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**PROPOSED DUAL DOUBLE STOREY
DWELLINGS
AT NO.7 LAWTON STREET, BRAYBROOK, VIC 3019
TOWN PLANNING REPORT**

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**PROPOSED DUAL DOUBLE STOREY DWELLINGS
AT NO.7 LAWTON STREET
BRAYBROOK VIC 3019**

NEIGHBOURHOOD AND SITE DESCRIPTION

IN RELATION TO THE SITE

1. The Site:

The site is located at number 7 Lawton street, Braybrook, Vic 3019;

Within 10 km radius from the City.

0.9km East to Injerra Primary School

3.0km West to Police Station

1.51km East to Australia Post - Braybrook LPO

0.8km North to Sunshine Harvester Primary School

0.72km North to Caroline Chisholm Catholic College

1.24km West to Sunshine Station

1.51km North to HomeCo Shopping Centre.

0.95km North East to Skinner Reserve.

0.91km North East to Braybrook Community Hub.

The site is parallelogram shape which facing of Lawton Street, 19.86m of frontage and the back, both west sides and east side 22.25m. The site has the existing single dwelling. The West, South sides are adjoining with single residence dwellings respectively while the East is adjoining with double storey residence unit.

Total site land	442 m²
Total site coverage	133m² (30.09%)
Total permeability	156.38m² (35.38%)

2. Contours and Existing Vegetation:

The site is fairly flat. There is no known of contaminated soils or fill area.

The site has not had any special vegetation species.

Building:

The existing single storey dwelling on the lot is built with cladding walls and tile roof.

The proposal of the new development of dual dwellings shall be of townhouse style with brick veneer, foam cladding, and tiled roof.

3. Access:

The existing dwelling has Council's existing cross-over car access from the side of north bounce direct out to Lawton Street. In the new development proposal, the existing cross-over is relocated to access unit 1; the proposed single cross-over is accessed to unit 2.

4. Fences and Boundaries:

Existing timber paling fence 1.8m high was built to the rear and west side of the property, and colorbond fences 2.0m high were built to the east side of the property.

IN RELATION TO SURROUNDING AREA

The surrounding area is residence. Architectural styles are a combination of Victorian, Edwardian, Interwar, Postwar, 1960s to 1990s, and some contemporary. Built forms are 'garden suburban 4' size, mostly the street pattern is grid-based or grid-adapted. Neighbourhood characters dominantly are roof sheet/tiles, hip and valley pyramidal roof style. Walls claddings are weatherboard, cement sheet painted finished or red brick. Car storage is usually at side of dwelling (Garages or carports are detached sides). Front fences are low to moderate with infill metal tube or timber. Gardens are established and low level, with mostly exotic planting and occasional tall trees. The area has low level of trees coverage to the street as well as the properties. Street tree planting is mixed, with some examples of consistent species and spacing. Surrounding area also scattered some gable roofs with colourbond and tiles. There is no disruptive impact on any overlays.

1. Adjacent buildings and outbuildings:

East bound:

Number 5C, Lawton Street

- The adjacent property is approximately **less than 5** years of age.
- Double storey brick and weatherboard and metal roof.
- Front setback approximately 4m.
- **Timber paling** front fence, @1.2m high.
- Low level of tree coverage.

West bound:

Number 40, Duke street

- The adjacent property is approximately more than 30 years of age.
- Single storey weatherboard cladding wall and cement tiled roof.
- Front setback approximately 3.1m.
- Metal wired front fence, @0.9m high.
- Low level of tree coverage.

South bound:

Number 8, Palmer Street

- The adjacent property is approximately more than 30 years of age.
- Single storey weatherboard cladding and cement tiled roof.
- Front setback approximately 10m.
- Metal wired front fence, @0.9m high.
- Low level of tree coverage.

2. Abutting P.O.S:

Since the adjoining houses on surrounding are single storey dwellings and one double storey dwelling, large lot and secluded P.O.S area is faced of North hence over shadowing problem is affected limitation.

3. View and Solar access:

The proposed dwellings are designed to get enough sunlight from all sides.

The windows of the proposed dwellings are also designed to have the minimized overlooking.

4. Location and Height of Walls on the boundary:

In this proposal, the proposed development has wall on boundary that could be maximum at 3.2m (h) that applied suitable to Rescode. All the side walls of proposed townhouses are setback according to Rescode requirement.

RESCODE DESIGN RESPONSE

2. NEIGHBOURHOOD CHARACTER & INFRASTRUCTURE

55.02-1 Neighborhood Character

STANDARD B1

The surrounding area is residence. Architectural styles are a combination of Victorian, Edwardian, Interwar, Postwar, 1960s to 1990s, and some contemporary. Built forms are 'garden suburban 4' size, mostly the street pattern is grid-based or grid-adapted. Neighbourhood characters dominantly are roof sheet/tiles, hip and valley pyramidal roof style. Walls claddings are weatherboard, cement sheet painted finished or red brick. Car storage is usually at side of dwelling (Garages or carports are detached sides). Front fences are low to moderate with infill metal tube or timber. Gardens are established and low level, with mostly exotic planting and occasional tall trees. The area has low level of trees coverage to the street as well as the properties. Street tree planting is mixed, with some examples of consistent species and spacing. The area does not have nature strips. Surrounding area also scattered some gable roofs with colourbond and tiles. There is no disruptive impact on any overlays.

55.02-2 Residential Policy

STANDARD B2

The scheme is designed to front onto the existing house. This development takes into consideration all relevant setbacks and **Clause 55** of the Maribyrnong City Council. Both State housing policy as given in the State Planning Policy Framework together with the **Residential 1 zoning provision** and the Maribyrnong City Council housing policy as stated in the Maribyrnong Planning Scheme

support development of medium density housing within the areas of single family homes to provide diversity of choice of housing.

From the above development, it is clearly indicated that the proposal of the townhouse at No 7 Lawon Street is not in the restriction conditions as stated in Clause 22.01, it also meets both State and Council housing strategy and complies with the Rescode requirements and standards.

55.02-3 Dwelling Diversity

STANDARD B3

There are less than ten dwellings on this development.

55.02-4 Infrastructure

STANDARD B4

The development is provided with all utility services and infrastructure. Proposed dwellings has their own connection points to storm water, electricity etc. This will reduce any overloading of current services.

The proposed scheme takes full advantage of well developed of community infrastructure, services and local public transport.

55.02-5 Integration with the street

STANDARD B5

The frontage of proposed townhouse shall be faced onto Lawton Street, it has been designed as such to create a reasonable front view from existing house to the proposed.

3. SITE LAYOUTS AND BUILDING MASSING

55.03-1 Street Setback

STANDARD B6

The proposed development of the townhouse is at the front of the lot and 5.0m setback which complies with Rescode Requirement and Regulation.

55.03-2 Building Height

STANDARD B7

The maximum building height specified in the schedule for the zone is 9m to the top of the highest point of any building in the development. Our design has a maximum height of 7.61m, well below the regulations.

55.03-3 Site Coverage

STANDARD B8

The site coverage for the proposed townhouse is 133m² or approximately 30.09% of the total site, which is at lower the 60% allowable by Rescode.

55.03-4 Permeability

STANDARD B9

The impact of storm water runoff is not detrimental increased due to the dwelling has permeability area greater than 20%. Total permeability area of the proposed townhouse are 156.38m² or approximately 35.38% of the site with uncovered permeable surface that is sufficient for storm water runoff through the site.

55.03-5 Energy Efficiency

STANDARD B10

According to Energy Efficient software, the energy rating for proposed dual townhouse will be provided to meet 6 stars requirement.

55.03-6 Open Space

STANDARD B11

The objective of the development is to provide reasonable open space to each Unit as possible. Thus, the new dwellings have sufficient private open spaces: 47.5 m² for unit 1 and 47.5 m² for unit 2.

55.03-7 Safety

STANDARD B12

The development provides safety and security to each townhouse and its residences. Entrances to dwelling is not obscured or isolated from the street and internal access ways. There are no large screening plants around the doorways. There are no public thoroughfares.

55.03-8 Landscaping

STANDARD B13

The site of the proposed development as it stands is currently derelict with no mature vegetation. The site is covered in grass and weeds. Neighboring properties have no distinct theme for their gardens and landscaping. There are not many native planting.

Our development will set a precedent in the area with attractive plants and trees. It will make use of screening plants to hide any form of visual bulk. No major trees shall remove from site. A landscape plan will be provided for endorsement

55.03-9 Access

STANDARD B14

The access to the site by vehicles has been designed to cater for convenient movement off and entrance onto Joy Street. Refer to Proposed Site Plan for details.

55.03-10 Parking location Objectives

STANDARD B15

Regarding to the volume of the proposed townhouses, the townhouses have their own parking spaces under Residential standard. The townhouses have been

designed single garage and car space to allow cars to enter and leave safely in the development.

4. AMENITY IMPACTS

55.04-1 Side and Rear Setbacks

STANDARD B17

There is no impact to neighboring properties due to reasonable setbacks from boundaries to the side and rear of the property. All wall heights are less than its corresponding restrictions required by Rescode. Therefore, this will increase the articulation and the visual attractiveness of the dwellings. Refer to elevations for wall heights.

55.04-2 Walls on Boundaries

STANDARD B18

The proposed townhouses have 5.7m walls on boundary adjoining property.

55.04-3 Daylight to Existing Windows

STANDARD B19

The well setback of the new development has contributed no restriction for the sunlight access of the neighbor. At the same time, it enhances each unit has a clear daylight access for habitable room.

55.04-4 North Facing Windows

STANDARD B20

The habitable room windows shall not cause any detrimental effect to the sunlight to particular North facing existing habitable windows.

55.04-5 Overshadowing Open Space

STANDARD B21

In the proposal of the development, there is more than 75% of the secluded private open space of the adjoining properties still receives a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.

55.04-6 Overlooking

STANDARD B22

All window sills in overlooking areas are designed at 1700mm height from floor.

55.04-7 Internal Views

STANDARD B23

The proposed dwellings have no internal views.

55.04-8 Noise Impact

STANDARD B24

There is no noise impact on adjoining neighbors and their respective habitable room windows due to large setbacks. Air-conditioning and heating units are placed in the private open areas away from adjoining neighbors and existing buildings. The proposal of 1800 mm high timber paling fences, 2000 mm high colorbond fences and trees covering will aide in any noise sensitive rooms being kept quite as possible.

5. ON-SITE AMENITY & FACILITIES

55.05-1 Accessibility

STANDARD B25

The ground floor levels to new dwellings are closed to the natural ground level. All rooms and facilities are situated on the ground floor. Hence this will make easily accessible to people with limited mobility to the utilities area at ground level.

55.05-2 Dwelling Entry

STANDARD B26

Entries to the proposed dwellings are clearly visible with covered porch thus providing senses of personal address and transitional spaces.

55.05-3 Daylight to New Windows

STANDARD B27

All habitable room windows of the proposed development have clear sky access with most rooms having windows to allow ventilation, the filtration of sunlight into more of the inner areas of the proposed dwellings.

55.05-4 Private Open Space

STANDARD B28

The dwellings have their own private open spaces and balcony. Refer to the area schedule on the plans for details of sizes to open areas.

55.05-5 Solar Access to Private Open Space

STANDARD B29

The dwellings have private open spaces have solar access most of the day. There are no significant obstructions from adjoining neighbors or proposed dwelling.

55.05-6 Storage

STANDARD B30

Proposed townhouses have been provided with 6m³ in the backyard, secured storage spaces.

6. DETAILED DESIGN

55.06-1 Design Details

STANDARD B31

The design for the proposed dual townhouses is an achievable of architectural standard that uses maximum of limited space. Large portions of glass windows allow natural sunlight and fresh air to flow into the inner spaces of the proposed dwelling producing a more open environment.

The proposed development consists of living, dining, kitchen, bedroom and laundry are functional at ground floor and two bedrooms, a study room on upper floor.

The detail adds up to avoid design aspect of bulky square box dwelling and a monochrome view but a blend to neighborhood. As a result, it enhances a better visual look to streetscape.

55.06-2 Front Fences

STANDARD B32

No front fence has been proposed.

55.06-3 Common Property

STANDARD B33

There is no common area on the site.

55.06-4 Site Services

STANDARD B34

All services are easily installed and maintained with the use of properly designed dwellings. There is ample space around each dwelling to provide access ways to place pipes and services without affecting neighbors.

Mailboxes and newspaper receptacles are provided to the dwelling, along with an area in each private open space to place rubbish bins and clotheslines.