

## **Town Planning Written Submission**

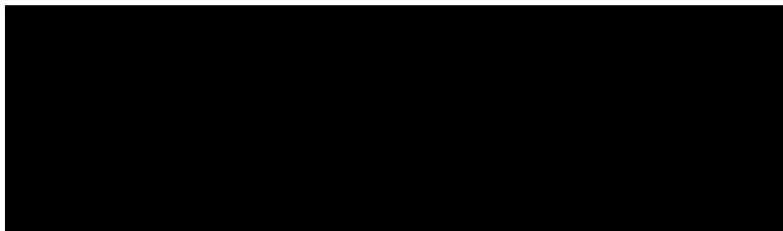
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Date Plans Provided: 12/08/2024

**Prepared by the permit-applicant, justifying the development of a second dwelling at the rear of an existing dwelling (being retained) on land known as 31 Cormorant Crescent, Werribee.**



This Report Completed on 8<sup>th</sup> December, 2023



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## INTRODUCTION

The land that is the subject of this application is an irregular shaped mid block having an area of approximately 610 square metres that currently accommodates an existing three-bedroom, single storey dwelling on the subject land.



Subject Land

Immediately west of the subject site is a front-to-back two-dwelling development (33 Cormorant Crescent).

Immediately east of the subject site is a pedestrian walkway that leads to a public reserve to the rear of the subject site.





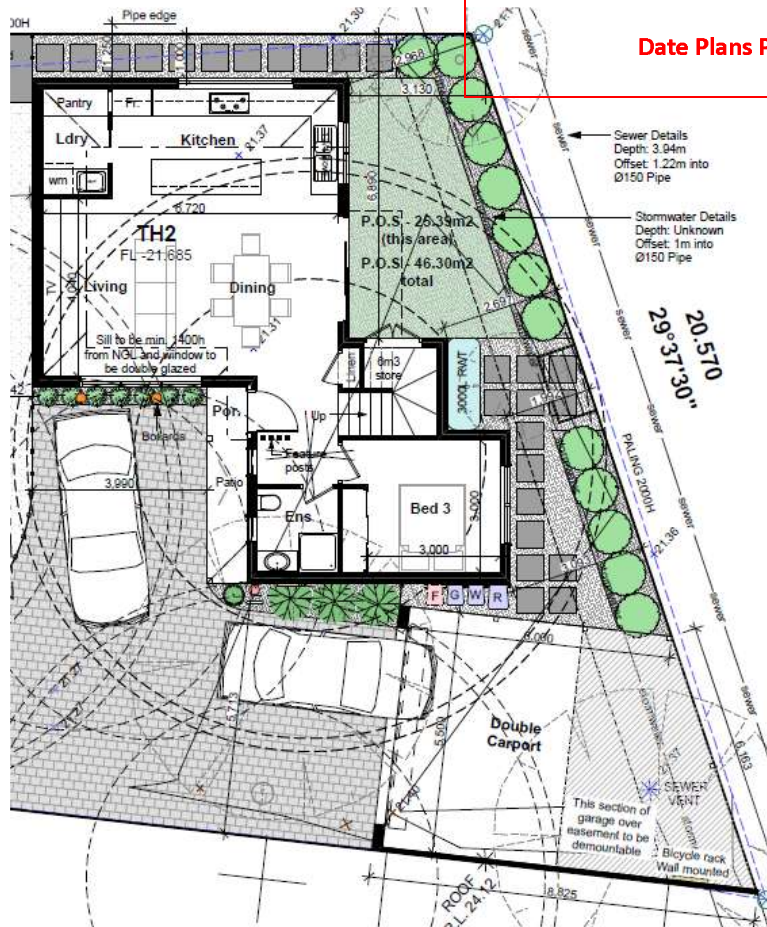
**Date Plans Provided: 12/03/2024**

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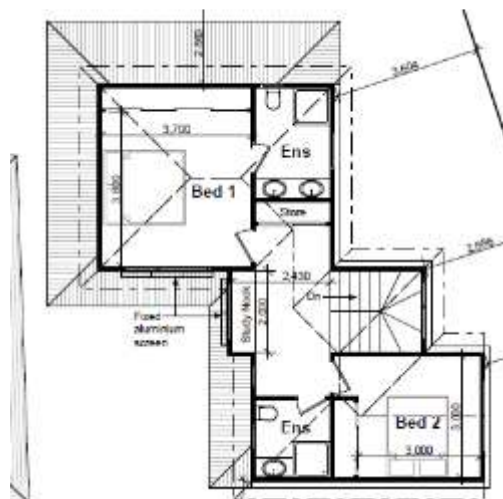
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A new two storey dwelling is proposed at the rear of the existing dwelling. The ground level comprises of a combined living/dining area, a kitchen, a laundry, a bedroom, a combined bathroom/toilet, a bedroom as well as a double carport.

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The first floor component is comprised of two bedrooms, two bathrooms and a study nook.





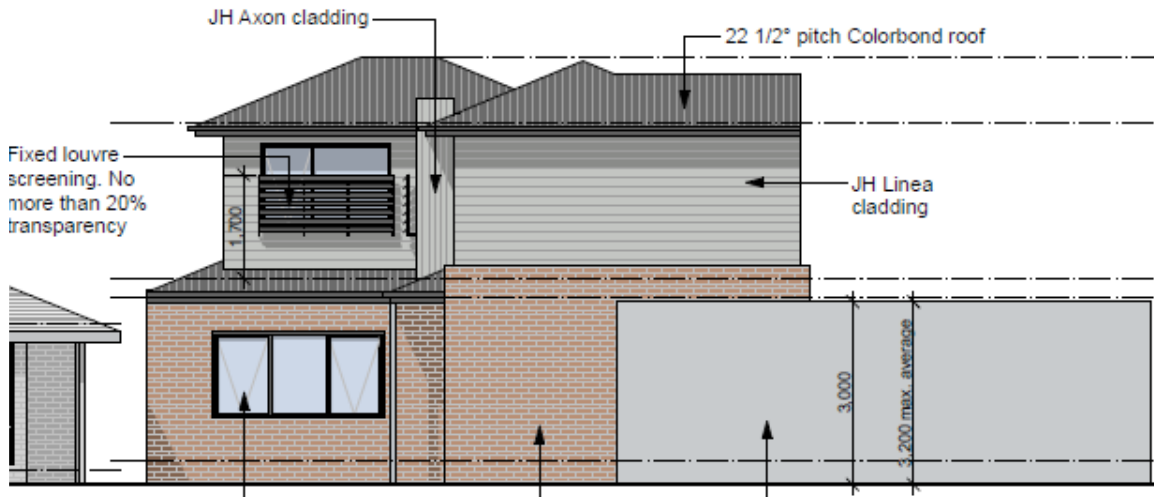
The proposed dwelling reflects a contemporary style dwelling that a combination of conventional face brick wall cladding at ground level and contrasting JHax Hardies Linea weatherboard cladding for the first floor walls. A combination of a gabled and hipped roof form is proposed, being clad in corrugated Colorbond.

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The front elevation at first floor level for the proposed dwelling also includes a vertically clad, contrasting feature as a means of achieving a more interesting dwelling design.

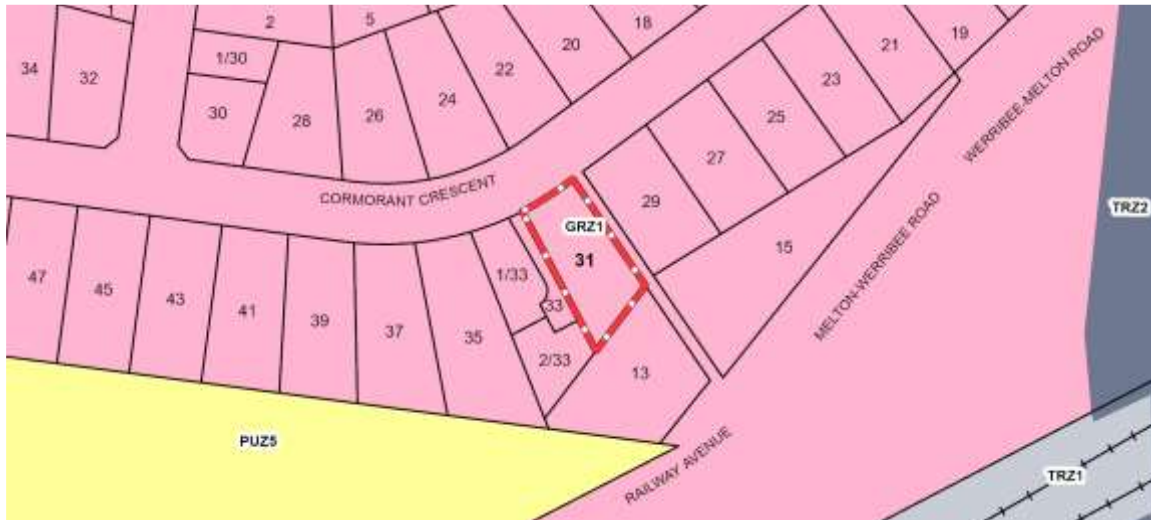


A planning permit is required pursuant to Clause 32.08-6 of the Wyndham Planning Scheme for the construction of a second dwelling on the subject site that is within in a General Residential Zone.

on the subject site. The plan is that being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

There are no planning scheme overlays that affect the subject site.

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It is submitted that the proposal accords with the purposes of the General Residential Zone (including the Clause 32.08-4 garden area requirement), as well as the ResCode requirements pursuant to Clause 55 of the Wyndham Planning Scheme.

Schedule 1 of the General Residential Zone does not include local ResCode variations.

The mandatory garden area is also satisfied (30.45%, exceeding the 30% minimum requirement).

## PLANNING POLICY FRAMEWORK

It is submitted that the proposed two-dwelling development on the subject site does not conflict with the State Planning Policy Framework section of the Wyndham Planning Scheme.

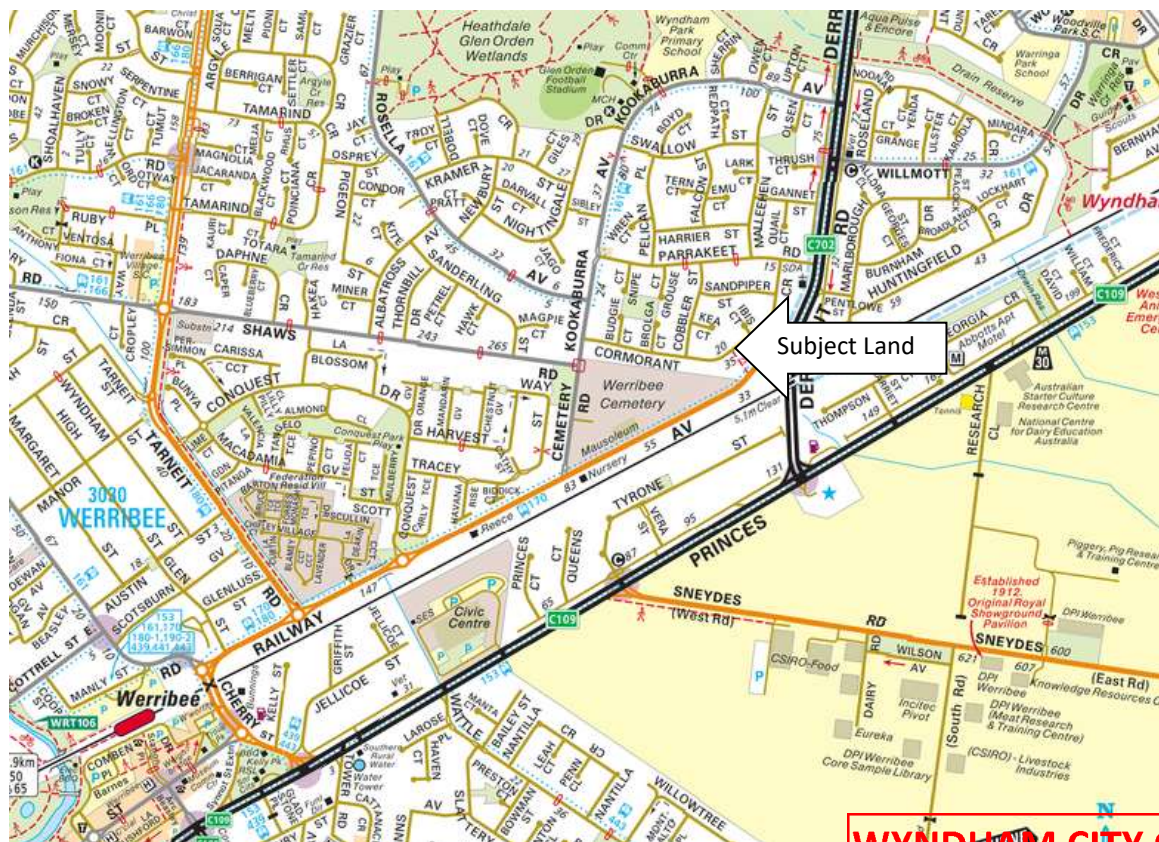
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## **Clause 11 – Settlement**

This proposal satisfies the intent of this Clause through diversity of housing choice, facilitating economic viability of this area and promoting energy efficiency by providing housing close to schools, recreation facilities, shops, a hospital and public transportation.

The subject site is well serviced by buses that will provide convenient access to the Werribee train station as well as a number of activity centres. The subject land is located in close proximity to places of employment which includes the Werribee Hospital, a TAFE college, the nearby Research and Training Centre, the Wyndham Council municipal office as well as the main Werribee activity centre.



By providing for additional housing within an area that is well-served, reduced pressure on supply of urban land.

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## Clause 11.01-1S – Settlement

This Clause encourages in-fill redevelopment as a means of limiting urban sprawl.

By providing for additional housing within an area that is within relatively close proximity to existing services and is well-served by public transport as well as schools, reduces pressure on supply of urban land.

The nearest bus stops include:

- Derrimut Rd/Railway Ave (88 metres)
- Parrakeet Rd/Derrimut Rd (290 metres)
- Derrimut Rd/Princes Hwy (390 metres)

The nearest primary schools include:

- Wyndham Park Primary School (730 metres)
- Woodville Primary School (1400 metres)
- Westgrove Primary School (2100 metres)

The nearest secondary schools include:

- Werribee Secondary College (1800 metres)
- Suzanne Cory High School (1900 metres)
- Wyndham Central Secondary College (2100 metres)

## Clause 11.02 – Managing Growth

Strategies relating to the supply of urban land is to plan to accommodate projected population growth over at least a 15-year period.

In the short-term, additional housing growth should also be encouraged within established areas.

One of the (very few relevant) strategies of **Clause 11.02-1S** that could be applied to a two-dwelling development within an established, well-served suburb states which is being met by the proposal includes:

- *“Opportunities for the consolidation, redevelopment and intensification of existing urban areas.”*
- *“Neighbourhood character and landscape considerations.”*



The retention of the existing dwelling at the site frontage will preserve the existing streetscape character.

## Clause 15 – Built Environment

The proposal contributes positively to local urban design and enhances liveability, diversity, amenity and safety of the public realm.

The proposed dwelling is well-designed and includes the following design features:

- The provision of face brick ground level walls for the proposed dwelling that will be consistent to the face brick walls of the existing single storey dwelling being retained on the subject land.
- The weatherboard cladding for the first floor walls will 'promote lightness of structure,' achieving a more respectful two storey form. Also, the contrasting wall cladding will contribute to a visually-interesting façade.
- Interesting variety of roof forms (a low pitched gabled and hipped form with complex ridges), that not only provides for a visually interesting built form, but accords with the prevalent character of this area where most existing dwellings have low-pitched roofs.
- Existing dwellings within Cormorant Crescent include hipped and gabled roof forms, as well as dwellings with a combination of both.
- The low-pitched roof form of the upper storey roof will keep the overall building height to an acceptable height.
- The inclusion of eaves reflects an appropriate neighbourhood characteristic.
- Reasonable floor-to-ceiling heights are proposed to ensure that the proposal reflects an appropriate building height.
- Variation to window sizes throughout that will contribute toward a visually interesting design.
- The existing front paling fence along the front boundary is proposed to be removed. It is not intended to accommodate a front fence, which will respect the prevalent streetscape character, where properties have front gardens exposed to the public realm. The removal of the front fence will improve the existing streetscape character.

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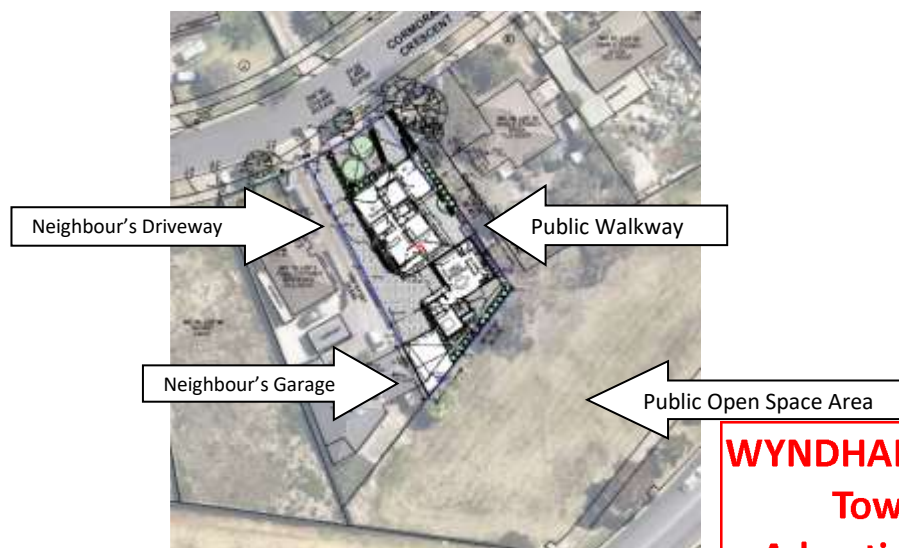
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The retention of the existing dwelling at the site frontage ensures that the proposed development is respectful in terms of scale and form with surrounding single storey dwellings. The double storey form at the rear of the existing dwelling has been appropriately positioned within the site.

Based on the surrounding context, the proposed dwelling will not have an overwhelming impact on surrounding properties. Neighbouring dwellings are located well away from the proposed dwelling and include garages and driveway along one side boundary shared with the subject site and a public walkway along the other side boundary. A public open space is located to the rear of the subject land. The surrounding site context justifies the proposed two storey built form.



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The two storey building form of the proposed dwelling is justified from a contextual point of view, as there is an existing double storey dwelling located on Cormorant Crescent itself and examples within the wider area on nearby streets.

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The following is a nearby example at 1/30 Cormorant Crescent.



This dwelling also has the provision of ground level face brick walls and painted weatherboard first floor walls.

The proposed boundary walls associated with the proposed dwelling is limited to the enclosed carport along the western boundary.

This carport will abut the garage of the neighbouring dwelling which is also constructed along the same (shared) side boundary.

Car parking structures constructed along side boundaries represents a common feature throughout this section of Werribee.

#### Clause 15.01-1S – Urban Design & Clause 15.01-2S Building Design

The proposal will achieve high standards in architecture and urban design positively responding to the existing character.

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#### **Clause 15.01-4R – Healthy Neighbourhoods – Metropolitan Melbourne**

The proposed development of additional dwellings is consistent with the recommendation of this Clause with respect to the facilitation of increased housing in the established areas. The aim is to create a city of 20-minute neighbourhoods close to existing services, jobs and public transport, justifying the proposed development.

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#### **Clause 15.01-5S – Neighbourhood Character & Clause 15.01-5L**

The proposal will not conflict with the Objectives and Strategies of Clause 15.01-5S and Clause 15.01-5L, which contributes to the proposal achieving the preferred neighbourhood character outcome.

The proposal is included within the Garden Court Precinct. The Garden Court Precinct Strategies will be satisfied having regard to proposed canopy tree planting being accommodated throughout this site, as well as no front fencing being proposed following the removal of the existing front (timber paling) fence.

The recommendation that buildings should be setback at least 1 to 2 metres from side boundaries is not justified based on the existing context of Cormorant Crescent (along with nearby streets), where it is common for a car parking structure to be constructed along one side boundary and the dwelling component to be setback at least one metre from the other side boundary. This is a reflection of the current proposal. It is proposed that the existing dwelling's carport (located toward the front of the site), will be off-set more than 1.5 metres from the side boundary.

#### **Clause 16 – Housing**

This Clause encourages diversity for housing and convenient access to activity centres, public transport, schools and open space. The provision of one additional dwelling on the subject site satisfies the intent of this clause.

#### **Clause 16.01-1S – Housing Supply**

The retention of the existing single storey dwelling on a smaller parcel of land, as well as an additional double storey dwelling on the subject land, provides for housing opportunities for a variety of household types as encouraged by the strategies of Clause 16.01-1S.

This development facilitates both housing diversity and affordability. The proposed dwellings to be accommodated on the land are vastly different. Both being equally suitable for older and younger occupants due to the single storey

form of existing dwelling being retained and the proposed dwelling having a ground level bedroom.

Both dwellings are suitable for a households wanting dwellings with compact, easy to maintain open space area.

The proposal promotes dwelling diversity within the subject site itself.

It is important for all areas to have housing options to meet the increasingly diverse housing needs.

### Clause 16.01-2S Housing Affordability

The existing dwelling, which is compact in size, having two bedrooms, facilitates housing affordability, especially for a younger couple with one or two children on a moderate income.

The land area associated with the existing dwelling will also be made smaller, making the existing dwelling substantially more affordable.

The proposed dwelling on a compact parcel of land, represents an affordable opportunity for a new 'family home' with three-bedrooms, being highly suitable for younger couples and single parents with children.

The close proximity of schools to the subject site justifies the provision of the proposed dwelling having three bedrooms.

### Clause 18 – Transport

The provision of additional housing within an area that is well-serviced by public transport accords with the intent of this Clause. Bus stops are located within close proximity to the subject site. These buses provide convenient access to Werribee train station.

The nearest bus stops include:

- Derrimut Rd/Railway Ave (88 metres);
- Parrakeet Rd/Derrimut Rd (290 metres);
- Derrimut Rd/Princes Hwy (390 metres).

## **MUNICIPAL PLANNING STRATEGY**

### **Clause 02.01 – Municipal Profile**

The increasing population of Wyndham justifies increased housing opportunities. Clause 02.01 states:

- *“Wyndham is the largest growing municipality in Victoria, adding 13,216 residents between 2015-2016. The population is forecast to grow from 217,122 people to 435,832 by 2036.”*

The characteristics of the Wyndham community that would justify the proposed development of an additional three-bedroom dwelling on compact parcel of land, whilst retaining an existing three-bedroom dwelling would include:

- A relatively high proportion of family households;
- A high birth rate;
- A larger average household size than metropolitan Melbourne;
- Growing levels of cultural diversity;
- A relatively low level of socio-economic disadvantage;
- Relatively lower levels of educational attainment;
- A growing level of unaffordable housing.

### **Clause 02.03-5 – Urban Design & Liveability**

The proposal will improve the presentation toward the public realm of the Cormorant Crescent frontage by eliminating an existing, unsightly front paling fence. No replacement front fence is proposed, which will improve the streetscape character.

Wyndham’s high birth rate has implications in planning for the needs of children, young people and their families. This provides justification for the subject site to accommodate one additional three-bedroom ‘family home’ on the subject land.

### **Clause 02.03-6 – Housing & Housing Diversity**

The rapid population growth of Wyndham requires more housing and a diversity of housing stock to ensure overall community needs are met. This justifies the proposed two-dwelling development which includes one single storey dwelling and one double storey dwelling.

The intent of the planning scheme is to provide access to a diverse range of housing opportunities that will meet the needs of the growing population.



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The City of Wyndham is an area in which young families predominate, whereby Wyndham's housing provision has tended to be relatively uniform. Again, justifying the provision of additional three-bedroom dwellings.

This section of the planning scheme provides an emphasis of providing housing for an ageing population (especially in the future). The retention of the existing single storey dwelling as part of this application, accommodates a form of housing that is suitable to accommodate an older occupant/s or an occupant/s with limited mobility.

The provision of a ground level bedroom for the proposed dwelling will enable occupation by older occupants and those with limited mobility.

Also, this proposed dwelling reflects a dwelling type where future occupiers could 'age in place.'

The proposed two dwelling development provides for an appropriate type of dwelling to cater for a very wide cross-section of the community.

The recent increases in the cost of purchasing a house, as well as rises in the cost of renting, which includes housing within Wyndham Vale, provides further justification to promote urban consolidation as opposed to promoting urban sprawl as a means of achieving housing growth.

Most of all, the subject site is within walking distance to local shops, schools, child care centres, bus stops and recreation facilities that justifies the increased housing growth.

### Clause 02.03-6 - Neighbourhood Character

The proposal accords with Wyndham Neighbourhood Character Scoping Study (Planisphere, 2012) as the subject site is within the **Garden Court Character Type**.

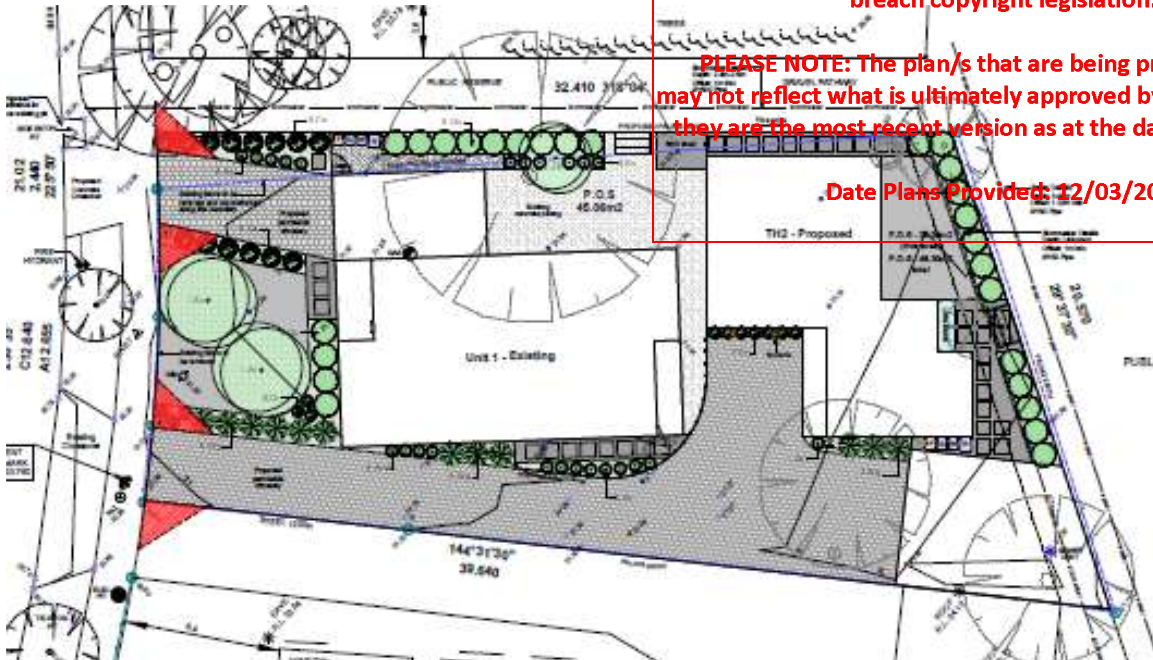
This policy also seeks the provision for new canopy trees, landscaping in small spaces, open front boundary treatment or low fences.

Based on the existing context of Cormorant Crescent and nearby streets, the provision of car parking structures being constructed along side boundaries is very common. This report has previously justified the construction of the proposed dwelling's carport along the western side boundary.

The proposal provides good planting opportunities throughout the subject site as outlined in the landscaping plan that has been completed for this particular application.

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The well-articulated and detailed double storey form of the proposal is respectful of the existing single storey dwelling being proposed, as well as being respectful integrated with the surrounding context.

This is attributed to the recessive and appropriately articulated two storey form, where the first floor component will be significantly smaller than the ground level component.

The proposal has been carefully designed to suit the shape of the subject site.

The provision of a face brick cladding of walls as well as the low-pitched roof form throughout (which includes the provision of eaves) are aspects of the proposal that accord with the preferred character of the area.

The subject site does not have an interface with open spaces and creek or river corridors.

### Wyndham Housing & Neighbourhood Character Strategy

The subject land is within an **incremental change area** as defined in the Housing & Neighbourhood Character Strategy, which has recently been adopted by Council.

The proposal accords with the Objectives of the Strategy, which encourages moderate housing growth and diversification of housing, including townhouses as proposed on the subject site.

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The proposal responds favourably to the preferred character statements of the Garden Court Type area.

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The most important justification of the proposed development is the housing diversity that such a proposal would deliver to this area, which is consistent to the objectives and actions encouraged by the Wyndham Housing & Neighbourhood Character Study.

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The provision of an additional three-bedroom dwelling whilst retaining the existing dwelling on the subject land, will provide diverse housing options for a wide cross section of household types. This has already been outlined in this report.

The efficient use of the land also facilitates for improved housing affordability, which is encouraged by the Wyndham Housing & Neighbourhood Character Study.

#### **CLAUSE 52.06 – CAR PARKING**

The provision of two car spaces for each dwelling ensures that car parking for residents is appropriate to the needs of residents and does not trigger a permit requirement that would need to be assessed pursuant to Clause 52.06 of the Wyndham Planning Scheme.



## **RESCODE ASSESSMENT – CLAUSE 55**

### **CLAUSE 55.01 NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE**

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This application has been accompanied by a neighbourhood and site description and a design response.

#### **55.01-1 Neighbourhood and site description**

The neighbourhood and site description utilises a site plan outlining the surrounding allotments, the types of dwellings on these allotments, street trees as well as delineating roads, nature strips, footpaths, fences and vehicle crossings.

The subject site is located within a well-serviced area, whereby proximity to public transport, schools, shopping centres and highways.

#### **55.01-2 Design response**

The design response that has been prepared for the subject site in plan form outlines the proposal within the context of surrounding properties.

Taking into account the opportunities and constraints associated with the subject site, the following represents the design response, forming the basis on how design of the two-dwelling development was derived:

- *Retaining existing dwelling at the site frontage maintains the existing streetscape character.*
- *This application proposes removing an unsightly front fence. This will enhance the character of the area.*
- *A proposed (fully glazed) sliding doorway will provide convenient access from the proposed family room to the principal secluded open space for the existing dwelling. Bedroom 3 is being converted to this new family room which will be accessed internally via the existing meals area.*
- *Both dwelling's secluded open spaces have been orientated to maintain appropriate solar access (highly desirable north-east orientation).*
- *Car parking provided for both dwellings will accord with the specific requirements of Clause 52.06 of the Hobsons Bay Planning Scheme.*

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Achieving the minimum of two on-site car space per dwelling is satisfactory for a three- bedroom dwelling.

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- The appropriately designed double storey built form being proposed will be respectful of the existing neighbourhood character. There is a nearby double storey dwelling within close proximity of the subject site.
- The proposed new dwelling having a low-impact on the public realm due to location of existing dwelling being retained.
- The proposed building envelope of the new dwelling has been appropriately designed to not adversely overshadow the secluded open space associated with the existing dwelling being retained.
- The orientation of the land ensures that the proposed two storey built form will not adversely overshadow adjacent properties.
- The provision of brick cladding for the proposed dwelling's ground level walls will represent a material that will be respectful of the existing dwellings within this area.
- The low-pitched, hipped and gabled roof form reflects an appropriate characteristic of existing dwellings within this area. The proposed dwelling's hipped roof form will reflect a design detail that is consistent with the roof form of the existing dwelling being retained on the subject site.
- The proposed dwelling's carport not having a dominant impact on the streetscape based on their location at the rear of the site. Furthermore, the proposed dwelling's carport will be set back further behind the dwelling component.
- The proposed carport associated with the existing dwelling will not be constructed along the side boundary and will be limited to a single width to minimise the prominence of the car parking structure onto the public realm. The proposed carport will be set back behind the line of the dwelling component, reflecting an appropriate design response.
- The proposed dwelling having a kitchen window with an appropriate north-eastern orientation, providing solar access through the kitchen into the living/dining area.
- The single storey form of the existing dwelling being retained makes this dwelling highly suitable for a large cross-section of the community, which includes older occupants and those with limited mobility.

- The lighter-looking rendered cladding of the upper storey walls for the proposed dwelling will promote 'lightness of structure'. This will facilitate a more respectful first floor component, being further accentuated by the extensive articulation of walls and contrasting cladding.

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## 55.02 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE

### 55.02-1 Neighbourhood character objectives

It is submitted that the proposed design respects the existing neighbourhood character and contributes to a preferred neighbourhood character.

The proposal reflects an appropriate contemporary design, which will make a positive contribution to the area, whilst also incorporating more traditional design features (brick and weatherboard walls as well as hipped and gabled roof forms), which will be respectful of existing dwellings within close proximity to the subject site.

The proposal will provide for the preferred character to be achieved by way of the following:

- The proposal will reflect the rhythm of existing dwelling spacing by maintaining the existing dwelling at the site frontage, which includes physical separation from both side boundaries of the subject site.
- The retention of the existing dwelling at the site frontage and constructing an appropriately designed two storey dwelling at the rear of the site will not conflict with the streetscape character. The existing dwelling being retained, will substantially screen the proposed dwelling from the street frontage.
- The removal of the existing front fence will improve the streetscape character. Additional front planting is proposed, ensuring that the site frontage provides an attractive front garden setting to the public realm.
- No front fence is proposed which will maintain the 'open' streetscape setting
- The well-detailed elevations of the proposed two storey dwelling will ensure that the proposed double storey will not dominate the streetscape.
- The extensive articulation to the proposed external walls and use of the lighter-looking wall cladding materials and finishes for the first floor walls will ensure the proposed buildings will not be overly dominant.

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## Standard B1

It is submitted that the proposed design response (on the basis of the aforementioned provisions) is appropriate to the neighbourhood and the site and satisfies ResCode Standard B1.

The intensification and increased density being proposed for the subject site is highly appropriate from a neighbourhood character point of view. VCAT, in the following often-quoted decision, being **Jacobs v Banyule CC [2008] VCAT 634**, whereby Member Keaney states:

- *"The Tribunal has commented often enough on the fact that suburbs will physically change as state and local policy on encouraging medium density housing takes effect."*

The retention of the existing single storey dwelling and the construction of a new double storey dwelling is also a reflection of the existing neighbourhood character, which includes both single and two storey dwellings within the wider area.

The following VCAT decision (**Liyanathierana v Greater Dandenong CC (2016) VCAT 1186 (18 July 2016)**), approved a two-storey dwelling at the rear of an existing dwelling at 10 Victor Avenue, Dandenong North. In this decision VCAT Member Fong provides justification for a two-storey at the rear of an existing dwelling (on the land was within the Neighbourhood Residential Zone in a context where the surrounding development is a predominantly single storey). The factors that justified the support of that particular proposal at 10 Victor Avenue by VCAT Member Fong included:

- The lack of a corridor of open backyards.
- The high level of qualitative standards relating to neighbourhood character.
- A two-storey built form at the rear not being prohibited by the planning scheme.
- Secluded open space areas providing good opportunity for landscaping.
- No sensitive interfaces and north-facing windows on adjacent property facing the proposed two-storey dwelling.
- Outbuildings (garages and covered verandahs) located at the rear of adjacent properties that provide a visual buffer to the proposed two storey dwelling.

The reasons given by VCAT Member Fong to justify the development at 10 Victor Avenue, Dandenong North are attributes that are similar to this proposal at 31 Cormorant Crescent.

The proposal has taken its cue directly from abutting and nearby properties which includes the face brick ground level walls, rectangular windows, a recessive building form and the provision of hipped and gabled roof combination.

The provision of face brick, ground level walls for the proposed dwelling is complementary to the face brick wall cladding of existing single storey dwelling being retained as part of this development, but also the vast majority of dwellings throughout this section of Werribee.

The subject site having a frontage width greater than 15 metres justifies the provision of two crossings at the site frontage.

The proposed dwelling will not have a dominant impact at the Cormorant Crescent frontage, whereby the proposed dwelling will be located behind the existing single storey dwelling being retained. The existing dwelling will largely obscure the proposed dwelling from the public realm of the street frontage.

The retention of the existing single storey dwelling and the construction of a new double storey dwelling representing a reflection of the type of development that is becoming evident throughout Werribee.

## 55.02-2 Residential policy objectives

It is submitted that the proposed two dwelling residential development is in accordance with the relevant policies for housing contained under both the Planning Policy Framework and the Municipal Planning Strategy, which has been outlined earlier in this report.

## Standard B2

This written report describes how the development is consistent with any relevant policy for housing in the Planning Policy Framework and the Municipal Planning Strategy.

### 55.02-3 Dwelling diversity objective

The proposal has satisfied this objective to provide for dwelling diversity by the retention of the existing single storey dwelling and the construction of one double storey dwelling on the subject site. However, this particular objective only applies to developments of ten or more dwellings.

#### Standard B3

Not applicable to a two-dwelling development.

### 55.02-4 Infrastructure objectives

It is submitted that the subject land is appropriately serviced to ensure that the proposed two-dwelling development is provided with appropriate utility services and infrastructure.

It is unlikely that the construction of an additional dwelling on the subject site would unreasonably overload the capacity of utility services and infrastructure.

#### Standard B4

The proposed development will be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas.

The proposed development will not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.

### 55.02-5 Integration with the street objective

The proposed and existing dwelling will be appropriately integrated with the street frontage by way of their respective driveways leading to on-site car parking as well as these driveways leading to the respective dwelling's front entry doors.

The proposal reflects an innovative design which has not 'ignored' the surrounding context resulting in a development which satisfies **Clause 55.02-5**, being the **integration with the street objective**.

Both the existing and proposed dwellings will be integrated with the Cormorant Crescent frontage.

This proposal will improve the front garden setting through additional planting and the removal of the front fence.

## Standard B5

The proposed dwelling will provide adequate vehicle and pedestrian links that maintains and enhances local accessibility.

## 55.03 SITE LAYOUT AND BUILDING MASSING

### 55.03-1 Street setback objective

No concern due to retention of existing dwelling at the front of the site.

### 55.03-2 Building height objective

It is submitted that the design of the proposed double storey development will not adversely affect the surrounding properties.

## Standard B7

The proposal easily satisfies that maximum building height of Standard B7 by having an overall height that is significantly less than the maximum height of 9.0 metres.

### 55.03-3 Site coverage objective

The proposed development been designed to ensure that the site coverage respects the preferred neighbourhood character and responds to the features of the site, by way of appropriate building setbacks and ensuring both dwellings have reasonably sized private open space areas.

## Standard B8

The proposal satisfies this Standard as site coverage is well below the 60% maximum that is allowed pursuant to this Standard (40.75%).

Therefore, the proposal cannot be described as an overdevelopment of the land.



#### 55.03-4 Permeability objectives

The proposal has been designed to reduce the impact of increased stormwater run-off on the drainage system through the provision of appropriately sized private open spaces to facilitate on-site stormwater infiltration.

The appropriately sized secluded open spaces, the garden beds throughout the site and the large front yard being retained ensures that the proposed development will maintain an appropriate level of permeability.

#### Standard B9

The proposal complies with this Standard. The extent of the site that will not be covered by impervious surfaces (50.92% permeable), substantially exceeding the 20% minimum by more than double.

#### 55.03-5 Energy efficiency objectives

The proposed dwelling will require a 6-star energy rating at the building permit stage.

An SDA Report has been completed which demonstrates that the proposal achieve an acceptable level of compliance against the requirement of Standard B10.

#### 55.03-6 Open space objective

The subject site does have a rear abuttal to a public open space at the rear. 'Bedroom 2' of the proposed dwelling has a window with a direct outlook onto the public reserve, providing passive surveillance of this rear reserve.

The public open space to the rear of the site justifies the proposed two storey built form at the rear of the subject site.

#### 55.03-7 Safety objective

The proposed development has been designed to ensure the layout provides for the safety and security of residents and property. **Standard B12** has been satisfied.

No concern from a safety point of view regarding cars associated with the existing dwelling from reversing out of the subject site onto this quiet local street. All residents within Cormorant Crescent reverse out of their respective sites.

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However, the designer has provided a turning area for cars associated with the proposed dwelling to have the ability to enter and exit the site in a forward gear. Due to the length of the driveway, such provision will ensure vehicle access is both more convenient and safer.

### 55.03-8 Landscaping objectives

Landscaping detail is provided, demonstrating that the subject site will be developed to ensure that the proposal respects the landscape character of the neighbourhood.

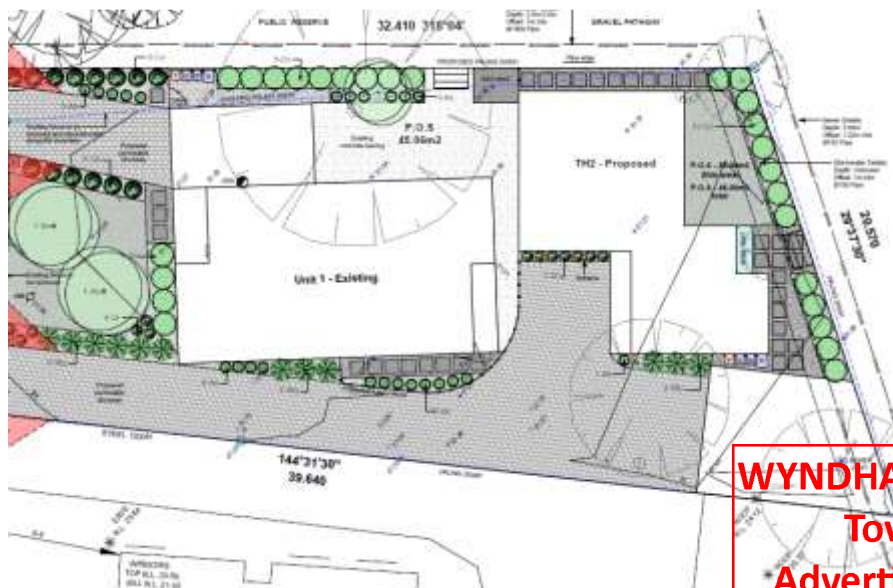
This will include further planting as well as retaining existing trees throughout the subject site.

### Standard B13

Permit conditions can be imposed by the responsible Authority to ensure compliance with Standard B13 having regard to landscaping provision.

The most important aspect of this proposal is that there is ample space in front of the existing house and within the secluded open spaces of both dwellings to accommodate appropriate landscaping.

A landscaping plan has been completed.



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### 55.03-9 Access objectives

The provision of two vehicle crossings at the site frontage is appropriate from both a neighbourhood character as well as a safety point of view.

The proposal will ensure vehicle access to and from a development is safe, manageable and convenient. The proposal fully accords with **Standard B14**.

No concern from a safety point of view regarding cars associated with the existing dwelling from reversing out of the subject site via a short driveway onto this quiet local street.

All residents within Cormorant Crescent reverse out of their respective sites.

However, the designer has provided a turning area for cars associated with the proposed dwelling to have the ability to enter and exit the site in a forward gear. Due to the length of the driveway, such provision will ensure vehicle access for the proposed dwelling at the rear is both more convenient and safer.

### 55.03-10 Parking location objectives

The proposed layout will avoid parking and traffic difficulties in the development and the neighbourhood as all car spaces are conveniently located adjacent to their respective dwelling's entries, which encourages their use, discouraging on-street parking by future occupants.

It is submitted that the proposal fully accords with **Standard B15**.

## 55.04 AMENITY IMPACTS

### 55.04-1 Side and rear setbacks objective

The proposal accords with the side and rear setback requirements of Standard B17, ensuring that the proposal does not have an adverse impact onto adjacent properties.

### 55.04-2 Walls on boundaries objective

The proposed boundary walls reflect an appropriate location, length and height of the walls along the western boundary of the subject site being limited to the proposed dwelling's carport. The carport wall will not be detrimental to the neighbourhood character and amenity of the occupants of the adjacent property.

and satisfies **Standard B18**, as this carport abuts the garage of the neighbouring dwelling.

Garages and carports constructed along one side boundary is common throughout this section of Werribee.

### 55.04-3 Daylight to existing windows objective

Due to the provision of appropriate building setbacks of the proposed development, the proposal does not conflict with the objectives of Clause 55.04-3, nor does the proposal conflict with the requirements of **Standard B19**.

### 55.04-4 North-facing windows objective

Due to the orientation of the land, there is no not conflict with the intent of **Standard B20**.

### 55.04-5 Overshadowing open space objective

Due to the provision of appropriate building setbacks and the non-sensitive interfaces of adjoining properties adjacent to the proposed dwelling, ensuring that the proposal does not conflict with the objectives of Clause 55.04-5, nor does the proposal conflict with the requirements of **Standard B21**.

Shadow diagrams completed will demonstrate compliance.

### 55.04-6 Overlooking objective & 55.04-7 Internal views objective

The proposal includes appropriate screening measures to the first floor habitable rooms of the proposed dwelling, ensuring that there will be no adverse overlooking.

The proposal will not conflict with **Standard B22** and **Standard B23**.

### 55.04-8 Noise impacts objectives

The proposed development has been designed in such a way to contain noise sources within developments, so that that there is no affect to adjacent lots.



## Standard B24

In terms of Standard B24 relating to noise sources, provisions such as mechanical plant (external air-conditioning units, heaters, hot-water units, etc.), these can easily be addressed by appropriate permit conditions being imposed by the Responsible Authority.

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## 55.05 ON-SITE AMENITY AND FACILITIES

### 55.05-1 Accessibility objective

It is submitted that the proposal has been designed to be mindful of visitors with limited mobility to the proposed dwelling. The ground level sub-floor of the proposed dwelling has been kept to a 'workable' minimum.

### 55.05-2 Dwelling entry objective

The proposal reflects an appropriate layout for a two-dwelling development. The existing dwelling being retained is appropriately orientated toward the street frontage.

The proposed dwelling will also accord with **Standard B26** by orientating the front entry door (in a prominent location) toward the driveway.

### 55.05-3 Daylight to new windows objective

The design of the proposed dwellings ensures adequate daylight into new habitable room windows and fully accords with Standard B27.

### 55.05-4 Private open space objective

The proposed development has been designed to provide adequate private open space for the reasonable recreation and service needs of residents.

In addition to a reasonable sized rear secluded open space for both dwellings, the proposal also maintains a generous sized front yard for the existing dwelling.

Having regard to the open space for the proposed dwellings, the areas are highly functional and appropriately dimensioned to achieve appropriate standards.

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The private open spaces of both dwellings are well-integrated with the living area. Internal layout alterations are proposed to the existing dwelling to achieve a direct link between the living area and secluded open space.

## Standard B28

The dimensions of the secluded open spaces of both dwellings on the land exceed the minimum requirements outlined under Standard B28. This Standard requires each dwelling has private open space consisting of:

- An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room.*

The afore-mentioned Standard has been satisfied for both the proposed dwelling and the existing dwelling being retained. The proposal exceeds the numerical area requirements outlined under Standard B28.

## 55.05-5 Solar access to open space objective

The designer has developed a building envelope for the proposed dwelling to ensure that the secluded open spaces (to both dwellings), have appropriately dimensioned secluded open spaces to achieve the required solar access pursuant to **Standard B29**.

## 55.06 DETAILED DESIGN

### 55.06-1 Design detail objective

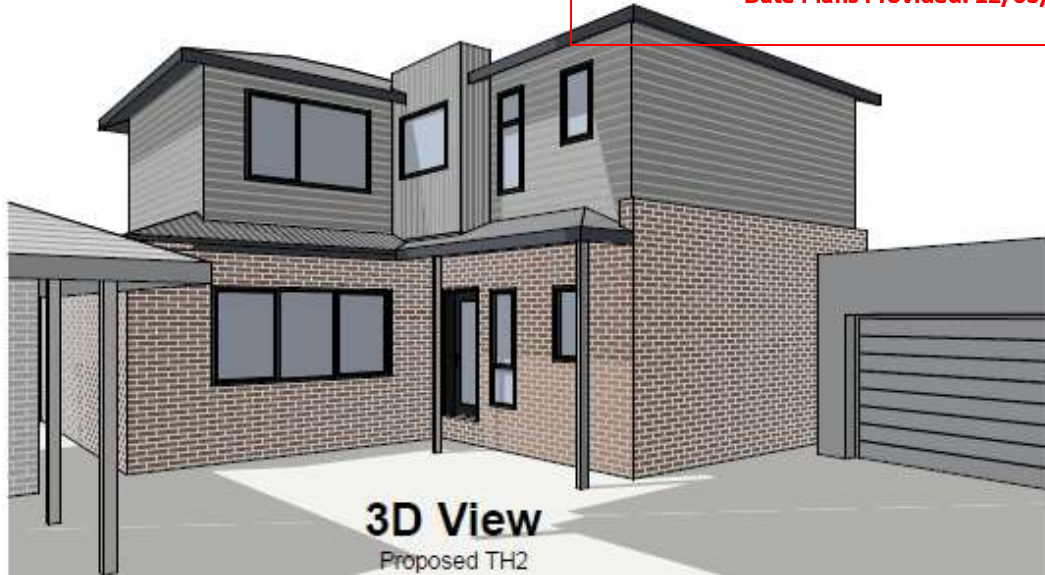
It is submitted that the proposed development reflects design detail that reflects a high standard. The proposal reflects a modern, innovative design that will not have an adverse impact on the neighbourhood character of this area.

The predominantly face brick wall cladding for the ground level of the proposed dwelling will result in respectful building. The contrasting first floor cladding, the variations to the roof form and windows will reflect design detailing that provides for a higher-quality standard of development.

Also, by incorporating traditional design elements that are complementary to the existing, surrounding housing stock (such as hipped and gabled roofs with bays and rectangular-shaped windows) ensures that this particular development will be respectful within its existing context.

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It is submitted that the proposal reflects a respectful design response satisfying **Standard B31**.

#### 55.06-2 Front fences objective

No front fencing is being proposed as part of this application. This will not conflict with **Standard B32** maintaining an open front garden to the public realm.

The existing front fence (as previously outlined in this report), is proposed to be removed, which will enhance the existing streetscape character.

#### 55.06-3 Common property objectives

Common property been avoided due to the provision of exclusive vehicle accessways for the respective dwellings. The proposal will not conflict with **Standard B32**.

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#### 55.06-4 Site services objectives

The proposed development has been designed in such a way to ensure that site services can be installed and easily maintained, as well as the site facilities being accessible, adequate and attractive.

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Permit conditions can be imposed by the Responsible Authority to ensure that the specific requirements of **Standard B34** are satisfied.

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