

Application for a Planning Permit

If you need help to complete this form, read **MORE INFORMATION** at the end of this form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987. If you have any questions, please contact Council planning department.

⚠ Questions marked with an asterisk (*****) must be completed.

⚠ If the space provided on the form is insufficient, attach a separate sheet

i Click for further information.

The Land **i**

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

| | | |
|----------------------------|-------------|-------------------------|
| Unit No: | St. No.: 41 | St. Name: Dudley Street |
| Suburb/Locality: FOOTSCRAY | | Post Code: 3011 |

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

| | | | |
|-----------|-----------------------|-------------------|--------------------|
| A | Vol.: 4164 | Folio.: 710 | Suburb.: Footscray |
| OR | Lot No.: 1 | Type.: Title Plan | |
| B | Crown Allotment No.: | | Section No.: |
| | Parish/Township Name: | | |

The Proposal

⚠ You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application

i For what use, development or other matter do you require a permit? *

Proposed Double Storey Townhouse at the rear

i Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

i Estimated cost of any development for which the permit is required *

| | |
|---|---|
| 450000.00 | ⚠ You may be required to verify this estimate. Insert '0' if no development is proposed. |
| If the application is for land within metropolitan Melbourne (as defined in section 3 of the Planning and Environment Act 1987) and the estimated cost of the development exceeds \$1.093 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit www.sro.vic.gov.au for information. | |

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Existing Conditions

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Single Dwelling to remain


 Provide a plan of the existing conditions. Photos are also helpful.

Title Information

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ☐ No
- ☐ Not applicable (no such encumbrance applies).
- ☐ Not Sure

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Name:

Title: CO

First Name: 2Form

Surname: P/L

Organization (if applicable):

Unit No: 46

St. No: 131

St. Name: Hyde Street

Suburb: FOOTSCRAY

State: VIC

Postcode: 3011

Business phone: 0419585604

Email: rob@2form.com.au

Mobile phone: 0419585604

Home:

Contact person's details*

Name:

Same as applicant ☒

Title: CO

First Name: 2Form

Surname: P/L

Organization (if applicable):

Unit No: 46

St. No: 131

St. Name: Hyde Street

Suburb: FOOTSCRAY

State: VIC

Postcode: 3011

Business phone: 0419585604

Email: rob@2form.com.au

Mobile phone: 0419585604

Home:

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organization.

Name:

Same as applicant ☐

Title: CO

First Name:

Surname:

Organization (if applicable): 7 COWARD STREET PTY LTD

Postal Address:

If it is a P.O. Box, enter the details here:

Unit No: 706 A

St. No: 10

St. Name: Droop Street

Suburb: FOOTSCRAY

State: VIC

Postcode: 3011

Business Phone:


Email:

Mobile phone: 0419585604

Home: 0419585604

Declaration

This form must be signed by the applicant *

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature:

Form P/L

Date

21 / 07 / 2025

day / month / year

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for his application and obtain a planning permit checklist. Insufficient or unclear information may delay your application

Has there been a pre-application meeting with a council planning officer

☒ No ☐ Yes

Officer Name:

Date:

day / month / year

Checklist

Have you:



Filled in the form completely?



Paid or included the application fee?



Most applications require a fee to be paid. Contact Council to determine the appropriate fee.



Provided all necessary supporting information and documents?



A full, current copy of title information for each individual parcel of land forming the subject site



A plan of existing conditions.



Plans showing the layout and details of the proposal.



Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.



If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts)



If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void



Completed the relevant council planning permit checklist?



Signed the declaration?

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Maribyrnong City Council
PO Box 58
Footscray VIC 3011
Cnr Napier and Hyde Streets
Footscray VIC 3011

Contact information:

Phone: (03) 9688 0200
Email: email@maribyrnong.vic.gov.au
DX: 81112

Deliver application in person, by post or by electronic lodgement.

The Land

Planning permits relate to the use and development of the land. It is important that accurate, clear and concise details of the land are provided with the application.

How is land identified


Land is commonly identified by a street address, but sometimes this alone does not provide an accurate identification of the relevant parcel of land relating to an application. Make sure you also provide the formal land description - the lot and plan number or the crown, section and parish/township details (as applicable) for the subject site. This information is shown on the title.

See **Example 1**.

The Proposal

Why is it important to describe the proposal correctly?


The application requires a description of what you want to do with the land. You must describe how the land will be used or developed as a result of the proposal. It is important that you understand the reasons why you need a permit in order to suitably describe the proposal. By providing an accurate description of the proposal, you will avoid unnecessary delays associated with amending the description at a later date.

 Planning schemes use specific definitions for different types of use and development. Contact the Council planning office at an early stage in preparing your application to ensure that you use the appropriate terminology and provide the required details.

How do planning schemes affect proposals?

A planning scheme sets out policies and requirements for the use, development and protection of land. There is a planning scheme for every municipality in Victoria. Development of land includes the construction of a building, carrying out works, subdividing land or buildings and displaying signs.

Proposals must comply with the planning scheme provisions in accordance with Clause 61.05 of the planning scheme. Provisions may relate to the State Planning Policy Framework, the Local Planning Policy Framework, zones, overlays, particular and general provisions. You can access the planning scheme by either contacting Council's planning department or by visiting Planning Schemes Online at planning-schemes.delwp.vic.gov.au

 You can obtain a planning certificate to establish planning scheme details about your property. A planning certificate identifies the zones and overlays that apply to the land, but it does not identify all of the provisions of the planning scheme that may be relevant to your application. Planning certificates for land in metropolitan areas and most rural areas can be obtained by visiting www.landata.vic.gov.au Contact your local Council to obtain a planning certificate in Central Gol fields, Corangamite, Macedon Ranges and Greater Geelong. You can also use the free Planning Property Report to obtain the same information.

See **Example 2**.


Estimated cost of development

In most instances an application fee will be required. This fee must be paid when you lodge the application. The fee is set down by government regulations.

To help Council calculate the application fee, you must provide an accurate cost estimate of the proposed development. This cost does not include the costs of development that you could undertake without a permit or that are separate from the permit process. Development costs should be calculated at a normal industry rate for the type of construction you propose.

Council may ask you to justify your cost estimates. Costs are required solely to allow Council to calculate the permit application fee. Fees are exempt from GST.

 Costs for different types of development can be obtained from specialist publications such as Cordell Housing: Building Cost Guide or Rawlinsons: Australian Construction Handbook

 Contact the Council to determine the appropriate fee. Go to planning.vic.gov.au to view a summary of fees in the Planning and Environment (Fees) Regulations.

Metropolitan Planning Levy refer Division 5A of Part 4 of the Planning and Environment Act 1987 (the Act). A planning permit application under section 47 or 96A of the Act for a development of land in metropolitan Melbourne as defined in section 3 of the Act may be a leviable application. If the cost of the development exceeds the threshold of \$1 million (adjusted annually by consumer price index) a levy certificate must be obtained from the State Revenue Office after payment of the levy. A valid levy certificate must be submitted to the responsible planning authority (usually council) with a leviable planning permit application. Refer to the State Revenue Office website at www.sro.vic.gov.au for more information. A leviable application submitted without a levy certificate is void

Existing Conditions

How should land be described?

You need to describe, in general terms, the way the land is used now, including the activities, buildings, structures and works that exist (e.g. single dwelling, 24 dwellings in a three-storey building, medical centre with three practitioners and 8 car parking spaces, vacant building, vacant land, grazing land, bush block)

Please attach to your application a plan of the existing conditions of the land. Check with the local Council for the quantity, scale and level of detail required. It is also helpful to include photographs of the existing conditions.

See **Example 3**.

Title Information

What is an encumbrance?

An encumbrance is a formal obligation on the land, with the most common type being a mortgage. Other common examples of encumbrances include:

- **Restrictive Covenants:** A restrictive covenant is a written agreement between owners of land restricting the use or development of the land for the benefit of others, (eg. a limit of one dwelling or limits on types of building materials to be used).
- **Section 173 Agreements:** A section 173 agreement is a contract between an owner of the land and the Council which sets out limitations on the use or development of the land.
- **Easements:** An easement gives rights to other parties to use the land or provide for services or access on, under or above the surface of the land.
- **Building Envelopes:** A building envelope defines the development boundaries for the land.
- signed the declaration on the last page of the application form

Aside from mortgages, the above encumbrances can potentially limit or even prevent certain types of proposals.

What documents should I check to find encumbrances

Encumbrances are identified on the title (register search statement) under the header encumbrances, caveats and notices. The actual details of an encumbrance are usually provided in a separate document (instrument) associated with the title. Sometimes encumbrances are also marked on the title diagram or plan, such as easements or building envelopes.

What about caveats and notices?

A caveat is a record of a claim from a party to an interest in the land. Caveats are not normally relevant to planning applications as they typically relate to a purchaser, mortgagee or chargee claim, but can sometimes include claims to a covenant or easement on the land. These types of caveats may affect your proposal.

Other less common types of obligations may also be specified on title in the form of notices. These may have an effect on your proposal, such as a notice that the building on the land is listed on the Heritage Register.

What happens if the proposal contravenes an encumbrance on title?

Encumbrances may affect or limit your proposal or prevent it from proceeding. Section 61(4) of the *Planning and Environment Act 1987* for example, prevents a Council from granting a permit if it would result in a breach of a registered restrictive covenant. If the proposal contravenes any encumbrance, contact the Council for advice on how to proceed.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 04164 FOLIO 710

Security no : 124127231537E
Produced 18/08/2025 02:01 PM

LAND DESCRIPTION

Lot 1 on Title Plan 680844K.

PARENT TITLES :

Volume 03160 Folio 905 Volume 03814 Folio 629

Created by instrument 870135 06/11/1918

REGISTERED PROPRIETOR

Estate Fee Simple

TENANTS IN COMMON

As to 2 of a total of 3 equal undivided shares

Sole Proprietor

7 COWARD STREET PTY LTD of UNIT 706A 10 DROOP STREET FOOTSCRAY VIC 3011

As to 1 of a total of 3 equal undivided shares

Sole Proprietor

CHRISTAKIS MATHEOU of UNIT 1 175C STEPHEN STREET YARRAVILLE VIC 3013

AT203723Q 30/04/2020

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP680844K FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

| NUMBER | | STATUS | DATE |
|---------------|-------------------------|------------|------------|
| AZ069739Q (E) | NOMINATION OF ECT TO LC | Completed | 17/04/2025 |
| AZ097782F (E) | DISCHARGE OF MORTGAGE | Registered | 29/04/2025 |
| AZ177927L (E) | TRANSFER CONTROL OF ECT | Completed | 23/05/2025 |

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 41 DUDLEY STREET FOOTSCRAY VIC 3011

ADMINISTRATIVE NOTICES

NIL

eCT Control 22482C INDEED CONVEY PTY LTD
Effective from 23/05/2025

DOCUMENT END

**CITY OF MARIBYRNONG
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Imaged Document Cover Sheet

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| | |
|---|-------------------------|
| Document Type | Plan |
| Document Identification | TP680844K |
| Number of Pages (excluding this cover sheet) | 1 |
| Document Assembled | 18/08/2025 14:01 |

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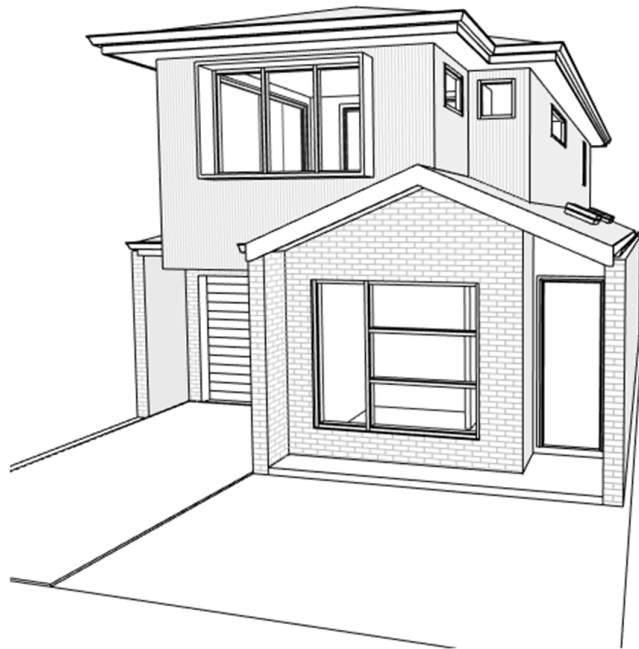
| TITLE PLAN | | EDITION 1 | | TP 680844K | | | | | | | |
|--|--|---|---|--|--|-----------------------------|--|---|--|----------------------|--|
| Location of Land Parish: CUT-PAW-PAW Township: Section: 15 Crown Allotment: Crown Portion: 8 (PT) Last Plan Reference: Derived From: VOL 4164 FOL 710 Depth Limitation: NIL | | | Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN | | | | | | | | |
| Description of Land / Easement Information | | | | THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 08/11/2000 VERIFIED: CL | | | | | | | |
| | | | | | | | | | | | |
| <table border="1"> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = CP 8 (PT)</td> </tr> </table> | | | | | | TABLE OF PARCEL IDENTIFIERS | | WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 | | PARCEL 1 = CP 8 (PT) | |
| TABLE OF PARCEL IDENTIFIERS | | | | | | | | | | | |
| WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 | | | | | | | | | | | |
| PARCEL 1 = CP 8 (PT) | | | | | | | | | | | |
| LENGTHS ARE IN FEET & INCHES | | Metres = 0.3048 x Feet Metres = 0.201168 x Links | | Sheet 1 of 1 sheets | | | | | | | |

2FORM

CONSULTING

Town Planning Report

41 Dudley Street Footscray VIC 3011



- Maribyrnong Planning Scheme -

08 August 2025

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

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1 Introduction

1.1 Overview

Planning permission is sought to construct double storey unit at the rear side on the land at 41 Dudley Street Footscray. The proposed unit will have a frontage and can be accessed from Stafford Street.

The site is within a General Residential (GRZ1) Zone 1 pursuant to provisions of the Maribyrnong Planning Scheme and is covered by a Development Contribution Plan Overlay control.

Pursuant to Clause 32.08-4 of the General Residential (GRZ1) Zone 1, a permit is required to construct two or more dwellings on a lot.

This report provides an assessment of the proposal against the relevant provisions of the Maribyrnong Planning Scheme.

1.2 Development Summary

As part of the assessment, the following development summary has been prepared:

DEVELOPMENT SUMMARY

| AREA | EXISTING DWELLING | PROPOSED UNIT | TOTAL |
|--------------------------------|---------------------------------------|---|-----------|
| TOTAL GROUND FLOOR | 110.86sqm | 8.09sqm | 193.95sqm |
| SITE COVERAGE | 31.05% | 23.27% | 54.33% |
| CAR PARKING SPACES | - spaces | 2 spaces | 2 spaces |
| TOTAL PRIVATE OPEN SPACE (POS) | 99.57sqm | 42.05sqm | 141.62sqm |
| SECLUDED POS | 26.22sqm | 25.44sqm | 51.66sqm |
| SITE AREA : 357sqm | PERMEABLE : 154.17sqm (43.18%) | GARDEN AREA : 140.15sqm (39.26%) | |

| BUILDING AREA | EXISTING DWELLING | | PROPOSED UNIT | |
|-------------------|-------------------|---------------|------------------|---------------|
| GROUND FLOOR | 101.45sqm | 10.9sq | 57.14sqm | 6.2sq |
| FIRST FLOOR | - | - | 60.01sqm | 6.5sq |
| ALFRESCO | 8.58sqm | 0.9sq | - | - |
| GARAGE | - | - | 22.49sqm | 2.4sq |
| PORCH AREA | 0.83sqm | 0.1sq | 3.46sqm | 0.4sq |
| TOTAL AREA | 110.86sqm | 11.9sq | 142.10sqm | 15.4sq |

2 Subject Site

The subject site is located on the East side of Dudley Street. The site is within a residential area of Footscray. The site is described as Lot 1 TP680844.

The site is rectangular with an East-West orientation. It has a frontage facing Dudley Street of approximately 8.53 metres and a depth of 41.91metres. The overall site area is approximately 357.00 square metres



Figure 1 - Cadastral Map

The land from the Dudley Street frontage falls towards rear boundary of the site approximate 780mm and contains no significant vegetation.

The site has an existing single storey weatherboard house that will be renovated at the rear. The length and width of the site allows for additional 2 units to be situated on the existing site.

The land is covered by Special Building Overlay (SBO) which require the proposal to be referred to Melbourne Water to seek approval and did not fall within a heritage area. The streetscape character of the dwellings adjoining and opposite the site is a combination of single & double storey brick veneer and weatherboard with tiled roofs or steel sheet roofing.

The site is serviced by one crossover on the eastern side (Stafford Street) of the property.

3 Site Context and Locality

The subject site is within close proximity approx.240m to the nearest Bus Stop- Summerhill Road, 300m to Sims IGA Plus, 350m to Pepin's Pharmacy, 370m to Australia Post-Footscray West LPO, 550m to the Shorten Reserve, 700m to St John's Primary School, 950m to Footscray West Primary School, 1.4km to Footscray Hospital, 2.2km to Bunnings West Footscray, and approx 8.8km to Melbourne CBD.

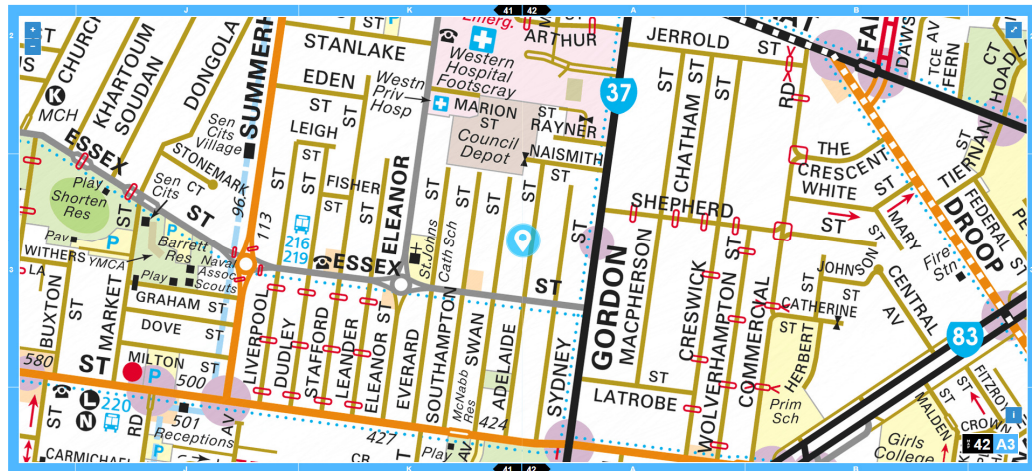
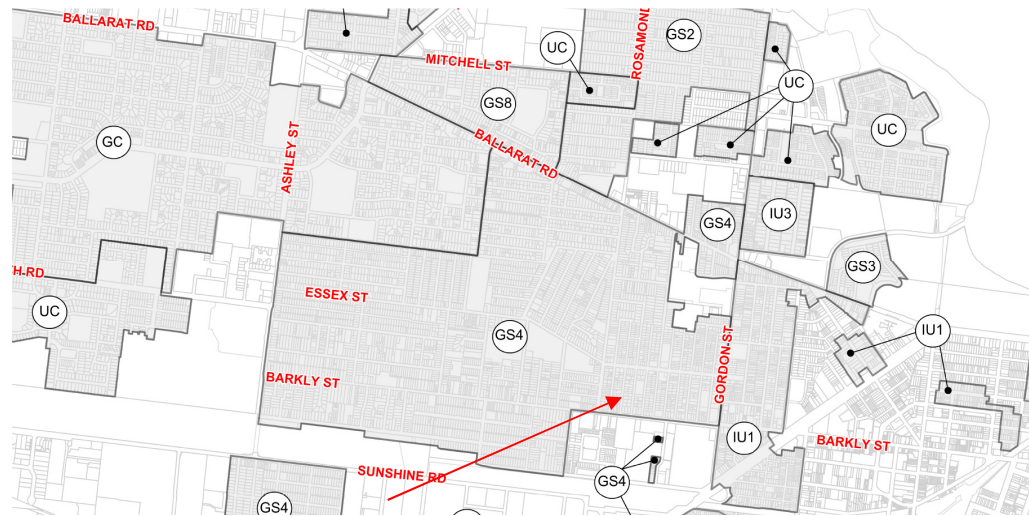


Figure 2 - Location Map

Dudley Street comprises a residential street that carries a dual lane of traffic in opposite directions. Public footpaths and nature strips extend along both sides of the road reserve. Unrestricted kerbside parking is available.

The subject site is located within the Garden Suburban 4 precinct of the Maribyrnong Neighbourhood Character Guidelines. Dwellings are located within a sparsely planted garden setting with few canopy trees present. Front setbacks typically comprise lawn and concrete areas with scattered scrubs and concrete driveways aligned to side boundaries. Timber picket, woven wire and brick front fences are common.



The area is provided with the following description:

Despite the mix of architectural styles and materials throughout this precinct, there is a commonality to the built form with regard to its compactness and generally consistent setbacks. Dwellings are predominantly single storey, giving the streets an open, unenclosed feel. This is strengthened by the generally low-level front gardens, low front fences and width of the streets. Certain areas of the precinct have examples of 1970s multi-unit dwellings, however, they do not dominate the street due to moderate front and side setbacks that recess these buildings from the street boundary. This precinct has a green and leafy feel due to the exotic gardens planted in the front setbacks. Occasional avenues of large street trees contribute to this feature.

Some of keys existing character are:

- Architectural styles are a combination of Victorian, Edwardian, Interwar, Postwar, 1960s to 1990s, and some contemporary.
- Building materials are brick or weatherboard, with tile and some iron roofs.
- Dwellings are generally single storey, with some two storey dwellings.
- Front setbacks vary from 3 – 4 metres to 6 – 7 metres. Side setbacks are between 1 and 3 metres.
- Gardens are established and low level, with mostly exotic planting an occasional tall tree.
- Front fences are generally low, with limited examples of fences up to 1.5 metres high.
- Street tree planting is mixed, with some examples of consistent species and spacing.
- Nature strips are 1 to 2 metres wide, with some wider strips of 3 to 5 metres. A small section of this precinct, located in Footscray, do not have nature strips.
- Bluestone kerbs can be found through some areas.

In relation to the site's immediate context, the abutting property to the North (39 Dudley Street & 60A Stafford Street). 39 Dudley Street is a single storey weatherboard & Render dwelling with pitched roof. It has front setback of 2.1m towards Dudley Street and the closest side setback to the common boundary is 1.2m. There are couple of habitable windows relative to the proposed work. 60A Stafford Street has a single storey brick dwelling with hipped tiled roof. It has a front setback toward Stafford Street of 4.1m and the nearest side setback of 1.1m toward common boundary.

The abutting property to the South is 43 Dudley Street, Footscray and 62 Stafford street. Both are single storey dwellings with hipped roof. The front setback of the 43 Dudley Street towards Dudley Street is approximately 3.8m and the closest proposed side setback to the common boundary is 3.149m. There are a few habitable windows relative to the proposed works. The front setback of the 62 Stafford Street towards Stafford Street is approximately 2.39m and the closest proposed side setback to the common boundary is 3.01m. There is couple of habitable windows relative to the proposed works

The Proposal

Planning permission is sought to construct double storey unit at the rear side on the land at 41 Dudley Street Footscray. The proposed unit will have a frontage and can be accessed from Swan Street.

A development summary is provided below:

DEVELOPMENT SUMMARY

| AREA | EXISTING DWELLING | PROPOSED UNIT | TOTAL |
|---|-------------------|---------------|-----------|
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| ALFRESCO | 8.58sqm | 0.9sq | - | - |
| GARAGE | - | - | 22.49sqm | 2.4sq |
| PORCH AREA | 0.83sqm | 0.1sq | 3.46sqm | 0.4sq |
| TOTAL AREA | 110.86sqm | 11.9sq | 142.10sqm | 15.4sq |

Secluded private open spaces will be located to the rear side of each dwelling. The proposed unit will have total area of 142.10sqm. It will have internal height of 2.7m on the ground and 2.55m to upstairs.

Total site coverage of 54.33 percent is proposed with permeable surfaces to cover 43.18 percent of the site.

The proposed unit consist of the following design elements:

- The front entries are protected by a porch and will comprise of large windows to reduce the bulkiness of built form on the front façade.
- Rear unit is provided with an open plan living area at the ground level comprising a kitchen, meals and living area all of which will have direct access to the secluded private open space areas. Large opening doors will be used to create a sense of space between living, meals and decked areas.
- A study will be provided to ground floor.
- Rear unit is provided with a laundry and bath/powder room at the ground floor level.
- A single garage and a tandem car space will be proposed to suit new development.
- First floor will have one master bedroom include its WIR and an ensuite, another two bedrooms, and central bathroom.
- Landscaping is proposed along rear secluded private open space areas. Canopy trees consistent with the neighbourhood street character are proposed for both secluded private open spaces.

- The rear dwelling will be provided with a letterbox to the frontage of the site with no front fencing proposed.
- The upper level is to be finished with a mixture of light weight cladding materials which are to be finished in complimentary colours.
- Windows will be constructed of aluminium and glazed with obscure glass where necessary or will have a raised sill height of min 1.7 metres above finished floor level to prevent overlooking.
- Externally proposed first floor have been designed in a contemporary fashion and will feature mixed facade treatments to the ground including face brickwork, rendered board, and hipped tiled roofing. This façade is consistent with many recent developments within the precinct.

In general, the development proposed is considered to have been carefully conceived, having full regard to both the constraints exhibited by the site, and the neighbourhood context into which the proposal is to be incorporated.

4 Planning Policy

4.1 State Planning Policy Framework

The State Planning Policy Framework (SPPF) seeks to ensure that the objectives of planning in Victoria (as set out in the Planning and Environment Act 1987) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social, and economic factors in the interests of net community benefit and sustainable development.

| Clause | Planning Policy |
|-----------|---|
| 11 | Settlement |
| 11 .02 | Urban growth |
| 11 .04 | Metropolitan Melbourne |
| 12 | Environmental and landscape values |
| 12.01 | Biodiversity |
| 12.04 | Significant environments and landscapes |
| 15 | Built Environment and heritage |
| 15.01 | Urban environment |
| 15.02 | Sustainable development |
| 16 | Housing |
| 16.01 | Residential development |
| 16.02 | Housing form |
| 17 | Economic development |
| 17.01 | Commercial |
| 17.02 | Industry |
| 17.03 | Tourism |
| 18 | Transport |
| 18.01 | Integrated transport |
| 18.02 | Movement networks |

The objective of the above policies is to encourage development in locations with access to physical and community infrastructure while providing a range of lot sizes to allow housing for varying sized households. At the same time development should provide for, convenient and safe road network, appropriate pedestrian and cycle paths, sufficient, useable public open space and low vulnerability to fire. Residential development should be cost-effective in infrastructure provision and use, be energy efficient, incorporate water-sensitive design principles and encourage public transport use whilst maximising opportunities for increased residential densities to help consolidate urban areas.

The proposal's consistency with State policy is primarily a result of its infill scale development within an existing urban area and its careful consideration of adjoining land uses and utilisation of effective urban design principles. Overall, the proposal respects the amenity of adjoining properties given the site layout and responds to topography. The proposed dwellings will positively enhance the character of the area.

Of particular relevance to this application are the following policies:

Clause 11 Settlement

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Planning is to prevent environmental problems created by siting incompatible land uses close together.

Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities.

Clause 15 Built Environment and Heritage

Planning should ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context, and protects places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.

Creating quality built environments supports the social, cultural, economic and environmental wellbeing of our communities, cities and towns.

Land use and development planning must support the development and maintenance of communities with adequate and safe physical and social environments for their residents, through the appropriate location of uses and development and quality of urban design.

Planning should achieve high quality urban design and architecture that:

- Contributes positively to local urban character and sense of place.
- Reflects the particular characteristics, aspirations and cultural identity of the community.
- Enhances liveability, diversity, amenity and safety of the public realm.
- Promotes attractiveness of towns and cities within broader strategic contexts.
- Minimises detrimental impact on neighbouring properties.

15.01-1 Urban design

Objective: To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.

15.01-5 Cultural identity and neighbourhood character

Objective: To recognise and protect cultural identity, neighbourhood character and sense of place.

15.02-1 Energy and resource efficiency

Objective: To encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.

Clause 16 Housing

Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure. New housing should have access to services and be planned for long term sustainability, including walkability to activity centres, public transport, schools and open space.

Planning for housing should include providing land for affordable housing.

16.01-2 Location of Residential Development

Objective: To locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport.

16.01-4 Housing diversity

Objective: To provide for a range of housing types to meet increasingly diverse needs. The clause encourages the development of well-designed medium-density housing which:

- Respects the neighbourhood character.
- Improves housing choice.
- Makes better use of existing infrastructure.
- Improves energy efficiency of housing.

16.01-5 Housing affordability

Objective: To deliver more affordable housing closer to jobs, transport and services.

Clause 18 Transport

18.01-1 Land use and transport planning

Objective: To create a safe and sustainable transport system by integrating land-use and transport.

Overall it is submitted that this four dwelling medium density housing development is consistent with State planning policy because it:

- Assists with urban consolidation.
- Adds to housing choice and diversity by providing smaller sized two and three bedroom dwellings on smaller sites (with small garden areas and as an alternative to the older single family homes on large allotments) in an area of Brooklyn that overall still largely comprises single detached dwellings on reasonably large allotments. The proposed dwellings will be suited to smaller households.
- Makes efficient use of a quite large and well located parcel of residential land in an established residential area that is obviously experiencing some residential redevelopment. There are existing and approved medium density developments adjoining the site and elsewhere in the street and precinct.
- The site is quite well located in relation to a major shopping/activity centre , schools, recreation reserves and several bus routes.
- Adequately respects the established and currently changing neighbourhood character in a street where there is a mix of single-storey and two-storey built form.
- Minimise impacts on local residential amenity.

4.2 Local Planning Policy Framework

The Local Planning Policy Framework (LPPF) identifies long term directions about land use and development in the municipality and provides the rationale for the zone and overlay requirements and particular provisions in the Scheme. The LPPF includes the Municipal Strategic Statement (MSS) and local planning policies.

Municipal Strategic Statement

The Maribyrnong Municipal Strategic Statement (MSS) at Clause 21 sets out the future strategic direction for the municipality. The MSS is divided into a number of sections which the following sections being relevant to the current planning permit application:

Clause 21.06 - Built Environment and Heritage

This policy states that the Council is dedicated to a well-designed urban environment that enhances the image, aesthetics and amenity of the city. The changing pattern of land uses and extensive development occurring in the city affords opportunities to achieve high standards of urban design and architecture. Excellence in urban design can improve streetscapes and public spaces. It can also help to achieve more sustainable development and a more attractive and liveable city

The objectives of relevance to the application of Maribyrnong Council are:

- *To support a sense of place and community in activity centres*
- *To create activity centres with a high quality public realm*
- *To encourage well designed residential development*
- *To support appropriate development on rear laneways.*

Clause 21.07 – Housing

The mixed use and residential developments occurring in key activity centres will continue and increase. This will extend housing choice, improve access to infrastructure, services and transport for residents and will help support and broaden the function of centres. Core industrial areas, key passenger and freight transport corridors and major hazard facilities need protection from residential encroachment to maintain their viability and prevent adverse risk and amenity impacts.

The objectives of relevance to the application are:

- *To provide significant opportunities for new residential development in substantial change areas and substantial change activity centres.*
- *To provide incremental opportunities for new residential development in incremental change areas and incremental change activity centres.*
- *In Limited change areas, limit development in residential areas with heritage significance; an identified residential character protected through a specific overlay; and identified constraints, such as inundation, that necessitate protection through an overlay.*

- *To protect core industrial areas, key passenger and freight transport corridors and major hazard facilities from residential encroachment.*

22.08 – Maribyrnong Garden Suburban Neighbourhood Character Policy

This policy divides the area of Maribyrnong into some different neighbourhood character precincts. They are Garden Suburban, Inner Urban, garden Court and Urban Contemporary. The subject site falls within the Garden Suburban 4 of the Neighbourhood Characters. The policy contains the following character description:

Despite the mix of architectural styles and materials throughout this precinct, there is a commonality to the built form with regard to its compactness and generally consistent setbacks. Dwellings are predominantly single storey, giving the streets an open, unenclosed feel. This is strengthened by the generally low-level front gardens, low front fences and width of the streets. Certain areas of the precinct have examples of 1970s multi-unit dwellings, however, they do not dominate the street due to moderate front and side setbacks that recess these buildings from the street boundary. This precinct has a green and leafy feel due to the exotic gardens planted in the front setbacks. Occasional avenues of large street trees contribute to this feature.

The preferred neighbourhood character statement states that:

The mix of architectural styles and the consistencies across the built form will be maintained and strengthened through the provision of new development that adds to the layers of history throughout the precinct. Older dwellings that contribute to the character of the area, including those from the Victorian, Edwardian and Interwar eras will be retained and complemented by newer development that is distinguishable from original building stock. New development will respect the low scale nature of buildings and will provide pitched roofs and other features that respond to the building form. Garden settings will be strengthened through new planting that provide canopy trees, shrubs and garden beds that contribute to the leafiness of streetscapes. Where present, front fences will maintain the openness of streetscapes and allow views to gardens and dwellings.

The Preferred Neighbourhood Character is to be achieved by the following Design Guideline:

| Character Element | Objective | Design Response |
|--------------------------|---|---|
| Existing Building | To encourage the retention of older dwellings that contribute to the valued character of the area. | Retain dwellings from the Federation and Interwar era that are intact and in good condition wherever possible |
| | To respect the qualities of older adjoining buildings that are in good condition. | Where adjoining an older building in good condition, respect the height, building forms, siting and materials of the building(s) in new building design. |
| | The existing dwelling will be retained. | |
| Vegetation | To maintain and strengthen the garden setting of the dwellings | <ul style="list-style-type: none"> > Retain large, established trees and provide for the planting of new trees and substantial vegetation, wherever possible. > Buildings should be sited and designed to incorporate space for the planting of substantial vegetation. |
| | The subject site contains no significant vegetation that warrants protection. Landscaping is proposed along rear secluded private open space areas. Canopy trees consistent with the neighbourhood street character are proposed for both secluded private open spaces. | |
| Sitting | To maintain the consistency, where present, of front boundary setbacks. | <ul style="list-style-type: none"> ▪ The front setback should be no less than the average setback of the adjoining two dwellings |
| | To maintain gaps between dwellings where this is a characteristic of the street | <ul style="list-style-type: none"> ▪ Buildings should be set back from the side boundaries in accordance with the pattern in the street |
| | To minimise the loss of front garden space and the dominance of car parking structures | <ul style="list-style-type: none"> ▪ Locate garages and carports behind the line of the dwelling. ▪ Minimise paving in front garden areas, including driveways and crossovers. |
| | The front setback and location of car-space garage are within the requirements. | |
| Height and Building Form | To ensure that buildings and extensions do not dominate the streetscape | <p>Respect the predominant building height in the street and nearby properties</p> <p>Recess two storey elements from the front facade.</p> <p>Use low pitched roof forms.</p> |

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|--------------------------|---|--|
| | To encourage innovative and contemporary architectural responses that are in harmony with surrounding heritage buildings and streetscapes | New development, including additions to existing buildings, should be distinguishable from the original dwelling stock through the use of innovative and contemporary architecture. Use simple building details. |
| | To maintain the sense of openness in backyards. | The scale and massing of second dwellings built in the backyard should be designed so that upper level components are contained within a single storey roof form. |
| | The proposed unit will be contemporary in design however they have incorporated the basic design elements and selected finishes which are complimentary to the housing theme in the area. | |
| Material & Design Detail | To use lighter looking building materials and finishes that complement the predominant use of timber throughout the precinct | Incorporate timber or other non-masonry materials where possible. |
| | Building material and finishes will be used timber construction. | |
| Front Boundary Treatment | To enhance the security of properties and maintain views into front gardens. | <ul style="list-style-type: none"> • Provide low or open style front fences • Front fences should be appropriate to the building era or reflect the typical fencing height of the street |
| | No front fencing is proposed to the rear dwelling to maintain a sense of openness | |

5 Zoning and Overlay Controls

5.1 Zone

The site and most of the land in the precinct/area are zoned General Residential Zone (GRZ1) under the Maribyrnong Planning Scheme.

The relevant sections of the purpose of the General Residential (GRZ1) Zone are:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework including the Municipal Strategic Statement and local planning policies
- To encourage development that respects the neighbourhood character of the area
- To implement neighbourhood character policy and adopted neighbourhood character guidelines

- To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport

Pursuant to Clause 32.08-4 specifies that a permit is required to construct two or more dwellings on a lot and this clause also requires that a development must meet the requirements of Clause 55.

5.2 Overlays

Planning Overlay

The site is in development contribution plan overlay. The purpose of the overlay are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

A permit must not be granted to subdivide land, construct a building or construct or carry out works until a development contributions plan has been incorporated into this scheme. This does not apply to the construction of a building, the construction or carrying out of works or a subdivision specifically excluded by a schedule to this overlay.

A permit granted must:

- Be consistent with the provisions of the relevant development contributions plan.
- Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay

6 Particular and General Provisions

52.06 Car parking

The purpose of this provision is to:

- *To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Clause 52.06-5 - Table 1 of this clause sets out the car parking requirement that applies to a new dwelling. Where land is proposed to be used for a dwelling, the Clause identifies that the following parking requirements apply:

- 1 space to each one or two-bedroom dwelling
- 2 space to each three or more-bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) plus
- 1 space for visitors to every 5 dwellings for developments of 5 or more dwellings

55 Two or more dwellings on a lot and residential buildings

The purpose of this provision is to:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.*
- *To encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *To encourage residential development that is responsive to the site and the neighbourhood.*
- *The provisions of this clause contain objectives which describe the desired outcome to be achieved in the completed development and standards which contain the requirements to meet the objective.*
- *An assessment of the proposed development is provided at Attachment 1 of this submission against the provisions of Clause 55.*

65 Decision guidelines

- The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause.

7 Planning Considerations

Having regard to the policy objectives outlined above, it is submitted that the proposed development is consistent with the State and Local Planning Policy Frameworks detailed in the Maribyrnong Planning Scheme.

The relevant policy directions outlined in the scheme encourage the development of well-designed housing which makes effective use of existing infrastructure and provides housing diversity.

Plan Melbourne and the Maribyrnong Planning Scheme seek to facilitate sustainable development that takes full advantage of existing settlement patterns to create opportunities for consolidation of established urban areas.

Planning must consider as relevant or as required the document Plan Melbourne: Metropolitan Planning Strategy (Department of Transport, Planning and Local Infrastructure, 2014). This document is referenced in the Maribyrnong Planning Scheme at Clauses 9, 11 and 16.

The strategy continues the focus on housing choice and affordability and one of its key directions is to understand and plan for expected future housing needs.

Initiatives include applying the reformed residential zones, delivering houses close to jobs and transport, increasing housing choice within walkable distance of railway stations and facilitating the supply of affordable housing.

The Maribyrnong Planning Scheme seeks to encourage housing diversity and housing affordability by supporting the provision of well-designed and located medium density housing.

It is submitted that the proposed development addresses these policy objectives by providing for a development that:

- Improves housing choice and furthers the aims of urban consolidation;
- has excellent access to existing physical and social infrastructure and public transport;
- provides adequate car parking and will allow safe and efficient vehicle movements to and from the site; and
- Will enhance the local neighbourhood by providing a well-designed development that relates well to its environment and respects neighbourhood character.

7.1 Clause 55 (ResCode)

A detailed assessment of the proposal against the provision of Clause 55 is provided at Attachment A of this submission. In summary however, this assessment indicates that the proposed development complies with all objectives and the majority of standards.

Please refer to Appendix A for detailed compliance statements.

8 Conclusion

It is submitted that the proposal on the land at 41 Dudley Street, Footscray has been designed with regards to the State and Local Policy Framework and relevant provisions set out in the Maribyrnong Planning Scheme.

The proposed development provides a satisfactory response to the existing neighbourhood character and objectives of Clause 55. The result is that the development will provide a high standard of on-site amenity without unreasonably affecting the amenity of the adjoining dwellings. We submit that the proposal is worthy of Council support.

Appendix A — Assessment against Clause 55 (Rescode)

Refer to Clause 55 of the Planning Scheme for objectives, decision guidelines and a full description of standards.

Neighbourhood Character

Clause 55.02

| Title and Objective | Standard | Complies/Does not Comply/Variation Required |
|---|---|--|
| B2-1 Street Setback The setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site. | There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner. The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or 6 metres, whichever is the lesser. | ✓ Complies Proposed unit setback 3.28m |
| | There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner. The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser. | NA |
| | There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner. 6 metres for streets in a Transport Zone 2 and 4 metres for other streets. | NA |



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| | <p>The site is on a corner.</p> <p>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p> <p>Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p> | NA |
| <p>B2-2 Building Height Building heights respect the existing or preferred neighbourhood character.</p> | <p>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> | ✓ Complies |
| | <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 13.5 metres. A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degree.</p> | <p>✓ Complies</p> <p>Proposed unit will have a maximum height of approximately 7.2 metres</p> |
| | <p>Changes of building height between existing buildings and new buildings should be graduated.</p> | ✓ Complies |

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| <p>B2-3 Side and Rear Setbacks 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.</p> | <p>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries: At least the distance specified in a schedule to the zone, or If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. (B2-3.1) If the boundary is not to the south of the building, the building is setback at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres. If the boundary is to the south of the building, the building is setback at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. (B2-3.2) Sunblinds, verandahs, porches, eaves, facias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the side and rear setbacks. Landings that have an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the side and rear setbacks.</p> | <p>✓ Complies</p> |
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| <p>B2-4 Walls on boundaries 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.</p> | <p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary: For a length of more than the distance specified in a schedule to the zone; or If no distance is specified in a schedule to the zone, for a length of more than: 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.</p> | <p>✓ Complies Proposed unit will have walls on boundary with max height of 3.2m.</p> |
| | <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary. A building on a boundary includes a building set back up to 200mm from a boundary.</p> | |
| | <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p> | |
| <p>B2-5 Site Coverage Site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</p> | <p>The site area covered by buildings should not exceed: The maximum site coverage specified in a schedule to the zone. or The percentage specified on table 2-5. NRZ, Township Zone : 60% GRZ : 65% RGZ, Mixed Use, Transport Zone : 70%</p> | <p>✓ Complies Site coverage of 54.33% is proposed.</p> |

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| B2-6 Access To ensure the number and design of vehicle crossovers respects the neighbourhood character. | The width of accessways or car spaces should not exceed: 33 % of the street frontage, or if the width of the street frontage is less than 20 metres, 40 % of the street frontage. | ✓ Complies Development will proposed crossover from Stafford Street to access proposed unit. |
| | The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased. | |
| | The location of a vehicle crossover or accessway does not encroach the tree protection zone of an existing tree, that is proposed to be retained in a road by more than 10 per cent. | |

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| <p>B2-7 Tree Canopy</p> <p>To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape.</p> <p>To preserve existing canopy cover and support the provision of new canopy cover.</p> <p>To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.</p> | <p>To provide a minimum canopy cover as specified in Table B2-7.1</p> <ul style="list-style-type: none"> - Site area 1000sqm or less to have canopy cover 10% of site area - Site area of more than 1000sqm to have canopy cover 20% of site area <p>Existing trees to be retained meet all of the following:</p> <ul style="list-style-type: none"> Has a height of at least 5 metres, Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level, Has a trunk that is located at least 4 metres from proposed buildings. <p>The minimum canopy cover is met using any combination of trees specified in Table B2-7.2.</p> <p>Existing trees that are retained can be used in calculating canopy cover.</p> <p>Provide at least one new or retained tree in the front setback and the rear setback.</p> <p>Trees are located in either:</p> <ul style="list-style-type: none"> An area of deep soil as specified in Table B2-7.2; or A planter as specified in Table B2-7.2. <p>Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors.</p> | <p>✓ Complies</p> <p>Total canopy tree covers 77.7sqm = 21.76% of the site.</p> <p>Development will propose 3 canopy trees:</p> <p>2 trees – BLACKWOOD TYPE A Mature height and width 9m x 5m Min mature canopy coverage = 19.6sqm each</p> <p>1 tree – BLACK SHEOAK TYPE A Mature height and width 12m x 7m Min mature canopy coverage = 38.5sqm</p> |
| <p>B2-8 Front Fence</p> <p>Encourage front fence design that respects the existing or preferred neighbourhood character.</p> | <p>A front fence within 3 metres of a street is:</p> <p>The maximum height specified in a schedule to the zone, or</p> <p>If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B2-8.</p> <p>Streets in a Transport Zone 2 – Max. height 2 metres, Other Street – Max. 1.5 metres.</p> | <p>NA</p> |

| Liveability | | Clause 55.03 |
|--|--|--|
| Title and Objective | Standard | Complies/Does not Comply/Variation Required |
| B3-1 Dwelling Diversity Encourages a range of dwelling sizes and types in developments of ten or more dwellings. | Developments include at least: One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level for every 10 dwellings. One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings. One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings. |  Complies The design response is appropriate to the area as outlined in the detailed discussions that form part of the attached report. |
| B3-2 Parking Location To minimise the impact of vehicular noise within developments on residents. | Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least: 1.5 metres; or If there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre; or 1 metre where window sills are at least 1.5 metres above ground level. This standard is met if an accessway or relevant car parking space is used exclusively by the resident of the building with the habitable room. |  Complies |

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| <p>B3-3 Integration with the street To integrate the layout of development with the street to support the safety and amenity of residents.</p> | <p>Where a development fronts a street, a vehicle accessway or abuts public open space: Passive surveillance is provided by a direct view from a balcony or a habitable room window to each street, vehicle accessway and public open space. The total cumulative width of all site services to be located within 3 metres of a street, do not take up more than 20 per cent of the width of the frontage and are screened from view from the street or located behind a fence. Screens or fences are to provide no more than 25 per cent transparency.</p> <p>Lighting is provided to all external accessways and paths.</p> <p>Mailboxes are provided for each dwelling and can be communally located.</p> | <p>✓ Complies</p> |
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| <p>B3-4 Entry To provide each dwelling, apartment development or residential building with its own sense of identity.</p> <p>To provide entries with weather protection, safe design, natural light and ventilation.</p> | <p>Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings Each dwelling and each residential building has a ground level entry door that: Has a direct line of sight from a street, accessway or shared walkway. Is not accessed through a garage. Has an external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door.</p> <p>Apartment development and residential building with a shared entry An apartment development and each residential building has: A ground level entry door, gate or walkway with a direct line of sight from a street, accessway or shared walkway. An external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door to the building. Shared corridors and common areas have at least one source of natural light and natural ventilation.</p> | <p>✓ Complies</p> <p>Porch dimension 1.25m and total area of 3.04sqm provided to proposed unit.</p> |
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| <p>B3-5 Private Open Space Provide adequate private open space for the reasonable recreation and service needs of residents.</p> | <p>A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone.</p> <p>If no area or dimension is specified in a schedule to the zone, a dwelling or residential building has private open space with direct access from a living area, dining area or kitchen consisting of:</p> <p>An area of 25 square metres of secluded private open space, with a minimum dimension of 3 metres width; or A balcony with at least the area and dimensions specified in Table B3-5; or An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width.</p> <p>If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone; The area and dimensions specified in the schedule must be 25 square metres or less; and The area and dimensions specified for a podium, balcony or an area on a roof must be less than the area and dimensions specified in this standard.</p> | <p>✓ Complies</p> <p>The proposed unit have SPOS of 25.44sqm with min dimension of 3m.</p> |
| | <p>If a cooling or heating unit is located in the secluded private open space or private open space the required area is increased by 1.5 square metres.</p> | <p>✓ Complies</p> |
| | <p>Where ground level private open space is provided an area for clothes drying is provided.</p> | <p>✓ Complies</p> |

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| | <p>Private Open Space for a balcony (minimum dimension):</p> <p>North (Between north 20 degrees west to north 30 degree east) to have min. area of 8sqm, min. dimension of 1.7 metres</p> <p>South (Between south 30 degrees west to south 20 degree east) to have min. area of 8sqm, min. dimension of 1.2 metres</p> <p>Any other orientation:</p> <p>Studio / 1 BR, min. area 8sqm, min. dimension of 1.8 metres</p> <p>2BR, min. area 8sqm, min. dimension of 2.0 metres</p> <p>3BR, min. area 12sqm, min. dimension of 2.4 metres</p> | <p>✓ Complies</p> |
| <p>B3-6 Solar Access to Open Space To allow solar access into the secluded private open space of new dwellings and residential buildings.</p> | <p>The southern boundary of secluded private open space is set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.</p> | <p>✓ Complies</p> |
| <p>B3-7 Functional Layout To ensure dwellings provide functional areas that meet the needs of residents.</p> | <p>Bedrooms:</p> <p>Meet the minimum internal room dimensions specified in Table B3-7.1; and</p> <p>Provide an additional area of at least 0.8 square metres to accommodate a wardrobe.</p> <p>Bedroom minimum dimensions:</p> <p>Main Bedroom 3.0m (w) x 3.4m (d)</p> <p>All other 3.0m (w) x 3.0m (d)</p> | <p>✓ Complies</p> <p>Wardrobe minimum area size of 0.8sqm provided to the development as well as the size of bedrooms.</p> |
| | <p>Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2.</p> <p>Living Area minimum dimensions:</p> <p>Studio / 1 BR, min. width is 3.3 metres, min. area is 10sqm</p> <p>2 or more bedrooms, min. width is 3.6 metres, min. area is 12sqm</p> | <p>✓ Complies</p> <p>Dimension annotation provided to each plan to demonstrate compliance</p> |

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| <p>B3-8 Room Depth To allow adequate daylight into single aspect habitable rooms.</p> | <p>The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room.</p> <p>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: The room combines the living area, dining area and kitchen; and The kitchen is located furthest from the window; and The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen; and An overhang extends no more than 2m beyond the window of the single aspect habitable room.</p> <p>In Clause 55.03-8 a single aspect habitable room is a habitable room with windows on only onewall.</p> | <p>✓ Complies</p> |
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| <p>B3-9 Daylight to New Windows To allow adequate daylight into new habitable room windows.</p> | <p>Dwelling (other than a dwelling in or forming part of an apartment development) A window in an external wall of the building is provided to all habitable rooms. Habitable rooms in a dwelling have a window that faces: 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; or A verandah provided it is open for at least one third of its perimeter; or A carport provided it has two or more open sides and is open for at least one third of its perimeter.</p> <p>Dwelling in or forming part of an apartment development A window in an external wall of the building is provided to all habitable rooms. Where daylight to a bedroom is provided from a smaller secondary area within the bedroom, the secondary area is to have: A minimum width of 1.2 metres. A maximum depth of 1.5 times the width, measured from the external surface of the window. A window clear to the sky.</p> | <p>✓ Complies</p> |
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| <p>B3-10 Natural Ventilation To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings.</p> | <p>Dwelling (other than a dwelling in or forming part of an apartment development) Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide: A maximum breeze path through the dwelling of 18 metres. A minimum breeze path through the dwelling of 5 metres. Ventilation openings with approximately the same size. The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p> <p>Dwelling in or forming part of an apartment development At least 40 per cent of dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide: A maximum breeze path through the dwelling of 18 metres. A minimum breeze path through the dwelling of 5 metres. Ventilation openings with approximately the same size. The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p> | <p>✓ Complies</p> |
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| <p>B3-11 Storage Provide adequate storage facilities for each dwelling</p> | <p>Dwelling (other than a dwelling in or forming part of an apartment development) Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space.</p> <p>Dwelling in or forming part of an apartment development Each dwelling has exclusive access to storage at least the total minimum storage volume that is specified in Table B3-11. Studio, min. storage vol. 8cbm, 5cbm (within the dwelling) 1BR, min. storage vol. 10cbm, 6cbm (within the dwelling) 2BR, min. storage vol. 14cbm, 9cbm (within the dwelling) 3 or more bedrooms, min. storage vol. 18cbm, 12cbm (within the dwelling)</p> | <p>✓ Complies</p> |
| <p>B3-12 Accessibility for Apartment Developments To ensure the design of dwellings meets the needs of people with limited mobility.</p> | <p>At least 50 per cent of dwellings in or forming part of an apartment development have: A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom. A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area. A main bedroom with access to an adaptable bathroom. At least one adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B3-12.</p> | <p>NA</p> |

External Amenity

Clause 55.04

| Title and Objective | Standard | Complies/Does not Comply/Variation Required |
|---|--|--|
| B4-1 Daylight to existing windows Allow adequate daylight into existing habitable room windows. | Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot. |  Complies Generous light courts are provided for habitable room windows |
| | Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55-degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window. |  Complies |
| B4-2 Existing North facing windows Allow adequate solar access to existing north-facing habitable room windows. | If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east. | NA There are no facing windows within 3.0 metres of common boundary with the subject site |
| | For new buildings that meet the Standard B2-3.2 setback, the building is setback at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window. | |

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| <p>B4-3 Overshadowing open space Ensure buildings do not significantly overshadow existing secluded private open space.</p> | <p>The area of secluded private open space that is not overshadowed by the new development is greater than: 50 per cent, or 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced.</p> | <p>✓ Complies</p> |
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| <p>B4-4 Overlooking Limit views into existing secluded private open space and habitable room windows.</p> | <p>In Clause 55.04-4 a habitable room does not include a bedroom.</p> <p>A habitable room window, balcony, podium, terrace, deck or patio is located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views are measured within a 45-degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>A habitable room window, balcony, terrace, deck or patio that is located with a direct view into a habitable room window of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio:</p> <ul style="list-style-type: none"> Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or Has sill heights of at least 1.7 metres above floor level; or Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins. | <p>✓ Complies</p> |
| | <p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p> | <p>✓ Complies</p> |

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| | <p>Screens used to obscure a view are: Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. Permanent, fixed and durable. Designed and coloured to blend in with the development. This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p> | NA |
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| <p>B4-5 Internal views Limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</p> | <p>In Clause 55.04-5 a habitable room does not include a bedroom.</p> <p>Within the development, a habitable room window, balcony, terrace, deck or patio that is located with a direct view into the secluded private open space of another dwelling: Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or Has a sill height of at least 1.7 metres above floor level; or Has a fixed, visually obscure balustrade to at least 1.7 metre above floor level; or Has permanently fixed external screens to at least 1.7 metres above floor level; or. Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.</p> <p>Direct views are measured at a height of 1.7 metres above floor level and within: A 45-degree horizontal angle from the edge of the new window or balcony. A 45-degree angle in the downward direction.</p> <p>Screens provided for overlooking are no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views as specified in this standard.</p> | <p>✓ Complies</p> |
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Sustainability

Clause 55.05

| Title and Objective | Standard | Complies/Does not Comply/Variation Required |
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| <p>B5-1 Permeability and Stormwater Management Reduce the impact of increased stormwater run-off on the drainage system and facilitate on-site stormwater infiltration.</p> <p>To facilitate on-site stormwater infiltration.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p> <p>To contribute to urban cooling.</p> | <p>The site area covered by the pervious surfaces is at least 20 percent of the site.</p> | <p>✓ Complies</p> <p>Permeability area is 43.18%.</p> |
| | <p>The development includes a stormwater management system designed to: Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of:</p> <ul style="list-style-type: none"> – Suspended solids 80% reduction in mean annual load. – Total phosphorus and Total Nitrogen 45% reduction in mean annual load. – Litter 70% reduction of mean annual load. <p>Note: A certificate generated from a stormwater assessment tool including Stormwater Treatment Objective - Relative Measurement (STORM), Model for Urban Stormwater Improvement Conceptualisation (MUSIC) or an equivalent product accepted by the responsible authority may be used to demonstrate the performance objectives for stormwater quality are met. Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge.</p> | <p>✓ Complies</p> <p>STORM rating is 107%</p> |

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| <p>B5-2 Overshadowing Domestic Solar Energy Systems</p> <p>To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.</p> | <p>Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every metre of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres</p> <p>This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone.</p> <p>In Clause 55.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.</p> | <p>✓ Complies</p> |
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| <p>B5-3 Rooftop Solar Energy Generation Area To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.</p> | <p>In Clause 55.05-3 rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system.</p> <p>An area on the roof is capable of siting a rooftop solar energy area for each dwelling which:</p> <ul style="list-style-type: none"> Has a minimum dimension of 1.7 metres. Has a minimum area in accordance with Table B5-3. Is oriented to the north, west or east. Is positioned on the top two thirds of a pitched roof. Can be a contiguous area or multiple smaller areas. Is free of obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area. <p>Min. rooftop solar energy generation area:</p> <ul style="list-style-type: none"> 1BR min. area 15sqm 2 or 3 BR min. area 26sqm 4 or more BR min. area 34sqm | <p>✓ Complies</p> <p>Total area of solar energy generation is 26.91sqm</p> |
| <p>B5-4 Solar Protection to New North-Facing Windows To encourage external shading of north facing windows to minimise summer heat gain.</p> | <p>North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.</p> | <p>✓ Complies</p> |

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| <p>B5-5 Waste and Recycling To ensure dwellings are designed to facilitate waste recycling.</p> <p>To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling.</p> <p>To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.</p> | <p>Dwelling (other than a dwelling in or forming part of an apartment development) The development includes an individual bin storage area for each dwelling, or a shared bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1.</p> <p>Individual bin storage area for a dwelling: 1.8sqm area, 0.8m (d) x 1.8m (h) Shared bin storage area for 3 dwellings or less: 5.4sqm area, 0.8m (d) x 1.8m (h) Shared bin storage area for 4 dwellings or less: 1.0sqm area per dwelling plus 4sqm, 0.8m (d) x 1.8m (h)</p> <p>If the development includes a shared bin storage area: The shared bin storage area: – Is located within 40 metres of a kerbside collection point. – Includes a tap for bin washing. There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area. Where access is provided for private bin collection on the land the design of access ways must allow the vehicle to enter and exit in a forward direction.</p> <p>Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.</p> | <p>✓ Complies</p> <p>Each dwelling will have their own bins as required.</p> |
| | <p>Dwelling in or forming part of an apartment development The development includes a shared bin storage area for use by each dwelling of at least the applicable area, depth and height specified in Table B5-5.2.</p> | <p>NA</p> |

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| <p>B5-6 Noise Impact To minimise the impact of mechanical plant noise located in the development.</p> | <p>Mechanical plant, including mechanical car storage and lift facilities are not located immediately adjacent to bedrooms of new or existing dwellings or small second dwellings, unless a solid barrier is in place to provide a line of sight barrier to transmission of noise and the location of all relevant bedrooms.</p> | <p>✓ Complies</p> |
| <p>B5-7 Energy Efficiency for Apartment Development To achieve energy efficient dwellings and buildings. To ensure dwellings achieve adequate thermal efficiency.</p> | <p>Dwellings in or forming part of an apartment development located in a climate zone identified in Table B5-7 do not exceed the maximum NatHERS annual cooling load.</p> | <p>NA</p> |

PLAN OF SURVEY

CONTENTS:
TITLE RE-ESTABLISHMENT,
LEVEL & FEATURE SURVEY

LOCATION:
41 Dudley Street Footscray

EASEMENT DETAILS
Nil Registered

PARCEL PARTICULARS: REF No: VERSION:
TP680844K Lot 1 4917 01

SURVEYOR: DATE OF SURVEY:
Anthony Ford LS 26.11.2019

LEVEL DATUM: SHEET DETAILS:
AHD A1 - Sheet 1 of 1

CONTOURS: SCALE
0.20m Interval 1:100 @ A1
1.00m Index

LEGEND:

- | | | | |
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| | TBM | | Water Meter |
| | Reduced Level | | Water Tap |
| | Elevation | | Water Stop Valve |
| | Significant Tree | | Fire Hydrant/Plug |
| | Street Sign | | Fence Post |
| | Stay | | Fence Pillar - Brick |
| | Power Pole | | Private Open Space |
| | Power Point | | Habitable Window |
| | Power Pit | | Non Habitable Window |
| | Utility Pit/Meter Unclassified | | Window Head RL |
| | Tele. Comm Pit | | Window Sill RL |
| | Gas Pit/Valve | | Ridge Level RL |
| | Gas Meter | | Eave Level RL |
| | Grated Pit | | Underside Gutter RL |
| | Drainage Pit | | Top of Wall |
| | Side Entry Pit | | Top of Retaining Wall RL |
| | Sewer Pit | | Base (Toe) Wall RL |
| | Sewer Vent / Access Point | | Top of Kerb |
| | | | Invert of Kerb |

NOTES:

THE LAND IN THE SURVEY IS ENCLOSED WITHIN THICK CONTINUOUS LINES.

PRIOR TO DESIGN, PLANNING, DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE SHOWN, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR LOCATIONS OF ALL UNDERGROUND SERVICES. THIS IS AN INTEGRAL PART OF THIS PLAN.

SETBACKS SHOWN WITH AN ASTERISK (*) SUCH AS 10.00" HAVE BEEN MEASURED TO THE FENCELINE. ALL OTHER SETBACKS ARE TO TITLE BOUNDARY LINE.

BOUNDARIES HAVE NOT BEEN MARKED AS A RESULT OF THIS SURVEY. IT IS ADVISABLE THAT BOUNDARIES ARE MARKED BEFORE CONSTRUCTION ON SITE. PLEASE ALLOW FIVE (5) WORKING DAYS NOTICE TO HAVE BOUNDARIES MARKED

EVERY ATTEMPT HAS BEEN MADE TO DETERMINE HABITABILITY STATUS OF ADJACENT OVERLOOKING WINDOWS, HOWEVER THERE IS NO GUARANTEE AS TO THE ACCURACY OF THE DETERMINATION WITHOUT INTERNAL ACCESS TO ADJACENT DWELLINGS.

EVERY ATTEMPT HAS BEEN MADE TO LOCATE SERVICES AT GROUND LEVEL, HOWEVER THERE ARE SOME INSTANCES WHERE SERVICES ARE NOT VISIBLE AT THE TIME OF SURVEY AND THEREFORE MAY NOT BE SHOWN ON THIS PLAN.

PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5

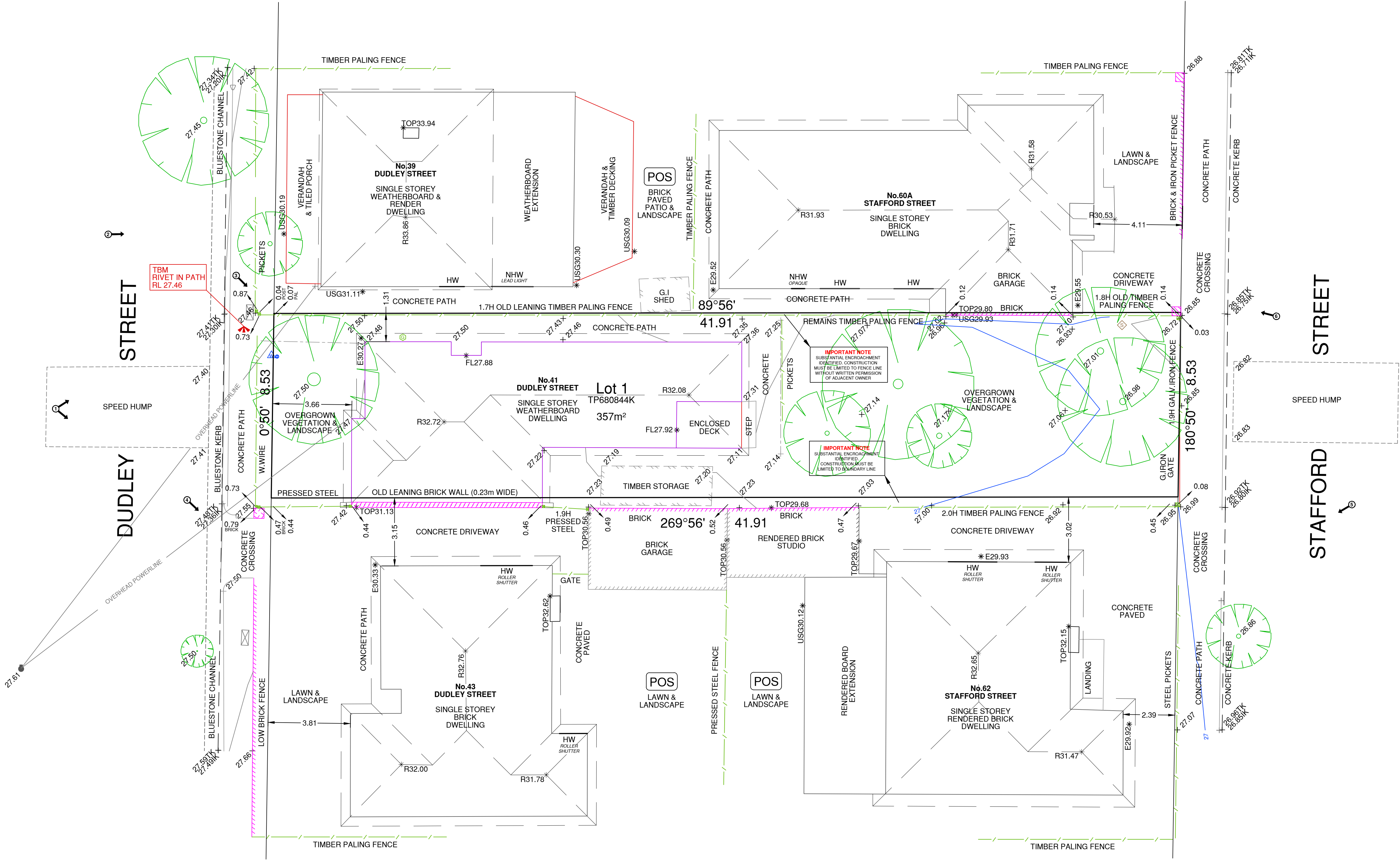


PHOTO 6



CITY OF MARIBYRNONG
ADVERTISED PLAN

APPROX.
TRUE NORTH



OFFICIAL

03 September 2025

Aidan Kodric
Maribyrnong City Council
PO Box 58
West Footscray VIC 3012

Dear Aidan,

Proposal: Construction of a second dwelling to the rear of the existing dwelling

Site location: Lot No 1, 41 DUDLEY STREET FOOTSCRAY 3011

Melbourne Water reference: MWA-1380737

Council reference: TP232/2025

Date Received: 07/08/2025

Our Decision

Melbourne Water, pursuant to Section 56(1) of the Planning and Environment Act 1987, does not object to the proposal, subject to the following conditions:

Conditions

1). Prior to the endorsement of plans under this permit, amended plans to the satisfaction of Melbourne Water and the Responsible Authority must be submitted to and approved by Melbourne Water and the Responsible Authority. The plans must be generally in accordance with the plans submitted with the application but modified to include:

a). The proposed dwelling to incorporate a minimum 1 metre side setback from either the northern or southern boundaries.

b). The proposed dwelling must be constructed with a finished floor level set no lower than 27.65 metres to Australian Height Datum.

c). The garage must be constructed with a finished floor level set no lower than 27.28 metres to Australian Height Datum.

d). The proposed internal dividing colourbond fence to be replaced with a timber paling fence.

2). The proposed dwelling must be constructed with a finished floor level set no lower than 27.65 metres to Australian Height Datum (AHD), which is 300mm above the applicable flood level for the dwelling of 27.35 metres to AHD.

3). The garage must be constructed with finished floor levels set no lower than the

applicable flood level for the garage of 27.28 metres to AHD.

4). The layout of buildings and works as shown on the plans must not be altered without prior written consent from Melbourne Water.

5). The building setbacks shown to site boundaries must not be further reduced without the written approval of Melbourne Water, to ensure adequate open space areas to allow for the passage of overland flood flow.

6). No fill is to be placed outside of the building footprint with the exception of minimal fill required for ramping to the garage provided this is outside of any required setbacks.

7). Any new fencing or gates must be of an open/permeable style (minimum 50% permeable) or of a timber paling construction to allow for the passage of floodwater.

Flood Information

This property is subject to flooding from the Summerhill Road Main Drain.

The 1% Annual Exceedance Probability (AEP) flood level, being the 1% probability in any one calendar year, for the proposed dwelling from the drainage network is 27.35 metres to Australian Height Datum (AHD). The Nominal Flood Protection Level for the dwelling would be 27.65 metres AHD if this was the only form of flooding to the site.

Freeboard requirements are designed to ensure that valuable buildings, their contents and the people in them are safely above the 1% AEP flood level.

Melbourne Water requires any new dwelling / residential building within a Special Building Overlay (SBO) to be constructed with finished floor levels a minimum of 300mm above the applicable flood level to minimise risks associated with flood damage during a significant storm event.

Refer to Table 4 in the [Guidelines for Development in Flood Affected Areas \(water.vic.gov.au\)](http://water.vic.gov.au) for further details on the requirements for finished floor levels for a new dwelling.

Advice

To access more information regarding other services or online applications that Melbourne Water offers please visit our [website](http://water.vic.gov.au).

For general development enquiries contact our Customer Service Centre on 131 722.

In accordance with Section 66 of the Planning and Environment Act 1987, please

ensure an electronic copy of the decision and any endorsed plans (whenever available) are provided to Melbourne Water for our records.

Regards,

Gary O' Reilly
Statutory Referral Permit Services



Traffic Engineering

Proposed Residential Development

41 Dudley Street, Footscray

Traffic Impact Assessment



1 Introduction

TTM Consulting (Vic) Pty Ltd (now a Colliers Company) has been requested by the Applicant to prepare a Traffic Impact Assessment (TIA) report for a proposed residential development at 41 Dudley Street, Footscray.

A Request for Further Information (RFI) letter has been issued by Maribyrnong City Council for the proposed application (Application no: TP283/2024(1)) on 3 September 2024. The RFI states the following:

11. Traffic Impact Assessment by a suitably qualified person with respect to the proposed car parking reduction and changes required to the existing speed hump on Stafford Street.

The following report addresses the traffic and parking implications of the proposal, including:

- The appropriateness of the on-site car parking provision and impacts to existing parking conditions.
- The traffic likely to be generated and distributed by the proposed development and its impacts on the adjacent road network.
- The suitability of the site access and car parking layout.

The report concludes that the proposal is appropriate from a traffic engineering perspective.

Record

| No. | Author | Reviewed/Approved | Description | Date |
|-----|---------|-------------------|----------------------|------------|
| 1. | M. Srea | D. Hancox | CPDA: Original Issue | 17/01/2025 |

2 Existing Conditions

2.1 The Site

The site is located at 41 Dudley Street, Footscray and has approximately 362 square metres of land area with approximately 8.53 metres frontage to Dudley Street and Stafford Street respectively. Figure 1 shows the location of the site and the surrounding road network.

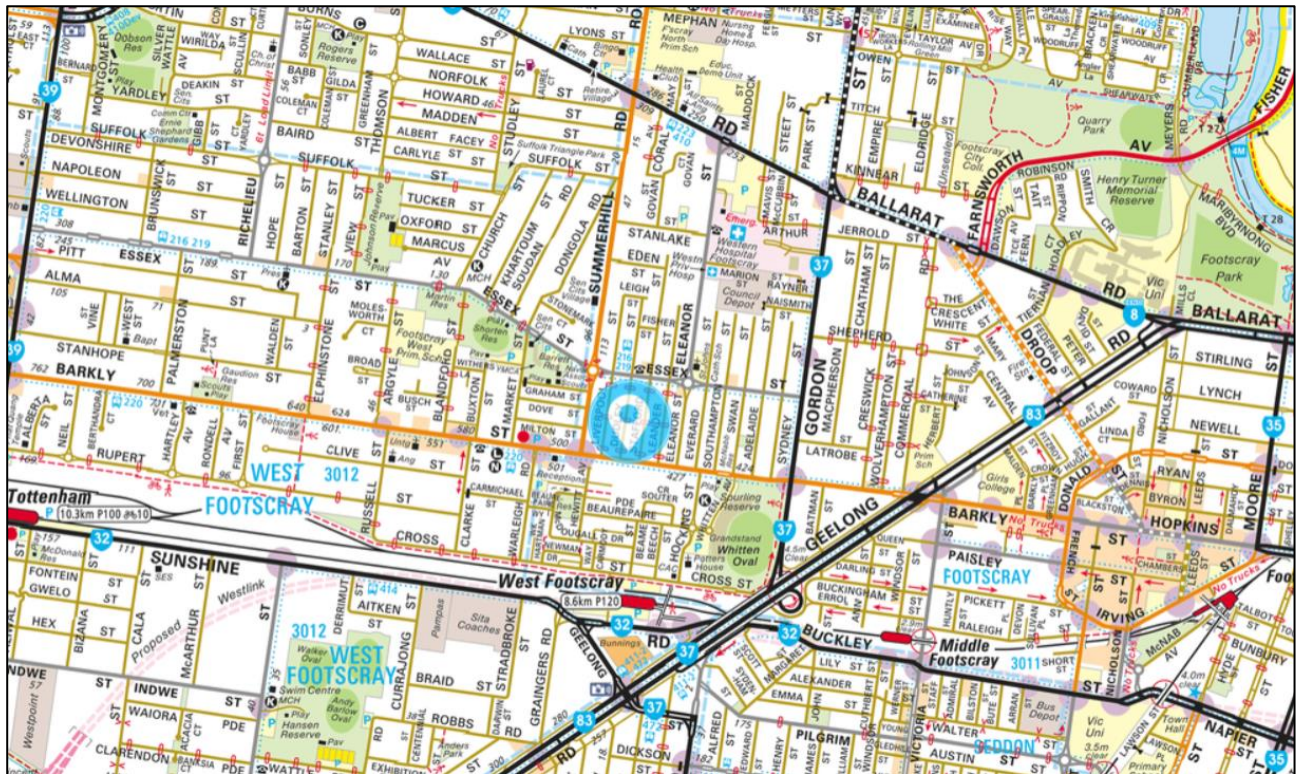


Figure 1: Site Locality Plan. Source: Melways Online

The site is zoned in the General Residential Zone – Schedule 1 (GRZ1) in the Maribyrnong Planning Scheme.



Figure 2: Planning Zone of Site. Source: VicPlan

2.2 Current Permitted Use of the Site

The site is currently occupied by a single three-bedroom dwelling with no on-site parking. The following figures show the existing conditions of the site along Dudley Street and Stafford Street respectively.



Figure 3: Dudley Street Frontage. Source: Realestate.com.au



Figure 4: Stafford Street Frontage. Source: Google Maps

The Stafford Street image confirms that whilst there is an openable gate onto Stafford Street, there is no vehicle crossover on this frontage, thus making it impractical to park a vehicle on the site on a regular basis.

2.3 Adjacent Road Network

Dudley Street is a local road and comprises a single, two-way carriageway that is approximately 7.5 metres wide. There is a pedestrian footpath and kerbside parking available on each side of the road reserve. The default speed limit is 50 kph. Figures 5 and 6 show the road configuration of Dudley Street along the site frontage.



Figure 5: Dudley Street Facing North (Site on RHS). Source: Google Maps



Figure 6: Dudley Street Facing South (Site on LHS). Source: Google Maps

Stafford Street is a local road and comprises a single two-way carriageway that is approximately 8.0 metres wide. There is a pedestrian footpath and kerbside parking available on each side of the road reserve. The default speed limit is 50 kph. Figures 7 and 8 show the road configuration of Stafford Street along the site frontage.



Figure 7: Stafford Street Facing North (Site on LHS). Source: Google Maps



Figure 8: Stafford Street Facing South (Site on RHS). Source: Google Maps

2.4 Public Transport Network

The site is within the Principal Public Transport Network (PPTN) area. The following table shows the public transport services nearest to the site.

Table 1: Nearby Public Transport

| Mode | Route | | Stop / Station | Distance to Stop / Station |
|-------|--------------|--|------------------------------|----------------------------|
| Train | Sunbury Line | | West Footscray Train Station | 800m |
| Bus | #216 | Sunshine Station – City via Dynon Rd | Liverpool St/Essex St | 170m |
| | #220 | Sunshine Station – City via Footscray Rd | Summerhill Rd/Barkly St | 250m |
| | #216 | Sunshine Station – City via Dynon Rd | Barkly St/Gordon St | 650m |
| | #410 | Sunshine Station – Footscray via Ballarat Rd | | |

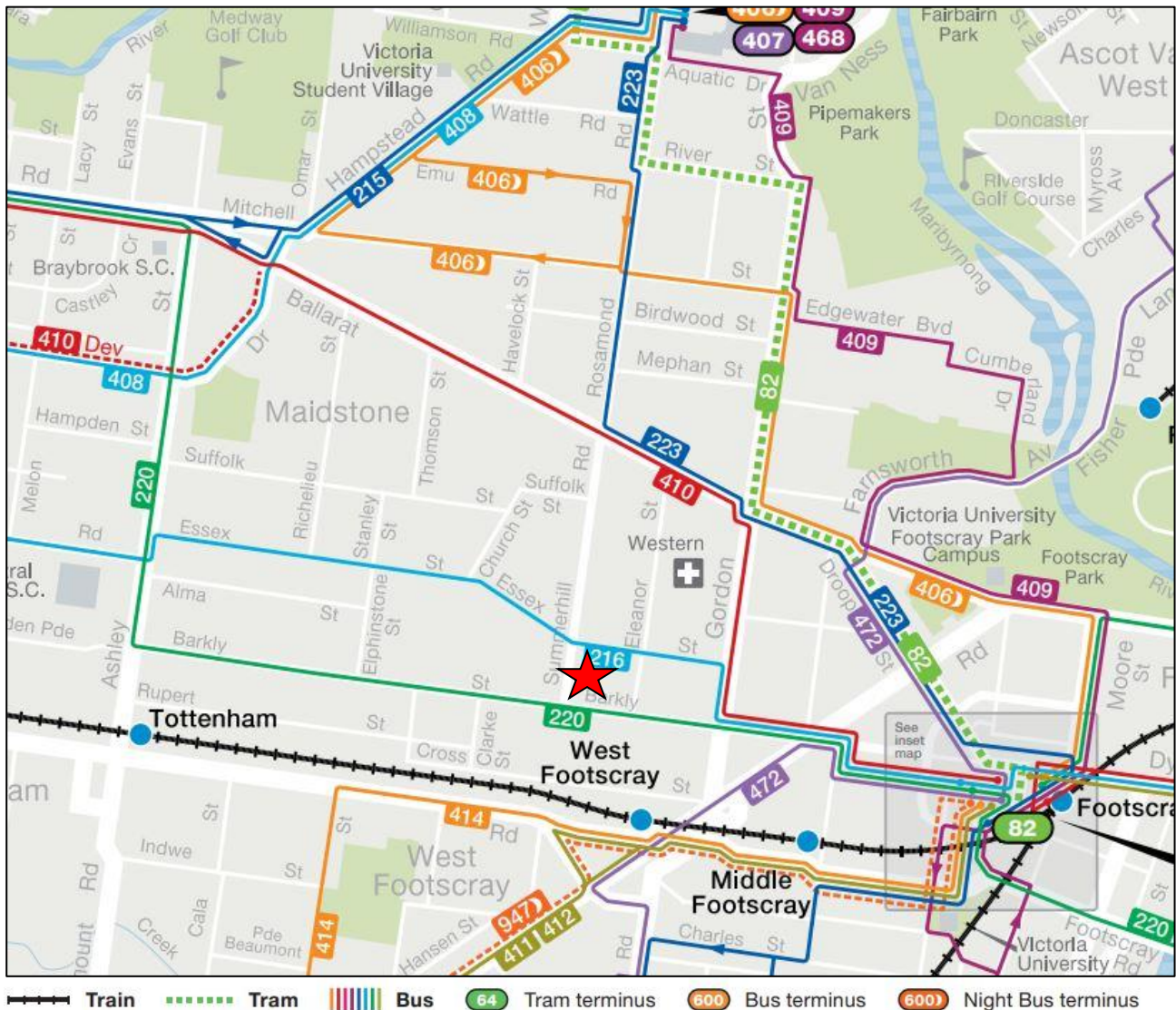


Figure 9: Public Transport Map. Source: Public Transport Victoria

2.5 Bicycle Network

The site is proximate to some formal bicycle routes, off-road bicycle paths and on-road bicycle lanes as shown in the following figure. Most local roads surrounding the site would be suitable for cyclists.

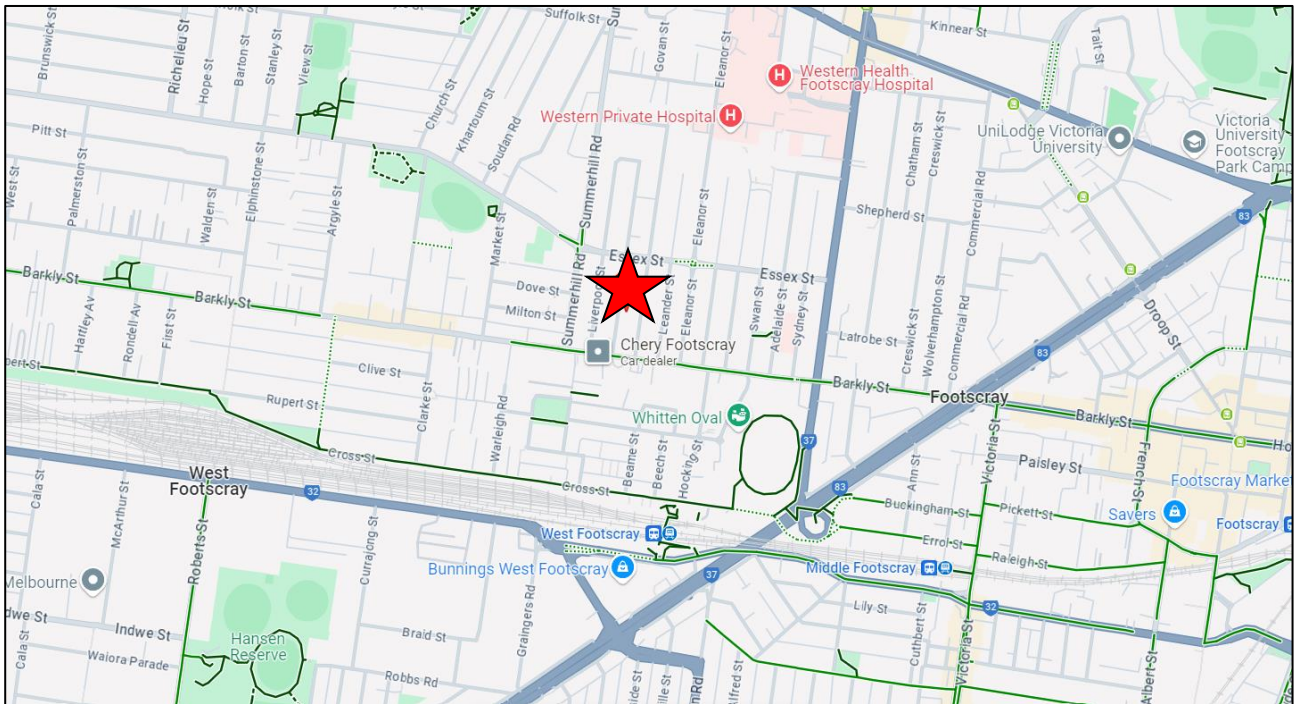


Figure 10: Nearby Bicycle Routes. Source: Google Maps

The following figure shows the popular bicycle routes for cycling based on the data shared by the Strava Community. The Strava Global Heatmap visualises the intensity of activity based on aggregated data from Strava users.

The heatmap uses colours to indicate the intensity of activity in a particular area. Areas with higher activity levels appear as brighter or more intense colours while areas with lower activity levels appear as darker colours.

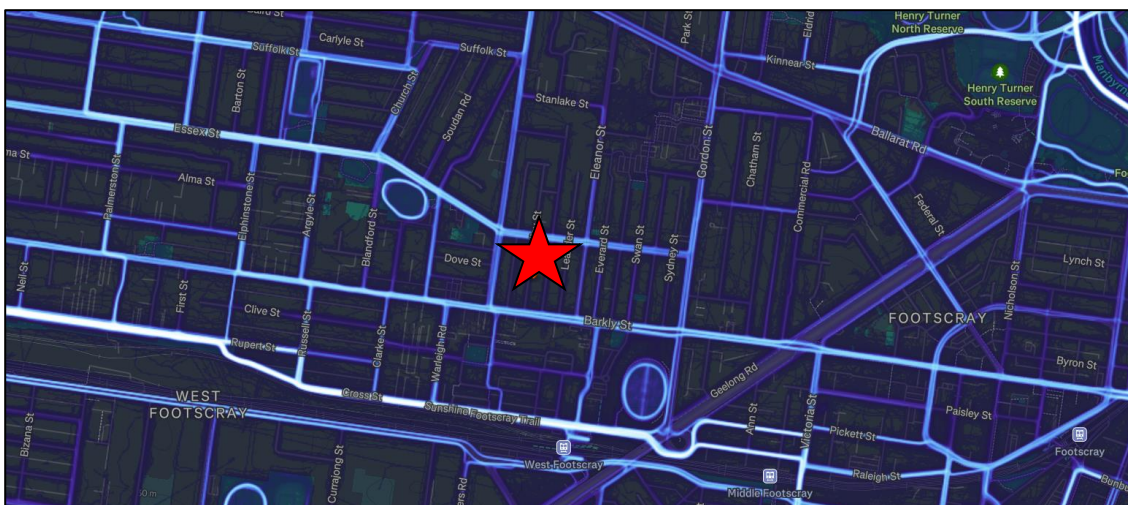


Figure 11: Popular Bicycle Routes. Source: Strava

2.6 Nearby Amenities

The Walk Score application offers a metric for evaluating the walkability of a location, assessing its proximity to various amenities. According to the application's assessment, the property located at 41 Dudley Street, Footscray, is assigned a **Walk Score of 86 out of 100**, categorising it as a “Very Walkable”. The site also has a **Transit Score of 63 out of 100** which is described as “Good Transit”.

The site is proximate to the following amenities:

- Barkly Street (Cafes, Bars, Restaurants, Shops, Medical Clinics) 500 metres
- Sims IGA West Footscray 400 metres
- Footscray Plaza 1.7 kilometres
- Central West Shopping Centre 2.1 kilometres
- Western Health Footscray Hospital 900 metres
- St John’s Primary School 400 metres
- Footscray West Primary School 1.0 kilometres
- Victoria University Footscray Park Campus 1.6 kilometres
- Footscray High School – Barkly Campus 1.2 kilometres
- The Learning Sanctuary Footscray 600 metres
- Bulldogs Community Children’s Centre 500 metres

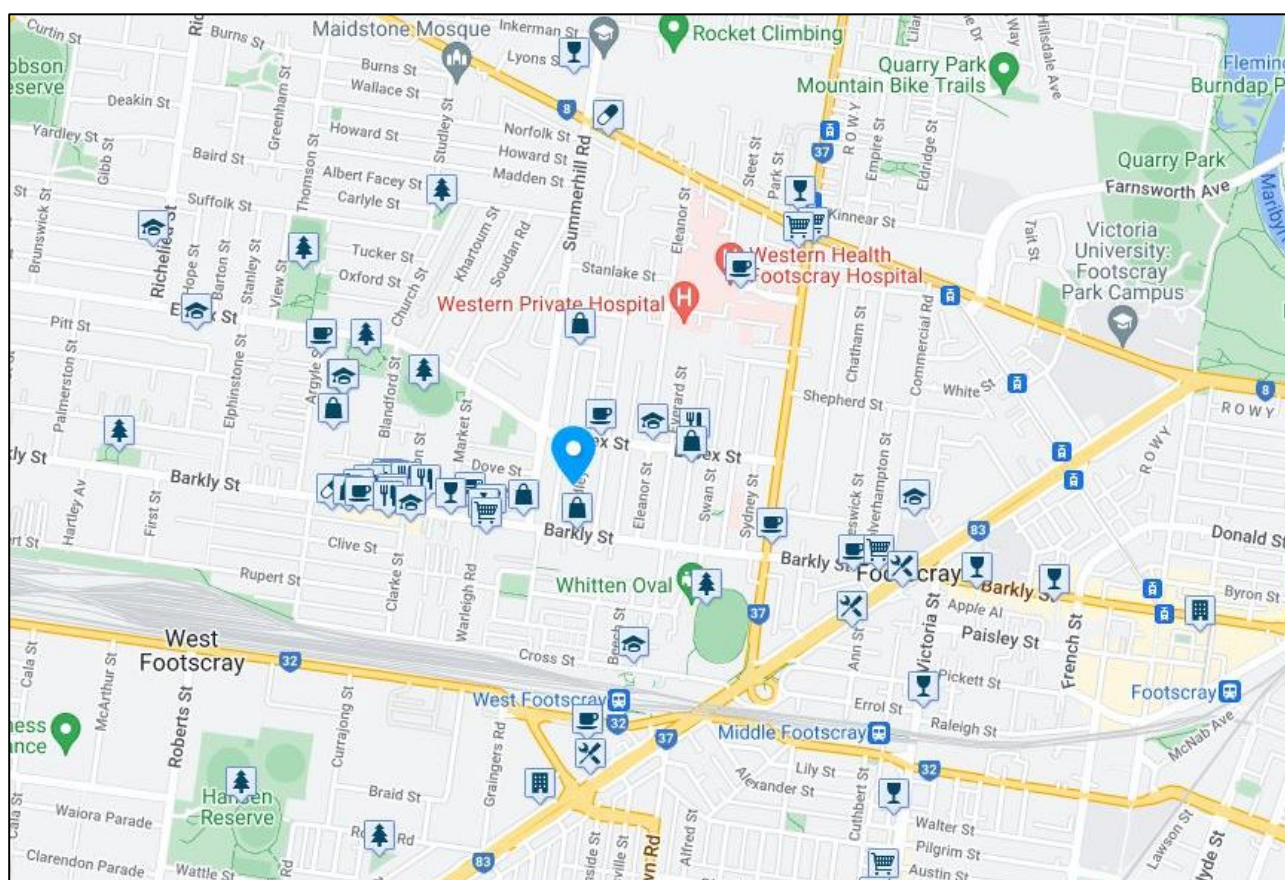


Figure 12: Amenities Proximate to the Site. Source: Walk Score

2.7 Car Sharing Services

Car sharing services such as Goget have been operating within the City of Maribyrnong which provide cars on demand for hire either by the hour or by the day without the hassle of seeking a car parking space.

It is convenient for residents living in an area where other modes of transport such as walking, cycling and buses are available making it a cost-effective and sustainable transport option.

The following images shows the location of the cars for hire within proximity to the site.

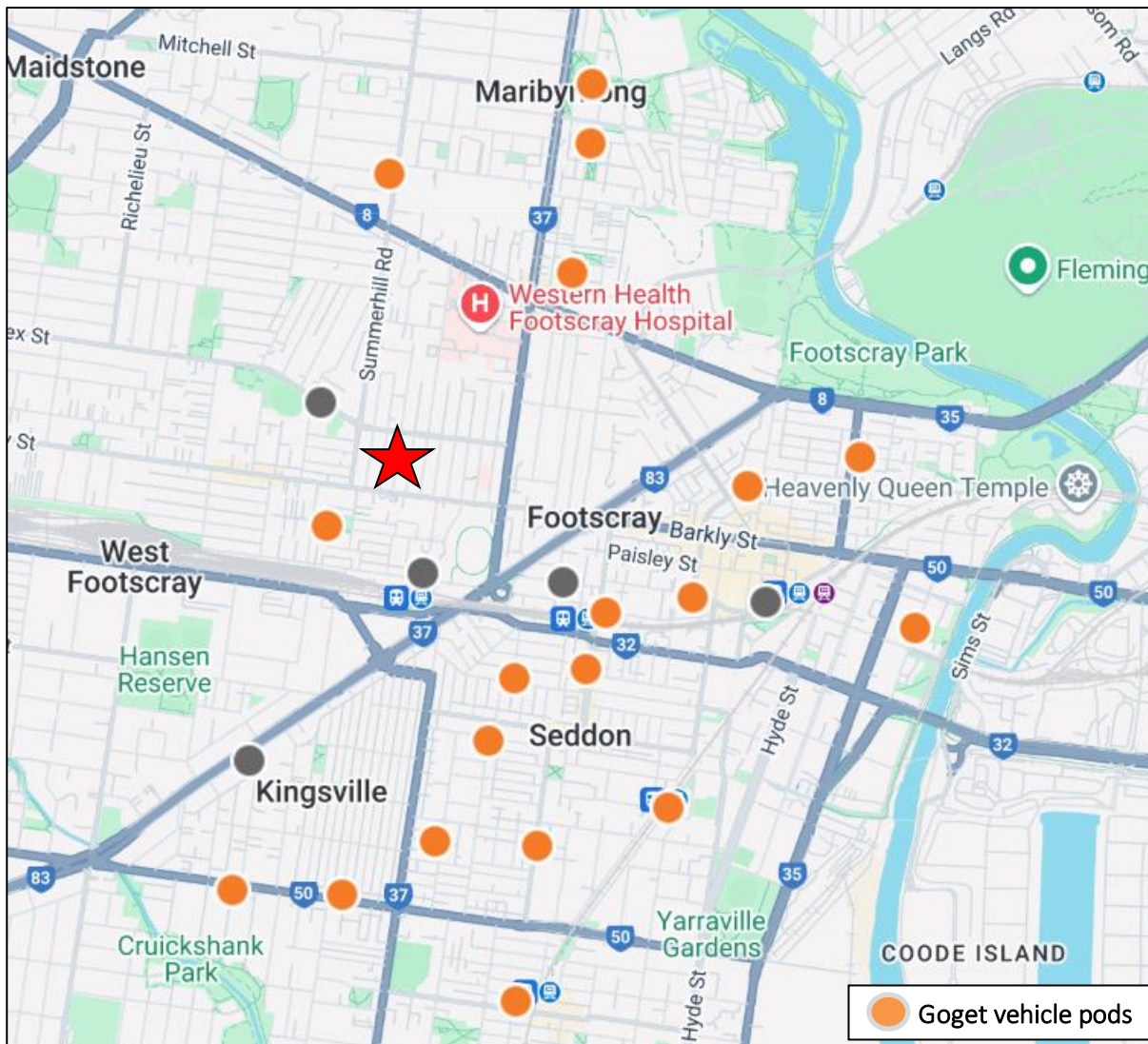


Figure 13: Goget Car Share Locations. Source: Goget

2.8 On-Street Parking Availability

TTM Consulting has obtained parking data using NearMap to determine the existing parking demand. The surveyed parking area is within 250 metres of the site as shown in Figure 14.

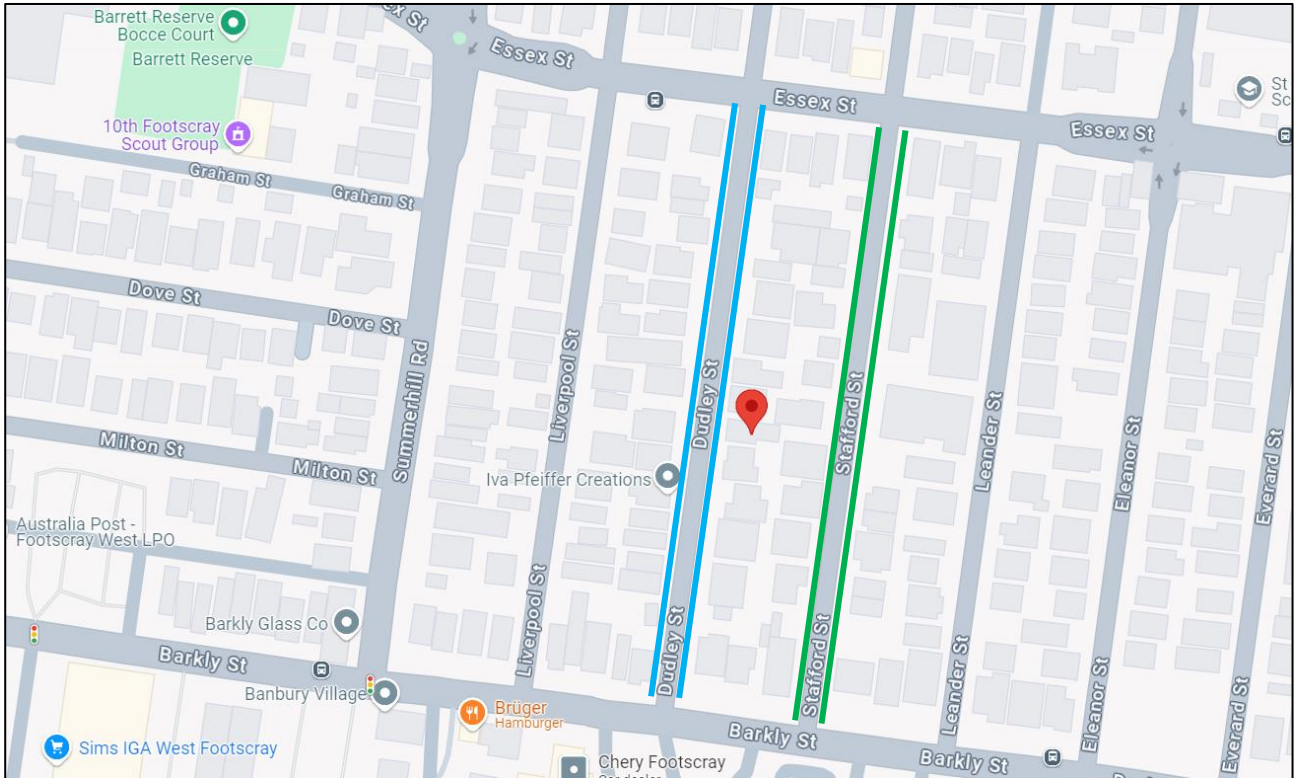


Figure 14: Surveyed Parking Area

The following table summarises the results of the parking surveys. Note the existing kerbside parking spaces has been excluded from the survey.

Table 2: Parking Demand Surveys.

| Location | Parking Controls | Inventory | Parking Occupancy | | | | | | |
|--------------------------|------------------|-----------|---------------------------|-----------------------|----------------------------|--------------------------|-----------------------------|---------------------------|-------------------------|
| | | | Wed 9/10/24 11:30am | Sun 4/8/24 10am | Tues 23/7/24 10:30am | Sun 23/6/24 1:30pm | Thurs 16/5/24 12:30pm | Sun 17/3/24 12:30pm | Sat 3/2/24 3:00pm |
| Dudley St | Unrestricted | 43 | 41 | 39 | 42 | 19 | 38 | 39 | 15 |
| Stafford St | Unrestricted | 43 | 38 | 36 | 37 | 13 | 33 | 32 | 6 |
| Total | | 86 | 79 | 75 | 79 | 32 | 71 | 71 | 21 |
| Parking Spaces Available | | | 7 | 11 | 7 | 54 | 15 | 15 | 65 |
| Parking Space Occupancy | | | 91.8% | 87.2% | 91.8% | 62.8% | 82.6% | 82.6% | 24.4% |

The description of driver demand for on-street parking is generally based on parking occupancy percentages, as presented in the following table.

Table 3: Parking Occupancy and Conditions Description

| Parking Space Occupancy | Description of Parking Demand and Parking Conditions |
|-------------------------|---|
| ≥ 90% | Very high level of parking demand with the car park appearing “full” and visitors/patrons needing to circulate to find any unoccupied spaces. Delays occur and some frustration results in the unavailability of parking. |
| 80% – 89% | High level of parking demand. Difficulty finding parking, motorists may circulate around searching for unoccupied spaces. Visitors/patrons are unlikely to find spaces near their destination and may become annoyed with the lack of convenient parking. |
| 70% – 79% | Moderate / high level of parking demand. Customers/patrons should generally find spaces with ease. Visitors/patrons may be able to find spaces near their destination. However, some annoyance at a perceived lack of parking may be experienced from time to time. |
| 50% – 69% | Moderate level of parking demand. Generally, parking conditions are considered satisfactory. Generally easy to find spaces when and where they are required. |
| < 50% | Low level of parking demand. Visitors/patrons have a high probability of finding a space near their destination. Generally, parking would not be considered an issue by customers. |

There were typically 7-65 spaces vacant out of 86 spaces within the surveyed area, demonstrating that there is adequate on-street parking available within proximity of the site.

3 The Proposal

The proposal seeks to retain the existing three-bedroom dwelling with no on-site parking and construct a new dwelling at the rear of the site with provision for a single car garage and a second space in tandem.

A copy of the development plan is attached in Appendix A.

4 Car Parking Requirement and Provision

4.1 Statutory Car Parking Requirements

Table 1 of Clause 52.06-5 of the Planning Scheme outlines car parking requirements for a variety of land uses. The preamble to Table 1 of Clause 52.06-5 states the following:

Where an existing use is increased by the measure specified in Column C of Table 1 for that use, the car parking requirement only applies to the increase, provided the existing number of car parking spaces currently being provided in connection with the existing use is not reduced.

Thus, the parking requirement is based upon the one additional dwelling only and is summarised in the following table.

Table 4: Car Parking Requirements

| Use | | Clause 52.06-5 Required Rate | Car Parking Requirement | Car Parking Provision |
|------------------------|-------|------------------------------|-------------------------|-----------------------|
| Three-bedroom Dwelling | 1 no. | 2 spaces per dwelling | 2 no. | 2 no. |

The proposal has provision for 2 on-site car parking spaces which satisfies the parking requirements against Clause 52.06-5 of the Planning Scheme.

4.2 On-Street Parking Impacts

Existing Parking Conditions

The total kerbside length between the neighbouring vehicle crossovers along the site frontage on Stafford Street is approximately 8.53 metres, providing space for up to 1 vehicle, as illustrated below.

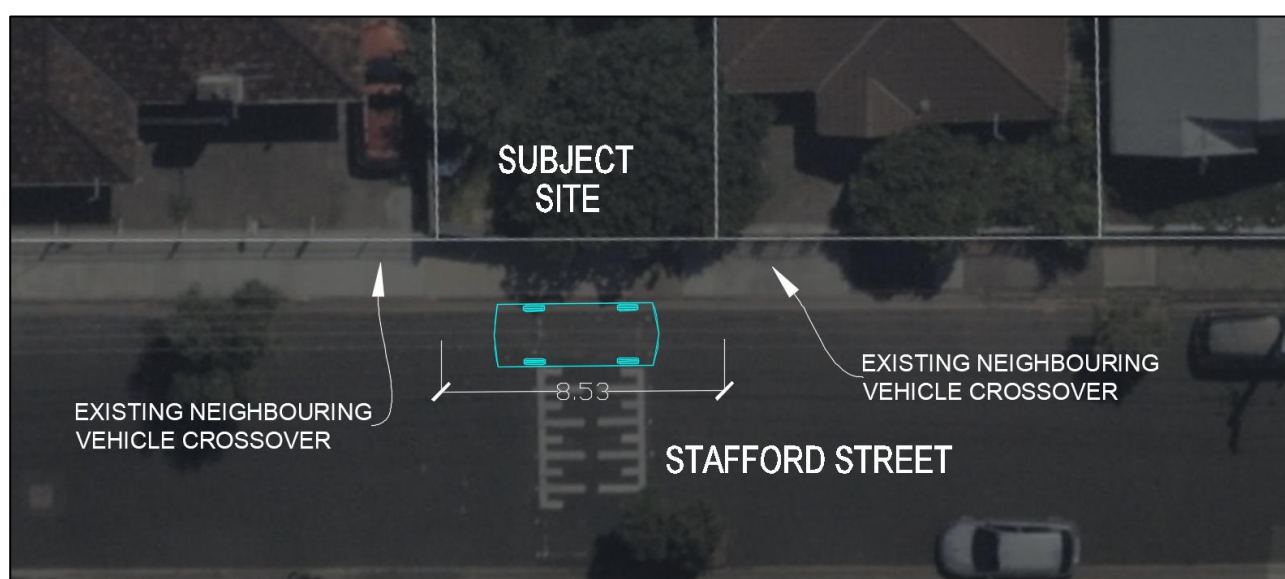


Figure 15: Existing Parking Conditions

On-Street Parking– Post Development

A new 3.0 metres wide crossover is proposed on Stafford Street. This configuration will allow approximately 5.0 metres of kerbside space along the site frontage, accommodating up to 1 vehicle, as illustrated in Figure 16. Therefore, the development will maintain the current on-street parking capacity and have no impact on existing parking conditions.

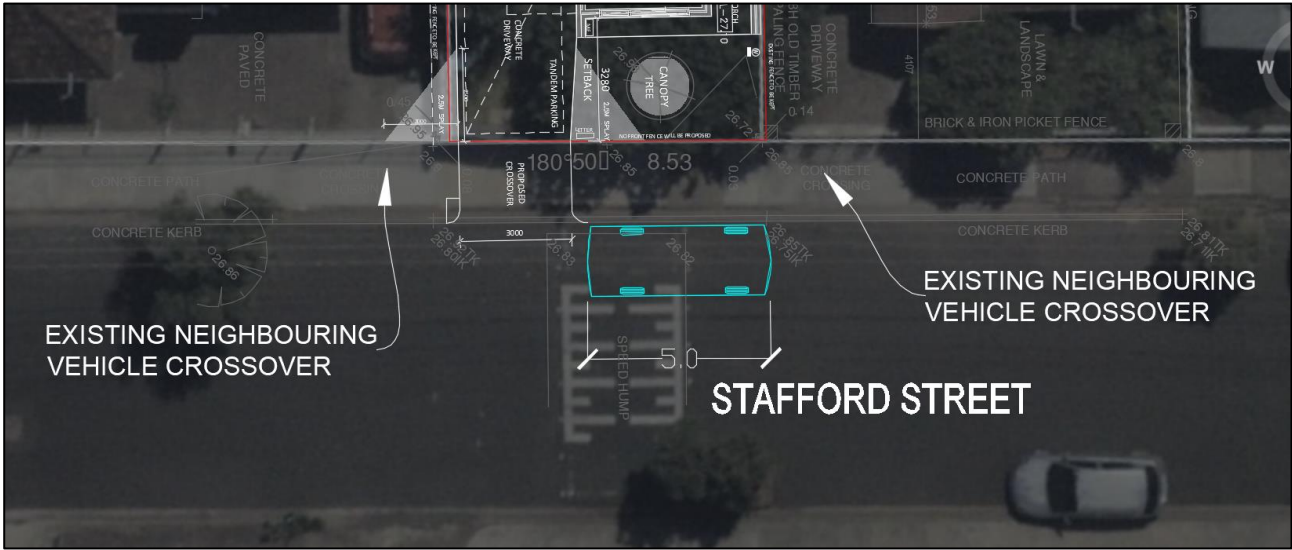


Figure 16: On-Street Parking - Post Development

5 Traffic Generation and Impacts

Trip generation rates have been taken from the RTA publication, “Guide to Traffic Generating Developments”, October 2002, to estimate the proposed traffic generation of the proposal and is summarised in Table 5.

Table 5: Trip Generation Estimation for Residential Development

| Use | Inventory | Peak Hour Trip Rate | Daily Vehicle Trip Rate | Peak Hour Traffic | Daily Traffic |
|------------------------|-----------|---------------------|-------------------------|-------------------|---------------|
| Three-bedroom Dwelling | 1 no. | 0.65 per dwelling | 6.5 per dwelling | 1 vph | 7 vpd |

The additional traffic generated by the proposal is considered negligible and can be easily accommodated within the existing road network.

6 Car Parking Area and Access Design

6.1 Site Access

Vehicle access to the on-site parking spaces is via a new 3.0 metres wide vehicle crossover on Stafford Street.

6.2 Car Parking Spaces

The Applicant has provision for 2 on-site car parking spaces in the form of a single garage with an external car space. The garage dimensions are 3.5 metres wide by 6.0 metres long and the external car space measures 2.6 metres wide by 4.9 metres long, with a minimum distance of 5.4 metres from the garage roller door to the property boundary.

The dimension of the garage and external car space satisfies the minimum design requirements in Clause 52.06-9 Design Standards 2 (Car Parking).

Swept path diagrams have been prepared using Autodesk Vehicle Tracking v25 to illustrate a vehicle entering the site. The entry vehicle is modelled using the 'B99' design vehicle, with dimensions based on AS2890.1:2004. These dimensions are detailed at the bottom of the diagrams in Appendix B.

The diagrams illustrate the wheel paths of the design vehicle as it enters and exits the site, traversing the existing speed hump in both forward and reverse directions. The right turn entry and exit movements from Stafford Street to the site is the more critical scenario. Hence, the critical wheel path, corresponding to the vehicle's inner right-hand-side wheel, will be used to prepare the vertical clearance diagrams (long sections).

6.3 Vertical Clearance along the Speed Hump

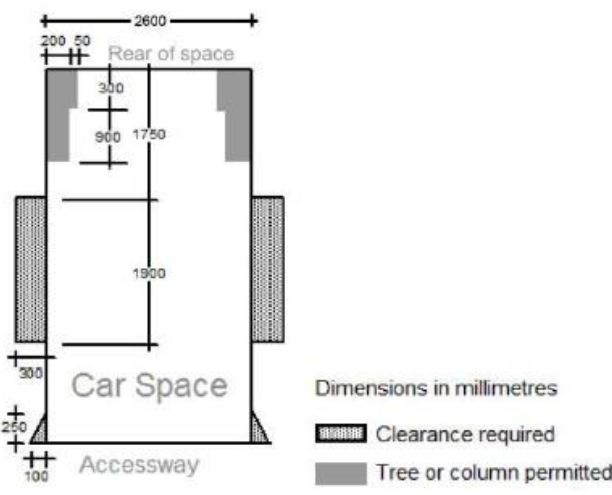
TTM Consulting has prepared vertical clearance diagrams, attached in Appendix C, for the 'B99' design vehicle entering and exiting the site. The vertical clearance diagrams confirm there is adequate ground clearance along the speed hump and vehicle crossing when entering and exiting the site without causing damage to the design vehicle and existing speed hump.

6.4 Response to Clause 52.06-9 Design Standards

Clause 52.06-9 of the Planning Scheme outlines design criteria for car parking, accessways and gradients. The following table provides a response to each of the relevant design criteria.

Table 6: Clause 52.06-9 Design Standards

| Clause 52.06-9 design criteria | TTM Response |
|--|--|
| <i>Design Standard 1 - Accessways</i> | |
| Be at least 3 metres wide. | Satisfied. |
| Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide. | Satisfied. |
| Allow vehicles parked in the last space of a dead-end accessway in public car parks to exit in a forward direction with one manoeuvre. | Not applicable. Not a public car park. |
| Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheelbase of 2.8 metres. | Satisfied. |
| If the accessway serves 4 or more car spaces or connects to a road in a road in a Transport Zone 2 or Transport Zone 3, the accessway must be designed so that cars can exit the site in a forward direction. | Not applicable. |
| Provide a passing area at the entrance at least 6.1 metres wide and 7 metres long if the accessway serves 10 or more car parking spaces and is either more than 50 metres long or connects to a road in a Transport Zone 2 or Transport Zone 3. | Not applicable. Access does not connect to a road in a Transport Zone 2 or Transport Zone 3. |
| Have a corner splay or area at least 50 percent clear of visual obstructions extending at least 2 metres along the frontage road from the edge of an exit lane and 2.5 metres along the exit lane from the frontage, to provide a clear view of pedestrians on the footpath of the frontage road. The area clear of visual obstructions may include an adjacent entry or exit lane where more than 1 lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height. | Satisfied. |
| If an accessway to 4 or more car parking spaces is from land in a Transport Zone 2 or Transport Zone 3, the access to the car spaces must be at least 6 metres from the road carriageway. | Not applicable. |

| Clause 52.06-9 design criteria | TTM Response |
|---|-----------------|
| Design Standard 2 – Car parking spaces | |
| Dimensions of car parking spaces and accessways – Table 2. | Satisfied. |
| <p>A wall, fence, column, tree, tree guard or any other structure that abuts a car space must not encroach into the area marked 'clearance required' on Diagram 1, other than:</p> <p>A column, tree, or tree guard, which may project into a space if it is within the area marked 'tree or column permitted' on Diagram 1.</p> <p>A structure, which may project into the space if it is at least 2.1 metres above the space.</p> <p>Diagram 1 Clearance to car parking spaces</p>  <p>Diagram 1 shows a car space with a width of 2600mm and a length of 1900mm. The accessway is 1000mm wide. Dimensions in millimetres are shown. A legend indicates that hatched areas represent 'Clearance required' and solid grey areas represent 'Tree or column permitted'.</p> | Satisfied. |
| Car spaces in garages or carports must be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport. | Satisfied. |
| Where parking spaces are provided in tandem (one space behind the other) an additional 500 mm in length must be provided between each space. | Satisfied. |
| Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover. | Satisfied. |
| Disabled car parking spaces must be designed in accordance with Australian Standard AS2890.6-2009 (disabled) and the Building Code of Australia. Disabled car parking spaces may encroach into an accessway width specified in Table 2 by 500mm. | Not applicable. |

| Clause 52.06-9 design criteria | TTM Response | | | | | | | | | | | | | |
|---|--------------|-------------|-----------|--------|------|-----|------|-----|---------|------|-----|------|-----|------------|
| Design Standard 3 – Gradients | | | | | | | | | | | | | | |
| Accessway grades must not be steeper than 1:10 (10 per cent) within 5 metres of the frontage to ensure safety for pedestrians and vehicles. The design must have regard to the wheelbase of the vehicle being designed for; pedestrian and vehicular traffic volumes; the nature of the car park; and the slope and configuration of the vehicle crossover at the site frontage. This does not apply to accessways serving three dwellings or less. | Satisfied. | | | | | | | | | | | | | |
| <p>Ramps must have the maximum grades as outlined in Table below and be designed for vehicles travelling in a forward direction.</p> <table><tr><th>Type</th><th>Length Ramp</th><th>Max Grade</th></tr><tr><td rowspan="2">Public</td><td><20m</td><td>1:5</td></tr><tr><td>>20m</td><td>1:6</td></tr><tr><td rowspan="2">Private</td><td><20m</td><td>1:4</td></tr><tr><td>>20m</td><td>1:5</td></tr></table> | Type | Length Ramp | Max Grade | Public | <20m | 1:5 | >20m | 1:6 | Private | <20m | 1:4 | >20m | 1:5 | Satisfied. |
| Type | Length Ramp | Max Grade | | | | | | | | | | | | |
| Public | <20m | 1:5 | | | | | | | | | | | | |
| | >20m | 1:6 | | | | | | | | | | | | |
| Private | <20m | 1:4 | | | | | | | | | | | | |
| | >20m | 1:5 | | | | | | | | | | | | |
| <p>Where the difference in grade between two sections of ramp or floor is greater that 1:8 (12.5%) for a summit grade change, or greater than 1:6.7 (15%) for a sag grade change, the ramp must include a transition section of at least 2 meters to prevent vehicles scraping or bottoming.</p> <p>Plans must include an assessment of grade changes of greater than 1:5.6 (18%) or less than 3 metres apart for clearances, to the satisfaction of the Responsible Authority.</p> | Satisfied. | | | | | | | | | | | | | |

The proposed accessways, car parking spaces and gradients are designed appropriately based on the relevant design criteria outlined in Clause 52.06-9 of the Planning Scheme.

7 Summary and Conclusions

The applicant intends to retain the existing dwelling on the site and proposes to construct a new dwelling at 41 Dudley Street, Footscray. The development is summarised from a traffic engineering context as follows.

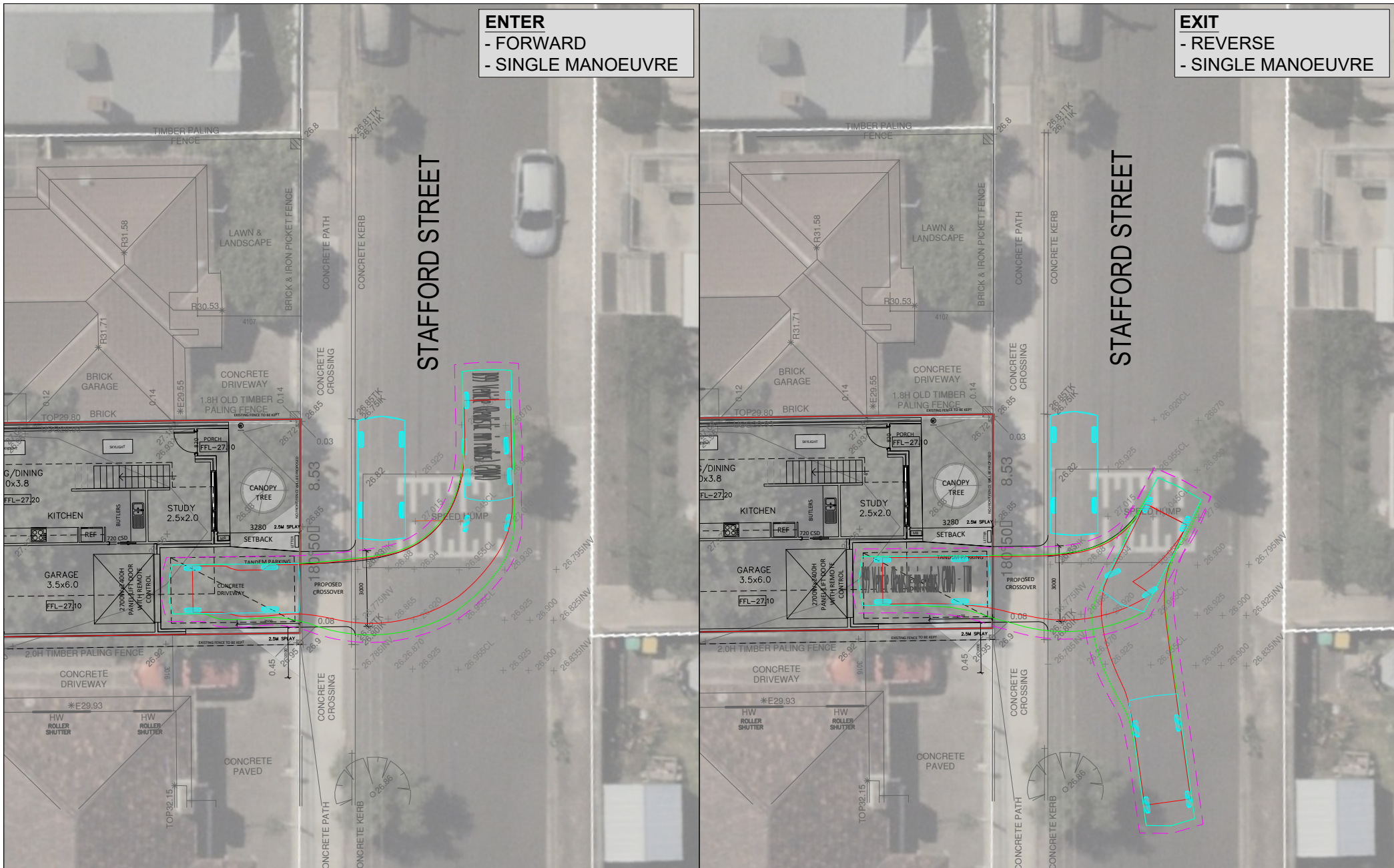
- The Applicant has provision for 2 on-site parking spaces which satisfies the minimum parking requirements in Clause 52.06 of the Planning Scheme. However, the Applicant is also seeking a reduction of 1 resident space for the existing dwelling and considers the sought parking reduction is appropriate based on the decision guidelines outlined in Clause 52.06 of the Planning Scheme.
- The data from the ABS Census indicates that about 10% of three-bedroom dwellings in Footscray do not have vehicle ownership. This highlights the feasibility of residents living in this area without the need for a private vehicle.
- There are several modes of transport alternatives available within the subject site which reduces the reliance on private car use.
- The level of additional traffic is negligible and can be easily accommodated within the adjacent road network.
- The vertical clearance diagrams confirm the 'B99 vehicle' successfully enter and exit the parking spaces with adequate ground clearance between the speed hump and driveway.
- The accessways, car parking spaces and gradients have been designed appropriately based on Clause 52.06-9 of the Planning Scheme.

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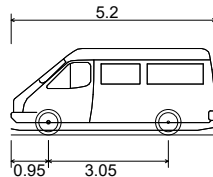
Michael Srea
Project Consultant - Transport

Appendix B: Swept Path Diagrams



- Wheel path
- Vehicle Overhang
- Vehicle Overhang + 300mm Clearance

Swept Path Diagram Prepared using Autodesk Vehicle Tracking v25



B99 Vehicle (Realistic min radius) (2004)

Overall Length 5.200m
Overall Width 1.940m
Overall Body Height 1.527m
Min Body Ground Clearance 0.120m
Track Width 1.840m
Look to Lock Time 6.00sec
Curb to Curb Turning Radius 6.250m



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PROPOSED RESIDENTIAL DEVELOPMENT
41 DUDLEY STREET,
FOOTSCRAY
SWEPT PATH DIAGRAM

Scale 0 1 2 3
1:200 @ 1:200

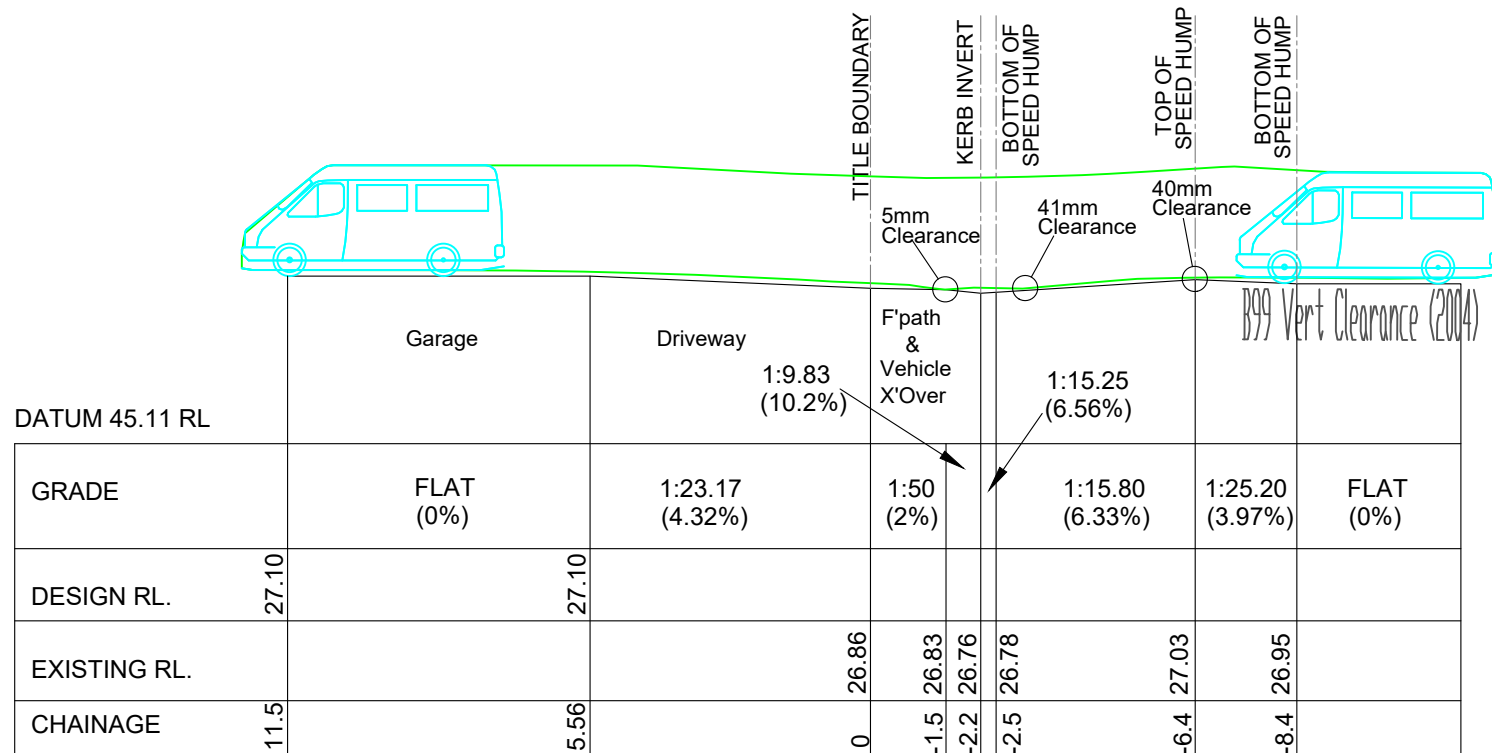
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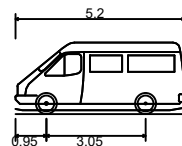
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Appendix C: Vertical Clearance Diagrams

ENTRY MOVEMENT



Vertical Clearance Diagram Prepared using Autodesk Vehicle Tracking v25



B99 Vert Clearance (2004)
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock to Lock Time
Curb to Curb Turning Radius

5.200m
1.940m
2.200m
0.120m
1.840m
4.00 sec
8.000m




ttm

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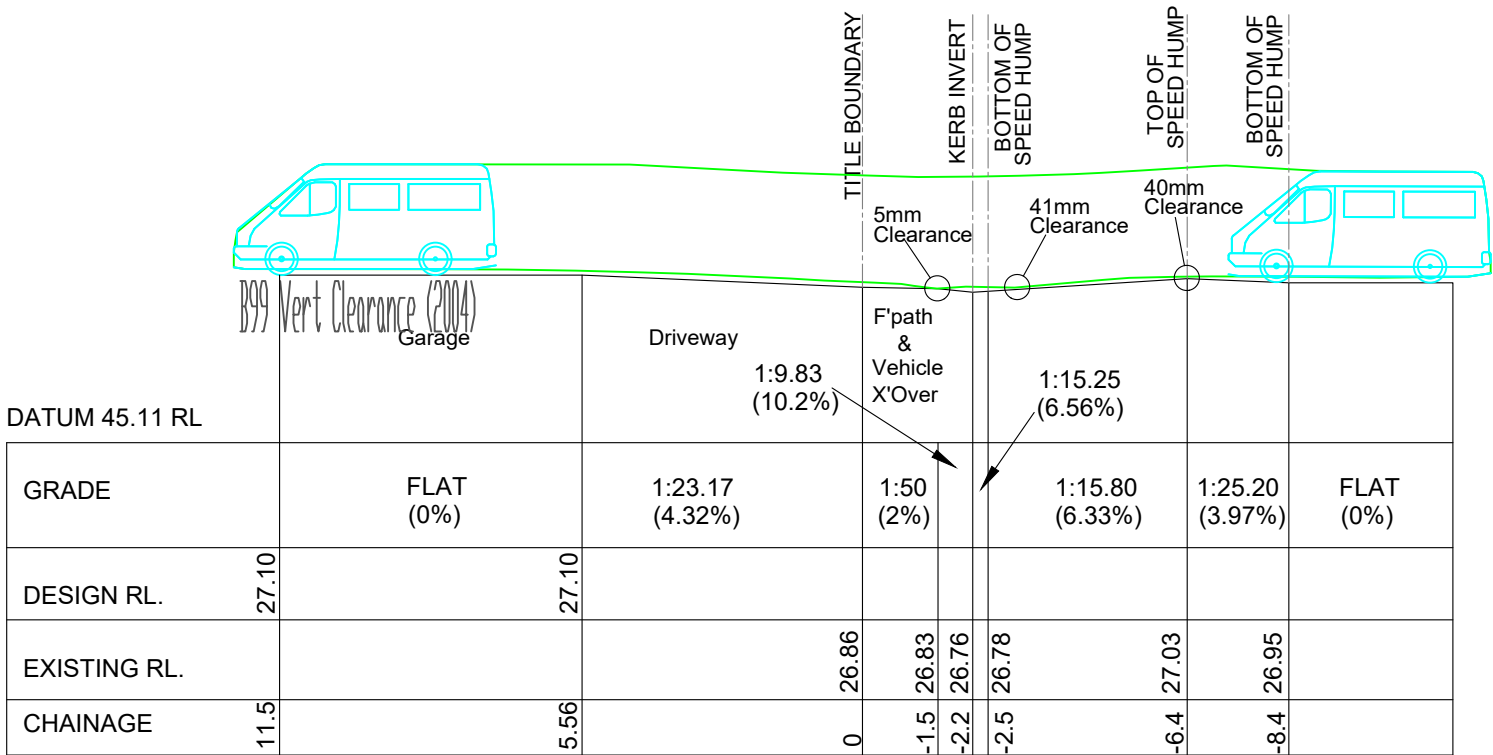
**PROPOSED RESIDENTIAL
DEVELOPMENT
41 DUDLEY STREET,
FOOTSCRAY
VERTICAL CLEARANCE
DIAGRAMS**

Scale  1:150 @ A4

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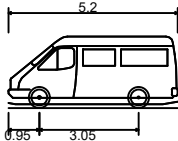
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| Issue | Appd | Date | Comments |

EXIT MOVEMENT



Vertical Clearance Diagram Prepared using Autodesk Vehicle Tracking v25

Vehicle Body



B99 Vert Clearance (2004)
Overall Length
Overall Width
Overall Body Height
Min Body Ground Clearance
Track Width
Lock to Lock Time
Curb to Curb Turning Radius

5.200m
1.940m
2.200m
0.120m
1.840m
4.00 sec
8.000m

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PROPOSED RESIDENTIAL DEVELOPMENT
41 DUDLEY STREET, FOOTSCRAY
VERTICAL CLEARANCE DIAGRAMS

Scale 0 1.5 2.5
1:150 @ A4
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