CITY OF MARIBYRNONG

ADVERTISED PLAN

Sustainability Design Assessment Report

62 Mitchell Street, Maidstone

Construction of two double storey and one single storey dwellings on a lot

MAY 2025

Report Number: 2503037
Date: 7 May 2025
Consultant: V-Star Energy
Contact: info@vstarenergy.com.au
Written by: Stephen Burgum
Architect: DNA Architects

V-STAR ENERGY

Contents

Introduction

This report has been prepared to address Maribyrnong City Council's sustainability requirements under Planning Scheme 15.01-2L-03 Environmentally Sustainable Development (ESD).

Council's SDAPP (Sustainable Design Assessment in the Planning Process) program is a consistent and transparent performance framework providing a high level of certainty to sustainable design.

The SDAPP framework encourages consideration of 8 Key Sustainable Building Categories:

	SDAPP Key Sustainable Building Categories
	**Operational Energy:** Building fabric, energy efficiency and renewable energy.
	**Embodied Carbon:** Carbon emissions associated with materials and construction processes through the lifecycle of a building.
	**Transport:** Buildings design that makes sustainable and active transport easy.
	**Integrated Water Management:** Water efficiency, rainwater harvesting and water sensitive urban design.
	**Urban Ecology:** Vegetation and landscaping for human health and biodiversity.
	**Indoor Environment Quality:** Healthy and comfortable indoor spaces for people.
	**Waste and Resources Recovery:** Rethinking 'waste' in design, construction and building operation.
	**Innovation:** Creative and new solutions for a better built environment.

Council recommends the use of tools to assist in verifying that the sustainable design elements of the building project meet their requirements.

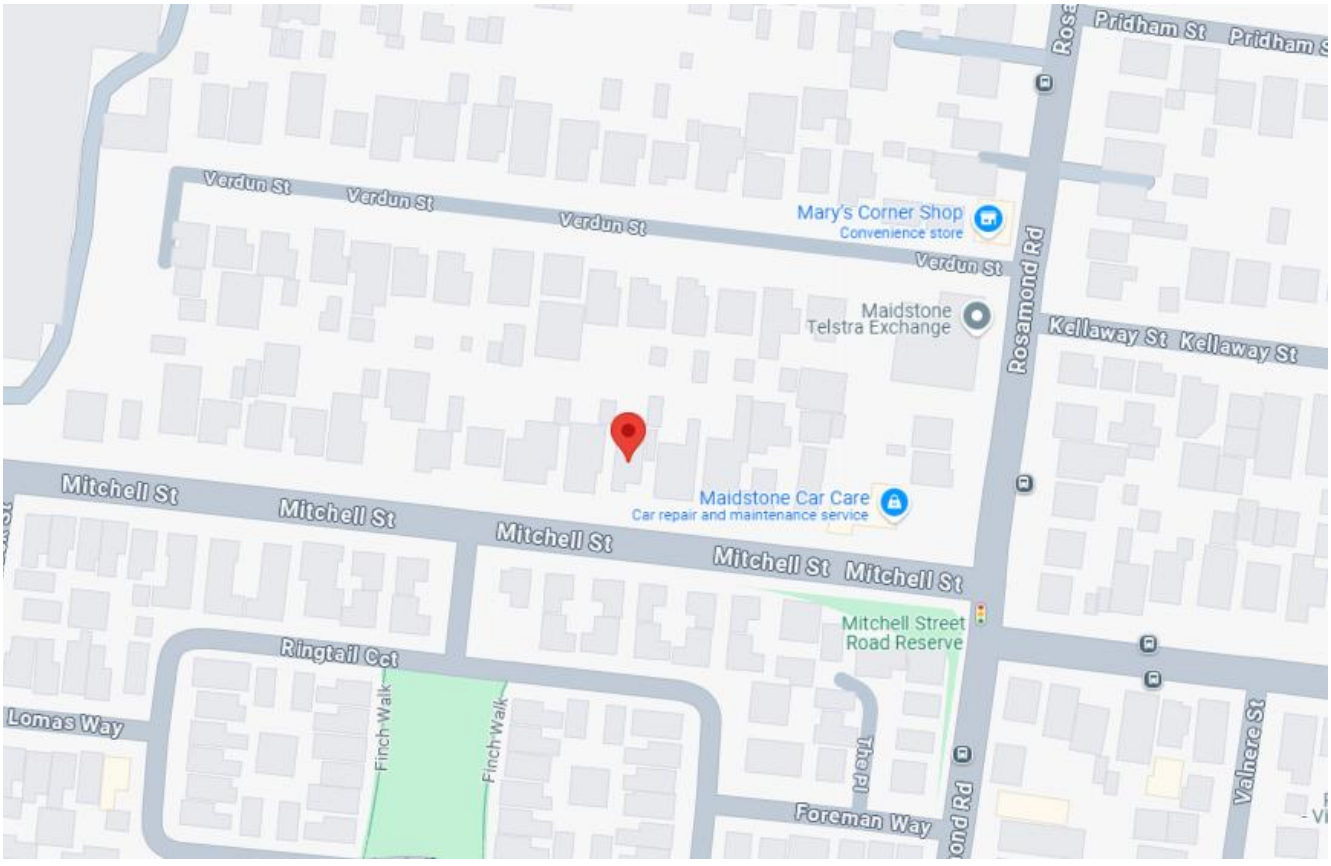
The Built Environment Sustainability Scorecard (BESS) tool, incorporating scores from Melbourne Water's Stormwater Treatment Objective Relative Measure (STORM) Calculator, was used to assess how the proposed development addresses the ESD objectives in the above key categories.

This report should be read in conjunction with planning drawings provided by DNA Architects, the corresponding BESS report, and the Melbourne Water STORM report.

Project Information

Site Address	62 Mitchell Street, Maidstone VIC 3012
Site Area	683.61m^2
Project Description	Construction of two double storey and one single storey dwellings on a lot
Council	Maribyrnong City Council
Planning Reference	TP40/2025(1)

Site Map Location

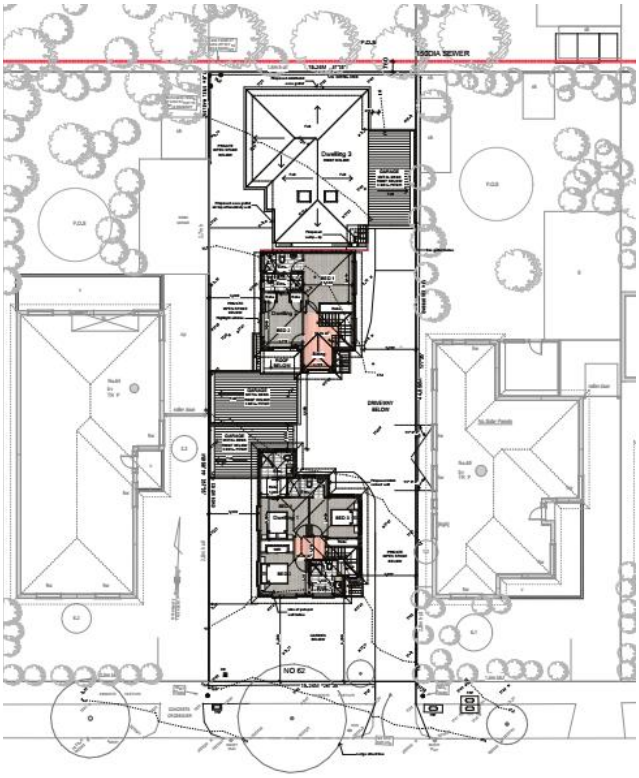


Source: Google Maps

Site Current Image

Source: Google Maps

Proposed Site Plan



Source: DNA Architects plans

BESS ASSESSMENT

The Built Environment Sustainability Scorecard (BESS) tool was used to assess the following categories to satisfy the SDA for the proposed development.

The BESS tool was designed to demonstrate how new developments measure up against the sustainability requirements of the participating council as part of the planning permit application.

A minimum score of 50% is required with a Pass rating for Energy, Water, Stormwater and IEQ categories. An overall score of 50% represents “Best Practice”, while a score of over 70% represents “Excellence”.

Maribyrnong CITY COUNCIL

Office Use Onl

Application No.: Date Lodged: / /

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's 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.

Planning Enquiries
Phone: (03) 9688 0200
Web: www.maribyrnong.vic.gov.au

Clear Form

The Land i

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

Street Address *

Unit No.: | St. No.: 62 | St. Name: Mitchell Street

Suburb/Locality: Maidstone | Postcode: 3012

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 Lot No.: 14 ○ Lodged Plan ○ Title Plan ◉ Plan of Subdivision No.: 007188

OR

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 three dwelling on a lot with the associated carparking areas and the reduction of the visitor car parking space for dwelling 2.

☑ 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** *

Cost $ 800,000— ⚠ 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 certific e **must** be submitted with the application. Visit www.sro.vic.gov.au for information.

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

☑ 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 restrictrive 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).

☑ 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.

Name:
Title: | First Name: Hung | Surname: Nguyen
Organisation (if applicable): C-DNA Architects
Postal Address: | If it is a P.O. Box, enter the details here:
Unit No.: | St. No.: 6 | St. Name: Balmoral Street
Suburb/Locality: Braybrook | State: Vic | Postcode: 3019

Please provide at least one contact phone number *

Contact information for applicant OR contact person below
Business phone: | Email: dien@dnaarch.net.au
Mobile phone: 0403574692 | Fax:

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

Contact person's details* Same as applicant ☐
Name:
Title: | First Name: Dien | Surname: Nguyen
Organisation (if applicable): DNA Architects
Postal Address: | If it is a P.O. Box, enter the details here:
Unit No.: | St. No.: As above | St. Name:
Suburb/Locality: | State: | Postcode:

Owner *

The person or organisation who owns the land

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

Same as applicant ☐
Name:
Title: | First Name: Mich Anh | Surname: Nguyen
Organisation (if applicable):
Postal Address: | If it is a P.O. Box, enter the details here:
Unit No.: | St. No.: 60 | St. Name: Mitchell Street
Suburb/Locality: Maidstone | State: Vic | Postcode: 3012
Owner's Signature (Optional): | Date: day / month / year

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 cancellatio 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: [signature]

Date: 20/2/2025 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 If 'Yes', with whom?: Joshua Seager

Date: 17/09/2024 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 i 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 & Hyde Streets
Footscray VIC 3011

Contact information:

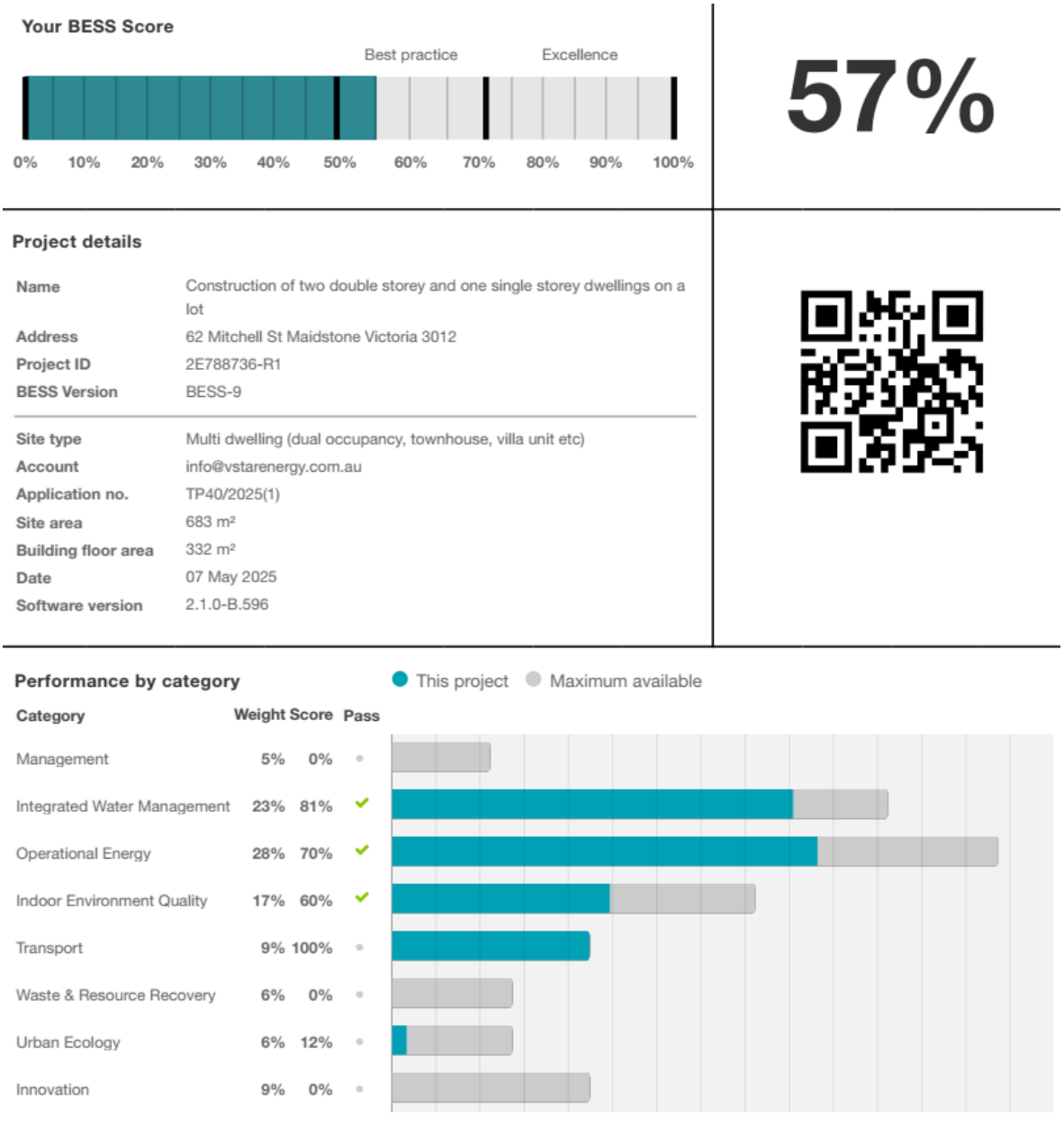
Phone: (03) 9688 0200
Email: email@maribyrnong.vic.gov.au
DX: 81112

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

Project Score

A successful BESS score of 57% was achieved for this proposed development.

Below is a summary of the BESS Assessment.



A copy of the published BESS report is contained in Appendix D, which will also be accessible to Council through the BESS online portal.

Schedule of ESD Commitments

Following is a summary of information to be shown/annotated on the plans:

SDAPP Category	Sustainable Design Commitments
Operational Energy	1. This is an all-electric development. Natural gas will not be supplied to the proposed units. 2. Each dwelling will achieve a minimum of 7.0-star NatHERS energy rating and a whole-of-home rating not less than 60 out of 100. 3. 4-star reverse cycle space heating and cooling systems. 4. Energy-efficient heat pump hot water system. 5. Induction cooktop. 6. Private outdoor clothesline. 7. The development will achieve a maximum illumination power density of 4W/sqm or less and a minimum colour rendering index of 80. 8. Motion detectors with daylight sensors will control external lighting.
Embodied Carbon	1. Timber that is certified through an accredited forest certification scheme such as the Forest Stewardship Council (FSC), or the Programme for the Endorsement of Forest Certification (PEFC). 2. All concrete will use recycled aggregate where appropriate and recycled water in its manufacture. 3. All fabricated structural steelwork will be supplied by a steel fabricator/contractor accredited to the Environmental Sustainability Charter of the Australian Steel Institute.
Transport	1. A bicycle parking space will be installed for each of the new units to promote cycling and reduce car dependency. 2. Provision of an electrical wall socket with at least 32-amp Level 2 charging capability on a dedicated circuit will be installed in the garage of each unit to enable a future electric car charging point. This will encourage the use of low-emission vehicle technologies.
Integrated Water Management	1. Rainwater tanks with a capacity of 3,000L will be installed for Unit 1 and Unit 3. A rainwater tank with a capacity of 2,500L will be installed for Unit 2. The tanks will be connected to the toilets where collected rainwater will be used for flushing. 2. 5-star WELS rating tapware throughout. 3. 4-star WELS rating dishwasher. 4. 4-star WELS rating showerhead. 5. 4-star WELS rating WC. 6. Water-efficient landscaping will be installed for the proposed development. 7. The water efficiency measures proposed are expected to achieve a 29% reduction in potable water consumption. 8. The proposed WSUD approach has achieved a Melbourne Water STORM score of 100% and tank water supply reliability greater than 80%, which meets best practice. 9. Rainwater collected from 108.8m^2 of roof space from Unit 1 and 111.8m^2 from Unit 3 will be discharged via a charged system to a rainwater tanks with a capacity of

	3,000L. 10. Rainwater collected from 81m^2 of roof space from Unit 2 will be discharged via a charged system to a rainwater tank with a capacity of 2,500L. 11. Rainwater tank systems will include gutter guards, first flush diverters, and water tank filters. 12. Permeable paving will be installed for 119.6m^2 of driveway area. 13. 8.7m^2 of Unit 1 paving and driveway ramp, 19.1m^2 of Unit 2 roof space, 12.4m^2 of Unit 2 paving and driveway ramp, 15.3m^2 of Unit 3 roof space, and 14.6m^2 of Unit 3 paving and driveway ramp will not be treated and will discharge directly into the stormwater system. *See Appendix A for the STORM assessment.*
Urban Ecology	1. The development will have approximately 7% of the site covered with vegetation and landscaping. Environmentally sustainable landscaping will be provided for this development. 2. Planting indigenous plants will be encouraged for this development.
Indoor Environment Quality	*1.* All habitable rooms are designed to achieve natural cross flow ventilation. *See Appendix B for effective natural breeze path illustrations.* 2. Double glazing or better will be used to all habitable areas. 3. Openable windows will be used in all habitable rooms to promote natural cross ventilation. Windows that can be locked open will be installed. 4. All bathrooms and ensuites are to have an openable window, operable skylight or exhaust fans with humidity sensors to prevent condensation and future mould issues. 5. Where possible, light colours will be considered to minimise the urban heat island effect. 6. This development commits to the use of low VOC paints, sealants, adhesives, wall, ceiling, and floor coverings, and E1 or E0–grade engineered wood products (e.g. MDF, plywood, engineered-wood flooring).
Waste and Resource Recovery	1. The development will not reuse materials from the existing building as it is unsuitable for the proposed new buildings. 2. This development commits to recycling/reusing at least 70% of construction and demolition waste. 3. The development will provide enough space for a future waste management system where 4 bins will be required for general garbage, recycling, glass, and organic waste. Each unit will also have separate receptacles integrated with the kitchen cabinetry for sorting recyclables from general waste.
Innovation	1. Where possible, innovative design, technology, and materials will be used for this development. 2. No specific innovation has been identified at the design stage of this development.

Construction and Building Management	1. Follow practices outlined in the "Keeping our stormwater clean – A builder's guide" published by Melbourne Water, the EPA of Victoria, and the Victorian government to minimise pollution and stormwater management during construction. *See Appendix C for further information.*

Appendix A: STORM Assessment

Assessment Tool

The stormwater assessment tool used for this development is Melbourne Water's Stormwater Treatment Objective – Relative Measure (STORM) calculator.

Melbourne Water STORM calculator is an industry recognised stormwater tool.

Treatment Measures

The type of water sensitive urban design (WSUD) stormwater treatment measures to be used for this development are rainwater tanks and permeable paving.

A STORM score of 100% was achieved with this development, which meets the minimum requirement STORM score. A STORM rating of 100% or greater indicates that the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines have been met.

Melbourne Water **STORM Rating Report**

TransactionID:	0	
Municipality:	MARIBYRNONG	
Rainfall Station:	MARIBYRNONG	
Address:	62 Mitchell St	
	Maidstone	
	VIC	3020
Assessor:	Dien Nguyen	
Development Type:	Residential - Multiunit	
Allotment Site (m2):	683.61	
STORM Rating %:	100	

Description	Impervious Area (m2)	Treatment Type	Treatment Area/Volume (m2 or L)	Occupants / Number Of Bedrooms	Treatment %	Tank Water Supply Reliability (%)
Unit 1 roof to rain water tank	108.80	Rainwater Tank	3,000.00	3	131.00	94.60
Unit 1 concrete path & driveway ramp untreated	8.70	None	0.00	0	0.00	0.00
Unit 2 roof to rain water tank	81.00	Rainwater Tank	2,500.00	2	128.00	96.30
Unit 2 roof, path and driveway ramp untreated	31.50	None	0.00	0	0.00	0.00
Unit 3 roof to rain water tank	111.80	Rainwater Tank	3,000.00	2	110.80	99.10
Unit 3 roof, path & driveway ramp untreated	29.90	None	0.00	0	0.00	0.00

A plan illustrating where the impervious surfaces will be treated and drained is shown in figure 1, below.

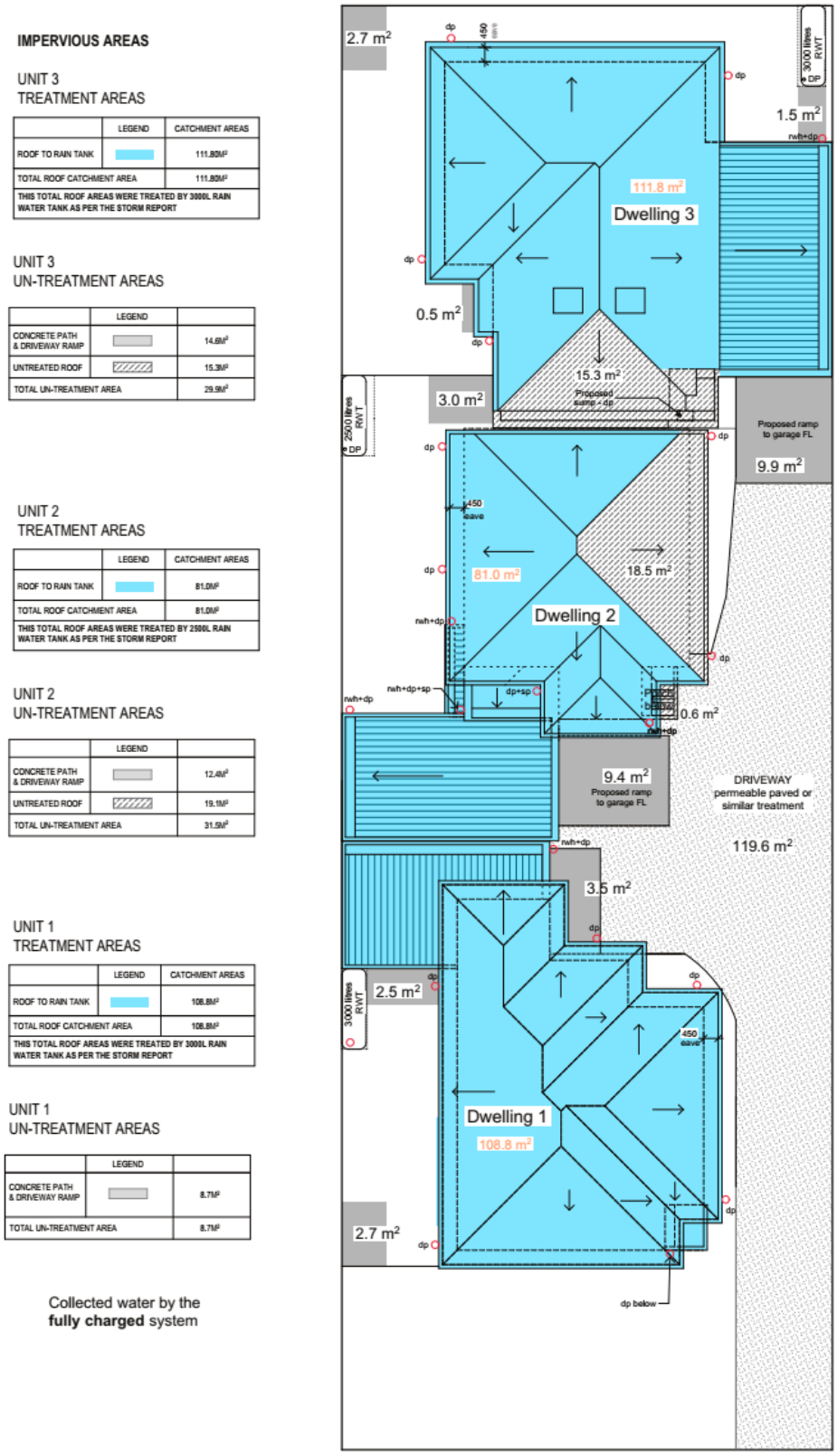


Figure 1: Illustration of the proposed WSUD approach.

Rainwater Tank

Rain tanks construction schedule

The placement of the rain tank is proposed during the planning phase and shown on the drawings to be approved by Council.

Fall of the roof space to be collected by the rain tanks and collection mechanism will be planned and approved by the building surveyor prior to commencement of construction.

Installation of the rain tank will be done by an approved plumber and in accordance with the manufacturer's guidelines towards the end of the construction phase. See Figure 2 below for a typical rainwater tank installation setup.

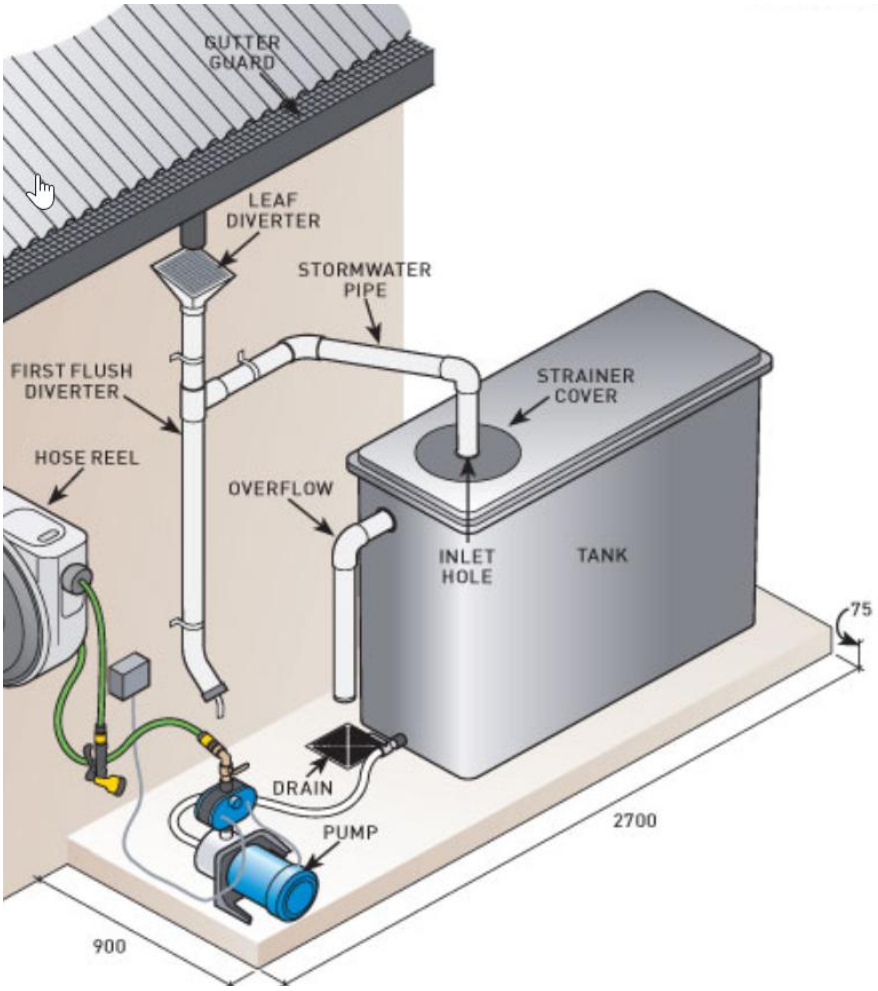


Figure 2: Typical rainwater tank installation.

Rain Tank Maintenance

The property owner is responsible for monitoring and ongoing maintenance of installed rainwater tank.

Following is a typical maintenance schedule for rain tanks, as recommended by the Australian Government publication, "Your Home":

Monthly:
- Check and clean tank inlet screens, outlet screens and leaf-shedding rain-heads.
- Check and clean the first flush diverter.

Annually:
- Check roofs and gutters and remove debris.
- Check filters annually and replace if necessary.
- Remove overhanging vegetation where possible.

3–5 yearly:
- Desludge your tank.

In the longer term, rainwater pumps typically need servicing or replacing after approximately 10-15 years of use.

Regular Tank Inspection Checklist

It is important to inspect your roof or catchment area including gutters and any entry and exit points to your tank, on a regular 6 monthly basis.

Here is a list of areas that you should inspect:
- Tank and tank roof – check structural integrity of the tank including the roof and access cover. Any holes or gaps should obviously be repaired.
- Roofs – check for the presence of accumulated debris, leaves, dropping, dead insects and the like. Any material should be cleared. If you feel your roof needs a clean, ensure that your water tank is disconnected from the water flow.
- Gutters, leaf filters and first flush devices – check for and remove any built-up leaves and debris. Remove water and any blockages from first flush device as necessary.
- Inflow and overflow screens – ensure screens around your tank and on any accessories are properly clean, secured, and unbroken. These prevent mosquitoes, frogs, and vermin from entering your tank. If broken, repair as necessary and inspect inside your tank.
- Internal inspection – check for evidence of animals, mosquitoes, insects, or algae. If present, identify and ensure any access points are properly sealed and light entry is fully blocked.
- Tank fittings, pump, mains switch and pipes – should all be inspected to ensure they are in full working order and don't need repairs.

Permeable Paving

Design and Construction

Sediments and pollutants such as oils and hydrocarbons liquids from cars that are found on the surface of carparks and driveways can be wash into drains and waterways with stormwater. Permeable pavement systems allow stormwater run-off to filter through the pavement section and infiltrate into the soil below. Water infiltration into the ground can undergo the processes of absorption, filtration and micro-biological degradation to reduce pollution from entering natural water waterways.

There are four types of permeable pavement systems: pervious concrete, porous asphalt, reinforced turf or gravel, and permeable interlocking concrete pavers. Figure 3 shows the typically permeable paving makeup, which consists of the following layers: permeable fine aggregate concrete layer, screening base, and sub-base.

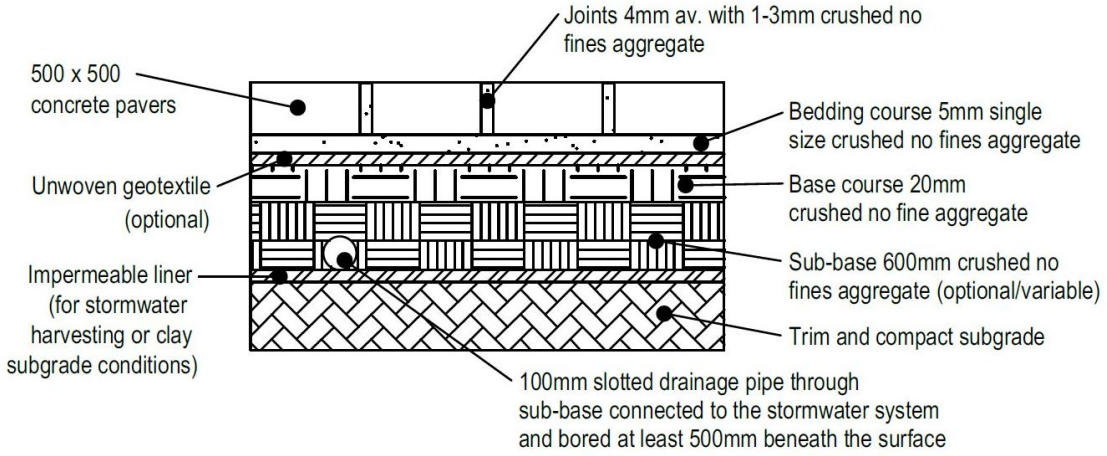


Figure 3: Typical permeable concrete construction

Permeable paving also reduces the rate of stormwater running from site, which reduces the effects of erosion.

Permeable Paving Maintenance

Component	Key Activities	Frequency
Paving Surface	• Check for accumulated sediment and sweep, use a blower or wet vacuum to remove. Do not pressure wash fine material into the paving as this may cause clogging. • Monitor ponding of water following rainfall events as this will indicate clogging.	3 months & following storm events
Bedding Material	• Check level of the pavement surface to ensure that the structural integrity is maintained.	Annually

Benefits of the Stormwater Management Systems

Rain tanks used to collect rainwater can reduce potable water usage to reduce water bills, provide an alternative supply during water restrictions and help maintain a green, healthy garden.

Rainwater harvesting also decreases stormwater runoff, thereby helping to reduce local flooding and scouring of creeks.

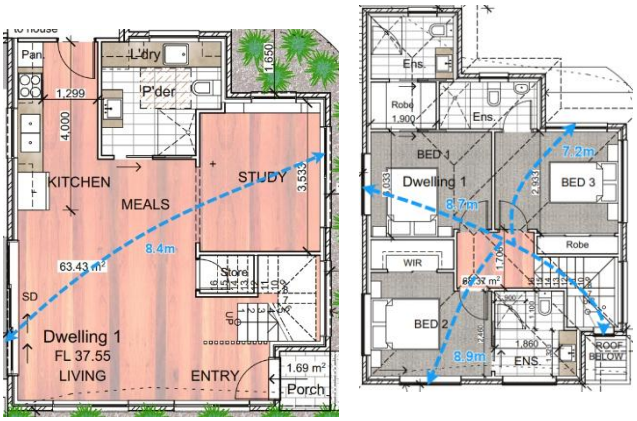
Permeable pavement systems allow stormwater run-off to filter through the pavement section and infiltrate into the soil below. Water infiltration into the ground can undergo the processes of absorption, filtration, and micro-biological degradation to reduce pollution from entering natural water waterways.

Generally, the above WSUD initiatives have the following benefits to the local environment:

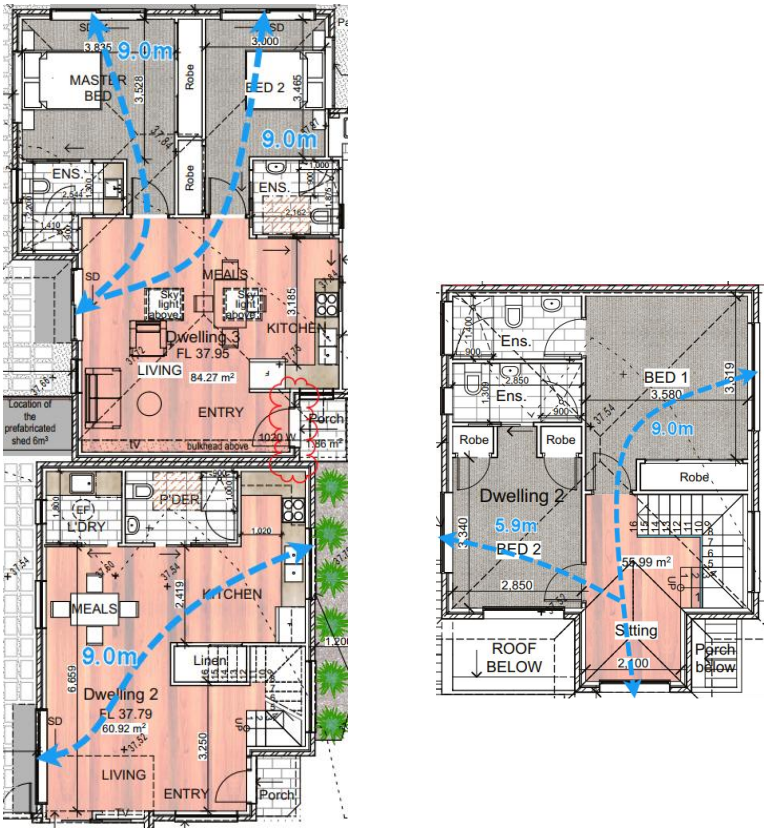
- Improves water quality in streams and groundwater
- Protect habitats for native plants and animals
- Prevent erosion of banks along local waterways
- Reduce flooding risk
- Protect the scenic and recreational values of natural waterways

Appendix B: Cross Flow Ventilation

Unit 1



Unit 2 and 3



Breeze path with length annotated

Figure 4: Illustration of effective natural breeze paths

Appendix C: Project Construction

Construction Site Management Plan

The development will use the practices outlined in the "Keeping our stormwater clean – A builder's guide" published by Melbourne Water, the EPA of Victoria and Victorian government to minimise pollution and stormwater management during construction.

A copy of the guide can be found at
https://www.clearwatervic.com.au/user-data/resource-files/Keeping_Our_Stormwater_Clean-A_Builders_Guide%5b1%5d.pdf

The guide contains 6 key rules to keep stormwater clean. These are:

- Check with Council requirements and plan before work is started on site
- Stop erosion onsite and contain sediment
- Protect stockpiles
- Keep mud off road and on site
- Keep litter contained on site
- Clean and wash up on site

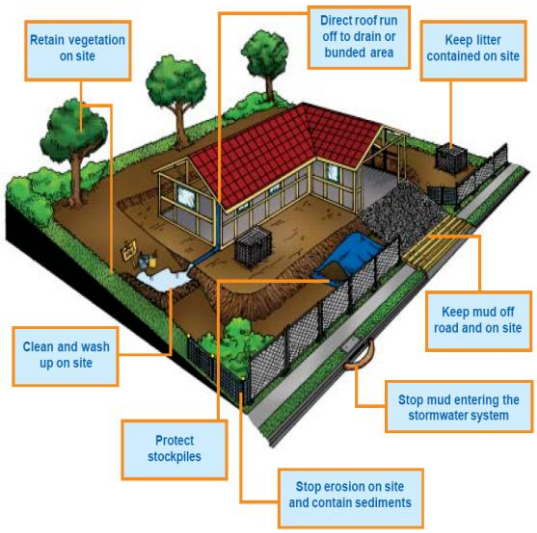


Figure 5: Schematic overview of the on-site stormwater management practices during construction

Appendix D: BESS Report

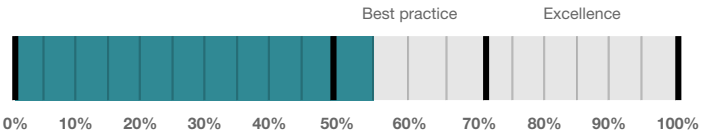
BESS Report

Built Environment Sustainability Scorecard

This BESS report outlines the sustainable design commitments of the proposed development at 62 Mitchell St Maidstone Victoria 3012. The BESS report and accompanying documents and evidence are submitted in response to the requirement for a Sustainable Design Assessment or Sustainability Management Plan at Maribyrnong City Council.

Note that where a Sustainability Management Plan is required, the BESS report must be accompanied by a report that further demonstrates the development's potential to achieve the relevant environmental performance outcomes and documents the means by which the performance outcomes can be achieved.

Your BESS Score

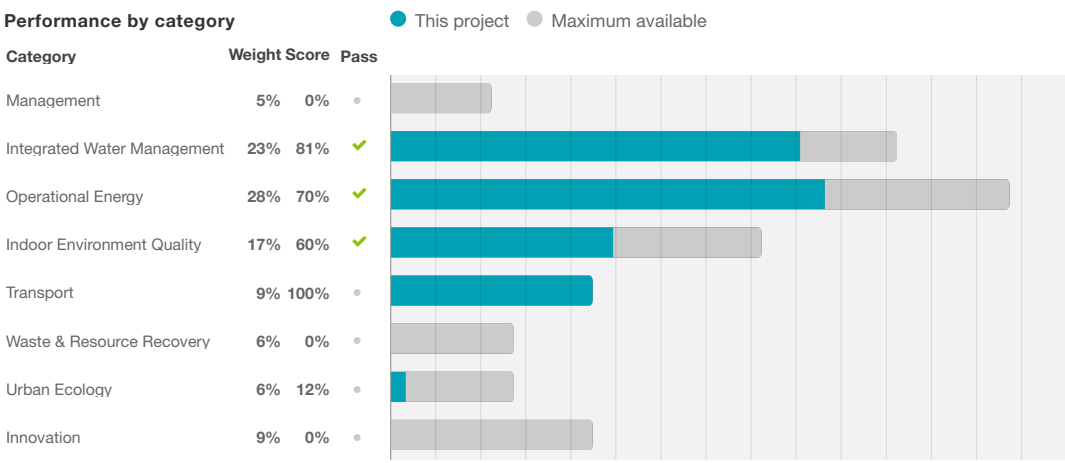


57%

Project details

Name	Construction of two double storey and one single storey dwellings on a lot
Address	62 Mitchell St Maidstone Victoria 3012
Project ID	2E788736-R1
BESS Version	BESS-9
Site type	Multi dwelling (dual occupancy, townhouse, villa unit etc)
Account	info@vstarenergy.com.au
Application no.	TP40/2025(1)
Site area	683 m²
Building floor area	332 m²
Date	07 May 2025
Software version	2.1.0-B.596

Performance by category



Dwellings & Non Res Spaces

Dwellings

Name	Quantity	Area	% of total area
Townhouse			
Unit 1	1	132 m^2	39%
Unit 2	1	117 m^2	35%
Unit 3	1	84.3 m^2	25%
Total	**3**	**332 m^2**	**100%**

Supporting Evidence

Shown on Floor Plans

Credit	Requirement	Response	Status
Integrated Water Management 2.1	Location of any stormwater management systems (rainwater tanks, raingardens, buffer strips)	To be printed	✔
Integrated Water Management 3.1	Annotation: Water efficient garden details	To be printed	✔
Operational Energy 3.3	Annotation: External lighting controlled by motion sensors	To be printed	✔
Operational Energy 3.4	Location of clothes line (if proposed)	To be printed	✔
Indoor Environment Quality 2.2	Annotation: Dwellings designed for 'natural cross flow ventilation' (If not all dwellings, include a list of compliant dwellings)	To be printed	✔
Indoor Environment Quality 3.1	Annotation: Glazing specification (U-value, SHGC)	To be printed	✔
Transport 1.1	Location of residential bicycle parking spaces	To be printed	✔
Transport 2.1	Location of electric vehicle charging infrastructure	To be printed	✔
Urban Ecology 2.1	Location and size of vegetated areas	To be printed	✔

Supporting Documentation

Credit	Requirement	Response	Status
Integrated Water Management 2.1	STORM report or MUSIC model	Uploaded StormRatingReport.PDF https://bess.net.au/t/16D7B03C	✔
Operational Energy 3.5	Average lighting power density and lighting type(s) to be used	To be printed Lighting Plan - as required for the Building Permit	✔
Indoor Environment Quality 2.2	A list of dwellings with natural cross flow ventilation	To be printed SDA Report	✔
Indoor Environment Quality 3.1	Reference to floor plans or energy modelling showing the glazing specification (U-value and Solar Heat Gain Coefficient, SHGC)	To be printed NatHERS Assessment - as required for the Building Permit	✔

Credit summary

Management Overall contribution 4.5%

	0%
1.1 Pre-Application Meeting	0%
2.2 Thermal Performance Modelling - Multi-Dwelling Residential	0%
4.1 Building Users Guide	0%

IWM Overall contribution 22.5%

	81%	✔ Pass
1.1 Potable Water Use	45%	✔ Achieved
2.1 Stormwater Treatment	100%	✔ Achieved
3.1 Water Efficient Landscaping	100%	

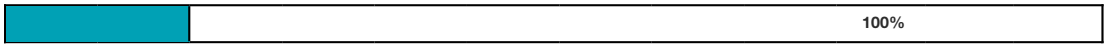
Operational Energy Overall contribution 27.5%

Minimum required 50%	70%	✔ Pass
1.2 Thermal Performance Rating - Residential	0%	✔ Achieved
2.1 Greenhouse Gas Emissions	100%	
2.6 Electrification	100%	
2.7 Energy consumption	100%	
3.3 External Lighting	100%	
3.4 Clothes Drying	100%	
3.5 Internal Lighting - Houses and Townhouses	100%	
4.4 Renewable Energy Systems - Other	N/A	❖ Scoped Out
No other (non-solar PV) renewable energy is in use.		
4.5 Solar PV - Houses and Townhouses	0%	⊘ Disabled
No solar PV renewable energy is in use.		

IEQ Overall contribution 16.5%

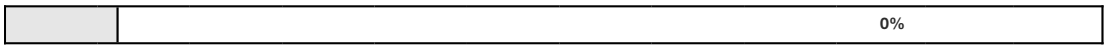
Minimum required 50%	60%	✔ Pass
2.2 Cross Flow Ventilation	100%	
3.1 Thermal comfort - Double Glazing	100%	
3.2 Thermal Comfort - External Shading	0%	
3.3 Thermal Comfort - Orientation	0%	

Transport Overall contribution 9.0%



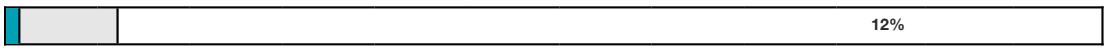
1.1 Bicycle Parking - Residential	100%	
1.2 Bicycle Parking - Residential Visitor	N/A	Scoped Out
		Not enough dwellings.
2.1 Electric Vehicle Infrastructure	100%	

Waste & Resource Recovery Overall contribution 5.5%



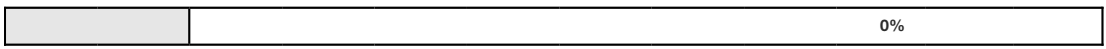
1.1 Construction Waste - Building Re-Use	0%
2.1 Operational Waste - Food & Garden Waste	0%

Urban Ecology Overall contribution 5.5%



2.1 Vegetation	25%
2.2 Green Roofs	0%
2.3 Green Walls and Facades	0%
2.4 Balconies, Courtyards & Roof terraces	0%
3.1 Food Production - Residential	0%

Innovation Overall contribution 9.0%



1.1 Innovation	0%

Credit breakdown

Management Overall contribution 4.5%

		0%

1.1 Pre-Application Meeting		0%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	Has an ESD professional been engaged to provide sustainability advice from schematic design to construction? AND Has the ESD professional been involved in a pre-application meeting with Council?	
Question	Criteria Achieved ?	
Project	No	
2.2 Thermal Performance Modelling - Multi-Dwelling Residential		0%
Score Contribution	This credit contributes 33.3% towards the category score.	
Criteria	Have preliminary NatHERS ratings been undertaken for all thermally unique dwellings?	
Question	Criteria Achieved ?	
Townhouse	No	
4.1 Building Users Guide		0%
Score Contribution	This credit contributes 16.7% towards the category score.	
Criteria	Will a building users guide be produced and issued to occupants?	
Question	Criteria Achieved ?	
Project	No	

IWM **Overall contribution 22.5%**

		81% ✔ Pass

Do you have a reticulated third pipe or an on-site water recycling system?:	No
Are you installing a swimming pool?:	No

Stormwater profile

Which stormwater modelling software are you using?:	Melbourne Water STORM tool
STORM score achieved:	100
Flow:	-
Total Suspended Solids:	-
Total Phosphorus:	-
Total Nitrogen:	-

Rainwater tank profile

What is the total roof area connected to the rainwater tank?:

109 m²	Rainwater Tank 1
81.3 m²	Rainwater Tank 2
112 m²	Rainwater Tank 3

Tank Size:	
Rainwater Tank 1	3,000 Litres
Rainwater Tank 2	2,500 Litres
Rainwater Tank 3	3,000 Litres

Irrigation area connected to tank:	
- Rainwater Tank 1	0.0 m²
Rainwater Tank 2	
- Rainwater Tank 3	
Is connected irrigation area a water efficient garden?:	
No	Rainwater Tank 1
No	Rainwater Tank 2
No	Rainwater Tank 3
Other external water demand connected to tank?:	
- Rainwater Tank 1	0.0 Litres/Day
Rainwater Tank 2	
- Rainwater Tank 3	

Fixtures, fittings & connections profile

Showerhead: All	4 Star WELS (>= 6.0 but <= 7.5)
Bath: All	Scope out

Kitchen Taps: All	>= 5 Star WELS rating
Bathroom Taps: All	>= 5 Star WELS rating
Dishwashers: All	>= 4 Star WELS rating
WC: All	>= 4 Star WELS rating
Urinals: All	Scope out
Washing Machine Water Efficiency: All	Default or unrated
Which non-potable water source is the dwelling/space connected to?:	
Unit 1	Rainwater Tank 1
Unit 2	Rainwater Tank 2
Unit 3	Rainwater Tank 3
Non-potable water source connected to Toilets: All	Yes
Non-potable water source connected to Laundry (washing machine): All	No
Non-potable water source connected to Hot Water System: All	No

1.1 Potable Water Use

45% ✔ Achieved

Score Contribution	This credit contributes 33.3% towards the category score.
Criteria	What is the reduction in total potable water use due to efficient fixtures, appliances, rainwater use and recycled water use? To achieve points in this credit there must be >25% potable water reduction.
Output	Reference
Project	456 kL
Output	Proposed (excluding rainwater and recycled water use)
Project	368 kL
Output	Proposed (including rainwater and recycled water use)
Project	322 kL
Output	% Reduction in Potable Water Consumption
Project	29 %
Output	% of connected demand met by rainwater
Project	100 %
Output	How often does the tank overflow?
Project	Very Often
Output	Opportunity for additional rainwater connection
Project	173 kL

2.1 Stormwater Treatment

100% ✔ Achieved

Score Contribution	This credit contributes 60% towards the category score.
Criteria	Has best practice stormwater management been demonstrated?
Output	Min STORM Score
Project	100
Output	STORM Score
Project	100

3.1 Water Efficient Landscaping

100%

Score Contribution	This credit contributes 6.7% towards the category score.
Criteria	Will water efficient landscaping be installed?
Question	Criteria Achieved ?
Project	Yes

Operational Energy Overall contribution 27.5%

		Minimum required 50%	70%	✔ Pass

Are you installing any renewable energy system(s) (other than solar photovoltaic)?:	No
Energy Supply:	All-electric

Dwellings profile

Below the floor is: All	Ground or Carpark
Above the ceiling is: All	Outside
Exposed sides:	
Unit 1 Unit 2	4
Unit 3	3
NatHERS Annual Energy Loads - Heat: All	79.2 MJ/sqm
NatHERS Annual Energy Loads - Cool: All	19.8 MJ/sqm
NatHERS star rating: All	7.0
Type of Heating System: All	Reverse cycle space
Heating System Efficiency: All	4 Stars (2011 MEPS)
Type of Cooling System: All	Refrigerative space
Cooling System Efficiency: All	4 Stars (2011 MEPS)
Type of Hot Water System: All	Electric Heat Pump Band 1
% Contribution from solar hot water system: All	0 %
Clothes Line: All	Private outdoor clothesline
Clothes Dryer: All	Occupant to install

1.2 Thermal Performance Rating - Residential 0% ✔ Achieved

Score Contribution	This credit contributes 17.6% towards the category score.
Criteria	What is the average NatHERS rating?
Output	Average NATHERS Rating (Weighted)
Townhouse	7.0 Stars

2.1 Greenhouse Gas Emissions 100%

Score Contribution	This credit contributes 17.6% towards the category score.
Criteria	What is the % reduction in annual greenhouse gas emissions against the benchmark?
Output	Reference Building with Reference Services (BCA only)
Townhouse	7,314 kg CO2
Output	Proposed Building with Proposed Services (Actual Building)
Townhouse	5,184 kg CO2
Output	% Reduction in GHG Emissions
Townhouse	29 %

2.6 Electrification 100%

Score Contribution	This credit contributes 17.6% towards the category score.
Criteria	Is the development all-electric?
Question	Criteria Achieved?
Project	Yes

2.7 Energy consumption 100%

Score Contribution	This credit contributes 23.5% towards the category score.
Criteria	What is the % reduction in annual energy consumption against the benchmark?
Output	Reference Building with Reference Services (BCA only)
Townhouse	63,984 MJ
Output	Proposed Building with Proposed Services (Actual Building)
Townhouse	23,623 MJ
Output	% Reduction in total energy
Townhouse	63 %

3.3 External Lighting 100%

Score Contribution	This credit contributes 2.9% towards the category score.
Criteria	Is the external lighting controlled by a motion detector?
Question	Criteria Achieved ?
Townhouse	Yes

3.4 Clothes Drying 100%

Score Contribution	This credit contributes 5.9% towards the category score.
Criteria	What is the % reduction in annual energy consumption (gas and electricity) from a combination of clothes lines and efficient driers against the benchmark?
Output	Reference
Townhouse	1,476 kWh
Output	Proposed
Townhouse	295 kWh
Output	Improvement
Townhouse	80 %

3.5 Internal Lighting - Houses and Townhouses 100%

Score Contribution	This credit contributes 2.9% towards the category score.
Criteria	Does the development achieve a maximum illumination power density of 4W/sqm or less?
Question	Criteria Achieved?
Townhouse	Yes

4.4 Renewable Energy Systems - Other N/A ⌖ Scoped Out

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

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

4.5 Solar PV - Houses and Townhouses 0% ⊘ Disabled

No solar PV renewable energy is in use.

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

IEQ **Overall contribution 16.5%**

	Minimum required 50%	**60%**	✔ **Pass**

2.2 Cross Flow Ventilation		100%
Score Contribution	This credit contributes 20% towards the category score.	
Criteria	Are all habitable rooms designed to achieve natural cross flow ventilation?	
Question	Criteria Achieved ?	
Townhouse	Yes	
3.1 Thermal comfort - Double Glazing		100%
Score Contribution	This credit contributes 40% towards the category score.	
Criteria	Is double glazing (or better) used to all habitable areas?	
Question	Criteria Achieved ?	
Townhouse	Yes	
3.2 Thermal Comfort - External Shading		0%
Score Contribution	This credit contributes 20% towards the category score.	
Criteria	Is appropriate external shading provided to east, west and north facing glazing?	
Question	Criteria Achieved ?	
Townhouse	No	
3.3 Thermal Comfort - Orientation		0%
Score Contribution	This credit contributes 20% towards the category score.	
Criteria	Are at least 50% of main living areas orientated to the north?	
Question	Criteria Achieved ?	
Townhouse	No	

Transport Overall contribution 9.0%

100%

1.1 Bicycle Parking - Residential		100%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	How many secure and undercover bicycle spaces are there for residents?	
Question	Bicycle Spaces Provided ?	
Townhouse	3	
Output	Min Bicycle Spaces Required	
Townhouse	3	

1.2 Bicycle Parking - Residential Visitor		N/A Scoped Out
		Not enough dwellings.
This credit was scoped out	Not enough dwellings.	

2.1 Electric Vehicle Infrastructure		100%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	Are facilities provided for the charging of electric vehicles?	
Question	Criteria Achieved ?	
Project	Yes	

Waste & Resource Recovery Overall contribution 5.5%

0%

1.1 Construction Waste - Building Re-Use		0%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	If the development is on a site that has been previously developed, has at least 30% of the existing building been re-used?	
Question	Criteria Achieved ?	
Project	No	

2.1 Operational Waste - Food & Garden Waste		0%
Score Contribution	This credit contributes 50% towards the category score.	
Criteria	Are facilities provided for on-site management of food and garden waste?	
Question	Criteria Achieved ?	
Project	No	

Urban Ecology Overall contribution 5.5%

12%

2.1 Vegetation	25%
Score Contribution	This credit contributes 50% towards the category score.
Criteria	How much of the site is covered with vegetation, expressed as a percentage of the total site area?
Question	Percentage Achieved ?
Project	7 %

2.2 Green Roofs	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Does the development incorporate a green roof?
Question	Criteria Achieved ?
Project	No

2.3 Green Walls and Facades	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Does the development incorporate a green wall or green façade?
Question	Criteria Achieved ?
Project	No

2.4 Balconies, Courtyards & Roof terraces	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	Is there a tap and floor waste on every balcony and courtyard (including any roof terraces)?
Question	Criteria Achieved ?
Townhouse	No

3.1 Food Production - Residential	0%
Score Contribution	This credit contributes 12.5% towards the category score.
Criteria	What area of space per resident is dedicated to food production?
Question	Food Production Area
Townhouse	-
Output	Min Food Production Area
Townhouse	2 m^2

Innovation Overall contribution 9.0%

0%

1.1 Innovation	0%
Score Contribution	This credit contributes 100% towards the category score.
Criteria	What percentage of the Innovation points have been claimed (10 points maximum)?

Disclaimer

The Built Environment Sustainability Scorecard (BESS) has been provided for the purpose of information and communication. While we make every effort to ensure that material is accurate and up to date (except where denoted as 'archival'), this material does in no way constitute the provision of professional or specific advice. You should seek appropriate, independent, professional advice before acting on any of the areas covered by BESS.

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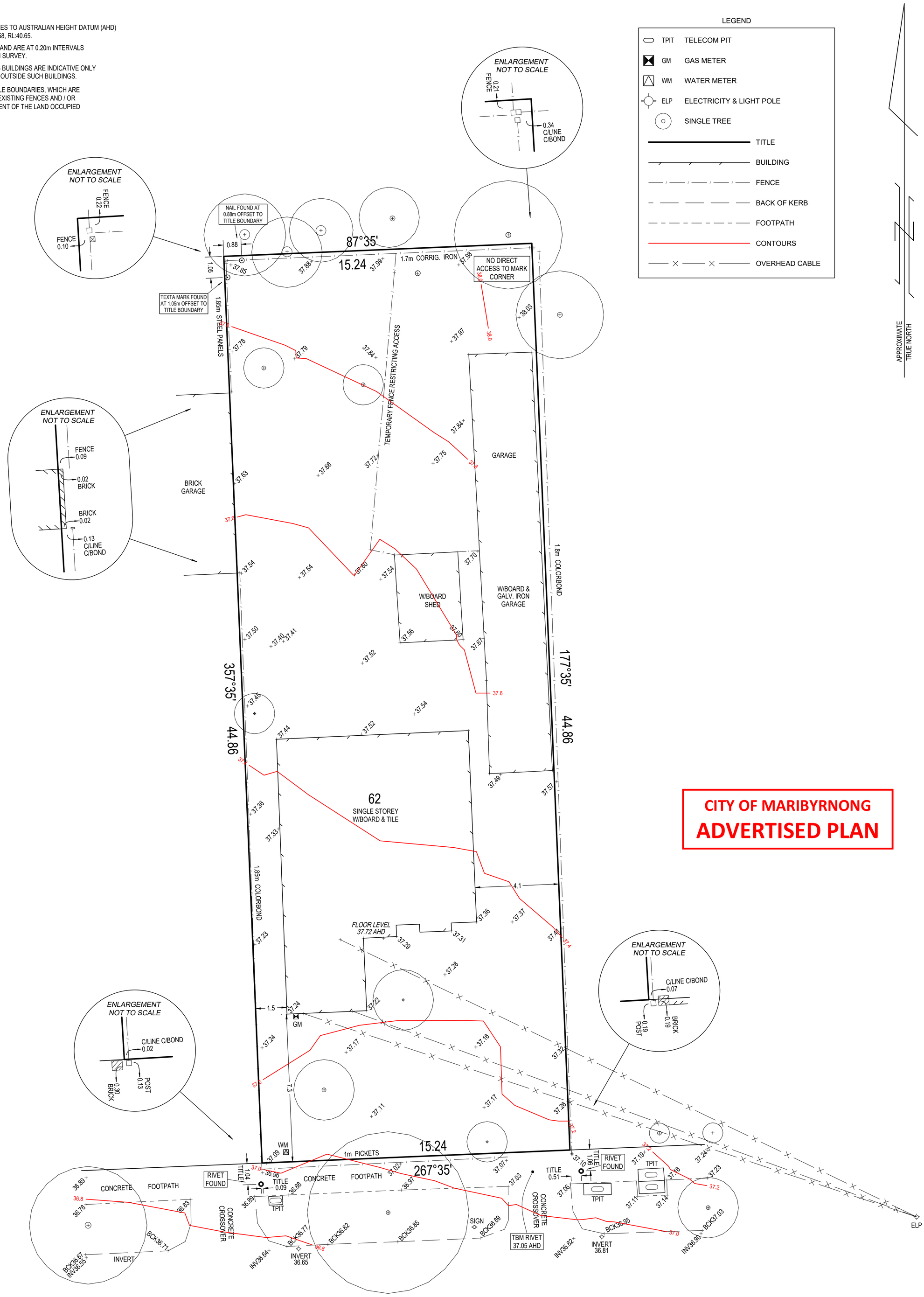
NOTES:

- LEVELS SHOWN THUS +37.75 ARE IN METRES TO AUSTRALIAN HEIGHT DATUM (AHD) LEVEL DATUM VIDE CUT-PAW-PAW PM 558, RL:40.65.
- CONTOURS SHOWN ACROSS SUBJECT LAND ARE AT 0.20m INTERVALS TO AHD AND HAVE BEEN DERIVED FROM SURVEY.
- CONTOURS SHOWN THROUGH EXISTING BUILDINGS ARE INDICATIVE ONLY AND ARE BASED ON LEVELS OBSERVED OUTSIDE SUCH BUILDINGS.
- THIS SURVEY HAS RE-ESTABLISHED TITLE BOUNDARIES, WHICH ARE SHOWN ON THIS PLAN IN RELATION TO EXISTING FENCES AND / OR BUILDING WALLS THAT DEFINE THE EXTENT OF THE LAND OCCUPIED BY THE SUBJECT PROPERTY.

LEGEND

TPIT	TELECOM PIT
GM	GAS METER
WM	WATER METER
ELP	ELECTRICITY & LIGHT POLE
	SINGLE TREE
	TITLE
	BUILDING
	FENCE
	BACK OF KERB
	FOOTPATH
	CONTOURS
	OVERHEAD CABLE



CITY OF MARIBYRNONG
ADVERTISED PLAN

CITY OF MARIBYRNONG
RECEIVED
14/05/2025
URBAN PLANNING

WARNING

WHERE OCCUPATION INCLUDING FENCES AND BUILDINGS AROUND THE PERIMETER OF THE PROPERTY ENCROACH INTO THE SUBJECT SITE, THE LAND BEYOND THE OCCUPATION MAY NOT BE RECOVERABLE, AS RIGHTS OF POSSESSION MAY HAVE PASSED TO ADJOINING OWNERS. UNTIL ANY SUCH ISSUES HAVE BEEN RESOLVED, FULL TITLE DIMENSIONS SHOULD NOT BE ASSUMED FOR DESIGN PURPOSES AND ANY PROPOSED DESIGN SHOULD THEREFORE BE LIMITED TO ENCROACHING OCCUPATION.

SCALE
1 0 1 2 3 4
LENGTHS ARE IN METRES

Terrain Consulting Group
418 High Street Kew 3101 Ph: 03 9853 3352 Fax: 03 9853 8907
P.O. Box 3018 Cotham VIC 3101 Email: admin@terrainconsulting.com.au

INCORPORATING THE PRACTICE OF
BARKER MONAHAN
SURVEYORS, DEVELOPMENT AND LOCAL GOVERNMENT CONSULTANTS

CERTIFICATION BY SURVEYOR

I, Andrew Clinton Smith of Terrain Consulting Group Pty. Ltd a surveyor licensed under the Surveying Act 2004, certify that this plan correctly represents the information obtained by me from such sources as indicated hereon.

Dated 24th July 2024

.....Signature

TITLE PARTICULARS:	SCALE: 1:100	PLAN:	TITLE RE-ESTABLISHMENT, FEATURE & LEVEL SURVEY
C/T Volume 6422 Folio 238	ORIGINAL SHEET: A1	ADDRESS:	62 MITCHELL STREET, MAIDSTONE
Lot 14 on LP7188	DATE OF SURVEY: 19 July 2024	MUNICIPALITY:	CITY OF MARIBYRNONG
Area of Title: 684m²	PARTY LEADER: J.R DRAWN: J.R	PROJECT:	PROPOSED DEVELOPMENT
SOURCE OF INFORMATION: LAND USE VIC.	LEVEL DATUM: Aust Height Datum	MELWAY REF:	27 J11

SHEET 1 OF 1
DRAWING No.
24334D01s
VERSION No: 1
REVISION DATE:

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

VOLUME 06422 FOLIO 238

Security no : 124122194793C
Produced 20/02/2025 09:18 AM

LAND DESCRIPTION

Lot 14 on Plan of Subdivision 007188.
PARENT TITLE Volume 04118 Folio 585
Created by instrument 1787673 16/09/1940

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MICH ANH NGUYEN of 60 MITCHELL STREET MAIDSTONE VIC 3012
AH333868P 30/06/2010

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AT449943B 22/07/2020
COMMONWEALTH BANK OF AUSTRALIA

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP007188 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY705171M	RECTIFY REFER TO INST.	Registered	06/01/2025

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

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

Street Address: 62 MITCHELL STREET MAIDSTONE VIC 3012

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 22/07/2020

DOCUMENT END

Imaged Document Cover Sheet

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Document Type	**Plan**
Document Identification	**LP007188**
Number of Pages (excluding this cover sheet)	**2**
Document Assembled	**20/02/2025 09:18**

PLAN OF SUBDIVISION OF
CROWN ALLOTMENTS 54 & 55
SECTION 20
PARISH OF CUT PAW PAW
COUNTY OF BOURKE
VOL.4062 FOL.344

Measurements are in Feet & Inches
Conversion Factor
FEET x 0.3048 = METRES

APPROPRIATIONS

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR ROADS

ENCUMBRANCES

THE LAND MARKED E-3 & E-4
IS ENCUMBERED BY AN EASEMENT TO THE M.M.B.W.
CREATED BY INST.2315329

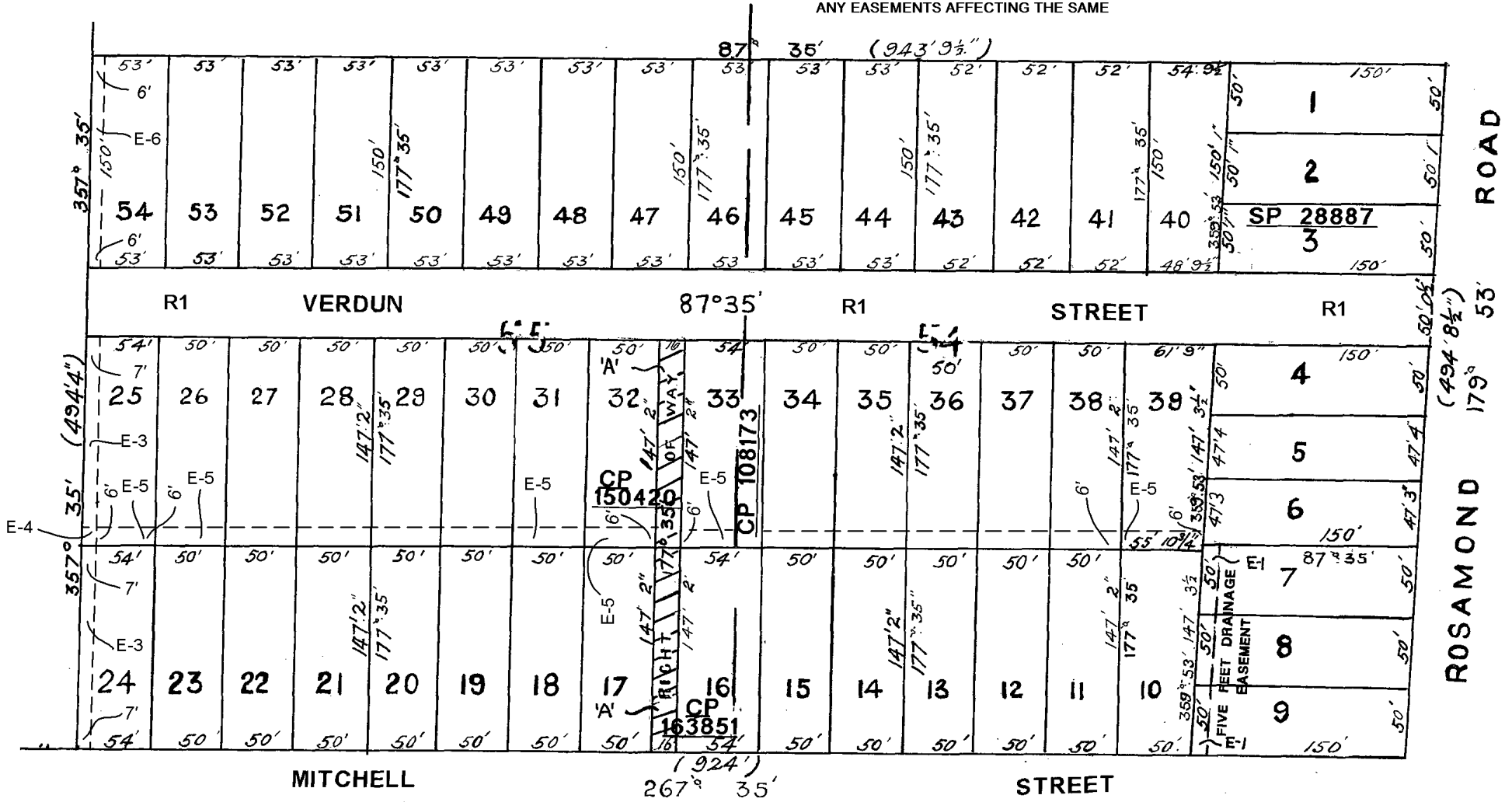
THE LAND MARKED E-4 & E-5
IS ENCUMBERED BY AN EASEMENT TO THE M.M.B.W.
CREATED BY INST.C623962

THE LAND MARKED E-6
IS ENCUMBERED BY AN EASEMENT TO THE M.M.B.W.
CREATED BY INST.2275107

AS TO THE ROAD R1
ANY EASEMENTS AFFECTING THE SAME

LP 7188
EDITION 3
PLAN MAY BE LODGED 21/09/17

COLOUR CODE
E-1 = BLUE
R1 = BROWN



MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER
LP 7188

AFFECTED LAND / PARCEL	LAND / PARCEL / IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
THIS PLAN	'A'	ROAD DISCONTINUED	L.G.D.1715			1	AD
LOTS 5, 6, 24-31 (B.I.), 33-38 (B.I.)		EASEMENT EXCISED	CORR.42392			1	AD
		STREET NAME AMENDED FROM GOVERNMENT ROAD TO MITCHELL STREET				1	AD
		WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.					
LOTS 24 & 25	E-3 & E-4	CREATION OF EASEMENT	2315329			2	AD
LOTS 25 TO 39	E-4 & E-5	CREATION OF EASEMENT	C623962			2	AD
LOT 54	E-6	CREATION OF EASEMENT	2275107			2	AD
ROAD	R1	EASEMENTS ENHANCED				3	AD

117 SMITH STREET
THORNBURY, VIC 3071
PH: (03) 9416 8770 1800 941010
Email: natascha@sitematters.com.au
www.sitematters.com.au

SITE MATTERS

TOWN PLANNING & SITE ANALYSIS
CONSULTANTS

CITY OF MARIBYRNONG

ADVERTISED PLAN

No. 62 Mitchell Street, Maidstone

Design Response to the objectives and standards of Clause 55 of the Maribyrnong Planning Scheme

Medium density housing residential development comprising the construction of two (2) two storey dwellings and one single storey dwelling (three dwellings on a lot) extending the length of the site in a tandem arrangement with an associated reduction of the visitor car parking requirement for dwelling 2 and on site landscaping

February 2025

Planning permit submission

TABLE OF CONTENTS

APPENDICES

1.0 INTRODUCTION

This planning submission has been prepared for the property situated at No. 62 Mitchell Street, Maidstone. Development plans prepared by DNA Architects for a medium density housing residential development comprising the construction of two new two storey dwellings and one single storey dwelling extending the length of the site in a tandem arrangement with an associated reduction of the visitor car parking space for dwelling 2 and associated landscaping have been reviewed and are commented on in this planning submission.

This submission should be read in conjunction with the Car Parking Demand Assessment prepared by ML Traffic Engineers dated October 24 and the Arboricultural Tree Assessment Report prepared by Climbing High Tree Services dated November 24.

Pursuant to the Maribyrnong Planning Scheme, the subject site is situated within a General Residential Zone – Schedule1 (GRZ1) with a Development Contributions Plan Overlay – Schedule 2 (DCPO2). There are no heritage or other overlay controls applicable to the site.

This planning submission highlights the development's ability to comply with the relevant Clauses of the Maribyrnong Planning Scheme, Clause 32.08 General Residential Zone (GRZ1), Clause 52.06 Car Parking and Clause 55 Two or more dwellings on a lot and residential buildings. There are no neighbourhood character features for the area identified in a Neighbourhood Character overlay. Planning policies at both state and local levels influence the development of land for multi-dwelling purposes.

In the course of preparing this assessment the subject site and environs have been inspected and preparing the assessment a site inspection was carried out, a detailed neighbourhood and site plan formulated, (Plan No. 1 of 3, Ref. No. 25 0206 prepared by Site Matters Pty Ltd) to determine the existing conditions of the site and the pattern of development in the immediate and surrounding area. A design response plan (Plan No. 2 of 3, Ref. No. 25 0206 prepared by Site Matters Pty Ltd) to demonstrate how the proposed design of the development derives from and responds to the neighbourhood and site description.

A design response written submission to demonstrate how the proposed development meets the objectives of Clause 55 of the Maribyrnong Planning Scheme also forms part of this planning submission. Further, the submission identifies and justifies any variations to the standards and explains how the objectives of the standard have been achieved. It should be noted from the outset that Rescode requirements are not mandatory and are guidelines to be taken into consideration.

2.0 THE SUBJECT SITE

The subject site is situated along the north side of Mitchell Street, Maidstone and comprises a rectangular shaped block of land with a north south alignment with frontage width of 15.24 metres along the Mitchell Street frontage with a length of 44.86 metres along the west and east boundary covering a total site area of 683.6 square metres. There are no easements on site. (Refer to Appendix 1 for Melways Ref to show the location and distances to local shops, public transport and local neighbourhood reserves and Neighbourhood and Site description plan to show the location of the site and the uses in the immediate and surrounding area)

The site has abuttal to three separate residential allotments along the west, north and east boundaries with an approximate fall of 940mm from the north east corner to the south west corner extending the length of the site. The topography of the land is that it has a relatively gradual slope. There are minimal height variations between the site and adjoining properties.

A single storey detached weatherboard dwelling with roof tiles occupies the site. The dwelling on site is setback 7.6 metres from the Mitchell Street frontage, 1.5 metres from the west boundary and 4.3 metres from the east boundary. The dwelling on site is fully detached.

The front garden is low maintenance with lawn cover and small to medium sized ornamental trees and shrubs. There are no mature significant trees within the front setback of the dwelling. A low 1.0 metre high timber picket fence binds the site along the Mitchell Street frontage. The height of the front fence combined with the front setback of the dwelling creates a relatively wide and open street space along the Mitchell Street frontage.

The secluded private open space is situated to the rear of the site along the north elevation and comprises lawn cover with small to medium sized ornamental trees along the perimetre of the north west and north east boundaries. There are no mature significant trees on site or mature significant trees that have been removed from the site within the last 12 months. A single storey outbuilding is located to the rear of the dwelling and a large garage and shed structure built to the east boundary. There are no other outbuildings or structures built to the common side and rear boundaries.

A 3.0 metre wide vehicle access way is situated along the extreme south east corner of the site along the Mitchell Street frontage that provides vehicle access to the vehicle access way that extends along the east elevation of the site. The access way is paved and forms part of the existing conditions of the site.

There are services along the Mitchell Street frontage that may restrict vehicle access onto the site if a new crossing was to be constructed along the Mitchell Street frontage. There is an established mature nature strip tree situated centrally along the frontage of the site that contributes to the landscape character of the area.

Vehicle access ways with side driveways extending the length of allotments to the garages and carports to the rear of allotments are a common streetscape characteristic of the area. Each allotment has a vehicle crossing along the frontage. Garages and carports are sited to the rear of allotments, setback from the main front façade of the dwellings or in line with the front façade of the dwellings.

Mitchell Street has a west east alignment with car parking available along both sides of the street. There are no parking restrictions. Concrete footpaths with wide grassed nature strips and medium to mature sized ever green and deciduous nature strip trees are located along both sides of the street that contribute to the landscape character of the area. (Refer to Appendix 2 for photographs of the site and the immediate and surrounding area).

3.0 THE PROPOSED DEVELOPMENT

3.1 Three dwellings on a lot

Medium density housing residential development comprising the construction of two new two storey dwellings and one single storey dwelling extending the length of the lot in a tandem arrangement with an associated reduction of a visitor car parking space and associated landscaping (three dwellings on a lot).

The dwelling on site will be demolished to accommodate the development of the land for three new dwellings. Dwelling 1 will have a direct street frontage to Mitchell Street with dwellings 2 and 3 aligned to the rear of dwelling 1 in a tandem arrangement off a new vehicle access way extending along the west elevation of the site. There will be no loss of dwelling stock in the area due to the development of the land for three new dwellings. (Refer to Appendix 3 for design response plan to show the development in the context of the site and the immediate and surrounding area).

As part of the assessment, the following development summary has also been provided: -

Development Summary	
Site Area	683.61 square metres
Number of dwellings	3
Building site coverage	43%
Number of bedrooms Dwelling 1 Dwelling 2 Dwelling 3	 Three bedrooms, study and sitting room Three bedrooms Two bedrooms
Secluded private open space Dwelling 1 Dwelling 2 Dwelling 3	 52.07m2 41.38m2 72.72m2
Percentage of garden area	35%
Impervious area percentage	49%
Common property	West vehicle accessway
Parking on site	Four car parking spaces

3.2 Dwelling Layout

The size, shape, width and orientation of the site have dictated the design of the proposed development. The dwellings have different internal layouts and configurations to cater for a diverse and mixed population group.

Dwelling 1 will have a direct street frontage to Mitchell Street and comprises at ground floor level an entrance, amenities, a study and an open layout kitchen, meals and living room area with direct access to the secluded private open space. At first floor level the dwelling will comprise a landing foyer sitting room, amenities and three bedrooms.

Dwelling 2 will be aligned to the rear of dwelling 1 accessed off a new vehicle access way extending along the west elevation of the site and comprises at ground floor level an entrance, amenities, a bedroom and an open layout kitchen, living and meals room area with direct access to the secluded private open space. At first floor level the dwelling will comprise a landing foyer, amenities and two bedrooms.

The first floor level building envelope of each dwelling is setback sufficient distance from the side and rear boundaries and from the ground floor level side and rear elevations and utilise detached form at ground and first floor level to maintain the predominant detached dwelling built form in the area and ground and first floor level relief and articulation along the side elevations.

Dwelling 3 will be single storey in height sited to the rear of the site aligned directly behind dwellings 1 and 2 accessed off the new vehicle access way extending along the west elevation and comprises an entrance, amenities, two bedrooms and an open layout kitchen, living and meals room area with direct access to the secluded private open space.

The development is setback sufficient distance from the side and rear boundaries, except for the associated single garage wall of dwellings 1 and 2 that will be built to the east boundary and the associated single storey garage wall of dwelling 3 that will be built to the west boundary. The setbacks from the side and rear boundaries is consistent and in keeping with the neighbourhood setting.

3.3 Building Materials

The proposed development is a modern, contemporary interpretation of the traditional dwelling built form in the area to distinguish the old from the new. The building materials proposed for the dwellings have the dual purpose of softening the appearance of the development whilst providing different textures that compliment the architectural style of the dwellings and enhance the neighbourhood and streetscape character of the area. (Refer to Appendix 4 for design response streetscape elevation to show the development in the context of the site and the immediate and surrounding area).

The dwelling style, setback from side and rear boundaries, use of boundary walls along the east and west boundaries, the use of attached and detached building form at ground floor level, the use of detached form at first floor level, the use of single storey dwelling sited to the rear of the site, the roof pitch and style and the use of different building materials at ground and first floor level makes a positive contribution to the neighbourhood and streetscape character of the area. The use of vertical and horizontal symmetry creates visual interest and contributes to the neighbourhood and streetscape character of the area.

The proposed dwellings will utilise building materials typically found in the immediate and surrounding area including selected face brick work to ground floor level walls, selected face brick work and render brick work to first floor level walls, selected colorbond at 22 degree pitch, selected powder coated aluminium framed windows, colorbond gutter and eaves, panel lift door to garages and feature projecting front porch entrance to front façade to provide vertical articulation along the main front facade.

The proposed development has been designed to make a positive contribution to the neighbourhood and streetscape character of the area. The dwellings utilise recessed elements at first floor level and different building materials to give each dwelling a separate sense of address and identity.

3.4 Open Space Allocation

Each dwelling has direct access to the secluded principal private open space from the main open layout kitchen, meals and living room area. The open space for each dwelling has sufficient width and dimension to provide for the planting of medium sized ornamental trees and shrubs, the recreational needs of the occupants and site facilities.

The private open space of each dwelling is of sufficient size for lawn cover and the planting of canopy trees. The dwellings have been designed to connect the main indoor living room areas with the outdoor recreation areas. The setbacks of the proposed dwellings from the side and rear boundaries and attached and detached dwelling form provides greater opportunities for landscaping along the side and rear setback areas.

3.5 Car Parking Provision

Vehicle accommodation and access will not dominate the neighbourhood and streetscape character of the area designed to be in keeping with and compliment the development. There is provision on site for a one car spacer garage for each dwelling with an associated visitor car parking space in tandem for dwelling 1. The development provides for a total of four on site car parking spaces.

The garage for dwelling 1 has been designed and incorporated to the front façade of the dwelling setback 6.7 metres from the Mitchell Street frontage behind the front façade of the dwelling and will not project forward of the front building line. The garages for dwellings 2 and 3 are sited within the development designed to be visually compatible with and in keeping with the architectural design and style of each of the dwellings. The location and siting of the garages will not impact on the neighbourhood and streetscape character of the area.

The existing 3.0 metre wide vehicle access way along the extreme south east corner of the site along the Mitchell Street frontage will be utilised to provide vehicle access to the garage and associated visitor car parking space of dwelling 1 independent of the remaining dwellings 2 and 3.

A new 3.0 metre wide vehicle access way will be constructed along the extreme south west corner of the site along the Mitchell Street frontage to be utilised for the proposed access way to extend along the west elevation of the site and provide vehicle access to the garages for dwellings 2 and 3 independent of dwelling 1. There are no services or nature strip trees that will have to be removed to accommodate the proposed vehicle access way. The established nature strip tree along the frontage of the site will be retained.

The access way will be permeable paved and be designed to be in keeping with the development. The access way will vary in width internally from 3.0 metres to 3.3 metres to 8.5 metres to so that vehicles can enter and exit the site in a forward direction. A back out space is proposed in front of the garage of dwelling 2 for ease of traffic movement and for vehicles to enter and exit the site in a forward direction.

Landscaping beds and ground covers along the east elevation of the access way and semi curved landscaping beds along the frontage of each dwelling will reduce hard paving surfaces, storm water runoff and the gun barrel effect of the access way extending the length of the site.

Each vehicle access way will have a corner splay or area at least 50 per cent 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 introduction of a new vehicle access way along the frontage will not impact on traffic movements in the area. The access ways along the Mitchell Street frontage are spaced apart to provide greater opportunities for landscaping along the frontage. The proposed development of the site for three new dwellings extending the length of the site will not increase traffic generation in the area.

4.0 PLANNING CONTROLS

An assessment according to the Municipal Planning Strategy, the Planning Policy Framework and Clause 55 of the Maribyrnong Planning Scheme were carried out as follows:

4.1 Municipal Planning Strategy

Clause 02.03 Strategic Directions

Clause 02.03-4 Built environment and heritage

Building and urban design

Development needs to be responsive to its context, which varies considerably between different settings.

A well designed urban environment can enhance the image, aesthetics and amenity of the City. Excellence in urban design can improve streetscapes and public spaces and help achieve a more sustainable, attractive and liveable city.

Council seeks to:

- Encourage development that enhances and contributes to the local built form context of the area.
- Improve urban design outcomes by enhancing the safety, amenity, access and attractiveness of an area.

Neighbourhood Character

Development provides opportunities to build on the qualities of the City's heritage and neighbourhood character while introducing new built form that can enhance the City's image and liveability. In new residential areas, innovative design provides opportunities to establish a preferred character for that area.

Council seeks to:

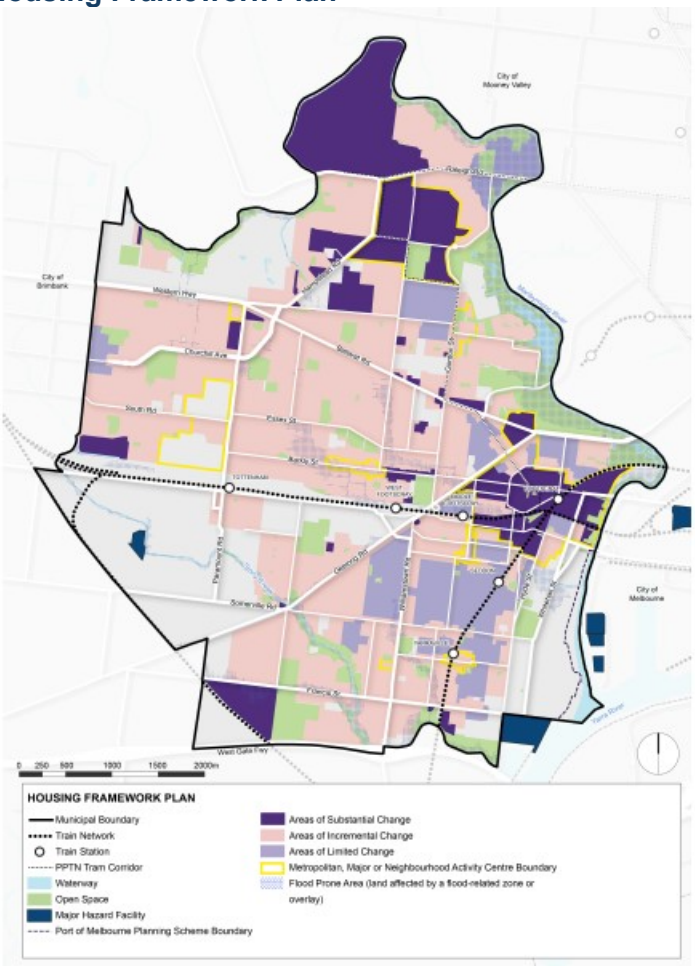
- Encourage development to respect the heritage values and identified character of neighbourhoods.
- Encourage contemporary architecture to establish a preferred neighbourhood character in new residential areas.
- Encourage development that is responsive to the preferred future neighbourhood character.

- Retain and enhance identified elements that contribute to neighbourhood character.

Clause 02.03-5 Housing

The Housing Framework Plan in Clause 02.04 identifies the opportunities for residential development to cater for the forecast population and housing increase to 2030. Housing growth is directed to appropriate locations with access to employment, infrastructure and services.

Housing Framework Plan



Within the Housing Framework Map the subject site is situated within an area of Incremental Change. Incremental Change Areas are all other residential areas without heritage significance, an identified residential character, or an identified constraint such as inundation that warrants planning protection through specific overlays. The mixed use and residential developments occurring in Incremental Change activity centres will continue and increase.

Council seeks to:

- Direct the majority of the City's housing growth and greater housing diversity to substantial change areas.
- Preserve neighbourhood and heritage character in limited change residential areas.

Housing diversity and affordability

The City has a higher proportion of lone person households and an increasing proportion of family households. Population growth is driving a demand for these forms of housing as well as housing for older people.

Housing affordability is an issue for the City. Increasing the supply of affordable housing is a key priority.

To support the role of Victoria University, housing is needed for university staff and students. Many residential developments located within the Footscray Metropolitan Activity Centre provide specialised student housing while others are not suitably designed for the needs of students or staff.

University accommodation should have good access to transport, facilities and services, and contribute to the life of the Footscray Metropolitan Activity Centre.

All housing development should provide a high level of amenity to all residents.

Council seeks to:

- Facilitate a diversity of dwelling typologies, configurations and sizes that cater for differing community needs including students, older people and people with disabilities.
- Facilitate an increase in the supply of affordable housing and other types of housing that are affordable, including social housing to assist in reducing housing stress.
- Support housing development that provides occupants with a high level of amenity

Response to Clause 02 Municipal Planning Strategy

There is no question this location is appropriate for a high quality medium density development. Importantly the development provides for three good sized combination three bedroom dwelling with study and sitting room and three bedroom dwelling and one single storey two bedroom dwelling extending the length of the site in a tandem arrangement with good amenities and open space areas, which is a section of the housing market often overlooked in medium density developments.

The proposed development of the site comprising the construction of two new two storey combination three bedroom dwelling with study and sitting room and three bedroom dwelling and one single storey two bedroom dwelling extending the length of the site in a tandem arrangement facilitates affordable housing in a location with good access to public transport and/or services.

The design of the proposed development will enhance the local neighbourhood as it presents a built form that compliments its environment and respects neighbourhood character through the provision of a sustainable development that utilises specific elements to provide for solar access and day lighting to the dwellings.

The siting and form of the proposed development is reflective of the policy objective as it provides appropriately designed medium density housing in a location which is capable of accommodating three dwellings extending the length of the site in a tandem arrangement without unduly comprising the infrastructure capacity, urban and cultural local context of the area.

The form of the development, appropriate setbacks at ground and first level and large windows improves solar access and reflects contemporary design, which is environmentally sustainable.

The private open space areas have large areas open to the sky that will enable appropriate solar access to these areas without impacting on solar access available to adjoining properties. Cross ventilation is available in the design and the living areas have access to ample light.

The design of the proposed development is generally energy efficient in that will help reduce greenhouse gas emissions and promote measures to improve air quality as the living areas are located to receive appropriate solar energy

The proposed development takes the opportunity to develop the subject site and provide a medium density housing option for the projected population growth. The site is located in an established residential area and there is appropriate provision for existing infrastructure to be utilised by the development.

The provision of four on site car parking spaces with use of separate vehicle access along the Mitchell Street frontage takes into consideration the established traffic characteristics of the area and does not create traffic conflicts.

The proposed development increases the choice of housing available to a wide range of ages and lifestyles designed to appeal to a wide variety of age groups. The proposed development is responsive to its site context, integrates with and enhances the prevailing neighbourhood character.

The proposed development is an appropriate form of infill development for the site based on existing development in the immediate and surrounding area, the size of the allotment and the residential abuttals to the west, north and east. The proposed development meets the strategic directions of Clause 02 Municipal Planning Strategy.

4.2 Planning Policy Framework

Clause 15 Built Environment and Heritage

Planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.

Planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.

Planning should protect places and sites with significant heritage, architectural, aesthetic, natural, scientific and cultural value.

Planning should incorporate measures to protect culturally significant heritage places in locations exposed to climate related hazards.

Planning must support the establishment and maintenance of communities by delivering functional, accessible, safe and diverse physical and social environments, through the appropriate location of use and development and through high quality buildings and urban design.

Planning should promote excellence in the built environment and create places that:

- Are enjoyable, engaging, and comfortable to be in.
- Support human health and community wellbeing.
- Accommodate people of all abilities, ages and cultures.
- Contribute positively to local character and sense of place.
- Reflect the particular characteristics and cultural identity of the community.
- Enhance the function, amenity and safety of the public realm.

Planning should promote development that is environmentally sustainable and minimise detrimental impacts on the built and natural environment.

Planning should facilitate development that:

- Is adapted and resilient to climate related hazards.
- Supports the transition to net zero greenhouse gas emissions.
- Minimises waste generation and supports resource recovery.
- Conserves potable water.
- Supports the use of, and access to, low emission forms of transport.
- Protects and enhances natural values.
- Minimises off-site detrimental impacts on people and the environment.

Clause 15.01 Built Environment

Clause 15.01-S Urban Design

Objective

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Strategies

Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.

Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.

Ensure the interface between the private and public realm protects and enhances personal safety.

Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.

Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.

Promote good urban design along and abutting transport corridors.

Policy documents

Consider as relevant:

- Urban Design Guidelines for Victoria (Department of Environmental, Land, Water and Planning, 2017.

Clause 15.01-2S Building Design

Objective

To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Strategies

Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.

Ensure development responds and contributes to the strategic and cultural context of its location.

Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.

Improve the energy performance of buildings through siting and design measures that encourage:

- Passive design responses that minimise the need for heating, cooling and lighting.
- On-site renewable energy generation and storage technology.
- Use of low embodied energy materials.

Restrict the provision of reticulated natural gas in new dwelling development.

Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.

Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.

Encourage water efficiency and the use of rainwater, stormwater and recycled water.

Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.

Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.

Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

Ensure development is designed to protect and enhance valued landmarks, views and vistas.

Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.

Encourage development to retain existing vegetation.

Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.

Policy documents

Consider as relevant:

- Urban Design Guidelines for Victoria (Department of Environment, Land, Water and Planning, 2017)
- Apartment Design Guidelines for Victoria (Department of Environment, Land, Water and Planning, 2017.
- Waste Management and Recycling in Multi-unit Developments (Sustainability Victoria, 2019)

Clause 15.01-5S Neighbourhood Character

Objective

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

Strategies

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:

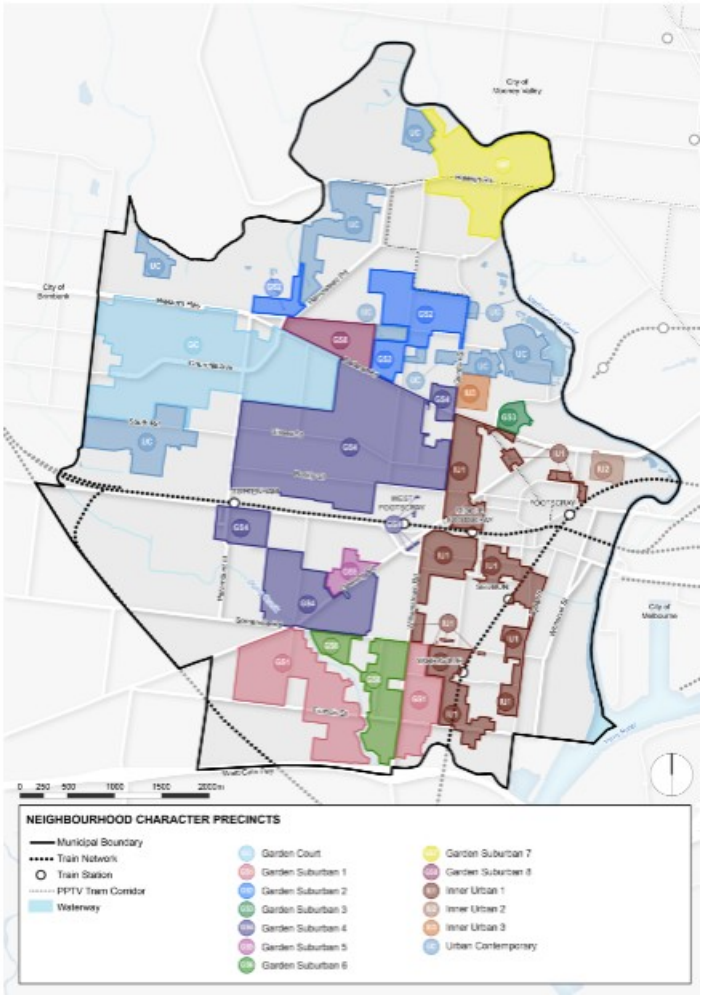
- Pattern of local urban structure and subdivision.
- Underlying natural landscape character and significant vegetation.
- Neighbourhood character values and built form that reflect community identity

Clause 15.01-5L Neighbourhood Character

Policy application

This policy applies to all land as shown on the Maribyrnong Neighbourhood Character Precincts Map to this Clause. Within the Maribyrnong Neighbourhood Character Precinct Map the subject site is situated within Urban Contemporary.

Neighbourhood Character Precinct Map



Urban Contemporary precinct strategies

Strengthen the garden settings of dwellings by providing trees that contribute to an overall canopy.

Ensure new development contributes to the streetscape and built form through variations in materials across facades.

Provide glazing at lower and upper levels to support the visual connection between buildings and streetscapes.

Minimise the visual prominence of car parking structures, including by setting garages or car ports well behind the front wall of the building.

Limit crossovers to a single-lane crossover per site.

Retain and encourage the planting of indigenous trees close to the river corridor to enhance the connection to the precinct and provide the precinct with a distinctive character that sets it apart from other areas.

Encourage development to incorporate materials with low reflectivity or a natural appearance to reduce the prominence of built form when viewed from the river corridor.

Encourage low, permeable or no front fences to allow views to gardens and dwellings.

Clause 16 Housing

Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.

Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.

Planning for housing should include the provision of land for affordable housing.

Clause 16.01 Residential Development

Clause 16.01-1S Housing supply

Objective

To facilitate well-located, integrated and diverse housing that meets community needs.

Strategies

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Encourage the development of well-designed housing that:

- Provides a high level of internal and external amenity.
- Incorporates universal design and adaptable internal dwelling design.

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

Policy documents

Consider as relevant:

- Homes for Victorians - Affordability, Access and Choice (Victorian Government, 2017)
- Apartment Design Guidelines for Victoria (Department of Environment, Land, Water and Planning, 2017)

Clause 16.01-2S Housing affordability

Objective

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

Strategies

Improve housing affordability by:

- Ensuring land supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

Increase the supply of well-located affordable housing by:

- Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.

- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

Policy documents

Consider as relevant:

- Homes for Victorians - Affordability, Access and Choice (Victorian Government, 2017)

Response to the Planning Policy Framework

The proposed development addresses the above strategies and objectives by providing a development that provides housing choices and has good access to existing physical and social infrastructure. The proposed development provides adequate car parking with safe and efficient vehicle movements to and from the site.

The dwellings will have different internal layouts, configuration and size cater for a mixed and diverse population group. The open plan living area of the proposed dwellings, which includes two new two storey combination three bedrooms with study and sitting room and three bedrooms and a single storey two bedroom dwelling extending the length of the site in a tandem arrangement provides an opportunity for a range of household types and sizes. Each dwelling contains a kitchen, bath and shower, and a toilet and washbasin.

The development provides good amenity for future occupants, which will suit a variety of household types and sizes. In terms of the amenity impact on the adjacent properties, given the orientation and axis of the adjoining properties to the west, north and east, the impact of this proposed development is quite insignificant in terms of an urban environment.

Only one dwelling will have a frontage to Mitchell Street with minimal impact on the streetscape character of the area. The frontage width is maintained and no sub standard allotment sizes are created along the streetscape frontage. This is consistent with the neighbourhood and streetscape pattern of one dwelling having a direct street frontage. The proposed dwellings 2 and 3 will be aligned directly to the rear of dwelling 1 off a new vehicle access way extending along the west elevation of the site. The dwellings sited to the rear of the site will not be visually dominating along the streetscape frontage.

The front setback proposed for the development is well connected into the neighbourhood and maintains the front garden area. The development provides a consistent front setback to visually unify the diverse types of buildings and enhance the quality of the residential area. The front setback will not impact on the neighbourhood and streetscape character of the area or when viewed from the street and adjoining properties.

Dwelling 1 with a direct street frontage to the Mitchell Street maintains rhythm of side and dwelling spacing along the street frontage. Dwelling 1 is setback from the west and east boundary along the Mitchell Street interface, except for the associated single storey garage wall that will be built to the east boundary. This is consistent with the neighbourhood setting, where dwellings are detached from both side boundaries with garage walls built to one side boundary. The setback of the dwelling from the side boundaries along the street interface maintains the predominant detached dwelling form in the area and reduces the visual mass of the dwelling along the streetscape frontage.

The location, bulk and appearance of the proposed development will be in keeping with the character and appearance of adjacent buildings. The height of the development can readily be absorbed in this neighbourhood context with minimal impact on the amenity of the occupants of the dwellings to the west, north and east.

The development provides a gradual increase in height within the development by siting the two storey dwellings towards the front and middle of the site and the single storey dwelling to the rear of the site to maintain the open space corridor of the dwellings to the west, north and east.

Vehicle accommodation and access will not dominate the neighbourhood and streetscape character of the area designed to be in keeping with and compliment the development. There is provision on site for a one car spacer garage for each dwelling with an associated visitor car parking space in tandem for dwelling 1. The development provides for a total of four on site car parking spaces.

The garage for dwelling 1 has been designed and incorporated to the front façade of the dwelling setback 6.7 metres from the Mitchell Street frontage behind the front façade of the dwelling and will not project forward of the front building line. The garages for dwellings 2 and 3 are sited within the development designed to be visually compatible with and in keeping with the architectural design and style of each of the dwellings. The location and siting of the garages will not impact on the neighbourhood and streetscape character of the area.

The existing 3.0 metre wide vehicle access way along the extreme south east corner of the site along the Mitchell Street frontage will be utilised to provide vehicle access to the garage and associated visitor car parking space of dwelling 1 independent of the remaining dwellings 2 and 3.

A new 3.0 metre wide vehicle access way will be constructed along the extreme south west corner of the site along the Mitchell Street frontage to be utilised for the proposed access way to extend along the west elevation of the site and provide vehicle access to the garages for dwellings 2 and 3 independent of dwelling 1. There are no services or nature strip trees that will have to be removed to accommodate the proposed vehicle access way. The established nature strip tree along the frontage of the site will be retained.

A front fence is not proposed along the Mitchell Street frontage. The absence of a front fence along the Mitchell Street frontage combined with the front setback maintains views into the front garden space, maintains the openness of front boundary treatments, the view of established front gardens and tree-lined streets, and the presentation of the dwellings to the street. The proposed development maintains and strengthens the garden dominated streetscape character and landscaped setting of the area.

The site is situated within convenient walking distance to public transport networks and shopping centres. (Refer to Appendix 1 for Melways Ref to show the location and distance to local shops, public transport and local neighbourhood reserves).

The setbacks of the dwellings from the side and rear boundaries, except for the associated single storey garage walls that will be built to the east and west boundaries, the consistent front setback, the provision of onsite vehicle accommodation, the areas and orientation of private open space provided for each dwelling, and the overall site coverage clearly demonstrates that the site is ideally suited for a medium density residential development in this neighbourhood context.

This area of the municipality exhibits a variety of dwelling styles and types when compared to other areas of the municipality that are more uniform, consistent and intact in dwelling styles and types. There are various examples in the immediate and surrounding area of two storey dual occupancy developments directly opposite the site along the south side of Mitchell Street. The proposed development meets the objectives and strategies of the Planning Policy Framework.

4.3 The Zoning of the land

Clause 32.08 General Residential Zone (GRZ1)

Pursuant to the Maribyrnong Planning Scheme the subject site is situated within a General Residential Zone (GRZ1).

General Residential Zone (GRZ1)

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Clause 32.08-1 Neighbourhood character objectives

A schedule to this zone may contain neighbourhood character objectives to be achieved for the area. The Schedule 1 to Clause 32.08-1 General Residential Zone, General Residential Areas does not specify a neighbourhood character objective to be achieved.

Clause 32.08-2 Table of uses

Section 1 – Permit not required

Use	Condition
Dwelling (other than Bed and breakfast	

A dwelling (other than bed and breakfast) is a section 1 use, as of right. A planning permit is not required to use the land for the purpose of a dwelling.

Pursuant to the Maribyrnong Planning Scheme, a dwelling is defined as, a building used as a self-contained residence, which must include:

a) a kitchen sink;
b) food preparation facilities;
c) a bath or shower; and
d) a toilet and wash basin

It includes outbuildings and works normal to a dwelling.

Response to Clause 32.08-2 Table of uses

The site will be developed with two new two storey dwellings and one single storey dwelling (three dwellings on a lot) extending the length of the site in a tandem arrangement each comprising a kitchen sink, food preparation facilities, a bath and shower and a toilet and wash basin and complies with this definition and therefore does not require planning approval for the use of a dwelling under the General Residential Zone.

Clause 32.08-4 Construction or extension of a dwelling, small second dwelling or residential building

Minimum garden area requirement

An application to construct or extend a dwelling, small second dwelling or residential building on a lot must provide a minimum garden areas as set out in the following table:

Lot size	Minimum percentage of a lot set aside as garden area
400-500 square metres	25%
501-650 square metres	30%
Above 650 square metres	35%

This does not apply to:

- An application to construct or extend a dwelling, small second dwelling or residential building if specified in a schedule to this zone as exempt from the minimum garden area requirement;

- An application to construct or extend a dwelling or residential building on a lot if:

  - The lot is designated as a medium density housing site in an approved precinct structure plan or an approved equivalent strategic plan;

- The lot is designated as a medium density housing site in an incorporated plan or approved development plan; or

- An application to alter or extend an existing building that did not comply with the minimum garden area requirement of Clause 32.08-4 on the approval date of Amendment VC110.

Response to Clause 32.08-4 Construction of extension of a dwelling, small second dwelling or residential building

The subject site has a total site area of approximately 683.61 square metres. The total garden area, including side paths of in excess of 1.0 metre, the rear and side setback area of each dwelling, the secluded private open space area and the front garden area covers a total garden area of 239.3 square metres which equates to 35 percent of the site and meets the minimum area requirement.

Clause 32.08-7 Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

Permit requirement

A permit is required to:

- Construct a dwelling if there is at least one dwelling existing on the lot
- Construct two or more dwellings on a lot
- Extend a dwelling if there are two or more dwellings on the lot
- Construct or extend a dwelling if it is on common property
- Construct or extend a residential building.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.06-2

A development must meet the requirements of Clause 55. This does not apply to a development of five or more storeys, excluding a basement.

An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.

Response to Clause 32.08-7 Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

It is proposed to construct two new two storey dwellings and one single storey dwelling extending the length of the site in a tandem arrangement (two or more dwellings on a lot) and therefore planning approval is required under this Clause of the Maribyrnong Planning Scheme.

Clause 32.08-8 Requirements of Clause 55

The schedule to this zone may specify the requirements of the following standards: -

- Street setback
- Site Coverage
- Permeability
- Landscaping
- Side and rear setbacks
- Walls on boundaries
- Private open space
- Front fence height

Schedule 1 to Clause 32.08 General Residential Zone, General Residential Areas does not specify any of the standards. None of the standards are specified in the schedule to the General Residential Zone, therefore the requirements set out in the relevant standard of Clause 55 applies.

Schedule 1 to Clause 32.08 General Residential Zone

General Residential Areas

1.0 Neighbourhood Character objectives

None specified

2.0 Construction or extension of a dwelling, small second dwelling or residential building – minimum garden area requirement

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

No

3.0 Requirements of Clause 55

	Standard	Requirement
Minimum street setback	B6	None specified
Site coverage	B8	None specified
Permeability	B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	B17	None specified
Walls on boundaries	B18	None specified
Private open space	B28	None specified
Front fence height	B32	None specified

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified

5.0 Application requirements

None specified

6.0 Decision guidelines

None specified

Clause 32.08-10 Buildings and works associated with a Section 2 use

A permit is required to construct a building or construct or carry out works for a use in Section 2 of Clause 32.08-2.

Clause 32.08-11 Maximum building height requirement for a dwelling, small second dwelling or residential building

A building must not be constructed for use as a dwelling or a residential building that:

- exceeds the maximum building height specified in a schedule to this zone; or
- contains more than the maximum number of storeys specified in a schedule to this zone.

If no maximum building height or maximum number of storeys is specified in a schedule to this zone:

- the building height must not exceed 11 metres; and
- the building must contain no more than 3 storeys at any point.

A building may exceed the applicable maximum building height or contain more than the applicable maximum number of storeys if:

- It replaces an immediately pre-existing building and the new building does not exceed the building height or contain a greater number of storeys than the pre-existing building.
- There are existing buildings on both abutting allotments that face the same street and the new building does not exceed the building height or contain a greater number of storeys than the lower of the existing buildings on the abutting allotments.
- It is on a corner lot abutted by lots with existing buildings and the new building does not exceed the building height or contain a greater number of storeys than the lower of the existing buildings on the abutting allotments.
- It is constructed pursuant to a valid building permit that was in effect prior to the introduction of this provision.

An extension to an existing building may exceed the applicable maximum building height or contain more than the applicable maximum number of storeys if it does not exceed the building height of the existing building or contain a greater number of storeys than the existing building.

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 degrees.

A basement is not a storey for the purposes of calculating the number of storeys contained in a building.

The maximum building height and maximum number of storeys requirements in this zone or a schedule to this zone apply whether or not a planning permit is required for the construction of a building.

Building height if land is subject to inundation

If the land is in a Special Building Overlay, Land Subject to Inundation Overlay or is land liable to inundation the maximum building height specified in the zone or schedule to the zone is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

Response to Clause 32.08-11 Maximum building height requirement for a dwelling, small second dwelling or residential building

There is no maximum height specified in the schedule to this zone, if no maximum height is specified in the schedule to the zone: -

- the building height must not exceed 11 metres; and
- the building must contain no more than 3 storeys at any point.

Dwellings 1 and 2 will be two storeys in height and vary in overall height from 7.5 metres to 7.6 metres to the top of the pitch of the roof from natural ground level. Dwelling 3 will be single storeys in height at a maximum overall height of 4.4 metres to the top of the pitch of the roof from natural ground level. The height of the dwellings does not exceed a building height of 11 metres and contains no more than 3 storeys at any point.

The site has an approximate fall of 940mm from the north east corner to the south west corner extending the length of the site. The topography of the land is that it is flat. There are minimal height variations between the site and adjoining properties. The slope and fall of the land will not affect the height of the proposed development. The height of the development can readily be absorbed in this neighbourhood context.

The proposed development provides a gradual increase within the development by siting the two storey dwellings towards the front and the middle of the site and the single storey dwelling to the rear of the site where this limits the impact of the development on the secluded private open space of the dwellings to the west, north and east.

The development will not have a visual impact on adjoining properties or when viewed from the street. The proposed development meets the requirements of Clause 32.08-11 Maximum building height requirement for a dwelling, small second dwelling or residential building.

Clause 32.08-12 Application requirements

An application must be accompanied by the following information, as appropriate:

- For a residential development of four storeys or less, the neighbourhood and site description and design response as required in Clause 55.

Response to Clause 32.08-12 Application requirements

A neighbourhood and site description plan, design response plan and design response streetscape elevation prepared by Site Matters Pty Ltd forms part of this planning submission.

Clause 32.08-14 Decision guidelines

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

General

- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of this zone.
- The objectives set out in a schedule to this zone
- Any other decision guidelines specified in a schedule to this zone.
- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

Dwellings, small second dwellings and residential buildings

For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55.

A response to the objectives, standards and decision guidelines of Clause 55 of the Maribyrnong Planning Scheme forms part of this submission at Section 5.

4.4 Particular Provisions

Clause 52.06 Car Parking

Purpose

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the 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 52.06-1 Scope

Clause 52.06 applies to:

- a new use; or
- an increase in the floor area or site area of an existing use; or
- an increase to an existing use by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.

Clause 52.06 does not apply to:

- The extension of one dwelling on a lot in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, General Residential 1 Zone (GRZ1), Residential 2 Zone, Residential 3 Zone, Mixed Use Zone or Township Zone; or

- The construction and use of one dwelling on a lot in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, General Residential 1 Zone (GRZ1), Residential 2 Zone, Residential 3 Zone, Mixed Use Zone or Township Zone unless the zone or a schedule to the zone specifies that a permit is required to construct or extend one dwelling on a lot.

Clause 52.06-2 Provision of car parking spaces

Before:

- a new use commences; or
- the floor area or site area of an existing use is increased; or
- an existing use is increased by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use,

the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be provided to the satisfaction of the responsible authority in one or more of the following ways:

- on the land; or
- in accordance with a permit issued under Clause 52.06-3; or
- in accordance with a financial contribution requirement specified in a schedule to the Parking Overlay.

If a schedule to the Parking Overlay specifies a maximum parking provision, the maximum provision must not be exceeded except in accordance with a permit issued under Clause 52.06-3.

Clause 52.06-3 Permit requirement

A permit is required to:

- Reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay.
- Provide some or all of the car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay on another site.
- Provide more than the maximum parking provision specified in a schedule to the Parking Overlay.

A permit is not required if a schedule to the Parking Overlay specifies that a permit is not required under this Clause

A permit is not required to reduce the number of car parking spaces required for a new use of land if the following requirements are met:

- The number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay for the new use is less than or equal to the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay for the existing use of the land

- The number of car parking spaces currently provided in connection with the existing use is not reduced after the new use commences.

Clause 52.06-5 Number of Car parking space required under Table 1

Table 1 of this clause sets out the car parking requirement that applies to a use listed in the Table.

A car parking requirement in Table 1 may be calculated as either:

- a number of car parking spaces; or
- a percentage of the total site area that must be set aside for car parking.

Table 1 Car parking requirement

Use	Column A	Column B	Car parking measure Column C
Dwelling	1	1	To each one or two bedroom dwelling, plus
	2	2	To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) plus
	1	1	For visitors to every 5 dwellings for developments of 5 or more dwellings

Response to Clause 52.06-5 Number of Car parking space required

The site will be developed with two new two storey dwellings and one single storey dwelling extending the length of the lot in a tandem arrangement. Dwelling 1 with a direct street frontage to Mitchell Street will comprise three bedrooms, a study and a first floor level sitting room, dwelling 2 will comprise three bedrooms and dwelling 3 will comprise two bedrooms. Based on the above car parking requirements the proposed development requires a total of five on site car parking spaces.

There is provision on site for a one car space garage for each dwelling with an associated visitor car parking space in tandem for dwelling 1. There is provision on site for four on site car parking spaces. The development has a shortfall of the statutory requirements for the additional visitor car parking space for dwelling 2. The overall associated car parking reduction of the visitor car parking space for dwelling 2 have been discussed in the Car Parking Demand Assessment prepared by ML Traffic Engineers dated October 24.

Clause 52.06-8 Design Standards for car parking

Plans prepared in accordance with Clause 52.06-7 must meet the design standards of Clause 52.06-8, unless the responsible authority agrees otherwise.

Design standards 1, 3, 6 and 7 do not apply to an application to construct one dwelling on a lot.

Design standard 1: Access ways

Access ways must:

- Be at least 3 metres wide.
- Have an internal radius of at least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.
- Allow vehicles parked in the last space of a dead-end access way in public car parks to exit in a forward direction with one manoeuvre.
- Provide at least 2.1 metres headroom beneath overhead obstructions, calculated for a vehicle with a wheelbase of 2.8 metres.
- If the access way serves four or more car spaces or connects to a road in a Road Zone, the access way must be designed so that cars can exit the site in a forward direction.
- Provide a passing area at the entrance at least 5 metres wide and 7 metres long if the access way serves ten or more car parking spaces and is either more than 50 metres long or connects to a road in a Road Zone.
- Have a corner splay or area at least 50 per cent 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 one lane is provided, or adjacent landscaped areas, provided the landscaping in those areas is less than 900mm in height.

If an access way to four or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway.

If entry to the car space is from a road, the width of the access way may include the road.

Response to Design standard 1: Access ways

The existing 3.0 metre wide vehicle access way along the extreme south east corner of the site along the Mitchell Street frontage will be utilised to provide vehicle access to the garage and associated visitor car parking space of dwelling 1 independent of the remaining dwellings 2 and 3.

A new 3.0 metre wide vehicle access way will be constructed along the extreme south west corner of the site along the Mitchell Street frontage to be utilised for the proposed access way to extend along the west elevation of the site and provide vehicle access to the garages for dwellings 2 and 3 independent of dwelling 1. There are no services or nature strip trees that will have to be removed to accommodate the proposed vehicle access way. The established nature strip tree along the frontage of the site will be retained.

The access way will be permeable paved and be designed to be in keeping with the development. The access way will vary in width internally from 3.0 metres to 3.3 metres to 8.5 metres to so that vehicles can enter and exit the site in a forward direction. A back out space is proposed in front of the garage of dwelling 2 for ease of traffic movement and for vehicles to enter and exit the site in a forward direction.

Landscaping beds and ground covers along east elevation of the access way and semi curved landscaping beds along the frontage of each dwelling will reduce hard paving surfaces, storm water runoff and the gun barrel effect of the access way extending the length of the site.

Each vehicle access way will have a corner splay or area at least 50 per cent 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 introduction of a new vehicle access way along the frontage will not impact on traffic movements in the area. The access ways along the Mitchell Street frontage are spaced apart to provide greater opportunities for landscaping along the frontage. The proposed development of the site for three new dwellings extending the length of the site will not increase traffic generation in the area. The proposed development meets Design standard 1: Access ways.

Design standard 2: Car parking spaces

Car parking spaces and access ways must have the minimum dimensions as outlined in Table 2.

Table 2: Minimum dimension of car parking spaces and access ways

Angle of car parking space to accessway	Accessway width	Car space width	Car space length
45 degrees	3.5m	2.6m	4.9m

Response to Design standard 2: Car parking spaces

There is provision on site for a one car space garage for each dwelling with an associated visitor car parking space for dwelling 1. The one car space garage for each dwelling will be 3.5 metres in width and 6.0 metres in length clearances internally. The associated visitor car parking space for dwelling 1 will be 2.6 metres in width and 4.9 metres in length setback 500mm from the entrance door of the garage. The dimensions meet the requirements of Design Standard 2: Car parking spaces.

Design standard 5: Urban Design

Ground level car parking, garage doors and access ways must not visually dominate public space.

Car parking within buildings (including visible portions of partly submerged basements) must be screened or obscured where possible, including through the use of occupied tenancies, landscaping, architectural treatments and artworks.

Design of car parks must take into account their use as entry points to the site.

Design of new internal streets in developments must maximise on street parking opportunities.

Response Design standard 5: Urban Design

Vehicle accommodation and access will not dominate the neighbourhood and streetscape character of the area designed to be in keeping with and compliment the development. There is provision on site for a one car spacer garage for each dwelling with an associated visitor car parking space in tandem for dwelling 1. The development provides for a total of four on site car parking spaces.

The garage for dwelling 1 has been designed and incorporated to the front façade of the dwelling setback 6.7 metres from the Mitchell Street frontage behind the front façade of the dwelling and will not project forward of the front building line.

The garages for dwellings 2 and 3 are sited within the development designed to be visually compatible with and in keeping with the architectural design and style of each of the dwellings. The location and siting of the garages will not impact on the neighbourhood and streetscape character of the area. The proposed development meets the requirements of Design Standard 5: Urban Design.

Design standard 6: Safety

Car parking must be well lit and clearly signed.

The design of car parks must maximise natural surveillance and pedestrian visibility from adjacent buildings.

Pedestrian access to car parking areas from the street must be convenient.

Pedestrian routes through car parking areas and building entries and other destination points must be clearly marked and separated from traffic in high activity parking areas.

Response to Design standard 6: Safety

Car parking facilities are convenient to dwellings and secure, allow surveillance from windows and do not obscure the view between the street and the front windows. The internal layout of each dwelling and the location of the garages for each dwelling will ensure that the emission of noise from occupants or their vehicles will not detract from the amenity of adjoining residents.

The location of the garages for each of the dwellings maximizes natural surveillance and pedestrian visibility from adjacent buildings. Pedestrian access to the garages for each of the dwellings is clearly visible and convenient from Mitchell Street.

The garages for each of the dwellings have side and rear door access to the side setback area of each dwelling to provide ventilation and step free access to the internal living area of each dwelling for improved safety and security. The proposed development meets the requirements of Design Standard 6: Safety.

The provision of four on site car parking spaces is considered appropriate for the site based on the number of rooms of each dwelling, the site's proximity to public transport, the likely end users and the car parking demand assessment.

There will be no traffic increase in the area due to the proposed development of the land for three dwellings extending the length of the site in a tandem arrangement. The proposed development meets the requirements of Clause 52.06 Car parking.

Clause 55 Two or more dwellings on a lot and residential buildings

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- 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.

Application

Provisions in this clause apply to an application to:

- Construct a dwelling if there is at least one dwelling existing on the lot,
- Construct two or more dwellings on a lot,
- Extend a dwelling if there are two or more dwellings on the lot,
- Construct or extend a dwelling on common property, or
- Construct or extend a residential building,

in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone and Township Zone.

The provisions of this clause apply to an application specified above, in the manner set out in the following table.

Application Type	Applicable Clauses
To construct or extend a dwelling (other than a dwelling in or forming part of an apartment development) or To construct or extend a residential building	All of Clause 55 except Clause 55.07-1 to Clause 55.07-15 (inclusive)

These provisions do not apply to an application to construct or extend a development of five or more storeys, excluding a basement or to construct or extend a dwelling in a development of five or more storey, excluding a basement.

Operation

The provisions of this clause contain:

Objectives. An objective describes the desired outcome to be achieved in the completed development.

Standards. A standard contains the requirements to meet the objective.

A standard should normally be met. However, if the responsible authority is satisfied that an application for an alternative design solution meets the objective, the alternative design solution may be considered.

Decision guidelines. The decision guidelines set out the matters that the responsible authority must consider before deciding if an application meets the objectives.

Requirements

A development:

- Must meet all of the objectives of this clause.
- Should meet all of the standards of this clause.

If a development meets standard B6, B7, B8, B17, B18, B19, B20, B21, B22, B27, B28, B30 or B32, it is deemed to meet the objective for that standard.

Where standard B6, B7, B8, B17, B18, B19, B20, B21, B22, B27, B28, B30 or B32 is met the decision guidelines for that standard do not apply to the application.

For all of the provisions of Clause 55 other than Clause 55.07 (Apartment developments):

- If a zone or a schedule to a zone specifies a requirement of a standard different from a requirement set out in this clause, the requirement in the zone or a schedule to the zone applies.
- If the land is included in a Neighbourhood Character Overlay and a schedule to the overlay specifies a requirement of a standard different from a requirement set out in this clause or a requirement in the zone or a schedule to the zone, the requirement in the schedule to the overlay applies.
- If the land is included in an overlay, other than a Neighbourhood Character Overlay, and a schedule to the overlay specifies a requirement different from a requirement of a standard set out in this clause or a requirement of a standard set out in the zone or a schedule to the zone, the requirement in the overlay applies.

The requirements of a standard set out in Clause 55.07 (Apartment developments) apply to the exclusion of any different requirement specified in a zone, a schedule to a zone, or a schedule to an overlay.

Transitional provisions

Clause 55.03-4 of this planning scheme, as in force immediately before the approval date of Amendment VC154, continues to apply to:

- An application for a planning permit lodged before that date.
- An application for an amendment of a permit under section 72 of the Act, if the original permit application was lodged before that date.

Clause 55.01 Neighbourhood and Site Description and Design response

An application must be accompanied by:

- A neighbourhood and site description
- A design response

Response to Clause 55.01 Neighbourhood and Site Description and Design response

A neighbourhood and site description and a design response as described in Clause 55.01 of the Maribyrnong Planning Scheme prepared by Site Matters Pty Ltd forms part of this planning submission. (Refer to attached neighbourhood and site description plan and design response plan).

5.0 DESIGN RESPONSE TO THE OBJECTIVES AND STANDARDS OF CLAUSE 55 OF THE MARIBYRNONG PLANNING SCHEME

In addition to the neighbourhood and site description and the design response, a breakdown of each standard is provided. Further, the submission identifies and justifies any variations to the standards and explains how the objectives of the standard have been achieved. It should be noted from the outset that Rescode requirements are not mandatory and are guidelines to be taken into consideration. The following assessment demonstrates how the proposed development meets the objectives and standards of Clause 55 of the Maribyrnong Planning Scheme.

NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE

Clause 55.02-1 Neighbourhood character objective

The overriding character of established suburbs is the range and diversity in the built form and the variation in character that exists. Various forms of statutory controls have protected areas that exhibit significance. Where character is significant, the Planning Scheme defines these areas. The subject site is not situated in an area of significance.

Standard B1

With reference to the Neighbourhood Character objective, the standard stipulates:

- To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character
- To ensure that the development responds to the features of the site and the surrounding area.

It should be noted at the outset that it is policy to take into account these statements and guidelines. They must not be treated as regulations. The basic test of neighbourhood character required pursuant to Clause 55 of the Planning Scheme is whether the proposed development responds to and is respectful of its local context. This does not mean that a proposed development should mimic or replicate what is already in the local context. The issue is whether the proposed development respects and responds to its local context.

Respecting character does not mean preventing change. The neighbourhood character standard is not intended to result in the replication of existing building stock or stop change. Neighbourhood character is one of many objectives that must be met. Some areas will see significant changes as a result of new social and economic conditions, changing housing preferences and explicit housing policies. In these areas, it is important that respecting character is not taken too literally, as a new character will emerge in response to these new social and economic conditions.

The immediate and surrounding area to the west, east and south is significantly diverse in architectural dwelling style and type to invite the inclusion of a variety of possible design solutions for the site. There is no architectural coherence or evident characteristic architectural built form in the immediate and surrounding area. This provides the opportunity to invite the inclusion of a variety of possible design solutions for the site.

The proposed development is appropriate to the neighbourhood and the site. The design respects the streetscape and neighbourhood character. The proposed development is modern, contemporary and innovative in design and is a modern interpretation of the traditional built form and style of dwellings in the immediate and surrounding area.

The shape, size, length, orientation and abuttal to the west, north and east boundaries have dictated the design of the development. The development has been designed and concentrated centrally within the site with the access way extending along the west elevation of the site to provide greater setbacks from the dwellings to the west. (Refer to Appendix 4 for design response streetscape elevation to show the development in the context of the site and the immediate and surrounding area).

The proposed development is in keeping with the streetscape and neighbourhood character of the area. The vertical and horizontal symmetry, the use of different building materials at ground and first floor level, different proportioned window sizes and first floor level separation between dwellings 1 and 2 and use of single storey dwelling to the rear of the site will make a positive contribution to the neighbourhood and streetscape character of the area. The subdivision layout of the development extending the length of the site is consistent with the neighbourhood and streetscape context.

Only one dwelling will have a frontage to Mitchell Street with minimal impact on the streetscape character of the area. The frontage width is maintained, and no substandard allotment sizes are created along the streetscape frontage. This is consistent with the neighbourhood and streetscape pattern of one dwelling having a direct street frontage. The proposed dwellings 2 and 3 will be aligned directly to the rear of dwelling 1 off a new vehicle access way extending along the west elevation of the site. The dwellings sited to the rear of the site will not be visually dominating along the streetscape frontage.

Dwelling 1 with a direct street frontage to the Mitchell Street maintains rhythm of side and dwelling spacing along the street frontage. Dwelling 1 is setback from the west and east boundary, except for the associated single storey garage wall that will be built to the east boundary. This is consistent with the neighbourhood setting, where dwellings are completely detached setback from one side boundary with garages built to the other side boundary. The setback of the dwelling from the side boundaries along the street interface maintains the predominant detached dwelling form in the area and reduces the visual mass of the dwelling along the streetscape frontage.

The proposed dwelling 1 provides a gradual increase in height from the ground floor level west and east elevations to the first floor level building envelope setback from the west and east boundaries to provide a graduated height increase from the single storey dwellings to the west and east. The first floor level building envelope is setback between 6.2 metres to 7.2 metres from the Mitchell Street frontage to avoid sheer wall elements and provide first floor level recess from the main ground floor level front façade.

The proposed dwelling 1 is recessed from a vertical and horizontal perspective. A two-storey dwelling in a predominantly single storey streetscape is an appropriate design solution where it provides a gradual increase in height from the adjoining properties.

The massing of the first floor level building envelope of each two storey dwelling is concentrated centrally within the development sited towards the front and middle of the site where this limits the impact of the development extending the length of the site and on the adjoining properties to the west and east. The height and massing of the proposed development is consistent with the streetscape character of the area and will not dominate the neighbourhood and streetscape character of the area.

The single storey dwelling sited to the rear of the site is sited adjacent to the secluded private open space of the dwellings to the west, north and east to maintain the open space corridor of the dwellings to the west, north and east and reduce the visual appearance of the development on the secluded private open space of the dwellings to the west, north and east and maintain generous side and rear spacing and opportunities for landscaping.

The ground and first floor level side and rear setbacks of the development, the gradual increase in height within the development and from the adjoining properties to the west and east, the use of varying building materials at ground and first floor level, the introduction and use of single storey roof forms and elements, the different roof pitch and style of each dwelling and different proportioned window sizes create visual interest and articulates the facade of each dwelling. The proposed development meets the objectives of Standard B1.

Clause 55.02-2 Residential policy objective

The proposed development of the land for two dwellings on one lot is consistent with the Municipal Planning Strategy and the Planning Policy Framework.

The proposed development meets the objectives of the MSS. The subject site is within close proximity of a number of regional facilities and services including open space facilities, schools and shopping facilities are all within proximity of the site. The proposed development supports medium density in an area that can take advantage of public transport and community infrastructure and services.

The proposed development, which includes two new two storey dwellings with combination three bedrooms, study and first floor level sitting room, three bedrooms and single storey dwelling comprising two bedrooms extending the length of the site in a tandem arrangement meets the objectives of urban consolidation in aspects such as affordable housing and providing needs of residents at various stages of life.

The quality of design, site layout and provision of car parking and open space will ensure that the development provides a good standard of amenity for future residents and good standard for future development in the area.

The subject site is within close proximity of a number of regional facilities and services including open space facilities, schools and shopping facilities are all within proximity of the site. The proposed development supports medium density in an area that can take advantage of public transport and community infrastructure and services.

The proposed development complies with the State Government's initiatives of urban consolidation and will not cause detriment to the amenity of adjoining properties and will not be out of character with the area. The proposed development meets the objectives of Standard B2.

Clause 55.02-3 Dwelling diversity objective

The dwellings have different internal layouts and configurations. The open plan living area of the proposed dwellings, which incorporates two new two storey combination three bedrooms, study and first floor level sitting room, three bedrooms and single storey dwelling comprising two bedrooms extending the length of the site in a tandem arrangement provides an opportunity for a range of household types and sizes and mixed population group. Each dwelling contains a kitchen, bath and shower, and a toilet and washbasin at ground floor level. The proposed development meets the objectives of Standard B3.

Clause 55.02-4 Infrastructure objectives

In light of the level of existing infrastructure, the proposed development should not represent and unreasonable burden on existing services and facilities. The development provides for adequate private open space areas and on site car parking with appropriate landscaping to create an appropriate streetscape character.

On site infiltration has been maximised through comprehensive landscaping proposed to the front, side setback areas and the open space areas of each dwelling. All steps will be taken to direct storm water run-off into garden areas to reduce watering and the demand on drainage infrastructure.

Paved areas have also been minimised. The access way extending along the west elevation of the site will be permeable coloured concrete paved. Landscaping beds and ground covers along the east elevation of the access way extending along the west elevation of the site will reduce hard paving surfaces and storm water run off. The proposed development meets the objectives of Standard B4.

Clause 55.02-5 Integration with the street objective

The proposed site layout of the development will integrate well with and enhance the streetscape, and maintain the amenity of adjoining properties. In addition, a strong sense of address and privacy will be provided for future occupants.

Full length windows to the main living room area of dwelling 1 with feature identifiable front porch entrance and large first floor level windows to the first floor level sitting room and bedroom provide appropriate passive surveillance of the street and street activation.

The proposed development will allow for a layout that is functional and capable of efficient maintenance. The position and layout of the new dwellings respects the privacy and amenity of adjoining properties. The proposed development meets the objectives of Standard B5.

SITE LAYOUT AND BUILDING MASSING

Clause 55.03-1 Street setback objective

To ensure that the setbacks of buildings from a street respects the existing or preferred neighbourhood character and make efficient use of the site.

Standard B6

Walls of buildings should be setback from streets:

- At least the distance specified in the schedule to the zone, or
- If no distance is specified in the schedule to the zone, the distance specified in Table B1.

Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.

There is no distance specified in the schedule to the zone, therefore the distance specified in Table B1 is applicable to the development.

Table B1 Street Setback

Development Context	Front street setback (metres)	Side street setback (metres)
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setback of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser	Not Applicable

The site has abuttal to two separate residential allotments along the west and east boundaries. The allotment to the west has a north south alignment and has been developed with a single storey detached dwelling. The dwelling to the west has a front setback of 6.2 metres to the front wall of the dwelling from the Mitchell Street frontage.

The allotment to the east has a north south alignment and has been developed with a single storey detached dwelling with a direct street frontage to Mitchell Street. The dwelling to the east has a front setback of 6.1 metres to the front wall of the dwelling from the Mitchell Street frontage.

Based on the above standard and the front setback development context of the buildings to the west and east, the required front setback for the development is 6.15 metres or 9 metres, whichever is the lesser. In this instance the 6.15 metre front setback is applicable to the development.

Dwelling 1 with a direct street frontage to Mitchell Street will have a consistent front setback of 6.2 metres to the front wall of the dwelling to 6.7 metres to the front wall of the garage from the Mitchell Street frontage. The front setback meets the setback standards at Table B1.

The front setback proposed for the development takes into consideration the front setback of dwellings to the west and east of the site, along the north and south side of Mitchell Street, is well connected into the neighbourhood and maintains the front garden area. The front setback will not impact on the neighbourhood and streetscape character of the area.

The first floor level setbacks of dwelling 1 from the west and east boundaries and from the Mitchell Street frontage reduces the visual impact of the development on the adjoining dwellings to the west and east and when viewed from the street and from adjoining properties.

The site is void of any meaningful or established landscaping. The proposed development and front setback proposed for dwelling 1 does not warrant the removal of any substantial significant vegetation. The front garden is of sufficient size and area for the planting of canopy trees that will contribute to the neighbourhood and streetscape character of the area.

The front setback proposed for the development provides a consistent front setback along the frontage with minimal impact on the neighbourhood and streetscape character of the area or the adjoining properties to the west and east. The proposed development meets the objectives and decision guidelines of Standard B6.

Clause 55.03-2 Building height objective

To ensure that the height of buildings respects the existing or preferred neighbourhood character.

Standard B7

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.

If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.

There is no maximum height specified in the schedule to this zone, if no maximum height is specified in the schedule to the zone: -

- the building height must not exceed 11 metres; and
- the building must contain no more than 3 storeys at any point.

Dwellings 1 and 2 will be two storeys in height and vary in overall height from 7.5 metres to 7.6 metres to the top of the pitch of the roof from natural ground level. Dwelling 3 will be single storeys in height at a maximum overall height of 4.4 metres to the top of the pitch of the roof from natural ground level. The height of the dwellings does not exceed a building height of 11 metres and contains no more than 3 storeys at any point.

The site has an approximate fall of 940mm from the north east corner to the south west corner extending the length of the site. The topography of the land is that it is flat. There are minimal height variations between the site and adjoining properties. The slope and fall of the land will not affect the height of the proposed development. The height of the development can readily be absorbed in this neighbourhood context.

The proposed development provides a gradual increase within the development by siting the two storey dwellings towards the front and the middle of the site and the single storey dwelling to the rear of the site where this limits the impact of the development on the secluded private open space of the dwellings to the west, north and east.

The development will not have a visual impact on adjoining properties or when viewed from the street. The proposed development meets the requirements of Clause 32.08-11 Maximum building height requirement for a dwelling, small second dwelling or residential building.

Clause 55.03-3 Site coverage objective

To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.

Standard B8

The site area covered by buildings should not exceed:

- The maximum site coverage specified in a schedule to the zone, or
- If no maximum site coverage is specified in a schedule to the zone, 60 per cent.

There is no site coverage specified in the schedule to the zone. The total building site coverage proposed for the site is 43 percent, which is less than the 60 percent permitted in the standard. The site coverage achieved on site is acceptable in this neighbourhood setting. There are no constraints imposed by the existing development or the features of the site.

The site has a north south alignment. The proposed development has been designed to have minimal impact on the adjoining properties to the west, north and east. The proposed development extending the length of the site is consistent and in keeping with the neighbourhood setting. The proposed development meets the objectives of Standard B8.

Clause 55.03-4 Permeability and stormwater management objectives

To reduce the impact of increased stormwater run-off on the drainage system.

To facilitate on-site stormwater infiltration.

To encourage stormwater management that maximises the retention and reuse of stormwater.

Standard B9

The site area covered by the pervious surfaces should be at least:

- The minimum area specified in a schedule to the zone, or
- If no minimum is specified in a schedule to the zone, 20 percent of the site.

The stormwater management system should be designed to:

- Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).
- Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

There is no minimum area specified in the schedule to the zone. At least 20 per cent of the site will not be covered by impervious surfaces. The proposed development will not cause an increase in stormwater runoff. The ground floor level side and rear setbacks from the west, north and east boundary, the secluded private open space proposed for each dwelling and the front garden area of dwelling 1 have the capacity to absorb run off. The proposed development meets the objectives of Standard B9.

Clause 55.03-5 Energy efficiency objective

To achieve and protect energy efficient dwellings and residential buildings.

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

Standard B10

Buildings should be:

- Oriented to make appropriate use of solar energy.
- Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.
- Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.

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

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

The proposed development has been designed so that solar access to north facing windows is maximised. The single storey dwelling 3 sited to the rear of the site will have full length north facing sliding doors along the north elevation.

The proposed dwellings have been designed to be energy efficient by the use of different techniques to be utilised at the building construction stage, in particular, floating floors in living areas, carpets to bedroom areas, tiles to wet floor areas, increase roof insulation, seal internal doors, increase wall insulation to bulk insulation plus reflective foil will all provide for an energy efficient development. The above will achieve the required energy rating for each dwelling. The proposed development meets the objectives of Standard B10.

Clause 55.03-6 Open space objective

There is no relevant plan or policy for open space in the Municipal Planning Strategy and the Planning Policy Framework.

The site does not have an abuttal to an open space reserve or local neighbourhood parkland. The open space proposed for each dwelling is appropriate for the site and the likely end users. There will be no direct access to an open space reserve. The proposed development meets the objectives of Standard B11.

Clause 55.03-7 Safety objective

The layout of the proposed development has been designed to ensure for the safety and security of residents and the property. The entrances are not obscured or isolated.

The entrances incorporate features to enable casual surveillance of visitors and the street. The development ensures dwellings allow observation of adjacent streets and visibility and surveillance of car parks and pedestrian pathways.

The projecting front porch entrance for each dwelling combined with the full length glass windows to the ground floor level living room of dwelling 1 each dwelling provide passive surveillance to the street and street activation.

The secluded private open space for each dwelling is protected by the installation of a 1.8 metre high timber paling fence between each of the dwellings so that it is not used as a public thoroughfare. The proposed development meets the objectives of Standard B12.

Clause 55.03-8 Landscaping objective

There is no relevant plan or policy for landscape design in the Municipal Planning Strategy and the Planning Policy Framework.

The area and size of the front garden and the rear open space proposed for each dwelling is of sufficient size for the planting of a canopy tree that will contribute to the landscape character of the area.

The site is not situated in an area of habitat importance or within a Vegetation Protection Overlay. The proposed development does not warrant the removal of significant trees on site.

The indicative landscape plan clearly delineates between private areas of each dwelling and the planting of a canopy tree in the front garden of dwelling 1. The area and size of the secluded private open space for each dwelling is of sufficient size and area for lawn and ground covers. The landscaping proposed for the site takes into account the soil type and drainage patterns of the site. The proposed development meets the objectives of Standard B13.

Clause 55.03-9 Access objectives

To ensure the number and design of vehicle crossovers respects the neighbourhood character.

Standard B14

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

- 33 per cent of the street frontage, or
- if the width of the street frontage is less than 20 metres, the width of the access way should not exceed 40 per cent of the street frontage.

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

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

The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 should be minimised.

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

Vehicle access to and from the development is safe, manageable and convenient. The access way has been designed to allow convenient, safe and efficient vehicle movements and connections with the street network.

The site has a frontage width arc of 15.24 metres along the Mitchell Street frontage. The existing 3.0 metre wide vehicle access way along the extreme south east corner of the site along the Mitchell Street frontage will be utilised to provide vehicle access to the garage and associated visitor car parking space of dwelling 1 independent of the remaining dwellings 2 and 3.

A new 3.0 metre wide vehicle access way will be constructed along the extreme south west corner of the site along the Mitchell Street frontage to be utilised for the proposed access way to extend along the west elevation of the site and provide vehicle access to the garages for dwellings 2 and 3 independent of dwelling 1. There are no services or nature strip trees that will have to be removed to accommodate the proposed vehicle access way. The established nature strip tree along the frontage of the site will be retained.

Pursuant to Standard B14, if the width of the street frontage is less than 20 metres, the width of the access way should not exceed 40 per cent of the street frontage. The width of the access ways along the frontage equate to 39 percent of the frontage and does not exceed the required 40 percent.

The access way will be permeable paved and be designed to be in keeping with the development. The access way will vary in width internally from 3.0 metres to 3.3 metres to 8.5 metres to so that vehicles can enter and exit the site in a forward direction. A back out space is proposed in front of the garage of dwelling 2 for ease of traffic movement and for vehicles to enter and exit the site in a forward direction.

Landscaping beds and ground covers along the east elevation of the access way and semi curved landscaping beds along the frontage of each dwelling will reduce hard paving surfaces, storm water runoff and the gun barrel effect of the access way extending the length of the site.

Each vehicle access way will have a corner splay or area at least 50 per cent 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 introduction of a new vehicle access way along the frontage will not impact on traffic movements in the area. The access ways along the Mitchell Street frontage are spaced apart to provide greater opportunities for landscaping along the frontage. The proposed development meets the objectives of Standard B14.

Clause 55.03-10 Parking location objectives

To provide convenient parking for resident and visitor vehicles.

To protect residents from vehicular noise within developments.

Standard B15

Car parking facilities should:

- Be reasonably close and convenient to dwellings and residential buildings.
- Be secure.
- Be well ventilated if enclosed.

Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.

Car parking facilities are convenient to dwellings and secure, allow surveillance from windows and do not obscure the view between the street and the front windows. The internal layout of each dwelling and the location of the garages will ensure that the emission of noise from occupants or their vehicles will not detract from the amenity of adjoining residents.

The location of the garages for each dwelling maximises natural surveillance and pedestrian visibility from adjacent buildings. Pedestrian access to the garages for each dwelling is clearly visible and convenient from Mitchell Street.

The location of the garages for each dwelling are located close and convenient to each of the dwellings, secure and have been designed to allow safe and efficient vehicle movements within the development.

There are no habitable room windows with an interface with the vehicle access way. Habitable room windows with an interface with the vehicle access way have sill heights of 1.4 metres above floor level or setback 1.0 metres from the access way. The proposed development meets the objectives of Standard B15.

AMENITY IMPACTS

Clause 55.04-1 Side and rear setbacks objectives

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

Standard B17

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

- At least the distance specified in the schedule to the zone, or
- If no distance is specified in the schedule to the zone, 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.

Sunblinds, verandahs, porches, eaves, fascias, 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 setbacks of this standard.

Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.

There is no distance specified in the schedule to the zone therefore the distance specified at Diagram B1 is applicable to the development. Based on the above formula a 3.6 metre high wall may be built to the boundary.

Side and rear setbacks at ground floor level

At ground and single storey level the proposed development will have maximum overall wall heights that vary from 2.9 metres to 3.1 metres to 3.2 metres to the underside of the eaves and the parapet. Based on the above formula the proposed development requires zero side and rear setbacks.

At ground floor and single storey level the proposed development extending the length of the site is setback sufficient distance from the side and rear boundaries, between 3.1 metres to 3.5 metres to 3.8 metres to 4.6 metres from the east boundary, except for the associated single storey garage wall of dwelling 1 and 2 that will be built to the east boundary, between 1.74 metres to 4.0 metres from the rear north boundary and between 3.5 metres to 4.0 metres to 4.4 metres to 8.5 metres from the west boundary, except for the associated single storey garage wall of dwelling 3 that will be built to the west boundary. The proposed development is setback sufficient distance from the side and rear boundaries and meet the setback standards at Diagram B1.

The side and rear setbacks of the proposed development from the east, north and west boundaries are respectful of the neighbourhood setting and provide greater opportunities for landscaping along the side setback areas.

Side and rear setbacks along the east boundary

The associated single storey garage wall of dwellings 1 and 2 will be built to the east boundary sited adjacent to the side setback area of the single storey dwelling to the east. The dwelling to the east is setback 1.2 metres from the common boundary. The single storey garage walls along the east boundary will vary in maximum height from 2.9 metres to 3.1 metres and meets the setback standards of Diagram B1.

There are no habitable room windows directly adjacent to where the proposed single storey garage walls of dwellings 1 and 2 will be sited. The windows along the west elevation of the dwelling to the east are setback 1.2 metres from the common boundary and will maintain direct access to daylight. There are no walls that will be sited adjacent to the secluded private open space of the dwelling to the east.

The height and siting of the garage walls along the east boundary will not impact on the amenity of the occupants of the dwelling to the east by way of access to daylight to habitable room windows and overshadowing the secluded private open space.

Side and rear setbacks along the west boundary

The associated single storey garage wall of dwelling 3 will be built to the west boundary constructed in part against a simultaneously constructed 2.7 metre high brick garage built to the common boundary and part adjacent to a shed. The single storey garage wall along the west boundary will be a maximum height of 3.2 metres and meets the setback standards of Diagram B1.

There are no habitable room windows directly adjacent to where the proposed single storey wall along the west boundary will be sited. There are no walls that will be sited adjacent to the secluded private open space of the dwelling to the west.

The height and siting of the wall along the west boundary will not impact on the amenity of the occupants of the dwelling to the west by way of access to daylight to habitable room windows and overshadowing the secluded private open space.

Walls, outbuildings and shed structures built to the common side and rear boundaries forms part of the neighbourhood and streetscape character of the area. There are no retaining walls proposed. There are no walls that will be built to the rear north boundary. The height and siting of the single storey garage wall of dwelling 3 along the west boundary is respectful of the neighbourhood setting.

Side and rear setbacks at first floor level

The proposed two storey dwellings will have maximum overall wall heights of 6.0 metres to the underside of the eaves. Pursuant to the standards of Diagram B1, the required setback for a 6.0 metre high wall is a 1.72 metre side and rear setback.

The first floor level building envelope of the proposed development is setback sufficient distance from the side and rear boundaries concentrated centrally within the development with varied first floor level setbacks from the side boundaries where this limits the impact of the development extending the length of the site and the secluded private open space of the dwellings to the west and east.

Dwellings 1 and 2 will be two storeys in height concentrated towards the front and middle of the site. At first floor level the proposed development will be setback between 1.8 metres to 3.8 metres from the east boundary and between 4.0 metres to 4.4 metres from the west boundary. The first floor level setbacks of the development concentrated centrally within the site from the east and west boundaries meet the setback standards of Diagram B1.

In addition, the first floor level building envelope of dwelling 2 is setback 9.5 metres from dwelling 1 with varied and extensive first floor level setbacks from the east and west boundaries to provide first floor level relief and articulation and reduce the extent of built form adjacent to the secluded private open space of the dwellings to the east and west.

The increased first floor level setbacks of the proposed development from the side and rear boundaries combined with the area and allocation of the secluded private open space of the dwellings to the west, north and east ensures that the adjoining properties are protected from significant overshadowing. The proposed development meets the objectives of Standard B17.

Clause 55.04-2 Walls on boundaries objective

To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

Standard B18

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 of 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

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.

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.

The proposed development extending the length of the site will be setback sufficient distance from the side and rear boundaries, except for the associated single storey garage walls of dwellings 1 and 2 that will be built to the east boundary and the associated single storey garage wall of dwelling 3 that will be built to the west boundary.

Length of wall along the east and west boundary

The site has a length of 44.85 metres along the east and west boundary. Based on the above formula the maximum permissible length of wall that can be built along the east and west boundary is a total length of 18.7 metres.

Length of wall along the east boundary

The associated single storey garage wall of dwellings 1 and 2 will be built to the east boundary sited adjacent to the side setback area of the single storey dwelling to the east. The dwelling to the east is setback 1.2 metres from the common boundary. The single storey garage walls along the east boundary will extend for a combined length of 10.1 metres and meets the length of walls on boundaries.

There are no habitable room windows directly adjacent to where the proposed single storey garage walls of dwellings 1 and 2 will be sited. The windows along the west elevation of the dwelling to the east are setback 1.2 metres from the common boundary and will maintain direct access to daylight. There are no walls that will be sited or extend adjacent to the secluded private open space of the dwelling to the east.

The length, height and siting of the single storey garage walls along the east boundary will not impact on the amenity of the occupants of the dwelling to the east by way of access to daylight to habitable room windows and overshadowing the secluded private open space.

Length of wall along the west boundary

The associated single storey garage wall of dwelling 3 will be built to the west boundary constructed in part against a simultaneously constructed 2.7 metre high brick garage built to the common boundary and part adjacent to a shed. The single storey garage wall along the west boundary will extend for a length of 7.0 metres and meets the length of walls on boundaries.

There are no habitable room windows directly adjacent to where the proposed single storey wall along the west boundary will be sited. There are no walls that will be sited adjacent to the secluded private open space of the dwelling to the west.

The length, height and siting of the wall along the west boundary will not impact on the amenity of the occupants of the dwelling to the west by way of access to daylight to habitable room windows and overshadowing the secluded private open space.

Walls, outbuildings and shed structures built to the common side and rear boundaries forms part of the neighbourhood and streetscape character of the area. There are no retaining walls proposed. There are no walls that will be built or extend along the rear north boundary.

The length, height and siting of the walls along the east and west boundaries are respectful of the neighbourhood setting with minimal impact on the amenity of the occupants of the dwellings to the east and west. The proposed development meets the objectives of Standard B18.

Clause 55.04-3 Daylight to existing windows objective

To allow adequate daylight into existing habitable room windows.

Standard B19

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.

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.

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

The site has abuttal to three separate residential allotment along the west, north and east boundaries.

Habitable room windows of adjoining dwellings to the west, north and east are setback sufficient distance from the site and from where the proposed dwellings will be sited and will maintain direct access to daylight.

The side and rear setbacks of the proposed development from the side and rear boundaries, combined with the siting, height and length of the walls along the east and west boundaries will ensure habitable room windows of adjoining dwellings receive direct access to daylight.

The habitable room windows of the dwellings to the west, north and east will maintain in excess of 1-metre clearances to the sky and direct access to daylight. The proposed development will not impact on the amenity of the occupants of adjoining properties to the west, north and east by way of access to daylight to habitable room windows. The proposed development meets the objectives of Standard B19.

Clause 55.04-4 North-facing window objective

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

Standard B20

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 metres, 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.

The site has north south alignment. There are no north facing windows within 3 metres of the proposed development extending the length of the site. The proposed development meets the objectives of Standard B20.

Clause 55.04-5 Overshadowing open space objective

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

Standard B21

Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with a minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3pm on 22 September.

The shadow analysis indicates that the principal private open space of the adjoining properties to west, north and east will receive a minimum of five hours of direct sunlight on the 22 September. (Refer to shadow diagrams).

The large area of the secluded private open space of the dwellings to the west, north and east combined with the siting of the two storey dwellings towards the front and middle of the site, the single storey dwelling sited to the rear of the site and the varied ground and first floor level setbacks of the proposed development from the west, north and east boundary will ensure the principal private open space of the dwellings to the west, north and east receives adequate amount of sunlight.

Sunlight penetration to the secluded private open space of the proposed dwellings will receive adequate amount of sunlight for the recreational needs of future occupants. There will be minimal reduction in sunlight on the existing use of the existing secluded private open space. The proposed development meets the objectives of Standard B21.

Clause 55.04-6 Overlooking objective

The overlooking objective is to limit views into existing secluded private open space and habitable room windows.

Standard B22

A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space and habitable room windows of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be 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.

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

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

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.

Screens used to obscure a view should be:

- 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.

The proposed dwellings have been designed to minimise the number of habitable rooms that contain windows with direct outlooks to habitable room windows or private open spaces of adjacent properties.

The angle, shape, size and siting of the habitable room windows ensures the privacy and amenity of adjoining properties is protected. The proposed development utilises the above design techniques to prevent overlooking to the principal private open space and habitable room windows of the dwellings to the west and east. There are no overlooking concerns to adjoining properties. The amenity and privacy of the occupants of adjoining properties will be protected.

First floor level habitable room windows along the south elevation of dwelling 1 will have direct outlooks to Mitchell Street. These habitable room windows articulate the facade along the street frontage and provide increased surveillance to the street. There is no requirement for screening devices to these habitable room windows. Dwellings directly opposite the site present limited privacy overlooking problems, essentially too far away to be protected from overlooking, beyond the required 9-metre radius.

There are no overlooking concerns from the single storey dwelling and ground floor level habitable room windows. The boundary fences along the west, north and east boundaries are in relatively good condition and height to act as a screening device from any potential single storey and ground floor level overlooking. The proposed development meets the objectives of Standard B22.

Clause 55.04-7 Internal views objective

To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.

Standard B23

Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.

The proposed development has been designed to limit the views into the secluded private open space and habitable room windows of dwellings within the development. Overlooking within the site has been restricted.

There are no first floor level habitable room windows with direct outlooks to the principal private open space and habitable room windows within the development.

The construction of a 1.8 metre high timber paling fence at ground floor level between the dwellings will act as a screening device and mitigate any potential ground floor level overlooking. The proposed development meets the objective of Standard B23.

Clause 55.04-8 Noise impacts objective

To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise.

Standard B24

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

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

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

The proposed development has been designed to contain noise sources within the development and to protect residents from external noise. The proposed dwellings will be constructed in selected face brickwork to ground floor level walls and selected face brick work with render finish to first floor level walls. This will help accommodate any noise concerns and construction will comply with F (5) of the Building Code of Australia.

There are no mechanical plants proposed adjacent to or located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open spaces of the new dwellings have been designed and sited to take into consideration noise sources on immediately adjacent properties.

The site is situated close to a busy road. The site is not situated close to an industry or manufacturing. Habitable room windows will be appropriately insulated to reduce any potential noise from Mitchell Street. The proposed development meets the objectives of Standard B24.

ON SITE AMENITY AND FACILITIES

Clause 55.05-1 Accessibility Objective

The objective of accessibility is to encourage the consideration of the needs of people with limited mobility in the design of developments.

Standard B25

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

The proposed development has been designed to take into consideration people with limited mobility. The ground floor level of the two storey dwellings is easily accessible to people with limited mobility.

The internal layout and configuration of each dwelling can be altered to accommodate people with limited mobility. There is a bedroom and amenities on the ground floor level of dwelling 2. Dwelling 3 is single storey in height. The internal corridors are wider to accommodate people with limited mobility. The proposed development meets the objectives of Standard B25.

Clause 55.05-2 Dwelling entry objective

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

Standard B26

Entries to dwellings and residential buildings should:

- Be visible and easily identifiable from streets and other public areas.
- Provide shelter, a sense of personal address and a transitional space around the entry.

The dwellings each have its own sense of identity and address. Dwelling 1 will have a direct street address and interface with Mitchell Street. Dwellings 2 and 3 will be aligned directly to the rear of dwelling 1 with feature front porch entrances orientated to have a direct interface with the vehicle access way extending along the west elevation, which is also visible and accessible from Mitchell Street.

An external lighting sensor in the front porch entrance of each dwelling will also make the dwelling entrance visible from Mitchell Street. The development ensures dwellings allow observation of adjacent streets. The proposed development meets the objective of Standard B26.

Clause 55.05-3 Daylight to new windows objective

To allow adequate daylight into new habitable room windows.

Standard B27

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

- An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, 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.

The proposed development has been designed to provide adequate daylight into new habitable room windows. Ground floor level and single storey habitable room windows along the north, west, south and east elevation of each dwelling will provide light infiltration to the ground floor level entrance, amenities and living room areas. The ground floor level setbacks of the development from the west, north and east boundaries ensure habitable room windows of each dwelling will receive daylight.

Habitable room windows and full length glass sliding doors along the north elevation of dwelling 1 and along the east elevation of dwellings 2 and 3 have been designed to face the outdoor open space area clear to the sky to provide light infiltration to the main single storey and ground floor level open layout kitchen, meals and living room areas. In addition dwelling 3 has full length glass sliding doors along the north elevation to provide light infiltration to the bedrooms.

First floor level habitable room windows along the north, west, south and east elevation will provide light infiltration to first floor level landing foyer and hallway, amenities and bedrooms.

The first floor level setbacks of the development from the west and east boundaries and the setback of dwelling 2 from dwelling 1 will ensure first floor level habitable room windows of each dwelling receive direct access to daylight. The proposed development meets the objectives of Standard B27.

Clause 55.05-4 Private Open Space objective

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

Standard B28

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

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

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

- A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or

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

Open space on site for each dwelling is situated to the rear and side of each dwelling. The development will provide sufficient private open space for the reasonable recreation, service and storage needs of residents.

Dwelling 1 will have direct access to 52.0 square metres of secluded private open space at the rear of the dwelling with a minimum width of 4.0 metres with convenient access from the ground floor level open layout kitchen, meals and living room areas.

Dwelling 2 will have direct access to 41.38 square metres of secluded private open space at the side of the dwelling with a minimum width of 3.8 metres with convenient access from the ground floor level open layout kitchen, meals and living room areas.

Dwelling 3 will have direct access to 72.72 square metres of secluded private open space at the side of the dwelling with a minimum width that varies from 3.19 metres to 4.69 metres with convenient access from the open layout kitchen, meals and living room areas.

The open space for each dwelling has sufficient width and dimension to provide for lawn cover, the planting of a medium sized canopy tree, the recreational needs of the occupants and site facilities. The proposed dwellings have been designed to connect the main indoor living room areas with the outdoor recreation areas and provide a positive interface and outlooks. The proposed development meets the objectives of Standard B28.

Clause 55.05-5 Solar access to open space objective

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

Standard B29

The private open space should be located on the north side of the dwelling, if appropriate.

The southern boundary of secluded private open space should be 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.

The allotment has a north south alignment. Dwelling 1 will have direct access to north orientated secluded private open space and dwellings 2 and 3 will have direct access to east orientated secluded private open space.

Dwelling 1 will have the single storey garage wall of dwelling 2 to the north of the secluded private open space. The single storey garage wall will have a height of 2.99 metres along the south elevation.

Based on the above standard the secluded private open space of dwelling 1 should be setback 4.6 metres from the wall to the north. The secluded private open space will have a width of 5.75 metres directly where the single storey wall to the north of dwelling 2 will be sited and meets the setback standards of Diagram B5.

The area, size, width and orientation of the secluded private open space of each dwelling will ensure the secluded private open space receives direct access to sunlight. The proposed development meets the objectives of Standard B29.

Clause 55.05-6 Storage Objective

To provide adequate storage facilities for each dwelling.

Standard B30

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

Each dwelling will have convenient access to 6 cubic metres of secure storage space contained in the secluded private open space of each dwelling. The storage facilities will not be visible from the street. The proposed development provides adequate storage facilities for each dwelling. The proposed development meets the objectives of Standard B29.

DETAILED DESIGN

Clause 55.06-1 Design Detail objective

The design detail objective is to encourage design detail that respects the existing or preferred neighbourhood character.

Standard B31

The design of buildings, including:

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

Should respect the existing or preferred neighbourhood character.

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

The design detail of the proposed development respects the neighbourhood and streetscape character of the area. The different building materials at ground and first floor level combined with the ground and first floor level setbacks of the dwellings from the side and rear boundaries and from each other and the introduction of feature single storey front façade elements to each two storey dwelling articulates the side elevations and the facade along the frontage.

The height and width, massing and detailing, different building materials at ground and first floor level, the use of single storey and two storey built form, the gradual increase in height within the development, the different roof pitch and style, first floor level side and rear setbacks, use of attached dwelling form at ground floor level between dwellings 2 and 3, the use of detached dwelling form at first floor level, window and door proportions, vehicle accommodation and access, open space allocation, consistent front setback and rhythm of side and dwelling spacing is consistent with and in keeping with the neighbourhood and streetscape character of the area.

Vehicle accommodation and access will not dominate the neighbourhood and streetscape character of the area designed to be in keeping with and compliment the development. There is provision on site for a one car spacer garage for each dwelling with an associated visitor car parking space in tandem for dwelling 1. The development provides for a total of four on site car parking spaces.

The garage for dwelling 1 has been designed and incorporated to the front façade of the dwelling setback 6.7 metres from the Mitchell Street frontage behind the front façade of the dwelling and will not project forward of the front building line. The garages for dwellings 2 and 3 are sited within the development designed to be visually compatible with and in keeping with the architectural design and style of each of the dwellings. The location and siting of the garages will not impact on the neighbourhood and streetscape character of the area. The proposed development meets the objectives of Standard B31.

Clause 55.06-2 Front Fences objective

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

Standard B32

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

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

Table B3 Maximum front fence height

Street Context	Maximum front fence height
Streets in a Transport Zone 2	2 metres
Other streets	1.5 metres

There is no front fence height specified in the schedule to this zone. A low 1.0 metre high picket fence binds the site along the Mitchell Street frontage. The front fence will be removed.

A front fence is not proposed along the Mitchell Street frontage. The absence of a front fence along the Mitchell Street frontage combined with the front setback maintains views into the front garden space, maintains the openness of front boundary treatments, the view of established front gardens and tree-lined streets, and the presentation of the dwellings to the street.

The proposed development maintains and strengthens the garden dominated streetscape character and landscaped setting of the area. The proposed development meets the objectives of Standard B32.

Clause 55.06-3 Common Property objective

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

To avoid future management difficulties in areas of common ownership.

Standard B33

Developments should clearly delineate public, communal and private areas.

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

Car parking, access areas and site facilities are practical, attractive and easily maintained. The proposed development avoids future management difficulties in areas of common ownership, as the subject site can be functionally subdivided into three separate allotments with the exception of the vehicle access way extending along the west elevation of the site that will provide vehicle and pedestrian access to dwellings 2 and 3 independent of dwelling 1. Vehicle and pedestrian access for dwelling 1 will be separate and independent of dwellings 2 and 3. The proposed development meets the objectives of Standard B33.

Clause 55.06-4 Site Service objective

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

To ensure that site facilities are accessible, adequate and attractive.

Standard B34

The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.

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

Bin and recycling enclosures should be located for convenient access by residents.

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

Site services can be installed and easily maintained. Site facilities have been designed to be accessible, adequate and attractive. Bins will be kept in the secluded private open space of each dwelling and located to the front of the properties on collection days only.

For a development of this size a separate bin enclosure at the front of the property is not considered necessary. All site facilities will be physically convenient and visually unobtrusive.

Ample area is available for secure storage in the secluded private open space of each of the dwellings. The secluded private open space of each dwelling is accessible from the inside of the dwelling. An open-air clothes-drying facility is proposed in the secluded private open space of each dwelling, not visible from the street.

A 900mm high brick letter box enclosure is proposed within the front setback of the development adjacent to the vehicle access way extending along the west elevation of the site in accordance with Australia Post requirements. The letter box will be clearly visible from the public realm. The proposed development meets the objectives of Standard B34.

6.0 CONCLUSION

Based on this assessment, the proposed development meets the objectives and standards of Clause 55 of the Maribyrnong Planning Scheme and does not seek to vary any of the standards.

The proposed development meets standard B7, B8, B17, B18, B19, B20, B21, B22, B27, B28, B30 or B32, it is therefore deemed to meet the objective for that standard. Where standard B6, B7, B8, B17, B18, B19, B20, B21, B22, B27, B28, B30 or B32 is met the decision guidelines for that standard do not apply to the application. Rescode requirements are not mandatory and are guidelines to be taken into consideration.

The proposed development will supplement housing choice available within the area and as such is in conformity with the purpose of the General Residential Zone and the objectives of urban consolidation.

The subdivision layout proposed for the development extending the length of the site is in keeping with the neighbourhood and streetscape character of the area. The development as a whole is an integral and attractive contribution to the area that will make a positive contribution to the streetscape.

The proposed development is an appropriate form of infill development for the site and the immediate and surrounding area, the variety of architectural dwelling styles and types in the area and the minimal impact on the amenity of the occupants of the dwellings to the east, north and west. The proposed development will increase housing choice and diversity in the area to cater for a mixed population group. This is not only a local market demand, but a Metropolitan demand

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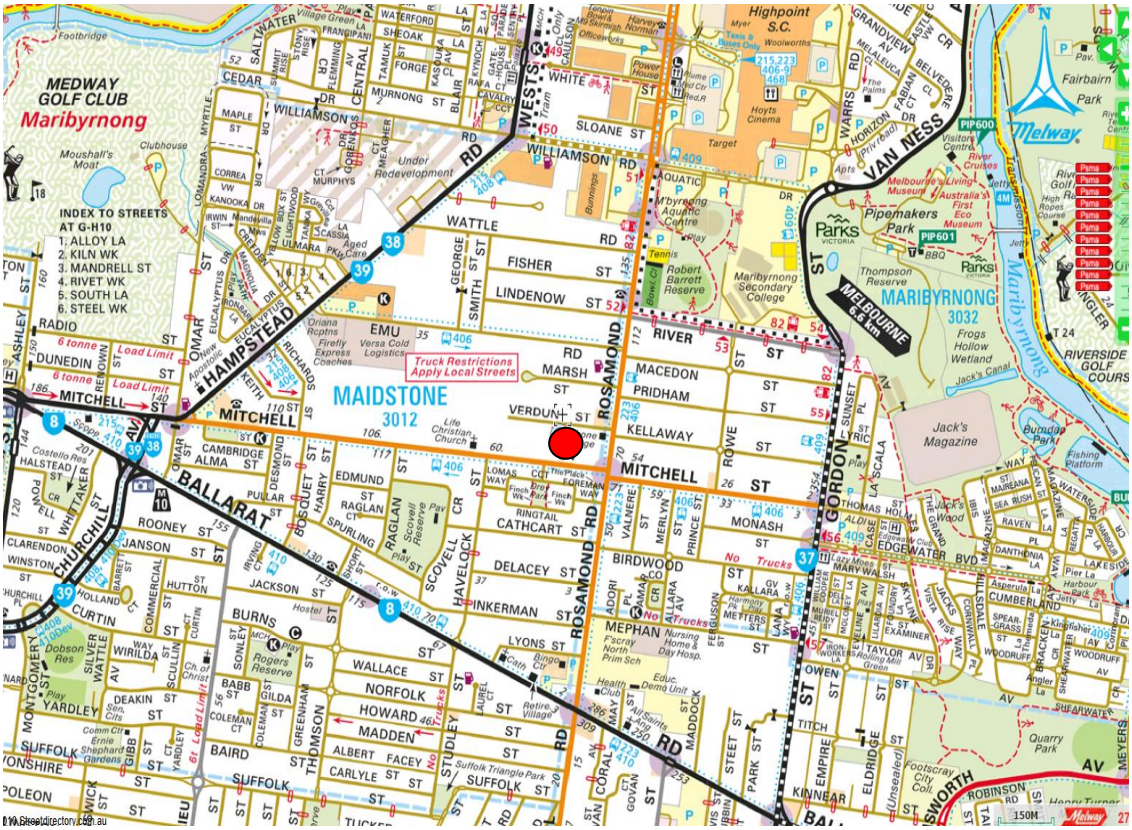
Director – Planning Consultant



The location of local shops, public transport services and public open spaces within walking distance

Local shops – Local neighbourhood shops 170m to the north east along Rosamond Road, 650m to the south along Lyons Street and 850m to the west along Mitchell Street. The Highpoint Shopping Centre is 950m to the north east and Braybrook Shopping Centre is 17km to the west for both low and high order goods, specialty items and parking. The site is within easy access to local neighbourhood shops and the high and low order shopping centres.

Public transport services – Bus route directly out front of the site, 120m to the east along Rosamond Road and 750m to the east along Gordon Street. Tram route 550m to the north east along Rosamond Road, 750m to the east along Gordon Street and 900m to the north along Wests Road. The West Footscray Railway Station is 2.5km to the south and Middle Footscray Railway Station 3.1km to the south east. The site is within close proximity to major public transport routes in terms of buses, trams and trains.

Public Open Spaces – Drey Local Neighbourhood Park 100m to the south including Finch walk walking path, Scovell Local Neighbourhood Reserve 500m to the north east including barbecue facilities, cricket nets, Cricket oval, playground, picnic table, walking path, sports pavilion, Soccer ground and sports clubs, Robert Barrett Local Neighbourhood Reserve 550m including walking path, Skate park, Tennis court, playground, picnic table, Cricket oval, Bowling green and sporting clubs, Local Neighbourhood Reserve 550m to the south east and Jack's Wood Local Reserve 750m to the east including playground, bicycling and walking paths. The site is within walking distance to local neighbourhood reserves.