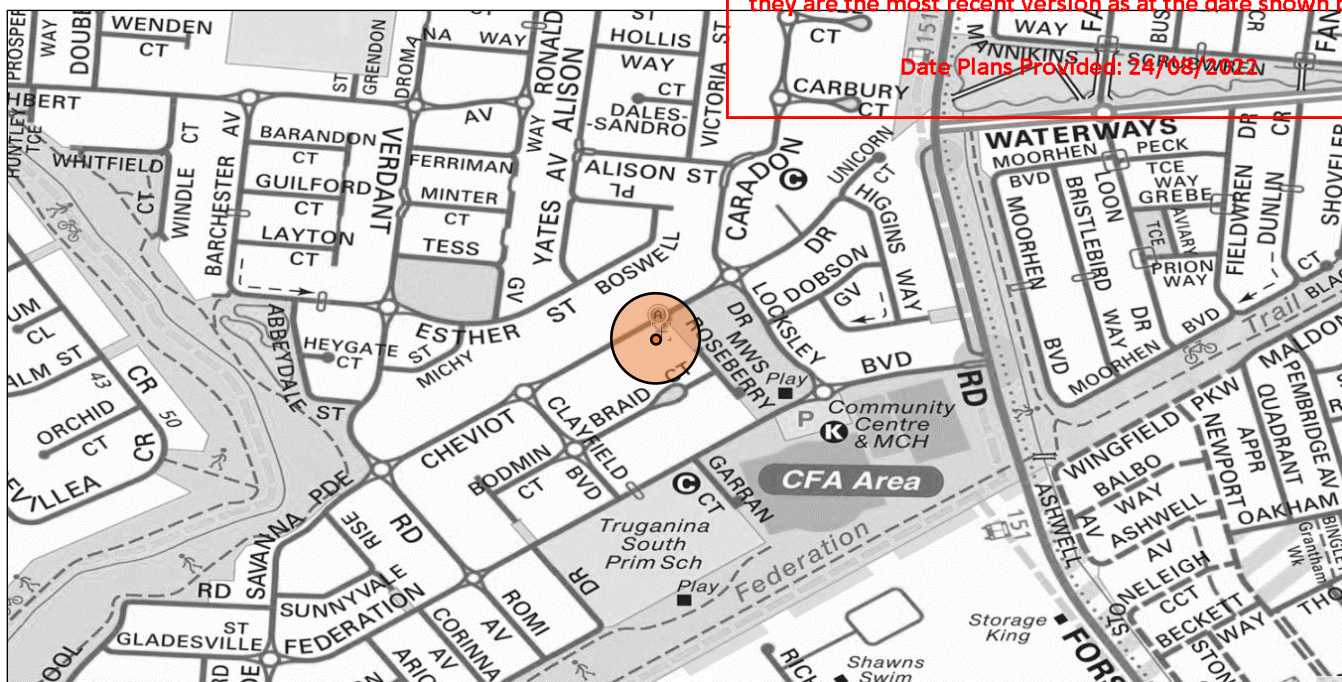
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Plan: 37 of 45

3 LOCATION

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Date Plans Provided: 24/08/2021



Source: <http://www.street-directory.com.au/>

4 AERIAL OF SITE AND SURROUNDS



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Plan: 38 of 45

5 PHOTOGRAPH OF THE SITE

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6 PLANNING ASSESSMENT

The proposal has been assessed against the objectives and standards of the applicable clauses of the Wyndham Planning Scheme and it is considered that the proposal is appropriate for the following reasons:

- The proposal provides diversity of choice and a high standard of urban design and amenity in accordance with Clause 02.02 (Vision), 02.03 (Strategic Directions), 11.01-1R (Settlement – Metropolitan Melbourne), 16.01-1R (Housing Supply – Metropolitan Melbourne) by providing smaller dwellings, each with two bedrooms.
- The proposal is a site responsive design that is consistent with Clause 15.01-1S (Urban Design), Clause 15.01-5S (Neighbourhood Character), 15.01-5L (Wyndham Preferred Neighbourhood Character), 16.01-1R (Housing Supply – Metropolitan Melbourne), 16.01-1L (Housing Supply) and 16.01-3S (Housing Diversity) as the proposed dwellings are respectful of the existing and preferred future character of the area and make better use of infrastructure. This is demonstrated in the balance of responses within this section of this report.
- The provision of nine dwellings on this site is consistent with urban consolidation principles and the objectives of Clauses 02.03-5 (Housing), 11.02-1S (Supply of Urban Land) and 16.01-1R (Housing Supply) which seek to accommodate population increases and respond to changing demographic profiles, including those people within the Municipality who want modern facilities and a smaller allotment size.
- The proposal minimises the impacts on adjoining properties and the public realm. This is consistent with Clause 15.01-2S (Building Design) and is achieved through the appropriate siting of the building form which has been guided by the relevant ResCode standards and objectives. Refer to Section 7 of this report for further details.
- The proposal includes a landscaped setting and a range of window forms that have outlook towards Cheviot Drive consistent with the relevant objectives of Clause 15.01-1S (Urban Design), 15.01-1L-01 (Landscaping) and 15.01-2S (Building Design) which seek to enhance safety of the public realm and contribute to the amenity of the area.
- The proposal achieves the objectives and strategies of Clause 02.03-4 (Environmentally Sustainable Design), 15.02-1L-02 (Environmentally Sustainable Development), 19.03-3S (Integrated Water Management), 19.03-3L (Integrated Water Management) and Clause 53.18 (Stormwater Management in Urban Development) as demonstrated in the Sustainable Design Assessment prepared by The Urban Leaf.
- The proposal achieves best practice in environmental design as required by Clauses 15.02-1L-02 (Environmentally Sustainable Development) and 22.08 (Environmentally Sustainable Development) as demonstrated in the Sustainable Design Assessment prepared by The Urban Leaf.

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- The proposal is considered to be consistent with the objectives and strategies of Clauses 15.01-5L (Wyndham Preferred Neighbourhood Character) and 22.04 (Neighbourhood Character) and more specifically the strategies for the contemporary garden area for the following reasons:
 - The proposed dwellings are well setback from all boundaries (with the exception of one garage) to create a garden setting.
 - The proposed dwellings maintain and enhance the existing rhythm and spacing between dwellings on the adjoining property and across the width of the site with a large separation provided between Dwellings 1 and 2.
 - The majority of car parking spaces are located towards the rear of Dwelling 1 – 3 to ensure car parking accommodation does not dominate the streetscape.
 - The front setback is generally consistent with the setback of the dwelling at 35 Cheviot Drive.
 - All dwellings are single storey ensuring there is no unreasonable impact on the street or adjoining properties caused by the scale of the proposed built form.
 - The front yard and courtyards are large enough to plant new canopy trees.
 - No front fencing is proposed thereby maintaining an open frontage.
- The proposal includes a minimum garden area of 35 percent in accordance with the requirements of Clause 32.08 (General Residential Zone) which seeks a minimum of 35 percent and this has been calculated in accordance with the definition of the minimum garden area contained within Clause 73.01 (General Terms).
- Each dwelling is provided with a single car parking space with a garage that is at least 3.5 metres wide by 6 metres in length as required by Clause 52.06 (Car Parking). A visitor car parking space is also provided on site as required by Clause 52.06 for nine dwellings.
- The proposal is considered to be consistent with the orderly planning of the area and will not unreasonably impact on the amenity of the area or adjoining properties consistent with the objectives of Clause 55 (ResCode) and requirements of Clause 65 (Decision Guidelines) as demonstrated throughout this report.

7 RESCODE ASSESSMENT

CLAUSE 55.01 NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE		
	Neighbourhood and site description An application must be accompanied by a neighbourhood and site description.	Provided The application includes a neighbourhood and site description which meets the requirements of this clause. Refer to the development plans and Sections 2 – 5 of this report.
	Design response An application must be accompanied by a design response.	Provided The application includes a design response which meets the requirements of this clause. Refer to the development plans and Section 2 of this report.
CLAUSE 55.02 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE		
B1	Neighbourhood character objectives 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.	Objectives Met <input checked="" type="checkbox"/> Standard Met <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> The proposed design response is considered to meet the objectives and strategies of Clauses 15.01-5L (Wyndham Preferred Neighbourhood Character) and 22.04 (Neighbourhood Character) and more specifically the strategies for the contemporary garden area. Refer to Section 6 of this report for further details.



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Date Plans Provided: 24/08/2022

B2	Residential policy objectives To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.	Objectives Met <input checked="" type="checkbox"/> Standard Met <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> The proposal is considered to be consistent with the relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework as outlined in Section 6 of this report.
B3	Dwelling diversity objective To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	Objectives Met <input type="checkbox"/> Standard Met <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> This standard is not applicable as the proposal includes less than 10 dwellings.
B4	Infrastructure objectives 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.	Objectives Met <input checked="" type="checkbox"/> Standard Met <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> The proposal will be provided with the appropriate utility services and infrastructure including gas, water, sewerage and drainage, consistent with the standard. These are all readily available in this street and it is expected that the proposal will not unreasonably exceed the capacity of utility services and infrastructure.
B5	Integration with the street objective To integrate the layout of development with the street.	Objective Met <input checked="" type="checkbox"/> Standard Met <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> The proposal includes appropriate vehicle and pedestrian links to the street that are designed to meet current standards and offer a high degree of accessibility for users. The dwellings also include a range of window forms that have outlook towards the street or the common driveways, consistent with the objective.
CLAUSE 55.03 SITE LAYOUT AND BUILDING MASSING		
B6	Street setback objective To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	Objective Met <input checked="" type="checkbox"/> Standard Met <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> The setback requirement is 6.0 metres based on the front setback of the dwelling at 35 Cheviot Drive. The proposal includes front setbacks of 5.4 – 6.0 metres and a variation is required to this standard. It is considered that the proposed setbacks are appropriate for the following reasons: <ul style="list-style-type: none">• The majority of the façade is setback 6.0 metres.• The setbacks maintain an appropriate garden setting.• The variations relate to a single storey form so they will not cause any unreasonable visual bulk.• The setbacks match those previously endorsed by Council when issuing the original permit on the land.
B7	Building height objective To ensure that the height of buildings respects the existing or preferred neighbourhood character.	Objective Met <input checked="" type="checkbox"/> Standard Met <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> The site is located within the General Residential Zone whereby new dwellings must not exceed 11 metres and must not contain more than 3 storeys at any point (above natural ground level). As the proposed maximum height of the dwellings is 4.9 metres and include only one storey, the standard is met and the height of the building form is considered to be consistent with the preferred future character of the area as sought by the objective.
B8	Site coverage objective To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.	Objective Met <input checked="" type="checkbox"/> Standard Met <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> The site is located within the General Residential Zone whereby the standard seeks a site coverage of 60 percent. The proposal includes a site coverage of 46.2 percent which is well below that which is able to be provided.
B9	Permeability and stormwater management objectives To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration. To encourage stormwater management that maximises the	Objectives Met <input checked="" type="checkbox"/> Standard Met <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> The proposal has been designed to facilitate on-site storm water infiltration and reduce the impact of peak stormwater flows on the drainage system, consistent with the objectives associated with this standard and also Clauses 02.03-4 (Environmentally Sustainable Design), 15.02-1L-02 (Environmentally Sustainable Development), 19.03-3S (Integrated Water Management), 19.03-3L (Integrated Water Management) and Clause 53.18 (Stormwater Management in Urban Development). This includes ensuring at least 30.8 percent of the site remains permeable which exceeds the standard of 20 percent and also by installing water tanks each with a total capacity of 9,000 litres for each dwelling and a total of 18 square metres of rain gardens achieves a 100 percent Melbourne Water STORM Rating.



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Date Plans Provided: 24/08/2022

	retention and reuse of stormwater.	thereby meeting the target score of 100 percent. Refer to the Storm Rating Report which accompanies this application.																
B10	Energy efficiency objectives To achieve and protect energy efficient dwellings and residential buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	Objectives Met <input checked="" type="checkbox"/> Standard Met <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> The proposed dwellings will achieve a minimum 6 star energy rating as required by the Building Regulations. This will be achieved through the selection of appropriate building materials, insulation, glazing, fittings and fixtures. The siting of the proposed building also minimises the potential for impacts on adjoining properties and this is demonstrated throughout the balance of this Clause 55 assessment. Furthermore, there will be no impact on any existing rooftop solar energy facilities on surrounding dwellings.																
B11	Open space objective To integrate the layout of development with any public and communal open space provided in or adjacent to the development.	Objectives Met <input type="checkbox"/> Standard Met <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> This standard is not applicable as the proposal includes nine dwellings with no communal open space within or adjacent to the development.																
B12	Safety objective To ensure the layout of development provides for the safety and security of residents and property.	Objective Met <input checked="" type="checkbox"/> Standard Met <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> All dwellings present to either Cheviot Drive or the common driveways with clearly defined entrances and no front fencing proposed in order to maximise the interaction with the street. Windows also present to the street and common driveways and will enhance safety by offering passive surveillance opportunities.																
B13	Landscaping objectives 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.	Objective Met <input checked="" type="checkbox"/> Standard Met <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> There is no vegetation on the subject site at present. As part of the redevelopment, landscaping will be provided throughout the site with large vegetation, including canopy trees to be provided within the front setback and larger courtyards in order to make a positive contribution to the character of the area.																
B14	Access objective To ensure the number and design of vehicle crossovers respects the neighbourhood character	Objective Met <input checked="" type="checkbox"/> Standard Met <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> The proposal will be accessed via five crossovers that occupy a total of 17.5 metres of the 58 metre wide frontage. This represents 30.1 percent of the frontage width and is well below the maximum of 33 percent sought by this standard.																
B15	Parking location objectives To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments.	Objectives Met <input checked="" type="checkbox"/> Standard Met <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Car parking accommodation for the dwellings is provided in the form of single garages and car spaces that are adjacent to the respective dwellings providing convenient access consistent with the standard.																
B16	Deleted from Planning Scheme	Objectives Met <input type="checkbox"/> Standard Met <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/>																
CLAUSE 55.04 AMENITY IMPACTS																		
B17	Side and rear setbacks objective To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	Objective Met <input checked="" type="checkbox"/> Standard Met <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> The proposal includes a range of side and rear setbacks that are compliant with the standard and are considered to be respectful of the character of the area and limit the impact on the amenity of existing dwellings. Assessment Table <table><tr><th>Orientation</th><th>Level</th><th>Standard</th><th>Proposed</th></tr><tr><td>North-East</td><td>Ground</td><td>1.0m</td><td>2.0m min.</td></tr><tr><td>South-West</td><td>Ground</td><td>1.0m</td><td>1.035m min.</td></tr><tr><td>South-East</td><td>Ground</td><td>1.0m</td><td>1.045m min.</td></tr></table>	Orientation	Level	Standard	Proposed	North-East	Ground	1.0m	2.0m min.	South-West	Ground	1.0m	1.035m min.	South-East	Ground	1.0m	1.045m min.
Orientation	Level	Standard	Proposed															
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WYNDHAM CITY COUNCIL

Town Planning
Advised Documents

Plan: 42 of 45



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Date Plans Provided: 24/08/2022

B18	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.	Objective Met <input checked="" type="checkbox"/> Standard Met <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> The proposal includes one garage wall associated with Dwelling 1 constructed on the south-west side boundary. This wall is 6.96 metres long and 3.2 metres high which complies with the standard.
B19	Daylight to existing windows objective To allow adequate daylight into existing habitable room windows.	Objective Met <input checked="" type="checkbox"/> Standard Met <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> The proposal achieves the requirement of this standard and meets the objective as it includes setbacks that result in a separation distance of at least 1.7 metres to the adjoining dwelling at 35 Cheviot Drive. This complies with the minimum required separation of 1.7 metre, based on a maximum wall height of 3.2 metres.
B20	North-facing windows objective To allow adequate solar access to existing north-facing habitable room windows.	Objective Met <input type="checkbox"/> Standard Met <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> This standard is not applicable as there are no north facing windows which face the subject site within 3 metres of the common property boundary as the windows within the property to the rear are outside of the scope of the standard. In any event, even if they were technically north facing windows, the proposed setbacks of at least 1.045 metres from the common boundary would exceed the requirements of this standard.
B21	Overshadowing open space objective To ensure buildings do not significantly overshadow existing secluded private open space.	Objective Met <input checked="" type="checkbox"/> Standard Met <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> The proposal has been designed to ensure they do not significantly overshadow existing secluded private open space on adjoining properties, consistent with the requirements of the standard and objective. This is demonstrated in the shadow diagrams which show that the proposed shadows cast between 9am and 3pm at the September Equinox are largely contained within the subject site or within the shadow cast by the existing boundary fencing. There is small amount of additional shadow cast into the properties to the side and one of the properties to the rear, however this is minimal and well within the requirements of the standard as there is at least 40 square metres clear of shadow for a five hour period.
B22	Overlooking objective To limit views into existing secluded private open space and habitable room windows.	Objective Met <input checked="" type="checkbox"/> Standard Met <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> The proposal has been designed to limit views into existing secluded private open space and habitable room windows, consistent with the objective. This is achieved by ensuring the finished floor levels are below 800mm above natural ground level and by boundary fencing that is at least 1.8 metres high.
B23	Internal views objective To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.	Objective Met <input checked="" type="checkbox"/> Standard Met <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> The proposal has been designed to minimise the potential for internal views in accordance with the standard and objective. This is achieved through dividing fencing separating the courtyards.
B24	Noise impacts objectives To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise.	Objectives Met <input checked="" type="checkbox"/> Standard Met <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> The dwellings will include a range of services which are largely contained within the dwellings to prevent any offsite amenity impacts. There will be some air-conditioning units externally with their final locations to be determined at engineering stage and these will be well separated from the dwellings on the adjoining properties and they will meet relevant regulations for noise emissions.
CLAUSE 55.05 ON-SITE AMENITY AND FACILITIES		
B25	Accessibility objective To encourage the consideration of the needs of people with limited mobility in the design of developments.	Objective Met <input checked="" type="checkbox"/> Standard Met <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> The dwelling entries are accessible for people with limited mobility from the street or common driveways via the graded pathways. Each dwelling is also single storey making it ideal for a person with limited mobility.
B26	Dwelling entry objective To provide each dwelling or residential building with its own sense of identity.	Objective Met <input checked="" type="checkbox"/> Standard Met <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> The proposal includes appropriate vehicle and pedestrian links to the street that are designed to meet current standards and offer a high degree of accessibility for users. The dwelling entrances are also clearly defined from the street or common driveways. There will also be mail boxes at the site frontage which further assist with identifying the entry to the site for visitors.

WYNDHAM CITY COUNCIL
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Advertised Documents



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Date Plans Provided: 24/08/2022

B27	Daylight to new windows objective To allow adequate daylight into new habitable room windows.	Objective Met <input checked="" type="checkbox"/> Standard Met <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> All habitable room windows are sited to ensure they receive adequate daylight, consistent with the objective. This is achieved by ensuring all windows face an outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot.																																																		
B28	Private open space objective To provide adequate private open space for the reasonable recreation and service needs of residents.	Objective Met <input checked="" type="checkbox"/> Standard Met <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> The proposed dwellings include a significant amount of Private Open Space (P.O.S.), including courtyards which are Secluded (S.P.O.S.). These areas comply with the standard in relation to their size and are considered to be adequate for the reasonable recreation and service needs of residents, consistent with the objective. Assessment Table <table><tr><th>Dwelling</th><th>Standard P.O.S.</th><th>Proposed P.O.S.</th><th>Standard S.P.O.S.</th><th>Proposed S.P.O.S.</th></tr><tr><td>1</td><td>40m²</td><td>116m²</td><td>25m² with a minimum dimension of 3m.</td><td>29.5m² with a minimum dimension of 3m.</td></tr><tr><td>2</td><td>40m²</td><td>112m²</td><td>25m² with a minimum dimension of 3m.</td><td>29.1m² with a minimum dimension of 3m.</td></tr><tr><td>3</td><td>40m²</td><td>136m²</td><td>25m² with a minimum dimension of 3m.</td><td>29.1m² with a minimum dimension of 3m.</td></tr><tr><td>4</td><td>40m²</td><td>73m²</td><td>25m² with a minimum dimension of 3m.</td><td>45.9m² with a minimum dimension of 3m.</td></tr><tr><td>5</td><td>40m²</td><td>82m²</td><td>25m² with a minimum dimension of 3m.</td><td>56.8m² with a minimum dimension of 3m.</td></tr><tr><td>6</td><td>40m²</td><td>81m²</td><td>25m² with a minimum dimension of 3m.</td><td>58.7m² with a minimum dimension of 3m.</td></tr><tr><td>7</td><td>40m²</td><td>71m²</td><td>25m² with a minimum dimension of 3m.</td><td>27.4m² with a minimum dimension of 3m.</td></tr><tr><td>8</td><td>40m²</td><td>65m²</td><td>25m² with a minimum dimension of 3m.</td><td>37.3m² with a minimum dimension of 3m.</td></tr><tr><td>9</td><td>40m²</td><td>75m²</td><td>25m² with a minimum dimension of 3m.</td><td>37.3m² with a minimum dimension of 3m.</td></tr></table>	Dwelling	Standard P.O.S.	Proposed P.O.S.	Standard S.P.O.S.	Proposed S.P.O.S.	1	40m ²	116m ²	25m ² with a minimum dimension of 3m.	29.5m ² with a minimum dimension of 3m.	2	40m ²	112m ²	25m ² with a minimum dimension of 3m.	29.1m ² with a minimum dimension of 3m.	3	40m ²	136m ²	25m ² with a minimum dimension of 3m.	29.1m ² with a minimum dimension of 3m.	4	40m ²	73m ²	25m ² with a minimum dimension of 3m.	45.9m ² with a minimum dimension of 3m.	5	40m ²	82m ²	25m ² with a minimum dimension of 3m.	56.8m ² with a minimum dimension of 3m.	6	40m ²	81m ²	25m ² with a minimum dimension of 3m.	58.7m ² with a minimum dimension of 3m.	7	40m ²	71m ²	25m ² with a minimum dimension of 3m.	27.4m ² with a minimum dimension of 3m.	8	40m ²	65m ²	25m ² with a minimum dimension of 3m.	37.3m ² with a minimum dimension of 3m.	9	40m ²	75m ²	25m ² with a minimum dimension of 3m.	37.3m ² with a minimum dimension of 3m.
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B29	Solar access to open space objective To allow solar access into the secluded private open space of new dwellings and residential buildings.	Objective Met <input checked="" type="checkbox"/> Standard Met <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> The proposed dwellings include Secluded Private Open Space (S.P.O.S) that is located to the north and east of the dwellings and there are no buildings proposed to the northern side of the spaces, consistent with the requirements of this standard and the objective.																																																		
B30	Storage objective To provide adequate storage facilities for each dwelling.	Objective Met <input checked="" type="checkbox"/> Standard Met <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> The proposed dwellings include extensive storage throughout the dwellings, with externally accessible storage provided. This is provided in the form storage sheds in the courtyards and these will have a storage capacity of 6 cubic metres.																																																		
CLAUSE 55.06 DETAILED DESIGN																																																				
B31	Design detail objective To encourage design detail that respects the existing or preferred neighbourhood character.	Objective Met <input checked="" type="checkbox"/> Standard Met <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> It is considered that the proposed design detail is consistent with the standard and objective for the following reasons: <ul style="list-style-type: none">Refer to Section 6 of this report which includes a consideration of the relevant policies, including the neighbourhood character policies.Most of the window forms proposed are rectangular, consistent with the majority of window forms within the Precinct.Eaves are provided to all dwellings.The dwellings included pitched roof forms that are common in the street.The design is of a good architectural standard.																																																		

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Town Planning
Advertised Documents

Plan: 44 of 45

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Date Plans Provided: 24/08/2022

B32	Front fences objective To encourage front fence design that respects the existing or preferred neighbourhood character	Objective Met <input type="checkbox"/> Standard Met <input type="checkbox"/> Not Applicable <input checked="" type="checkbox"/> No front fencing is proposed.
B33	Common property objectives To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership.	Objectives Met <input checked="" type="checkbox"/> Standard Met <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> The proposal includes common driveways that will be managed by an owner's corporation.
B34	Site services objectives To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive.	Objectives Met <input checked="" type="checkbox"/> Standard Met <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> The proposal includes a range of common services associated with the dwellings including mail boxes and bins. The mailboxes for each dwelling will be adjacent to the driveways at the frontage of the site and bins will be stored in the courtyards to ensure they are conveniently located for use by residents and also are not visible from view from the public realm.

8 CONCLUSION

The proposed dwellings are considered to be of a good architectural standard and will positively contribute to the character of the area. The style is similar to many homes in the area and the built form has been sited in a manner that is respectful of the area and amenity of the surrounding properties.

We therefore consider the design response to be appropriate and consistent with the relevant considerations within the Planning Scheme.



Jason Barnfather
Director
Squareback

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Town Planning
Advertised Documents

Plan: 45 of 45