



Maribyrnong  
CITY COUNCIL

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

Clear Form

## CITY OF MARIBYRNONG ADVERTISED PLAN

Office Use Only

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.

## The Land **i**

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

**Street Address \***

Unit No.:	St. No.: 13	St. Name: MARSH 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.: 52	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input checked="" type="radio"/> Plan of Subdivision	No.: 019004
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? \*

DEMOLITION OF AN EXISTING DWELLING AND THE CONSTRUCTION OF (TWO) TWO STOREY DWELLINGS.
<input checked="" type="checkbox"/> 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 \$ 990,000.00	<b>⚠</b> 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 <i>Planning and Environment Act 1987</i> ) and the estimated cost of the development exceeds \$1.093 million (adjusted annually by CPI) the Metropolitan Planning Levy must be paid to the State Revenue Office and a current levy certificate must be submitted with the application. Visit <a href="http://www.sro.vic.gov.au">www.sro.vic.gov.au</a> 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.

EXISTING SINGLE STOREY RESIDENTIAL DWELLING TO BE DEMOLISHED AS PART OF THIS APPLICATION

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

## Title Information

### Encumbrances on title \*

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

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

☒ 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.

Please provide at least one contact phone number \*

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

### 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.

Name:		
Title: MR	First Name: DANIEL	Surname: GRIMA
Organisation (if applicable): DRAFTMODE DESIGNS PTY LTD.		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 28	St. Name: THOMAS STREET
Suburb/Locality: AIRPORT WEST	State: VIC	Postcode: 3042

### Contact information for applicant OR contact person below

Business phone: 9330 3434	Email: rachaelg@draftmode.com.au
Mobile phone:	Fax:

### Contact person's details\*

Same as applicant ☒

Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:	State:	Postcode:

HOANG NGAN NGO, KIM TIN NGUYEN, QUEENIE PHUNG DANG.


Same as applicant ☐

Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 13	St. Name: MARSH 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 cancellation of the permit.

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

Signature:

Date:

18/12/2024  
day / month / year

## Need help with the Application?

General information about the planning process is available at [planning.vic.gov.au](http://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?:

Date:

day / month / year

## Checklist

Have you:



Filled in the form completely?



Paid or included the application fee?



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



Provided all necessary supporting information and documents?



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



A plan of existing conditions.



Plans showing the layout and details of the proposal.



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



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



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



Completed the relevant council planning permit checklist?



Signed the declaration?

## Lodgement

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

Maribyrnong City Council

PO Box 58

Footscray VIC 3011

Cnr Napier & Hyde Streets

Footscray VIC 3011

### Contact information:

Phone: (03) 9688 0200

Email: [email@maribyrnong.vic.gov.au](mailto:email@maribyrnong.vic.gov.au)

DX: 81112

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

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

Page 1 of 2

VOLUME 08029 FOLIO 159

Security no : 124120549896H  
Produced 10/12/2024 03:52 PM

**LAND DESCRIPTION**

Lot 52 on Plan of Subdivision 019004.  
PARENT TITLE Volume 05836 Folio 042  
Created by instrument 2620594 29/01/1954

**REGISTERED PROPRIETOR**

Estate Fee Simple  
TENANTS IN COMMON  
As to 1 of a total of 4 equal undivided shares  
Sole Proprietor  
HOANG NGAN NGO of 13 MARSH STREET MAIDSTONE VIC 3012  
As to 1 of a total of 4 equal undivided shares  
Sole Proprietor  
KIM TIN NGUYEN of 13 MARSH STREET MAIDSTONE VIC 3012  
As to 2 of a total of 4 equal undivided shares  
Sole Proprietor  
QUEENIE PHUNG DANG of 13 MARSH STREET MAIDSTONE VIC 3012  
AY575499U 08/11/2024

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AY575500P 08/11/2024  
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 LP019004 FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NUMBER		STATUS	DATE
AY560689X (E)	CONV PCT & NOM ECT TO LC	Completed	04/11/2024
AY575499U (E)	TRANSFER	Registered	08/11/2024
AY575500P (E)	MORTGAGE	Registered	08/11/2024

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

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

Street Address: 13 MARSH STREET MAIDSTONE VIC 3012

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 18601V BANKWEST  
Effective from 08/11/2024



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# 13 MARSH STREET MAIDSTONE



REF NO: DO208-24MARSH  
10<sup>th</sup> NOVEMBER 2014



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## Introduction

Draftmode Designs has been engaged on the behalf of the Developer/Applicant to prepare a Town Planning Application that seeks to obtain a Planning Permit for the development of the land at

13 Marsh Street, MAIDSTONE Vic 3012.

We seek approval from Maribyrnong City Council for the purposes of a Two (2) double-storey townhouse development on site.

### This Town Planning Application is accompanied by the following:

- Town Planning Report
- Town Planning Drawings prepared by Draftmode Designs Pty Ltd
- Title
- Plan of Subdivision
- Covenant (If Applicable)
- Sustainable Design Assessment prepared by Draftmode Designs Pty Ltd
- Colour Scheme prepared by Draftmode Designs Pty Ltd
- Title Re-Establishment and Feature Survey and Levels to A.H.D prepared by DJF Land Surveying



## Subject Site

### Overview

The subject site is located at **13 Marsh Street, MAIDSTONE Vic 3012** is located within an established residential setting under Maribyrnong City Council located in Melbourne's west. The site is located within a General Residential Zone. The proposal is for two (2) double-storey townhouses at this property and will demonstrate sufficient merit for Planning Approval from Maribyrnong City Council.

In its Current state, the site currently has a single storey dwelling which is proposed to be demolished as part of this application.

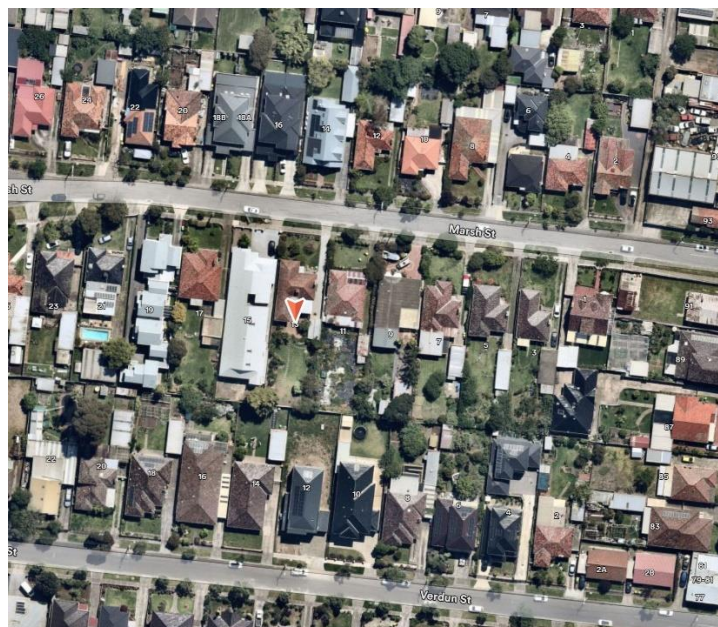


Figure 1 – Aerial Image of Subject Site (source: NearMap)



Figure 2 – View of subject site from Marsh Street.

## Overview

### Site Size & Orientation

The subject site is approx. 827.00m<sup>2</sup> in size with an overall length of 54.28 metres and overall width of 15.24 metres.

The site is oriented North to South with access to Marsh Street.

### Assets & Easements

The land has access to all infrastructure services – including sewer, electricity, gas and telephone. There is an existing vehicle crossover along Marsh Street alongside typical kerb and channels.

There is an easement located to the rear of the site running East to West.

### Site Slope

The site is mostly flat with little fall running South to North. Given the site's orientation, the best opportunity for direct sunlight is along the North, East and West side boundaries, and shadows will be general by cast to the properties from the east to the west. With the land's current shape, its size and good depth will assist in its redevelopment potential.

### Vegetation

The site is some vegetation. This will be cleared as part of this application.



# Certificate of Title

The subject site is formally described as Lot 52, LP019004 and is generally recognised as

**13 Marsh Street, MAIDSTONE Vic 3012**

There is NO covenant on title.

The proposal does not breach, in any way, an encumbrance on title such as a restrictive covenant, Section 173 Agreement or other obligation such as an easement or building envelope.

## Zones & Overlays

### Zoning

The subject site is located within the following zones:

- General Residential Zone (R1Z)
- General Residential Zone-Schedule (GRZ1)

### Overlays

The subject site is located within the following overlays:

- Development Contributions Plan Overlay (DCPO)
- Development Contributions Plan Overlay - Schedule 2 (DCPO2)

### Aboriginal Cultural Heritage Sensitivity

The subject site is not withing an Aboriginal Overlay

### Bushfire Management Response

The subject site is not within a Designated Bushfire Zone



## Neighbourhood & Site Information

### Area Profile

Maidstone is an established residential neighbourhood that has seen ongoing development in recent years. Located approximately 10km from the Melbourne CBD, there is a pattern of established developments within the immediate vicinity.

With shopping centres, parklands, and public transport facilities within proximity to the subject site, we consider the area suitable for the accommodation of two (2) double-storey townhouses on this site.

With several single and double storey residences existing alongside medium density developments in the area, Maidstone is characterised by its varying front and side fences, leafy frontages and reasonably shaped residences.

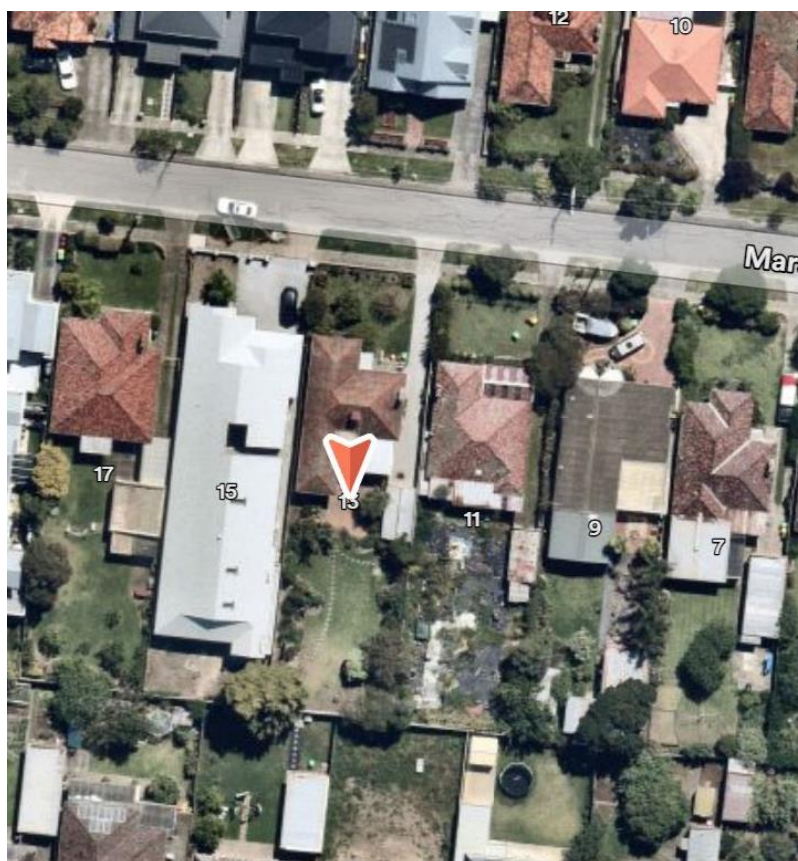


Figure 3 – Surrounding area within proximity of subject site (Source: NearMap)

## Proposal

### Overview

The proposal is to construct of Two (2) double-storey townhouses onto the currently site at **13 Marsh Street, MAIDSTONE Vic 3012** that takes into full consideration the above neighbourhood and site description. To maintain the modest surroundings and character of Maidstone, the proposed dwellings will be constructed of combination of external wall materials and colorbond roofing. The design has considered all the site's constraints and opportunities, and the proposed development sits comfortably on the site.

Through the specific selection of materials and refined design palette, we believe that the proposed development reflects Maidstone existing streetscape, as well as promoting residential and housing growth in the community.

Access to Dwellings is via proposed vehicle crossovers along Marsh Street.

Vehicle Storage:-

- Dwelling One = Single vehicle garage and tandem car space (total 2 vehicles)
- Dwelling Two = Single vehicle garage and tandem car space (total 2 vehicles)

This supports the position of the dwellings on site, allowing for adequate access for vehicles and pedestrians to all dwellings.

The new dwellings are clearly identified from street level and the development does not interfere with existing properties. Overlooking has been addressed by the use of boundary fencing and obscure glazing where required.

### Site Information

- Total Site Area = 827 m<sup>2</sup>
- Total Built Up Area = 468.68m<sup>2</sup>
- Total Site Coverage = 56.67%
- Total Site Permeability = 290.02m<sup>2</sup>
- Total Site Permeability = 35.07%
- Total Garden Area Requirement = 289.45m<sup>2</sup>(35%)
- Total Proposed Garden Area = 289.65m<sup>2</sup>(35.02%)

## Dwelling Analysis

### Dwelling 1

- Total Area = 416.55m<sup>2</sup>
- Total Secluded Private Open Space = 91.44m<sup>2</sup>
- Total Open Space = 123.57m<sup>2</sup>(Including Front Yard)
- Dwelling is positioned to face Marsh Street
- Access is via a single-vehicle crossover from Marsh Street
- Dwelling is serviced by a single-vehicle garage and tandem car space
- Internal amenities include:
  - 5 bedrooms
  - Study
  - 4 bathrooms/WC
  - Powder Room
  - Kitchen/living/dining at ground-floor level
  - Retreat
  - Spacious rear yard

### Dwelling 2

- Total Area = 410.78m<sup>2</sup>
- Total Secluded Private Open Space = 91.44m<sup>2</sup>
- Total Open Space = 118.42m<sup>2</sup> (Including Front Yard)
- Dwelling is positioned to face Marsh Street
- Access is via proposed vehicle crossover from Marsh Street
- Dwelling is serviced by a single-vehicle garage and tandem car space
- Internal amenities include:
  - 5 bedrooms
  - Study
  - 4 bathrooms/WC
  - Powder Room
  - Kitchen/living/dining at ground-floor level
  - Retreat
  - Spacious rear yard



## Materials & Finishes

We have proposed the use of the following materials:

- Colorbond roofing
- Face brickwork
- Feature render

The combination of materials proposed is common within the immediate streetscape and respective of the overall neighbourhood charm and appeal along Marsh Street.

## Neighbourhood Influence & Characteristics

Within the immediate streetscape there are examples of developments/residences that use similar materials to that proposed at this site.

Common architectural elements prevalent within the immediate streetscape include:

- Low/no front-fencing
- Tiled/steel roofs
- Face brickwork
- Cladding
- Spacious front-yards
- Low-density developments
- Consistent front setbacks (Approx 7.6m)
- Landscaping within front setbacks

It is considered that the subject land is situated in an area suitable for a medium density development. The proposed development is considered appropriate having regard to the positive attributes of the site and the size and design of the proposed dwellings.

The design of the proposal will result in a positive contribution to the neighbourhood character of the area and will not set any new precedent in the area. It also achieves a high level of compliance with all the standards and clauses of ResCode.

We believe that the design successfully meets the site's constraints, while maximising the site's opportunities.



**Proposed view from Marsh Street.**



**Proposed view from Marsh Street.**

## Planning Policy Framework

### State Planning Policy Framework

#### Clause 11 - Settlement

##### 11.02-1S – Supply of Urban Land

**Objective:** to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses

**Design Response:**

- with the proposed subdivision of the subject site, we are increasing the opportunity for the redevelopment of existing urban areas
- the proposed development of the site incorporates existing neighbourhood character elements
- the proposed development looks to address rising housing needs within the municipality

##### 11.02-2S – Structure Planning

**Objective:** to facilitate the fair, orderly, economic and sustainable use and development of urban areas

**Design Response:**

- The development of the site protects areas of natural and cultural significance
- the proposed dwellings have been designed in accordance with current NCC Requirements, facilitating the efficient provision of sustainable developments

### Clause 15 – Built Environment and Heritage

#### 15.01-1S – 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

**Design Response:**

- the development consists of architectural styles, elements and overall design intent that responds to the character and identify of the surrounding area
- the proposed density on site responds well to the public realm with prime positioning to local amenities and public transport



- the siting and design of the proposed dwellings is of a high standard that contributes to the amenity, attractiveness and safety of the public realm

## 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

### Design Response:

- the proposed development on site considers numerous design elements and requirements such as restrained height, scale and best-practice energy performance
- the siting of the new dwellings minimises the detrimental impact on adjoining residences with generous setbacks and methods to restrict overlooking
- window placement and overall passive design minimises the need for heating, cooling and lighting
- the development encourages the recycling and reuse of materials during construction
- the development is designed to enhance the function and amenity of the public realm

## 15.01-5S – Neighbourhood Character

**Objective:** to recognise, support and protect neighbourhood character, cultural identity, and sense of place

### Design Response:

- the development follows the pattern of local subdivision and demonstrates sufficient room for future planting of significant vegetation on site

## Clause 16 - Housing

### 16.01-1S – Housing Supply

**Objective:** to facilitate well-located, integrated and diverse housing that meets community needs

### Design Response:

- With the intention of this development to set precedence for multi-unit residential developments in the area, the interest and investment in this site will in turn influence the attention brought to Maidstone itself. With the ever-increasing population meaning that more buyers and investors are looking further out of the CBD, this proposal will assist in establishing Maidstone as a new central hub where people want to invest, work and live
- The adequate utilisation of the land near public transport will facilitate a response that will encourage developers to see the benefits of unit development and residential growth. This will therefore set a precedent as to what opportunities are available in the neighbourhood whilst maintaining the suburban charm of Maidstone and how the development of smaller dwelling can be adaptable to a range of households including the aging population of Maidstone.

- We believe that this number of dwellings is adequate for the area and complements the zone and encouragement of higher density residential developments that are close to schools, public transport and shopping centres and suitable for a range of income levels.

## **16.01-2S – Housing Affordability**

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

**Design Response:**

- The proposal is to develop of Two (2) double-storey townhouses suitable for housing types that range between high-income earners to young professionals, the elderly and small families
- Due to the size and scale of site, the proposal encourages affordable living in an area close to schools, public transport and shopping centres and suitable for households with varying income levels.

## **Zoning**

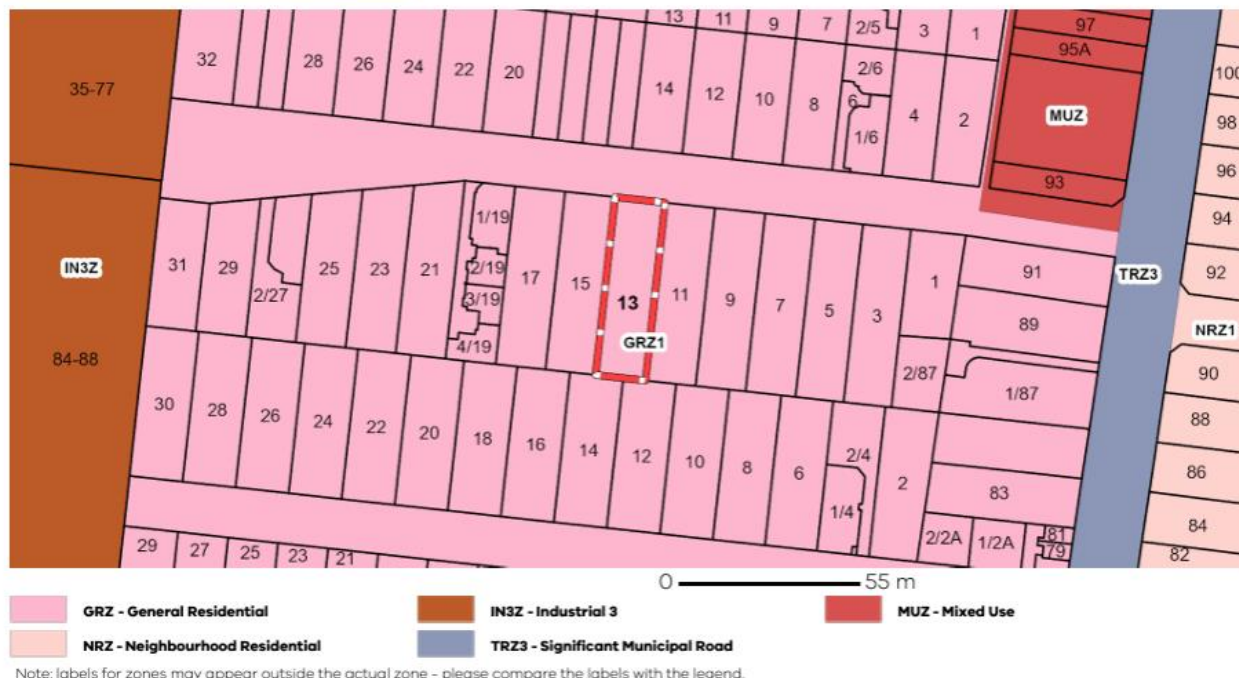
### **General Residential Zone (GRZ)**

The purpose of the General Residential Zone (GRZ) is as follows:

- 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.

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



## General Residential Zone - (GRZ)

We have outlined below the Requirements of Clause 55 and how the development responds to the requirements of the Standard.

DESCRIPTION	STANDARD	REQUIREMENT	DESIGN RESPONSE
Minimum Street Setback	B6	None specified	Refer to ResCode Assessment
Site Coverage	B8	None Specified	Refer to ResCode Assessment
Permeability	B9	None Specified	Refer to ResCode Assessment
Landscaping	B13	None Specified	We kindly ask that Council allow for the provision of a Landscape Plan to be conditioned as part of a Planning Permit
Side & Rear Setbacks	B17	None specified	Refer to ResCode Assessment
Walls on Boundaries	B18	None specified	Refer to ResCode Assessment
Private Open Space	B28	None Specified	Refer to ResCode Assessment
Front Fence Height	B32	None specified	Refer to ResCode Assessment



## 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 area as set out in the following table:

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

This proposed site area is 613.54msq there for requires 30% garden area. The proposal provides for 32.31% garden area which is consistent with this requirement.

## Overlays

- Development Contributions Plan Overlay (DCPO)
- Development Contributions Plan Overlay - Schedule 2 (DCPO2)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)



## Conclusion

This proposal supports the Planning Application for Two (2) double-storey townhouses at 13 Marsh Street, MAIDSTONE Vic 3012, which achieves a balance between enhancing living standards and maintaining the original character of Maidstone. The proposed development by Draftmode Desings Pty Ltd reflects a high standard of architectural consideration and design, and has considered adjoining properties, the nature of the proposed site, design intent and compliance with ResCode and relevant State and Local Planning Policies.

## Clause 52.06 – Assessment

The purpose of Clause 52.06 – Car Parking is as follows:

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

As per the proposal on site, please note:

- ✓ Pedestrian visibility splays are designed in accordance with Clause 52.06-9
- ✓ Vehicle crossovers proposed are designed within Council's current standards
- ✓ Vehicle garages are attached to their associated dwelling, permitting safe and efficient pedestrian movement within the site
- ✓ Both dwellings are supported by a single-vehicle garage and tandem car space, negating the need for on-street parking
- ✓ Car parking capacity is in accordance with the required ratio of Clause 52.06

Dwelling No.	No. of Bedrooms	Car Parking Requirement	On-Site Parking Provision
Dwelling 1	Four (5)	Two (2)	✓ Complies Two (2), one single-vehicle garage and tandem car space
✓ Dwelling 2	Four (5)	Two (2)	✓ Complies Two (2), one single-vehicle garage and tandem car space



## Clause 55 – Assessment

CLAUSE	ResCode OBJECTIVE	DESIGN REQUIREMENTS	DESIGN RESPONSE
55.02-1	<p><b>Neighbourhood Character Objectives</b></p> <p>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character</p> <p>To ensure that the design responds to the features of the site and the surrounding area</p>	<p><b>Standard B1</b></p> <p>The design response must be appropriate to the neighbourhood and the site</p> <p>The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site</p>	<p>✓ <b>Complies</b></p> <p>The proposal is a suitable outcome for the site, considering the strengths and constraints of the property as well as existing buildings, structures and assets within the immediate vicinity</p> <p>There are sufficient opportunities for the dwellings to have safe and efficient street access whilst retaining a high level of internal amenity</p> <p>The site shows sufficient opportunity for the allowing of a subdivision into separate allotments without causing a detrimental effect to the Marsh Street streetscape and overall neighbourhood character</p> <p>Careful selection of external materials when combined with a refined architectural design and overall look has minimal impact along the streetscape, with design elements and features derived from the surrounding neighbourhood character and charm</p>

55.02-2	<p><b>Residential Policy Objectives</b> To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies</p> <p>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services</p>	<p><b>Standard B2</b> An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies</p>	<p>✓ <b>Complies</b></p> <p>The proposal is a suitable outcome for the site, and is consistent with the requirements and guidelines of the State and Local Planning Policy Frameworks and requirements under Council's Municipal Strategic Statement</p> <p>Meeting specific objectives such as the provision of diverse housing stock and affordable living, the quality of the design and proposal on site supports the vision and values of the community vision, taking advantage of communal facilities and the overall future development of the area</p>
52.02-3	<p><b>Dwelling Diversity Objective</b> To encourage a range of dwelling sizes and types in developments of ten or more dwellings</p>	<p><b>Standard B3</b> Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</p> <ul style="list-style-type: none"> <li>Dwellings with a different number of bedrooms.</li> <li>At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.</li> </ul>	<p>- <b>Not Applicable</b></p>
55.02-4	<p><b>Infrastructure Objectives</b> To ensure development is provided with appropriate utility services and infrastructure</p> <p>To ensure development does not unreasonably overlaid the capacity of utility services and infrastructure</p>	<p><b>Standard B4</b> Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available</p> <p>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads</p> <p>In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure</p>	<p>✓ <b>Complies</b></p> <p>The proposed development on site will cause no detrimental impact on existing services and facilities, with each dwelling to be connected to reticulated services</p>

55.02-5	<b>Integration with the Street Objectives</b> To integrate the layout of development with the street	<b>Standard B5</b> Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility  Development should be oriented to front existing and proposed streets  High fencing in front of dwellings should be avoided if practicable  Development next to existing public open space should be laid out to complement the open space	<b>✓ Complies</b>  The new dwellings and its respective entrances (both vehicle and pedestrian) are oriented to face the street front, with direct integration with the streetscape through visible entrances and window fenestration and glazing for passive surveillance  The subject site does not abut existing public open spaces and/or reserves
55.03-1	<b>Street Setback Objective</b> To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site	<b>Standard B6</b> Walls of buildings should be set back from streets the distance specified in Table B1  Porches, pergolas and verandas that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard	<b>✓ Complies</b>  Setback for this proposal is 9.0M which consistent with the existing street set back to dwellings along Marsh Street.  This therefor meets the objective of this standard.
55.03-2	<b>Building Height Objectives</b> To ensure that the height of buildings respects the existing or preferred neighbourhood character	<b>Standard B7</b> 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 building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres  Changes of building height between existing buildings and new buildings should be graduated	<b>✓ Complies</b>  Maximum building height does not exceed 9 meters

55.03-3	<b>Site Coverage Objective</b> To encourage development that respects the landscape character of the neighbourhood  To encourage the retention of significant trees on the site	<b>Standard B8</b> The site area covered by buildings should not exceed: <ul style="list-style-type: none"> <li>the maximum site coverage specified in a schedule to the zone, or,</li> </ul> if no maximum site coverage is specified in a schedule to the zone, 60%	✓ <b>Complies</b>  The site coverage total equals 56.67%
55.03-4	<b>Permeability Objectives</b> To reduce the impact of increased stormwater run-off on the drainage system  To facilitate on-site stormwater infiltration	<b>Standard B9</b> The site area covered by the previous surfaces should be at least: <ul style="list-style-type: none"> <li>the minimum area specified in a schedule to the zone, or,</li> </ul> if no minimum is specified in a schedule to the zone, 20% of the site	✓ <b>Complies</b>  The permeability total equals 35.07%
55.03-5	<b>Energy Efficiency Objectives</b> To achieve and protect energy efficient dwellings and residential buildings  To ensure the orientation and layout of the development reduces fossil fuel energy use and make appropriate use of daylight and solar energy	<b>Standard B10</b> Buildings should be: <ul style="list-style-type: none"> <li>oriented to make appropriate use of solar energy</li> <li>sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced</li> </ul> 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	✓ <b>Complies</b>  Due dwellings facing North, private open spaces have a southern orientation. This standard is met by having wider than standard private open spaces and having greater rear setbacks to proposed dwellings taking into consideration B29 solar access calculation. Living areas have access to East and West light.
55.03-6	<b>Open Space Objective</b> To integrate the layout of development with any public and communal open space provided in or adjacent to the development	<b>Standard B11</b> If any public or communal open space is provided on site, it should: <ul style="list-style-type: none"> <li>be substantially fronted by dwellings, where appropriate</li> <li>provide outlook for as many dwellings as practicable</li> <li>be designed to protect any natural features on the site</li> <li>be accessible and useable</li> </ul>	- <b>Not Applicable</b>  There is no public or communal open space proposed on site



55.03-7	<b>Safety Objective</b>  To ensure the layout of development provides for the safety and security of residents and property	<b>Standard B12</b>  Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways  Planting which creates unsafe spaces along streets and accessways should be avoided  Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways  Private spaces within developments should be protected from inappropriate use as public thoroughfares	<b>✓ Complies</b>  Each dwelling entrances and garages are oriented to face Marsh Street.  Sensor-lights adjacent to each front-door are designed to increase passive surveillance, with garages set back behind the main building line
55.03-8	<b>Landscaping Objectives</b> To encourage development that respects the landscape character of the neighbourhood  To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance  To provide appropriate landscaping  To encourage the retention of mature vegetation on the site	<b>Standard B13</b> The landscape layout and design should: <ul style="list-style-type: none"> <li>• protect any predominant landscape features of the neighbourhood</li> <li>• consider the soil type and drainage patterns of the site</li> <li>• allow for intended vegetation growth and structural protection of buildings</li> <li>• in locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals</li> <li>• provide a safe, attractive and functional environments for residents</li> </ul> Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood  Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made  The Landscape Design should specify landscape themes, vegetation (location and species), paving and lighting	<b>✓ Complies</b>  There is sufficient opportunity on site for the planting of significant vegetation which will be in line with the predominant features within the existing streetscape.  Landscape plans will be provided as part of this application at a later date or as part of a condition on the planning permit.

<p>55.03-9</p>	<p><b>Access Objectives</b> To ensure vehicle access to and from a development is safe, manageable and convenient</p> <p>To ensure the number and design of vehicle crossovers respects the neighbourhood character</p>	<p><b>Standard B14</b> Accessways should:</p> <ul style="list-style-type: none"> <li>• Be designed to allow convenient, safe and efficient vehicle movements and connections within the development and to the street network.</li> <li>• Be designed to ensure vehicles can exit a development in a forwards direction if the access way serves five or more car spaces, three or more dwellings, or connects to a road in a Road Zone.</li> <li>• Be at least 3 metres wide.</li> <li>• Have an internal radius of at least 4 metres at changes of direction.</li> <li>• Provide a passing area at the entrance that is at least 5 metres wide and 7 metres long if the access way serves ten or more spaces and connects to a road in a Road Zone.</li> </ul> <p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> <li>• 33 per cent of the street frontage, or</li> <li>• if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</li> </ul> <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p>	<p>✓ <b>Complies</b></p> <p>New vehicle crossovers are being proposed as part of this application along Marsh Street.</p> <p>The total width of crossover along Marsh Street at the property boundary equals 6.0m, equating to 39.37% of the frontage in compliance with Standard B14</p>
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55.03-10	<p><b>Parking Location Objectives</b> To provide convenient parking for resident and visitor vehicles</p> <p>To avoid parking and traffic difficulties in the development and the neighbourhood</p> <p>To protect residents from vehicular noise within developments</p>	<p><b>Standard B15</b></p> <p>Car parking facilities should:</p> <ul style="list-style-type: none"> <li>• be reasonably close and convenient to dwellings and residential buildings</li> <li>• be secure</li> <li>• be designed to allow safe and efficient movements within the development</li> <li>• be well ventilated if enclosed</li> </ul> <p>Large parking areas should be broken up with trees, buildings or different surface treatments</p> <p>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 windowsills are at least 1.4 metres above the accessway</p>	<p>✓ <b>Complies</b></p> <p>Garages are accessible internally from each dwelling with the garage spaces attached to the dwellings themselves</p> <p>With external pedestrian doors to each SPOS area, garages are well ventilated and in a secure and appropriate position relevant to their respective dwelling</p>
55.04-1	<p><b>Site &amp; Rear Setbacks Objective</b> 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</p>	<p><b>Standard B17</b></p> <p>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> <li>• at least the distance specified in a schedule to the zone, or</li> <li>• if no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres</li> </ul> <p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may not encroach more than 0.5 metres into the setbacks of this standard</p> <p>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</p>	<p>✓ <b>Complies</b></p> <p>The new dwellings are designed in accordance with the required side and rear setback objectives</p>

55.04-2	<b>Walls on Boundaries Objective</b> 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	<b>Standard B18</b> A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of the lot should not about the boundary: <ul style="list-style-type: none"> <li>for a length of more than the distance specified in a schedule to the zone; or</li> <li>if no distance is specified in a schedule to the zone, for a length of more than:               <ul style="list-style-type: none"> <li>10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</li> <li>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</li> </ul>               Whichever is greater             </li> </ul> A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary A building on a boundary includes a building set back up to 200mm from a boundary	<p>✓ <b>Complies</b></p> <p>Dwelling One garage is located on the western Boundary for the length of 6.46m. This meets the objective of this standard.</p>
55.04-3	<b>Daylight to Windows Objectives</b> To allow adequate daylight into existing habitable room windows	<b>Standard B19</b> 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	<p>✓ <b>Complies</b></p> <p>Existing habitable room windows achieve a minimum 3.0m<sup>2</sup> light court in accordance with Standard B19</p> <p>With the siting of each dwelling and setback from respective side and rear boundaries (and adjoining residences), adequate daylight to existing habitable room windows is achieved</p>



55.04-4	<b>North Facing Windows Objective</b> To allow for adequate solar access to existing north-facing habitable room windows	<b>Standard B20</b> If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east	<p>✓ <b>Complies</b></p> <p>There are <b>NO</b> north facing windows on the adjoining neighbouring properties.</p>
55.04-5	<b>Overshadowing Open Space Objective</b> To ensure buildings do not significantly overshadow existing secluded private open space	<b>Standard B21</b> Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with 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 9 am and 3 pm on 22 September.  If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.	<p>✓ <b>Complies</b></p> <p>We do not consider the proposal to cast significant overshadow onto the adjoining residences and their private open space areas</p> <p>As per the shadow diagrams prepared, we demonstrate compliance with the requirements under the standard</p>
55.04-6	<b>Overlooking Objective</b> To limit views into existing secluded private open space and habitable room windows.	<b>Standard B22</b>  A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space 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	<p>✓ <b>Complies</b></p> <p>Habitable room windows/areas with direct views into the SPOS of adjoining dwellings have been designed accordingly to limit views, meeting the requirement of this standard</p> <p>Boundary fencing – in addition to overlooking treatment measures which include a mixture of highlight windows, obscure glazing/screening to 1700h etc – will further restrict views into adjoining residence's SPOS</p>

		<p>ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> <li>• Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.</li> <li>• Have sill heights of at least 1.7 metres above floor level.</li> <li>• Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.</li> <li>• Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.</li> </ul> <p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> <li>• Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.</li> <li>• Permanent, fixed and durable.</li> <li>• Designed and coloured to blend in with the development.</li> </ul> <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p>	
55.04-7	Internal Views Objective	<p><b>Standard B23</b></p> <p>Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded</p>	✓ <b>Complies</b>

55.04-8	<b>Noise Impacts Objective</b>  To contain noise sources in developments that may affect existing dwellings.  To protect residents from external noise.	<b>Standard B24</b> 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.	✓ <b>Complies</b>  Our site is not located within close proximity of high-level sources of noise such as mechanical plants and busy roads/railway lines  The extent of noise heard by future habitants is similar to what is expected within a residential area, as is the expected output of noise from the development itself
55.05-1	<b>Accessibility objective</b>  To encourage the consideration of the needs of people with limited mobility in the design of developments.	<b>Standard B25</b>  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.	✓ <b>Complies</b>  With the provision of downstairs areas and facilities such as One bedroom, kitchen, laundry and bathroom, the development supports the needs of occupants with limited mobility
55.05-2	<b>Dwelling entry objective</b> To provide each dwelling or residential building with its own sense of identity.	<b>Standard B26</b> Entries to dwellings and residential buildings should: <ul style="list-style-type: none"> <li>Be visible and easily identifiable from streets and other public areas.</li> </ul> Provide shelter, a sense of personal address and a transitional space around the entry.	✓ <b>Complies</b>  Each dwelling is orientated to face the street, with window fenestration, garage and entry points accessed from each individual driveway  Sensor lighting at each entry further identifies the entry point of each dwelling  A covered porch area extends out from the main building façade line, providing shelter and acting as a visible identifier of the entry to each dwelling
55.05-3	<b>Daylight to new windows objective</b> To allow adequate daylight into new habitable room windows.	<b>Standard B27</b> A window in a habitable room should be located to face: <ul style="list-style-type: none"> <li>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</li> <li>A verandah provided it is open for at least one third of its perimeter, or</li> </ul> A carport provided it has two or more open sides and is open for at least one third of its perimeter.	✓ <b>Complies</b>  New habitable room windows achieve a minimum 3.0m <sup>2</sup> light court in accordance with Standard B19  With the siting of each dwelling and setback from respective side and rear boundaries (and adjoining residences), adequate daylight to new habitable room windows is achieved

55.05-4	<b>Private open space objective</b> To provide adequate private open space for the reasonable recreation and service needs of residents	<b>Standard B28</b> A dwelling or residential building should have private open space of an area and dimensions 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: <ul style="list-style-type: none"> <li>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</li> <li>A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or</li> <li>A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.</li> </ul>	<b>✓ Complies</b> Each dwelling meets the requirements of POS under the Schedule to the Zone as per the following: <ul style="list-style-type: none"> <li>Each SPOS achieves a minimum depth of 3.0m with a minimum area of 25msq and a total of 40msq of open space.</li> <li>Dwelling 1 has an SPOS area of 91.44m<sup>2</sup></li> <li>Dwelling 2 has an SPOS area of 91.44 m<sup>2</sup></li> <li>Each dwelling exceeds 40m<sup>2</sup> of total open space</li> </ul>
55.05-5	<b>Solar Access to Open Space</b> To allow solar access into the secluded private open space of new dwellings and residential buildings.	<b>Standard B29</b> The private open space should be located on the north side of the dwelling or residential building, 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	<b>✓ Complies</b> Due to the orientation of the site each dwelling faces North. Dwellings private open spaces are orientated to the south and achieve (2+0.9h) meters required in this standard.
55.05-6	<b>Storage</b> To provide adequate storage facilities for each dwelling.	<b>Standard B30</b> Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.	<b>✓ Complies</b> Each dwelling accommodates for a minimum 6m <sup>3</sup> storage space within their respective rear yards



55.06-1	<b>Design Detail</b> To encourage design detail that respects the existing or preferred neighbourhood character.	<b>Standard B31</b> The design of buildings, including: <ul style="list-style-type: none"> <li>Façade articulation and detailing,</li> <li>Window and door proportions,</li> <li>Roof form, and</li> <li>Verandahs, eaves and parapets</li> </ul> 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.	<b>✓ Complies</b>  The proposed external façade design finds a balance between traditional and contemporary architectural elements, taking inspiration from the existing neighbourhood character and newer developments within the Municipality  Incorporating generous side setbacks, rear yards and a leafy front-yard area allowing for ample landscaping opportunities, any perceived bulk and/or mass is mitigated through appropriate building heights and overall design  The proposed development is of a high architectural standard, both internally and externally
55.06-2	<b>Front Fences</b>  To encourage front fence design that respects the existing or preferred neighbourhood character.	<b>Standard B32</b> The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties. A front fence within 3 metres of a street should not exceed: <ul style="list-style-type: none"> <li>Streets in a Road Zone, Category 1: 2 metres.</li> </ul> Other streets: 1.5 metres.	<b>✓ Complies</b>  900mm high open front fence and gate is proposed for the development. This is consistent with the streetscape along Marsh Street, therefore meets the requirement of this standard.
55.06-3	<b>Common Property</b> 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.	<b>Standard B33</b> Development should clearly delineate public, communal and private areas.  Common property, where provided, should be functional and capable of efficient management.	<b>✓ Complies</b>
55.06-4	<b>Site Services</b> To ensure that site services can be installed and easily maintained.  To ensure that site facilities are accessible, adequate and attractive.	<b>Standard B34</b> 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	<b>✓ Complies</b>  Each dwelling accommodates for bin areas, clotheslines, mailboxes and relevant site services



Tree #	Botanical Name	Common Name	Height (m)	Width (m) NS-EW	DBH (cm)	DAB (cm)	Vigour	Structure	ULE	Origin	Age Class	Arb. Value	TPZ (m)	SRZ (m)
1	<i>Lagerstroemia indica</i>	Crepe	2	1 x 1	5	8	Good	Good	20+	Exotic	Juvenile	Moderate	2	1.5
2	<i>Lagerstroemia indica</i>	Crepe Myrtle	2	1 x 1	5	8	Good	Good	20+	Exotic	Juvenile	Moderate	2	1.5
3	<i>Nerium Oleander</i>	Oleander	5	4 x 5	Multi Stemmed		Good	Good	20+	Exotic	Mature	Moderate	3	1.5
4	<i>Prunus persica</i>	Nectarine	4	4 x 4	10/8/6/8/8 (18)	27	Good	Good	20+	Exotic	Mature	Moderate	2.16	1.91
5	<i>Pistachio chinensis</i>	Chinese Pistachio	4	4 x 4	23/24 (33)	38	Good	V. Poor	10-20	Exotic	Mature	Moderate	3.96	2.2
6	<i>Lagerstroemia indica</i>	Crepe Myrtle	4	3 x 4	10/10/8/5/5 (18)	30	Good	Fair	20+	Exotic	Mature	Moderate	2.16	2
7	<i>Mespilus germanica</i>	Pomegranate	3	8 x 2	15	18	Good	Good	20+	Exotic	Mature	Moderate	2	1.61
8	<i>Olea europaea</i>	Olive	4	4 x 4	10/8 (13)	20	Good	Good	20+	Exotic	Mature	Moderate	2	1.68
9	<i>Pittosporum undulatum</i>	Sweet Pittosporum	5	4 x 4	17	20	Good	Good	20+	Native	Mature	Moderate	2.04	1.68
10	<i>Agonis flexuosa</i>	Willow Myrtle	5	5 x 6	24/20 (31)	59	Good	Fair	20+	Native	Mature	Moderate	3.72	2.65
11	<i>Pittosporum eugenoides</i>	Variegated Pittosporum	4	3 x 3	5/5/4/3/4/3 (10)	20	Good	Good	20+	Exotic	Mature	Moderate	2	1.68
12	<i>Melaleuca linariifolia</i>	Giant Bracelet Honey Myrtle	5	7 x 5	35	48	Good	Poor	20+	Native	Mature	Moderate	4.2	2.43
13	<i>Cupressus sempervirens</i>	Cypress	11.6	11 x 10	75	85	Good	Good	20+	Exotic	Mature	Moderate	9	3.09



T1



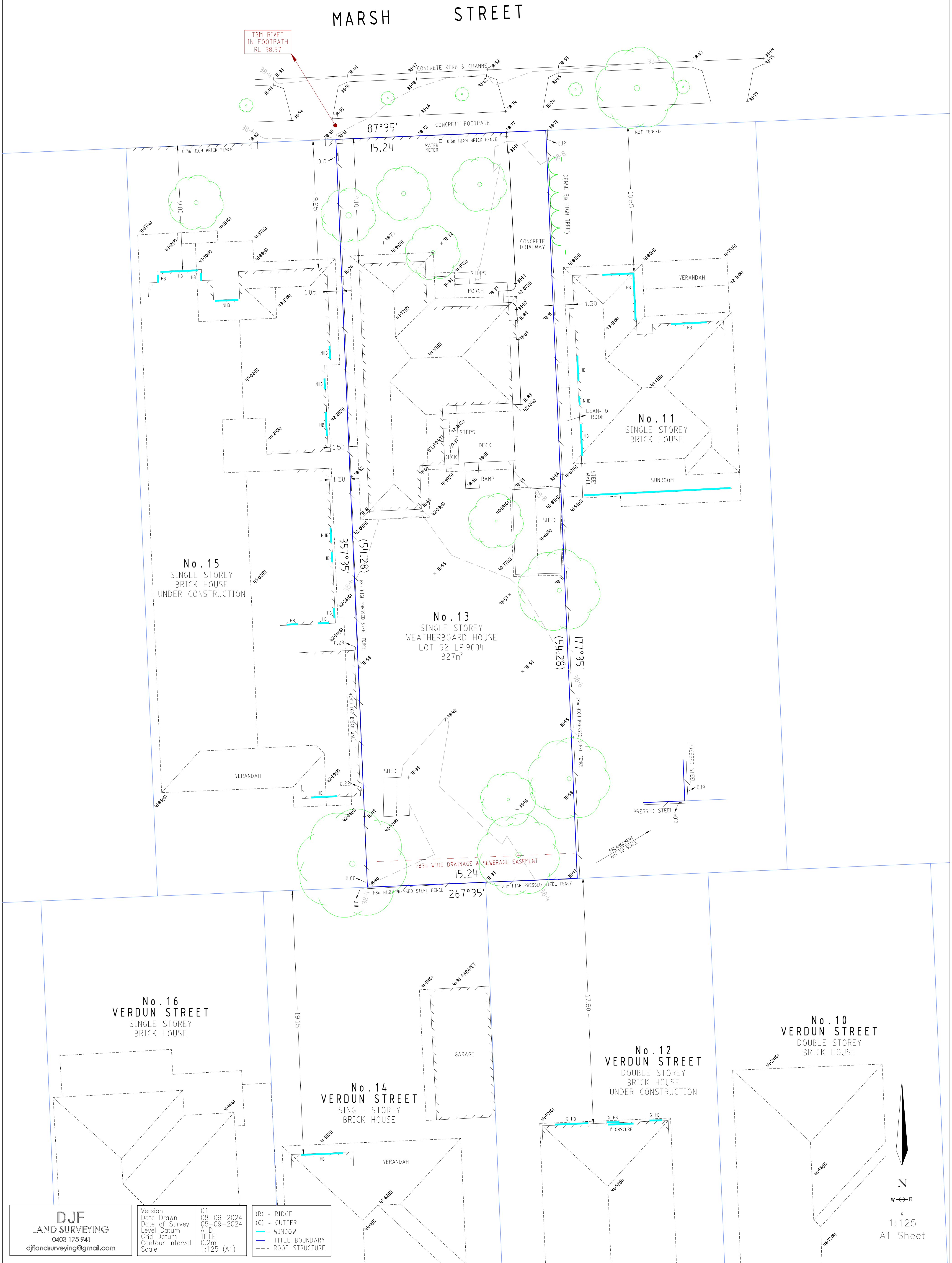
T7



T13



PROJECT:  
**13 MARSH STREET  
MAIDSTONE**  
THIS PLAN:  
**TITLE RE-ESTABLISHMENT  
FEATURE AND LEVEL SURVEY**



**DJF**  
LAND SURVEYING  
0403 175 941  
djflandsurveying@gmail.com

Version  
Date Drawn  
Date of Survey  
Level Datum  
Grid Datum  
Contour Interval  
Scale

01  
08-09-2024  
05-09-2024  
AHD  
TITLE  
0.2m  
1:125 (A1)

(R) - RIDGE  
(G) - GUTTER  
- WINDOW  
- TITLE BOUNDARY  
- ROOF STRUCTURE

**N**  
W E  
S  
1:125  
A1 Sheet



28 Thomas Street  
Airport West Vic 3042  
Telephone : 9330-3434  
Email : enquiries@draftmode.com.au

ABN: 69 351 512 325 DP-AD-583

designs pty ltd

Att: Sara Abusidou  
Town Planning Department  
Maribyrnong City Council  
PO Box 58  
Footscray Vic 3011

26<sup>th</sup> February, 2025

Dear Sara,

**APPLICATION NUMBER :** TP499/2024(1)  
**ADDRESS :** 13 MARSH STREET, MAIDSTONE  
**PROPOSAL :** CONSTRUCT OF MULTIPLE DWELLINGS

Please find documentation responding to your RFI letter dated **10 January 2025**.

**Required Information:**

- 1) Refer to this cover letter responding to each item raised.
- 2) MPL not required as estimated cost of construction is \$990,000
- 3) Site/Floor Plans updated depicting:
  - Dimensions of the land were detailed correctly as per the certificate of title
  - The location and internal dimensions of all garages and carspace were detailed correctly
  - Features on the road reserve were detailed correctly
  - The location and width of the proposed vehicle crossing were detailed correctly
  - The location, height and material of all existing and proposed fencing were detailed correctly
  - The existing site trees that are to be removed or retained have been indicated on the plans
  - All service meters have been shown on the plans in areas that are accessible to meter readers
- 4) Elevations update depicting:
  - The slope of the land, indicating the difference between natural ground levels and proposed finished floor levels were shown correctly. To make it clearer to differentiate between the levels, the NGL has been drawn in blue
  - The overall building heights were shown correctly
  - The wall height on boundary were indicated correctly. I've added an average wall height on boundary detail to shown compliance
  - All habitable room windows of first floor windows have a sill height correctly noted as being 1.7m.
- 5) The streetscape elevations have been updated to illustrate the proposed mailboxes and existing street tree

- 6) We feel there is no need to update the shadow diagrams with the additional times as the current diagrams drawn at 9am, 12 noon & 3pm show enough evidence that the proposed development complies with overshadowing into the adjoining neighbours S.P.O.S.
- a) The title boundaries and extent of affected private open spaces are detailed correctly
  - b) The footprint of the existing buildings and outbuildings have been included
  - c) Existing shadowing and proposed shadows were detailed correctly
  - d) Dimensions and area of S.P.O.S
- 7) Landscape Plan to scale showing:
- Location of existing vegetation to be removed or retained have been indicated
  - The location of existing trees on the adjoining properties that would affect the landscape plan have also been included
  - A schedule of proposed additional planting including trees and shrubs has been included

A table of existing trees and shrubs to be retained or removed has been attached prepared by an arborist to assist in this application.

- 8) Waste Collection:
- The garbage and recycling bins for each dwelling have been located correctly. Dwelling 1's bins are located in the service year behind the garage and Dwelling 2's bins are located to the side of the garage behind a fence and gate making them all not visible from the street.
- 9) Site facilities:
- Bins, mailboxes, clothes lines and air conditioning condenser units have all been indicated on the plans.

**Preliminary Concerns:**

- The existing site tree located near the proposed crossover has been removed to councils requirements

If you feel we do not meet your request, and further information is requested, then we would like to apply for a **30 day** extension from the due date of **11<sup>th</sup> of March 2025.**

If you require anything else, please don't hesitate to contact me on 9330 3434

Kind Regards

***Elia Christodoulou***

Draftmode Designs Pty Ltd