

AMENDMENT TO AN APPLICATION FOR PLANNING PERMIT
Request Form

Privacy Information

Any material submitted with this application, including plans and personal information, will be available for public viewing, including electronically, and copies may be made to interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987.

CITY OF MARIBYRNONG
RECEIVED
09/10/2024
URBAN PLANNING

DETAILS OF APPLICATION TO BE AMENDED

Application Number:

TP494/2023(1)

Address of Land :

32 Treloar Cres, Braybrook, VIC 3019

Under what section of the Planning and Environment Act 1987, is the amendment being sought:

Section 50 – Amendment to the application prior to notice

Section 57A – Amendment to the application after notice (Note – A fee of 40% of the original application fee is required with this request)

THE APPLICANT

Name:

SOPHEE SAY

Organisation:

TREVOR HOMES

Address:

1/2 FIVEWAYS BLVD, KEYSBOROUGH, VIC. 3173

Contact Phone Number:

0416 828 836

Email:

sophee@trevorhomes.com.au

Are you the applicant of the original planning permit application? Yes No

(Note: Only the applicant of the original planning permit application may ask Council to amend the application)

DETAILS OF THE PROPOSED CHANGES

Is there a change to the description of the land?

Yes No

Is there a change to the plans and/or other documents submitted with the application?

Yes No

Is there a change to the use and/or development of the land?

Yes No

List in detail the proposed changes (This can be listed on a separate page)

Proposed dwelling 2:

- Upper floor stair window upgraded (see north elevation)
- Upper floor bathroom north window removed.

DECLARATION TO BE COMPLETED FOR APPLICATIONS

I declare that all information I have given is true

Applicant Signature: . Sophee Say.....

Date: 9/10/2024.....

ALL OF THE INFORMATION OUTLINED BELOW MUST ACCOMPANY THIS APPLICATION.

ALL REQUESTS SUBMIT:

1. Application form
2. A written statement detailing all alterations/amendment proposed
3. Application fee if required

If you are amending the description of the land, please submit:

1. Provide the street number, street name, town, postcode, the lot number and lodged plan number or other title particulars
2. If you attach a plan, include:
 - The boundaries of the land and their measures;
 - The street it faces, the nearest intersecting street, the distance from this street and the name of all streets on the plan;
 - Reasons for the amendment

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If you are amending the use and/or development of the land, please submit:

1. Details of the changes to the use and development of the land;
2. Reasons for wishing to amend the use and/or development;

If you are amending the plans, please submit:

1. An electronic copy of the plans (coloured to highlight the proposed amendments):
 - Site plan of the existing site and all amendments that are proposed;
 - Floor plans showing existing conditions, and all proposed amendments;
 - Elevation plans of the existing proposal, and all proposed amendments.

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

Page 1 of 1

VOLUME 08479 FOLIO 792
CITY OF MARIBYRNONG
ADVERTISED PLAN

Security no : 124110804438W
Produced 27/11/2023 02:34 PM

LAND DESCRIPTION

Lot 22 on Plan of Subdivision 063304.
PARENT TITLE Volume 06991 Folio 042
Created by instrument LP063304 21/05/1964

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
ABDUSHEKUR MOHAMMED ABDULFATAH of 32 TRELOAR CRESCENT BRAYBROOK VIC 3019
AG211663Y 25/11/2008

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AG211664W 25/11/2008
NATIONAL AUSTRALIA BANK LTD

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 LP063304 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 32 TRELOAR CRESCENT BRAYBROOK VIC 3019

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 23/10/2016

DOCUMENT END

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

**TOWN PLANNING SUBMISSION
MARUBYRNONG CITY COUNCIL**

**Neighbourhood and Site Description
&
Design Response**

Rev.A

**Proposed Unit Development
At No.32 Treloar Crescent, Braybrook
By Trevor Homes**

Part One: Preliminary Site Information

The Site: No.32 Treloar Crescent, Braybrook

Dimensions (metres): 18.42m (front boundary) x
7.94m, 7.77m, 24.54m (east side boundary) x
13.75m (rear boundary) x
43.35 (west side boundary)

Area: 664.34 m²

Urban Conservation Controls & Zones:

The area is in a Neighbourhood Residential Zone – Schedule 1 (NRZ1)

Local Design Conditions do apply.

The land is subject to Development Contribution Plan Overlay – Schedule 2 (DCPO2)

The land is subject to a Heritage Overlay (H05)

Melways Ref: Map 41 – A1 (Edition: Melway online)

The Proposal

The proposed application is to develop an additional dwelling at the rear of the subject site whilst retaining the existing two-bedroom dwelling to the front. The new dwelling will be in Modern style which conforms to the newly built dwellings largely seen developed at the rear of properties on Treloar Crescent. The dwelling and associated landscaping works shall meet Maribyrnong City Council's requirements.

The existing dwelling is a single storey brick veneer dwelling, with an attached alfresco and a detached shed to the rear. The verandah and shed to be removed to allow for new works. Landscaping to the front of the existing dwelling to remain with the addition of a landscape along the front boundary.

No front fence is proposed. The east boundary is lined with a wire mesh fence to the front setback and continues with a paling fence to the remainder. Rear south boundary is lined with paling fences – to the east and south boundaries the fence shall meet a min. 1.8m as noted on the plans. Western title boundary fence which is currently dilapidated shall be replaced.

The new dwelling has been located to suit the site's shape. The new dwelling will consist of the following; the ground floor consists a master bedroom, laundry and an open kitchen, meals and living room with direct access to its north facing secluded private open space. The Upper Floor will house three secondary bedrooms and a retreat area.

A total of (3) off street car spaces will be provided where shown on the plans.

The proposed Post War / Modern style dwellings will be of face bricks to the ground floor walls, render to the upper floor walls, aluminum framed windows, and concrete roof tiles.

We believe that the style as proposed will not look out of character with the streetscape character of the area. The new dwellings abide by the streets neighbourhood character by aligning with its existing pattern.

Existing street pattern

Architectural style:

The style of dwellings seen within eyesight of the subject site on Treloar Crescent are Post War and Modern Styles. Modern styles are generally built to the rear of properties behind the original dwellings with features and material to line with the Post War Style dwellings.

Built form & material:

Scale and proportions of the existing dwellings on Treloar Crescent are generally single storey brick dwellings, with an example on one within eyesight being completely rendered and painted in colour grey. Roofs within eyesight of the subject site are hipped roofs, with many having gabled features - All are lined with tiles. The common materials used within the area that stands out as playing a significant role within the existing street of Treloar are bulky single storey brick dwellings with hipped style roofing lined tiles. Although the proposal seeks to develop a double storey; the design has allowed for the upper floor to be set back to reduce visual bulk. This will not affect the street character as it is set further back and heights have been kept as low as possible.

Gardens, fence & street frontage:

The proposal does not include a front boundary fence to the subject site. Approximately one-third of properties do not have a front fence, the other two-third are lined with a low fence that have no construction pattern. These fences vary in materials and style such as metal mesh, timber pickets, profiled sheet metal, low timber palings, brick, rendered brick and brick piers with steel rod inserts, and timber farm fence with chicken wire insert. Fence height vary between 0.5-1.5m. Side fences to the front setback vary in height between 0.4-1.5m and are constructed of either timber picket, profiled sheet metal, low metal post, or no fence at all. Main side boundary fences are generally constructed of either timber palings or profiled sheet metal.

Front gardens on Treloar Crescent are minimal, informal and largely covered by lawn with scattered trees – with very few examples having garden bed strips to the perimeter of the lawn or along the driveway. Letter boxes are either a simple powder coated metal box on a steel post or within a brick pier or brick fence. The subject site's nature strip has no street tree. Nature-strips within eyesight of the subject sight have neat lawn, and some have existing street tree. A powerpole is located on front naturestrip and runs along the southern side of Treloar Crescent. Crossovers and kerbs are in plain concrete. Driveways are generally in plain concrete, with one property having gravel, one with natural ground, and two having natural ground strips between concrete paving strips.

Off-street car spaces:

Off-street car spaces vary between detached steel or brick garages, detached steel carport, no structure at all with vehicles to be parked directly on the driveway, or garages that form part of the building that share the same roofline. Garages that share the same roofline as the dwellings are newly built dwellings at the rear of properties.

Generally, it is considered that the proposal as detailed in this application complies with the existing street pattern.

45.06 The land is subject to Development Contribution Plan Overlay – Schedule (DCPO2)

The land is subject to Development Contribution Plan Overlay – Schedule 2 (DCPO2).

22.01-6 H05 - Munitions Worker's Housing Heritage Area, Braybrook

The land is affected by a cultural Heritage Overlay H05 - Munitions Worker's Housing Heritage Area, Braybrook Policy.

Where the policy applies

*This policy applies to all land included in the Munitions Worker's Housing Heritage Area labelled **H05**.*

Policy basis

The area is historically significant as it is part of a Federal Government initiated housing scheme for workers in the munitions industry. At the beginning of World War II the Maribyrnong–Footscray area had the largest concentration of defence production in Australia.

The munition workers housing estate was established to house the growing number of munitions workers that serviced the expanding armaments industries. The estate was among the first major Commonwealth war housing schemes to be undertaken and was one of the few large-scale housing schemes undertaken in Victoria during World War II.

The estate extends across Duke Street from Sunshine in the City of Brimbank to Braybrook in the City of Maribyrnong. The housing estate is a good example of contemporary mass house planning and estate layout principles. This is reflected in the provision of parklands, curvilinear street patterns, street trees and cul-de-sacs.

The area demonstrates a high degree of integrity with uniformity of house design, siting, lot layout, early landscape and concrete road construction. Elements of the estate include single storey, detached and duplex houses of brick (red or clinker brick) or concrete construction, Marseilles pattern terracotta tiled, hipped or gabled roofs and timber framed windows. Original planting from the era includes Italian cypress and privet in gardens and ash street trees. The homes are in garden settings with regular front and side setbacks on regular blocks. Vehicles are garaged at the rear of the block accessed by single side drives.

The estate is historically significant in providing an understanding of the scale and impact the defence industry had on the historical development of the City.

Objectives

To conserve and enhance the contributory elements in the area as an expression of war time housing in the city.

To maintain and promote linkages with the area's munitions worker wartime history by ongoing oral and record research and publication of the findings.

To maintain and conserve the streetscape qualities of the area which include uniformity of design, street trees and cul-de-sac subdivision layout.

To ensure that vehicle garaging is concealed or recessive.

To ensure that new buildings and additions and extensions to contributory buildings do not detract from the character of the heritage area or overwhelm the existing contributory buildings.

To discourage new building that closely imitates, replicates or mimics the contributory buildings in the heritage area.

Policy

It is policy to give preference to applications that:

Retain existing front and side setbacks;

Retain and reinstate low wire fabric fences or hedges from the era;

To ensure that vehicle garaging is concealed or recessive;

Retain and reinstate concrete kerbs, gutters, channelling, footpaths and roadways in street works or for new works;

Retain street trees (ash) and curvilinear street forms and cul-de-sac subdivision layout; and

Follow the original subdivision pattern of the area and maintain the typical allotment size at street frontage.

It is policy that if a crossover needs to be replaced it be constructed in concrete in the same configuration as the original.

It is policy that the introduction of new crossovers not be supported.

Response

The proposal in detail complies with the six objectives as above as require by the heritage overlay H05 by:

- Conserve and enhance the contributory elements in the area by keeping to the style as colours within the Treloar Crescent.
- It maintains and promote linkages with the area's munitions worker wartime history by ongoing oral and record research and publication of the findings by providing plans and reports to tie in with the era.
- By maintaining and conserving the streetscape by keeping the front street trees and landscape, and ensuring the development meets the qualities of the area which includes uniformity of design, street trees and cul-de-sac subdivision layout.
- Providing a recessive vehicle garage.
- Ensuring that the new dwelling is a contributory building that does not detract from the character of the heritage area or overwhelm the existing contributory buildings.
- Discouraging the new building that closely imitates, replicates or mimics the contributory buildings in the heritage area.

The proposal in detail complies with objectives of the five policies listed above by:

- It Retain existing front and side setbacks;
- It will retain the low wire fabric fences to the east title boundary.
- The vehicle garage is recessive.
- Retain and reinstate concrete kerbs, gutters, channelling, footpaths and roadways in street works if damaged.
- Retain street trees (ash) and curvilinear street forms and cul-de-sac subdivision layout
- Follow the original subdivision pattern of the area and maintain the typical allotment size at street frontage.

Generally, it is considered that the proposal as detailed in this application complies with the existing street pattern.

Part Two: Clause 55 Two Or More Dwellings

55.00 Two or more dwellings on a lot and residential buildings

The following is an assessment of the proposed development against the 34 objectives as outlined in Clause 55 of the planning scheme. Clause 55 applies to any planning permit application to extend or construct two or more dwelling on a lot if the land is in a Residential 1 Zone, Residential 2 Zone, Mixed Use Zone or Township Zone. This includes any situation where a permit is required to construct one dwelling on a lot under any provision of the planning scheme, whether or not a permit is required by the zone.

It is noted from the outset that Clause 55 encourages a variety of dwelling types to suit the diversity of peoples needs, site responsive dwellings which are pleasant to live in and do not impact adversely or unreasonably on neighbours or surrounding environment. It also encourages innovative contemporary design that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character. We believe that the proposal in its current format achieves these principle objectives and standards as outlined in Clause 55 of the planning scheme, through good site responsive design based on a comprehensive assessment of the neighbourhood character and design response. The applicant wherever possible have taken on board the design suggestions as outlined in the standards of Clause 55 which are assumed to satisfy the relevant design objectives.

We believe that the development as proposed satisfies both the spirit and intent of Clause 55 of the Planning Scheme.

55.01 NEIGHBOURHOOD AND SITE DESCRIPTION & DESIGN RESPONSE

55.01-1 Neighbourhood and site description

The design response is appropriate to its context and the site.

The purpose of this is to ensure that an appropriate level of analysis and its context supports residential development and subdivision proposals.

The design response derives from objectives and strategies of clause 21.06 (built environment). It is influenced by the neighbourhood and site description. The purpose of this is to ensure that an appropriate level of design of the site and its context supports residential proposal.

The proposed design response respects the existing and preferred context. Hence this objective is met on the proposed development as follows:

- makes a considered response to site opportunities and constraints
- provide a good quality living environment
- it integrates with the preferred street character

Details of the existing neighbourhood and site are as follows:

Subject site description:

The subject site is a comfortable size to fit an additional unit at the rear, with an area of 664.34 m². It is rectangular in shape and is a road facing site, orientated with north facing Treloar Crescent. The site has a minor fall of approx. 120-230mm from rear to front. The site is currently occupied by a single storey brick dwelling with an alfresco, and a detached steel shed. A paling fences lines the side and rear boundaries except for to the front side setback which has metal mesh or steel rod fence. Landscaping to the front setback is informal with mainly lawn and minimally scattered trees and shrubs.

The site is unencumbered by an easement with a sewer asset belonging to Greater Western Water assumed. The new dwelling is offset by 1.0m from the pipe.

Adjoining interfacing properties & private open spaces:

East interfacing - property no.34

No.1/3 is a continuation of the building on no. 32 Treloar Cres. No.1/34 continues the red face bricks and hipped tiled roof with painted timber windows with a detached garage directly behind the dwelling. In addition, the site is developed with another dwelling at the rear of the site – the rear dwelling is a single storey red brick dwelling with hipped tiled roof lined with tiles. The unit number for this dwelling is 2/34. The Garage of unit 2 shares the same roofline at the dwelling.

Landscape to the front setback is predominantly lawn with a single tree to the centre and strip of shrubs along the front boundary fence. The front fence is 1.5m high and constructed of profiled sheet metal. Shrubs run along the concrete driveway. The letterbox is a standard metal box on a steel post. The naturestrip bears a single medium sized street tree. Fences to the side boundaries are timber palings, fence to the side boundary at the front setback are metal mesh to the west, and brick to the east.

South interfacing - property no.13A Dobson

It is currently developed with a single storey post war style dwelling with a hipped roof lined with tiles, a steel framed carport sits in front of the dwelling, and an unknown structure is attached to the rear of the dwelling directly facing the subject site. 13A street frontage is only an accessway into the site. The Driveway is in plain concrete. There is no front fence. The letterbox is a standard metal box on a steel post. the side boundaries are lined with timber paling fences, and the east side boundary fence to the front setback is a 1m high timber paling fence.

Architectural style:

The style of dwellings seen within eyesight of the subject site on Treloar Crescent are Post War and Modern Styles. Modern styles are generally built to the rear of properties behind the original dwellings with features and material to line with the Post War Style dwellings.

Built form & material:

Scale and proportions of the existing dwellings on Treloar Crescent are generally single storey brick dwellings, with an example on one within eyesight being completely rendered and painted in colour grey. Roofs within eyesight of the subject site are hipped roofs, with many having gabled features - All are lined with tiles. The common materials used within the area that stands out as playing a significant role within the existing street of Treloar are bulky single storey brick dwellings with hipped style roofing lined tiles. Although the proposal seeks to develop a double storey; the design has allowed for the upper floor to be set back to reduce visual bulk. This will not affect the street character as it is set further back and heights have been kept as low as possible.

Gardens, fence & street frontage:

The proposal does not include a front boundary fence to the subject site. Approximately one-third of properties do not have a front fence, the other two-third are lined with a low fence that have no construction pattern. These fences vary in materials and style such as metal mesh, timber pickets, profiled sheet metal, low timber palings, brick, rendered brick and brick piers with steel rod inserts, and timber farm fence with chicken wire insert. Fence height vary between 0.5-1.5m.

Side fences to the front setback vary in height between 0.4-1.5m and are constructed of either timber picket, profiled sheet metal, low metal post, or no fence at all. Main side boundary fences are generally constructed of either timber palings or profiled sheet metal.

Front gardens on Treloar Crescent are minimal, informal and largely covered by lawn with scattered trees – with very few examples having garden bed strips to the perimeter of the lawn or along the driveway. Letter boxes are either a simple powder coated metal box on a steel post or within a brick pier or brick fence. The subject site's nature strip has no street tree. Nature-strips within eyesight of the subject sight have neat lawn, and some have existing street tree. A powerpole is located on front naturestrip and runs along the southern side of Treloar Crescent. Crossovers and kerbs are in plain concrete. Driveways are generally in plain concrete, with one property having gravel, one with natural ground, and two having natural ground strips between concrete paving strips.

Off-street car spaces:

Off-street car spaces vary between detached steel or brick garages, detached steel carport, no structure at all with vehicles to be parked directly on the driveway, or garages that form part of the building that share the same roofline. Garages that share the same roofline as the dwellings are newly built dwellings at the rear of properties.

Generally, it is considered that the proposal as detailed in this application complies with the existing street pattern.

Significant features of the area:

1. The site is currently occupied by a single storey brick dwelling, alfresco and shed. Dwelling to remain, all other structures to be demolished. All existing landscape to be removed.
2. Existing crossover to be retained.
3. Site is located in an established suburban area, which can take advantage of the existing services and the available physical infrastructure.

Close proximity to:

4. 0.10 kms to Football & Table Tennis Club Plus Reserve
5. 0.42 kms to Churchill Avenue Shopping Strip
6. 0.16 kms to Caroline Chisholm Catholic College
7. 0.40 kms to Nixon Street Playground
8. 0.31 kms to Sunshine Harvester Primary School
9. 0.18 kms to Recwest Braybrook Sports Complex
10. 1.32 kms to Sunshine Plaza Shopping Centre
11. 0.93 kms to Sunshine Sentral Medical Clinic

55.01-2 Design response

The Proposed Design Response is influenced by the neighbourhood and site description. The purpose of this is to ensure that an appropriate level of design of the site and its context supports residential proposal.

The context area is impacted on the proposed development through neighbourhood characteristics. The development is impacted upon its setting through many factors including scale, height, setbacks, space between buildings, landscape, overshadowing, overlooking, mass and proportion, roof form and pitch, facade articulation and detailing, window and door proportions, verandahs, eaves, and parapets, building materials, patterns, textures and colours.

The design response has been derived from the neighbourhood and site description and:

- Response to preferred neighbourhood character
- Relates to any other development on the site surrounding land development by including, in particular, correctly proportioned elevations the development in context of adjoining buildings.
- Acknowledges the environment of the site.

- Is innovative rather than imitative.

Significant features that were considered:

1. The subject site being relatively large 664 m2 fits comfortable sized living space and private open spaces for dwellings. The site is rectangular in shape and has a slight fall towards the front boundary.
2. The site is currently occupied by a single storey brick dwelling with an alfresco & a shed to the rear yard. A paling fence lines the side & rear boundaries. Dwelling to remain, all other structures including alfresco & landscape to be demolished in preparation for the new dwelling and landscape works.
3. The site is located in an established suburban area, which can take advantage of the existing services and the available physical infrastructure.
4. The existing drainage easement to the rear of the site will benefit the new dwellings by tying into its existing service.
5. The existing crossover to be retained.
6. Easy vehicle and bicycle access via Treloar Crescent.
7. Modern design examples currently reside on Treloar Crescent. The developments have feature porches to enhance their focal point of entrance and elaborate the introduction of modern features to the street.
8. The proposed development will be in a battle-axe form with existing single storey dwelling to remain at the front the property and a new double storey dwelling to the rear. Scale and proportion of the proposed dwellings are consistent with dwellings in the neighbourhood. Adjoining properties are generally characterised by single storey dwellings with hipped roofs lined with tiles.
9. Architectural style:
The proposal includes (1) new detached modern style dwelling and garage. The new dwelling is designed to appear modern in style, however will only be marginally visible from the street & still allowing it to unify with the neighbourhood character with height, roof style, materials and finishes.

Building material:

the proposed dwelling will have face brick walls generally, with hipped roofs lined with tiles. Porch feature will be rendered finish. Sliding doors and windows will be of aluminium frames to selected colour.

Building form and layout:

the development will consist of one existing single storey dwelling and one new double storey dwelling in a battle-axe form. Existing dwelling will have a new detached carport and new dwelling will have an attached garage with direct access into the entry area. Facade is articulated where possible and windows have been provided throughout for building bulk break-up, light and ventilation.

The large entry is made to create an open feel upon with its large entrance and open plan living / dining and kitchen with direct access to its secluded private open space. Bedrooms are located on the perimeter of the building to allow each space natural light and ventilation.

Roof style:

The roof style is hipped and lined with roof tiles.

Setback:

side and rear setback comply with standards A10 & B17 of the planning scheme.

Building height:

The area generally consists of single storey dwellings. The proposed dwelling will be double storey with building heights noted on the elevations.

10. Adequate safety and surveillance is provided with the new dwelling having part glazed entry door & where shown, windows which on-look to the front yard and porch area.
11. Off-street carpark total (3):
Existing dwelling will be provided with a new single car carport with a min. Cleared area of 6.0m deep 3.5m wide. New dwelling will be provided with a new single car garage with a min. Cleared area of 6.0m deep 3.5m wide, and a tandem car space of 2.6 x 5.4m in front of the garage
12. Solar orientation:
Best possible orientation is provided with secluded private open space having direct north solar access, and having direct access from the living area.
The development will include ample garden / planting throughout. Front gardens that are seen within eyesight have wide lawn and plants to the perimeter of lawns. The development proposes to have its landscape conform with the existing street pattern.
13. All adjoining properties private open spaces and habitable windows to be protected. All side & rear boundary fence heights to be at min. 1.8m above finished ground level. Provide screening above fence to achieve min. 1.8m high or construct new fence to min. 1.8m high.
14. Front fence: No front fence is proposed. There are other examples of properties on treloar crescent that do not have a front fence
15. 50% of clear visual obstruction (min.2m along front boundary x 2.5m along exit.

55.02 NEIGHBOURHOOD CHARACTER

55.02-1 B1-Neighbourhood character objective

To ensure that the design respects the existing neighbourhood character or contributes to a preferred Neighbourhood character.

To ensure that the design responds to the features of the site and surrounding area.

The existing street comprises of a mainly bulky single storey brick dwellings with hipped roof lined with tiles. The style is generally Post War period.

In detail the neighbourhood character is as detailed below:

Architectural style:

The style of dwellings seen within eyesight of the subject site on Treloar Crescent are Post War and Modern Styles. Modern styles are generally built to the rear of properties behind the original dwellings with features and material to line with the Post War Style dwellings.

Built form & material:

Scale and proportions of the existing dwellings on Treloar Crescent are generally single storey brick dwellings, with an example on one within eyesight being completely rendered and painted in colour grey. Roofs within eyesight of the subject site are hipped roofs, with many having gabled features - All are lined with tiles. The common materials used within the area that stands out as playing a significant role within the existing street of Treloar are bulky single storey brick dwellings with hipped style roofing lined tiles. Although the proposal seeks to develop a double storey; the design has allowed for the upper floor to be set back to reduce visual bulk. This will not affect the street character as it is set further back and heights have been kept as low as possible.

Gardens, fence & street frontage:

The proposal does not include a front boundary fence to the subject site. Approximately one-third of properties do not have a front fence, the other two-third are lined with a low fence that have no construction pattern. These fences vary in materials and style such as metal mesh, timber pickets, profiled sheet metal, low timber palings, brick, rendered brick and brick piers with steel rod inserts, and timber farm fence with chicken wire insert. Fence height vary between 0.5-1.5m. Side fences to the front setback vary in height between 0.4-1.5m and are constructed of either timber picket, profiled sheet metal, low metal post, or no fence at all. Main side boundary fences are generally constructed of either timber palings or profiled sheet metal.

Front gardens on Treloar Crescent are minimal, informal and largely covered by lawn with scattered trees – with very few examples having garden bed strips to the perimeter of the lawn or along the driveway. Letter boxes are either a simple powder coated metal box on a steel post or within a brick pier or brick fence. The subject site's nature strip has no street tree. Nature-strips within eyesight of the subject sight have neat lawn, and some have existing street tree. A powerpole is located on front naturestrip and runs along the southern side of Treloar Crescent. Crossovers and kerbs are in plain concrete. Driveways are generally in plain concrete, with one property having gravel, one with natural ground, and two having natural ground strips between concrete paving strips.

Off-street car spaces:

Off-street car spaces vary between detached steel or brick garages, detached steel carport, no structure at all with vehicles to be parked directly on the driveway, or garages that form part of the building that share the same roofline. Garages that share the same roofline as the dwellings are newly built dwellings at the rear of properties.

Generally, it is considered that the proposal as detailed in this application complies with the existing street pattern.

55.02-2 B2-Residential policy objectives

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.

To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.

State Planning Policy

The State planning Policy Framework seeks to ensure that the objectives of planning in Victoria (as set out in Section 4 of the Planning and Environment Act 1987) are fostered through appropriate land use and development planning policies and practices, which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

These objectives are: -

- To provide for the fair, orderly, economic and sustainable use and development of land.
- To provide for the protective of nature and man-made resources and the maintenance of ecological processes and genetic diversity.
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria
- To conserve and enhance those buildings, areas or places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.
- To protect public utilities and other and enable the orderly provision and coordination of public utilities and other facilities for the benefit of community.
- To facilitate development in accordance with the objectives set out in the points above.
- To balance the present and future interests of all Victorians.

Maribyrnong City council Municipal Strategic Statement

23 OPERATIONS OF THE LOCAL PLANNING POLICY FRAMEWORK (TRANSITIONAL)

23.01 OPERATION OF THE MUNICIPAL STRATEGIC STATEMENT

The Municipal Strategic Statement (MSS) is a concise statement of the key strategic planning, land use and development objectives for the municipality and the strategies and actions for achieving the objectives. It furthers the objectives of planning in Victoria to the extent that the State Planning Policy Framework is applicable to the municipality and local issues. It provides the strategic basis for the application of the zones, overlays and particular provisions in the planning scheme and decision making by the responsible authority.

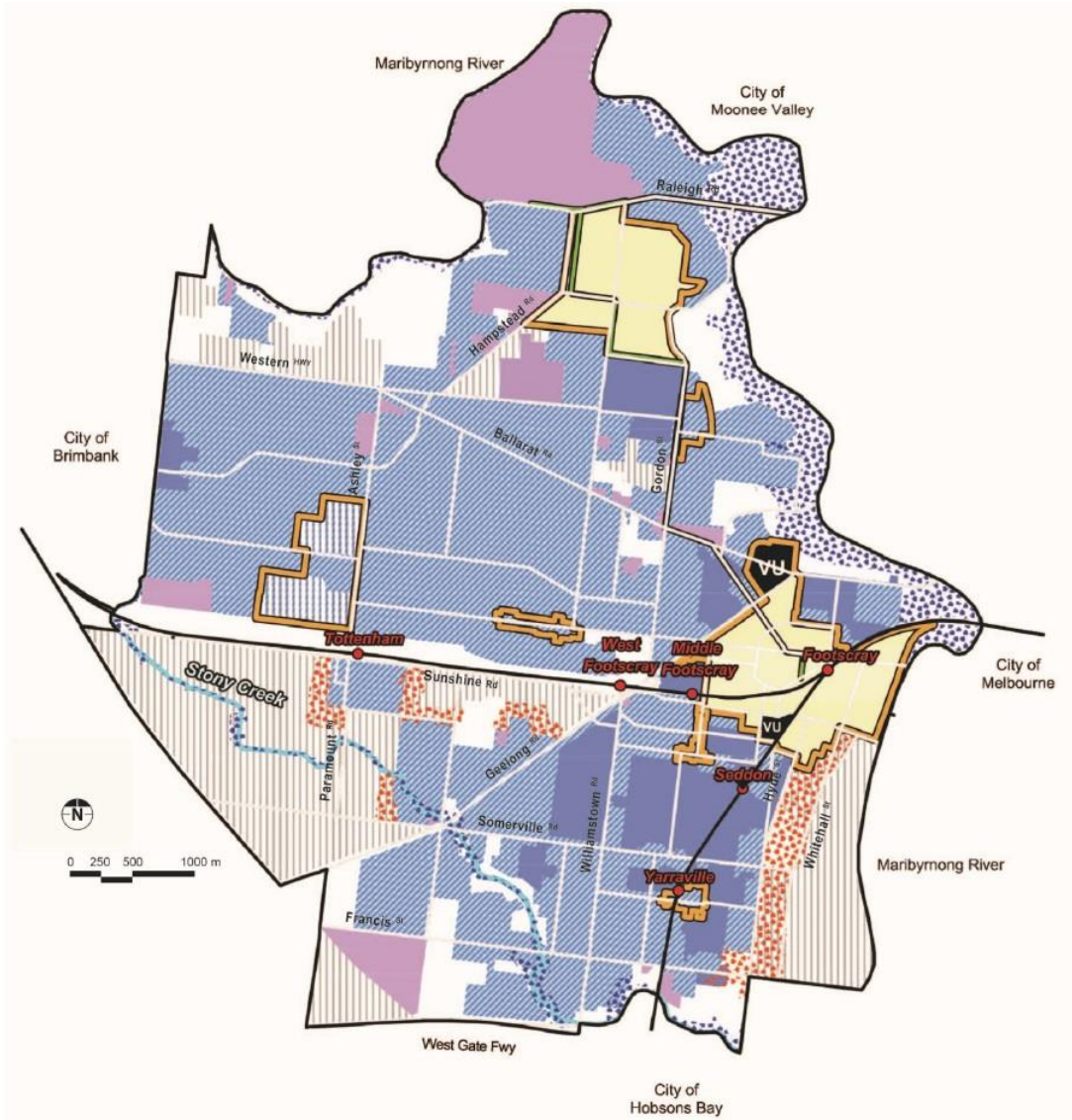
The MSS provides an opportunity for an integrated approach to planning across all areas of council and should clearly express links to the corporate plan. The MSS is dynamic and enables community involvement in its ongoing review. The MSS will be built upon as responsible authorities develop and refine their strategic directions in response to the changing needs of the community. When preparing amendments to this planning scheme and before making decisions about permit applications, planning and responsible authorities must take the MSS into account.

Response

Maribyrnong lies on the traditional land of the Wurundjeri Woi Wurrung and Bunurong peoples of the Kulin Nation. Aboriginal people have lived in the Maribyrnong River valley for at least 40,000 years. In the past Maribyrnong was considered the central and dominant municipality for defense industries and other manufacturing industries. Since then, there has been considerable

redevelopment of industrial site and of varying residential development due to its change in economy. Circumstance and population.

The proposed development is within the area designated for Incremental Change Area – However is also subject to a Heritage overlay H05 – refer to earlier reference regarding H05.



Housing Framework Plan



Assessment

This development has been designed to increase the supply of housing in an existing urban area. Services which provide efficient and effective use of infrastructure to create benefits for sustainability. The development of this property within the established urban area also reduces the pressure for fringe development. Developing this property also increases the supply of housing in the existing urban area by facilitating increased housing yield on this under-utilised urban land. The new dwellings are also near existing activity centres and public transport which reduced the impact on public transport use and make the development more affordable for households on a low to moderate incomes.

Generally, it is considered that the proposal as detailed in this application complies with the objectives outlined above 21.05-2 and 21.05-3. The proposal:

- Guide the location and design of with characteristics of the heritage overlay h05 in mind, and allow for incremental change as much as possible with regards to the State and Maribyrnong City Council's local planning policies, while respecting the valued characteristics and identified future character of residential neighbourhoods.
- Ensures that new residential development is consistent with the identified future character and preferred built form.
- Provides certainty about which areas are identified for, or protected from, increased residential development consistent with the purpose of the applicable zone.
- Facilitates high quality, well designed residential development and on-site landscaping.
- Promotes a range of housing types to accommodate the future needs of the municipality's changing population.
- Ensure that residential development uses innovative, responsive and functional siting and design solutions that:
 - Achieve high quality internal amenity and private open space outcomes for future residents;

- Make a positive contribution to the streetscape through quality design, contextual responsiveness and visual interest;
- Promote public realm safety by maximising passive surveillance;
- Demonstrate responsiveness to the site, adjoining interfaces, streetscape and landscape context;
- Respect the amenity of adjoining residents and the reasonable development potential of adjoining properties;
- Achieve environmentally sustainable design outcomes;
- Use quality, durable building materials that are integrated into the overall building form and façade; and

The Post War inspired Modern Style dwellings will fit comfortably in the street as it is the main style that is seen within the rear properties of all battleax style development within eyesight of the subject site.

It is considered that the proposed development complies with the relevant policies of Maribyrnong City Council's Planning Scheme.

55.02-3 B3-Dwelling diversity objective

To encourage a range of dwelling sizes and types in developments of ten or more dwellings

The diversity of dwelling types has been encouraged through this development wherever possible. Generally it is considered that the proposal as detailed in this application complies with the objectives outlined above.

55.02-4 B4-Infrastructure objective

To ensure development is provided with appropriate utility services and infrastructure.

To ensure development does not unreasonably overload the capacity of utility services and infrastructure.

It is considered that the proposal will satisfy the objectives as outlined and will not overload the capacity of the infrastructure including reticulated services, open space or social and community services. The proposal will incorporate some of the 'design suggestions' including maximising on site infiltration with unpaved landscape areas wherever possible as well as directing stormwater run-off into garden areas to reduce the demand on drainage infrastructure.

Connections to services or improvements to service will be provided to the satisfaction of the relevant authorities, with any additional costs by the owner/developer. Generally it is considered that the proposal as detailed in this application complies with the objectives outlined above.

55.02-5 B5-Integration with the street objective

To integrate the layout of development with the street

The proposed housing development has been designed so as to integrate with neighbourhood. The design has kept to the neighbourhood character and shall enhance the existing street, maintain the amenity for adjacent residents and provide a sense of address and privacy.

New fences at heights to match existing if required will be provided around the perimeter of the site thus improving the amenity of both future residence and the abutting property owners (fences by residents).

The proposed dwelling is sited at the rear of the property – this is a common development layout seen within eyesight of the subject site. When viewing from the street the dwelling does not appear ad-hoc, however it harmonises with the surrounding residential area and streetscape. Building heights has been kept as low as possible and character of the street were key to the design of the new dwelling. The new dwelling is sited in its location to establish a neat and orderly pattern so not to be seen as scattered when viewing the site from the street frontage. Its pathway and driveways are orientated to front the existing street, which promotes safety and livability within the neighbourhood by providing informal surveillance of street and properties. Fences to the west side will be replaced at the expense of the developer.

Generally, is it considered that the proposal as detailed in this application complies with the objectives outlined above.

55.03 SITE LAYOUT AND BUILDING MASSING

55.03-1 B6-Street setback objectives

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

The setback complies with the setbacks outlined in **Table B1 Streets Setback** in Clause 55 of the planning scheme. Generally it is considered that the proposal as detailed in this application complies with the objectives outlined above.

55.03-2 B7-Building height objectives

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

The proposed development doesn't exceed this maximum height. The development also makes minimal impact on the amenity of neighbouring dwellings.

The overall building height of the development has taken into account the relationship between the proposed building height and heights of existing adjoining buildings. Generally, it is considered that the proposal as detailed in this application complies with the objectives outlined above.

55.03-3 B8-Site coverage objectives

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

The site area covered by buildings should not exceed maximum site coverage of 60 per cent. In this instance the proposal has a maximum coverage of 44.03%. Generally, it is considered that the proposal as detailed in this application complies with the objectives outlined above.

55.03-4 B9-Permeability objectives

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

To facilitate on-site stormwater infiltration

The site should have a minimum of 20 per cent of its total area as a pervious area. In this instance 45.81% has been provided as a pervious area. This has been provided by way of open landscaping beds and lawn areas as well as minimising paving treatments. Generally, it is considered that the proposal as detailed in this application complies with the objectives outlined above.

55.03-5 B10-Energy efficiency protection objectives

To achieve and protect energy efficient dwellings.

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

The orientation of the development makes the best use of the site providing maximum ventilation, daylight and solar energy. Habitable living areas have also been orientated to make the best use of natural sunlight. The rear garden areas to the development also receive the maximum possible sunlight taking into consideration the orientation and size of the site. Each secluded private open space will receive direct north solar access.

The development has been designed to achieve a minimum of six stars using the Sustainable Energy Authority of Victoria's "FirstRate" system. The development has also taken into consideration adjoining neighbours and it has been determined that there is no adverse effect on their amenities. Generally, it is considered that the proposal as detailed in this application complies with the objectives outlined above.

55.03-6 B11-Open space objective

To integrate the layout of development with any public and communal open space provided in or adjacent to the Development

Where required care was taken to ensure that where appropriate, any communal open space either adjoining or on the proposed development was substantially fronted by the development. This would facilitate the access and useability of the development occupants. This at the same time enables the development to have a direct outlook to any such areas available. This proposal presents open space that is usable, accessible and safe.

Generally, it is considered that the proposal as detailed in this application complies with the objectives outlined above.

55.03-7 B12-Safety objective

To ensure the layout of development provides for the safety and security of residents and property.

The proposal has been designed to allow entrances, access ways and private spaces to be visible, safe and used appropriately. Adequate surveillance is also provided to the Dwelling having on outlook from the part glazed entry door to the porch area. Proposed planting of trees is not positioned to promote unsafe places throughout the development as it allows for open grassed areas and scattered landscaping with visual access to the proposed dwellings.

Generally, it is considered that the proposal as detailed in this application complies with the objectives outlined above.

55.03-8 B13-Landscaping objectives

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 significant trees on the site

A landscaping schedule has been submitted at this stage, a full landscaping plan and planting schedule, prepared by a landscape architect will, if required be provided in accordance with and to the satisfaction of the responsible authority. The design and layout will specify landscape themes, vegetation (location and species), paving and lighting that will ensure a safe attractive and functional environment is provided for the residence, whilst at the same time blending the development with the neighbourhood. Wherever possible the existing landscaping along with any significant trees have been retained for the benefits of the neighbourhood character.

Generally it is considered that the proposal as detailed in this application complies with the objectives outlined above.

55.03-9 B14-Access objective

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

The development proposes to retain the existing crossover which will be shared by residence of both the front existing and rear proposed dwellings.

Generally, it is considered that the proposal as detailed in this application complies with the objectives outlined above.

55.03-10 B15-Parking location objective

To provide convenient parking for resident and visitor vehicles.

To protect residents from vehicular noise within developments.

Parking provisions, for development occupiers, have been located as follows:

- Existing Dwelling 1 (two bedroom dwelling) to park (1)no. cars in the designated car space with dimensions of 3.7m wide x 6.0m deep.
- Proposed Dwelling 2 (4 bedroom dwelling) – (2)no. car spaces allowed for within a single car garage of 3.5m wide x 6.0m deep, and a tandem area on the driveway directly in front of the garage.
-

We note that it is encouraged wherever possible to provide carparking to be provided in such a way that it does not dominate the development or the street frontage, and is visually comparable with the overall development.

Generally, it is considered that the proposal as detailed in this application complies with the objectives outlined above.

55.04 AMENITY IMPACT

55.04-1 B17-Side and rear setbacks objectives

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

The height of any walls on or within 1.00m of the boundary should not exceed an average 3.20m height with no part higher than 3.60m. For every 1.00m over 3.60m, the building should be setback an additional 0.30m up to height of 6.90m. It is noted that the development does comply with this objective in relation to height and setbacks of the walls.

Overall, it is considered that the proposal adequately satisfies the needs of the residents and will ensure that there is no loss of amenity to adjoining residences.

Generally, it is considered that the proposal as detailed in this application complies with the objectives outlined above.

55.04-2 B18-Walls on boundaries objectives

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 amenity of existing dwellings.

A new wall constructed on or within 200mm of the side or rear boundary should not abut the boundary for a length of more than 10m plus 25 per cent of the remaining length of wall of an adjoining property. It is noted that the development does comply with this objective in relation to height and setbacks of the walls. Overall, it is considered that the proposal adequately satisfies the needs of the residence and will ensure that there is no loss of amenity to the adjoining residence.

Generally, it is considered that the proposal as detailed in this application complies with the objectives outlined above.

55.04-3 B19-Daylight to existing objective

To allow adequate daylight into existing habitable room windows.

A light court has been provided to all adjoining dwellings with habitable room windows located near adjoining boundaries. This light court has a minimum dimension of 1.00m x 3.00m clear to the sky.

Generally, it is considered that the proposal as detailed in this application complies with the objectives outlined above.

55.04-4 B20-North-facing windows objective

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

If a north-facing habitable room window of an existing dwelling is within 3.00m of a boundary on an abutting lot, a building should be setback from the boundary 1.00m, plus 0.60m for every meter of height over 3.60m up to a height of 6.90m, for 3.00m from the

edge of each side of the window. It is noted that the development does comply with this objective in relation to height and setbacks of the walls. Overall, it is considered that the proposal adequately satisfies the needs of the residence and will ensure that there is no loss of amenity to the adjoining residence.

Generally, it is considered that the proposal as detailed in this application complies with the objectives outlined above.

55.04-5 B21-Overshadowing open space objective

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

Adjoining properties are vacant therefore overshadowing is compliant. Any overshadow is not unreasonable as it does not impact on any habitable windows or private open spaces.

Normally this has been achieved to adjoining private open spaces by, ensuring that at least 75per cent (or 60 square meters with minimum dimension 5.00m, whichever is the lesser area) of the private open of an existing dwelling receives a minimum of four hours of sunlight between 9 am and 3 pm on 22nd September. Generally, it is considered that the proposal as detailed in this application complies with the objectives outlined above.

55.04-6 B22-Overlooking objective

To limit views into existing secluded private open space and habitable room windows.

Direct views from windows or other private, communal or public areas within the development have been obscured by way of visual treatments from 1.8m high fencing or obscure glass to a height of 1.70m from the floor level where required.

Generally, it is considered that the proposal as detailed in this application complies with the objectives outlined above.

55.04-7 B23-Internal views objective

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

All windows within the proposal have been positioned and setback such that direct observation into other habitable room windows within the site is not possible, protecting the privacy of both residences.

Generally, it is considered that the proposal as detailed in this application complies with the objectives outlined above.

55.04-8 B24-Noise impacts objective

To contain noise sources in developments that may affect existing dwellings.

To protect residents from external noise.

The only major noise source within the surrounding area is light traffic along Treloar Crescent and Dobson Crescent. Bedrooms and private open spaces are well setback via the front setback. SPOS of dwelling 1 to have a min.1.8m high paling fence to help reduce noise impact.

Generally, it is considered that the proposal as detailed in this application complies with the objectives outlined above.

55.05 ON-SITE AMENITY AND FACILITIES

55.05-1 B25-Accessibility objective

To encourage the consideration of the needs of people with limited mobility in the design of developments.

The finished floor level at entry of the dwelling have been made as low as possible for the sloping site.

Generally, it is considered that the proposal as detailed in this application complies with the objectives outlined above.

55.05-2 B26-Dwelling entry objective

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

The style of the dwellings with its setback combined with its facades will ensure that it has its own sense of identity and a clearly defined entry. Adequate surveillance is also provided with the dwellings having an outlook to the front garden and porch via part glazed entry door.

Generally, it is considered that the proposal as detailed in this application complies with the objectives outlined above.

55.05-3 B27-Daylight to new windows objective

To allow adequate daylight into new habitable room windows.

Habitable room windows of the proposed dwelling face the open space and are open to the sky exceeding the minimum light court dimension of 1.00m x 3.00m clear sky promoting penetration of natural daylight into these windows for amenity while limiting the need for artificial light during the day.

Generally, it is considered that the proposal as detailed in this application complies with the objectives outlined above.

55.05-4 B28-Private open space objective

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

A dwelling should have a private open space consisting of an area of 40 square meters. One part of the private open space should consist of secluded private open space at the rear of the dwelling or residential building with a minimum area of 25 square meters, a minimum dimension of 3 meters and convenient access from a living room.

This area will be conveniently accessed from a living area. The development has secluded private open spaces as follows:

Existing Dwelling 1 – Secluded open space of 32.11m² and a total open space over 160.25m².

Proposed Dwelling 2 – Secluded open space of 41.14m² and a total open space over 125.75m².

Generally, it is considered that the proposal as detailed in this application complies with the objectives outlined above.

55.05-5 B29-Solar access to open space objective

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

The development has been designed and sited to maximise daylight to private open space. This area where possible has been located to take full advantage of the site and the efficient use of the property, once site constraints have been taken into consideration. Generally, it is considered that the proposal as detailed in this application complies with the objectives outlined above.

55.05-6 B30-Storage objective

To provide adequate storage facility for each dwelling.

Adequate storage has been provided in the open space of the proposed dwellings as well as a 6m³ storage area in the form of a shed or garage storage. Generally, it is considered that the proposal as detailed in this application complies with the objectives outlined above.

55.06 DETAILED DESIGN

55.06-1 B31-Design detail objective

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

The area surrounding the proposed site is mainly residential with a few nearby shops at Tooradin Road.

The Proposed Design Response is influenced by the neighbourhood and site description. The purpose of this is to ensure that an appropriate level of design of the site and its context supports residential and subdivision proposal.

The context area is impacted on the proposed development through neighbourhood characteristics. The development is impacted upon its setting through many factors including scale, height, setbacks, space between buildings, landscape, overshadowing, overlooking, mass and proportion, roof form and pitch, facade articulation and detailing, window and door proportions, verandahs, eaves, and parapets, building materials, patterns, textures and colours.

The design response has been derived from the neighbourhood and site description and:

- Response to preferred neighbourhood character
- Relates to any other development on the site surrounding land development by including, in particular, correctly proportioned elevations the development in context of adjoining buildings.
- Acknowledges the environment of the site.
- Is innovative rather than imitative.

Significant features that were considered:

1. The subject site being relatively large 664 m² fits comfortable sized living space and private open spaces for dwellings. The site is rectangular in shape and has a slight fall towards the front boundary.
2. The site is currently occupied by a single storey brick dwelling with an alfresco & a shed to the rear yard. A paling fence lines the side & rear boundaries. Dwelling to remain, all other structures including alfresco & landscape to be demolished in preparation for the new dwelling and landscape works.
3. The site is located in an established suburban area, which can take advantage of the existing services and the available physical infrastructure.
4. The existing drainage easement to the rear of the site will benefit the new dwellings by tying into its existing service.
5. The existing crossover to be retained.
6. Easy vehicle and bicycle access via Treloar Crescent.
7. Modern design examples currently reside on Treloar Crescent. The developments have feature porches to enhance their focal point of entrance and elaborate the introduction of modern features to the street.
8. The proposed development will be in a battle-axe form with existing single storey dwelling to remain at the front the property and a new double storey dwelling to the rear. Scale and proportion of the proposed dwellings are consistent with dwellings in the neighbourhood. Adjoining properties are generally characterised by single storey dwellings with hipped roofs lined with tiles.
9. Architectural style:
The proposal includes (1) new detached modern style dwelling and garage. The new dwelling is designed to appear modern in style, however will only be marginally visible from the street & still allowing it to unify with the neighbourhood character with height, roof style, materials and finishes.

Building material:

the proposed dwelling will have face brick walls generally, with hipped roofs lined with tiles. Porch feature will be rendered finish. Sliding doors and windows will be of aluminium frames to selected colour.

Building form and layout:

the development will consist of one existing single storey dwelling and one new double storey dwelling in a battle-axe form. Existing dwelling will have a new detached carport and new dwelling will have an attached garage with direct access into the entry area. Facade is articulated where possible and windows have been provided throughout for building bulk break-up, light and ventilation.

The large entry is made to create an open feel upon with its large entrance and open plan living / dining and kitchen with direct access to its secluded private open space. Bedrooms are located on the perimeter of the building to allow each space natural light and ventilation.

Roof style:

The roof style is hipped and lined with roof tiles.

Setback:

side and rear setback comply with standards A10 & B17 of the planning scheme.

Building height:

The area generally consists of single storey dwellings. The proposed dwelling will be double storey with building heights noted on the elevations.

10. Adequate safety and surveillance is provided with the new dwelling having part glazed entry door & where shown, windows which on-look to the front yard and porch area.
11. Off-street carparks total (3):
Existing dwelling will be provided with a new single car carport with a min. Cleared area of 6.0m deep 3.5m wide. New dwelling will be provided with a new single car garage with a min. Cleared area of 6.0m deep 3.5m wide, and a tandem car space of 2.6 x 5.4m in front of the garage
12. Solar orientation:
Best possible orientation is provided with secluded private open space having direct north solar access, and having direct access from the living area.
The development will include ample garden / planting throughout. Front gardens that are seen within eyesight have wide lawn and plants to the perimeter of lawns. The development proposes to have its landscape conform with the existing street pattern.
13. All adjoining properties private open spaces and habitable windows to be protected. All side & rear boundary fence heights to be at min. 1.8m above finished ground level. Provide screening above fence to achieve min. 1.8m high or construct new fence to min. 1.8m high.
14. Front fence: No front fence is proposed. There are other examples of properties on Treloar Crescent that do not have a front fence
15. 50% of clear visual obstruction (min.2m along front boundary x 2.5m along exit.

The proposed development has been designed to have similar characteristics to the above aspects in style with respect to roof and shape. Design details have been incorporated into the concepts of the development from its initial conception, in the form of window and door proportions, facade articulation and detailing, roof form, as well as eaves detailing.

Landscaping is minimal on many sites, but there are examples of sites that are well landscaped and maintained.

Generally it is considered that the proposal as detailed in this application complies with the objectives outlined above.

55.06-2 B32-Front fences objective

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

The development affects the rear of the property and no change will be made to the front fence objective – the site currently as no front fence. This is not uncommon on Treloar Crescent. Vegetation is provided throughout the site. This will enhance streetscape and neighbourhood character.

Generally, it is considered that the proposal as detailed in this application complies with the objectives outlined above.

55.06-3 B33-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 B3

Development should clearly delineate public, communal and private area.

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

There will be common area shared between existing dwelling 1 and proposed dwelling 2 and the existing dwelling.

55.06-4 B34-Site services objective

To ensure site services can be installed and easily maintained.

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

The following points are noted with relation to site facilities.

- A fold down clothesline shall be to the rear garden of each proposed dwelling.
- Rubbish bins will be kept in the open space of each dwelling.
- Mailboxes will be provided at the front boundary to the satisfaction of Australia Post.
- All service meters will be placed in appropriate areas to the satisfaction and in compliance with appropriate authorities.
- Adequate storage is provided in the garage or storage sheds of the dwelling.
- Generally, it is considered that the proposal as detailed in this application complies with the objectives outlined above.

52.06 Car Parking

52.06 Car Parking objectives

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.

52.06-5 Number of car parking spaces required

A total of (6) off street car spaces provided which is adequate to meet the needs of the residents.

Parking provisions, for development occupiers, have been located as follows:

- Existing Dwelling 1 (2 bedrooms) to park (1)no. cars in the new designated car space provided with a dimension of 3.7m wide x 6.0m deep.
- Proposed Dwelling 2 (4 bedrooms) – cars to be parked in a single car garage with min. cleared area of 3.5m wide x 6.0m deep + tandem car spaces have been located directly in front of the garage. This allows parking locations to be reasonably close and convenient to dwellings as well as being safe and secure.

We note that it is encouraged wherever possible to provide carparking to be provided in such a way that it does not dominate the development or the street frontage, and is visually comparable with the overall development.

Generally it is considered that the proposal as detailed in this application complies with the objectives outlined above.

52.06-8 Design Standards for car parking

Design standard 1 – Accessways

The development proposes to retain the existing concrete crossover to serve both dwellings.

When required if the access way serves four or more car spaces or connects to a Road Zone provisions have been made that all vehicles exit the site in a forwards direction.

Design Standard 2 – Car parking spaces

Parking provisions, for development occupiers, have been located in an enclosed garage and where indicated a car space have been located directly in front of the garage. This ensures that parking locations are reasonably close and convenient to dwellings as well as being safe and secure. Car space sizes are generally 2.60m wide x 4.90m long. At least one car space has been provided in a covered area that has a minimum internal dimension of 6.00m long x 3.50m wide.

Design Standard 3 – Gradients

The driveways will be paved with concrete, brick pavers or similar materials thus providing for non-slip, impervious and visually attractive surface. Where shown on the drawings submitted, all paved areas within the site wherever possible will be designed, surfaced and graded to reduce run all and allow some stormwater to drain into the site.

Design Standard 4 – Mechanical Parking

No mechanical parking has been designed or is required for this development.

Design Standard 5 – Urban design

It has been encouraged wherever possible to provide car parking to be provided in such a way that it does not dominate the development or the street frontage, and is visually comparable with the overall development.

Design Standard 6 – Landscaping

Adequate surveillance has been provided with the dwellings having an on outlook from the part glazed entry door out to the porch and front garden. These areas will be well lit and clearly visible.

Generally, it is considered that the proposal as detailed in this application complies with the objectives outlined above.

Design Standard 7 – Landscaping

Landscaping will be provided along the driveway between dwellings thus assisting to break up the expanse of paving to the frontage.

Generally, it is considered that the proposal as detailed in this application complies with the objectives outlined above.

Part Three: Conclusion

It is noted from the outset that Clause 55 encourages a variety of dwelling types to suit the diversity of peoples needs, site responsive dwellings which are pleasant to live in and do not impact adversely or unreasonably on neighbours or surrounding environment. It also encourages innovative modern design that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character. We believe that the proposal in its current format achieves these principle objectives and standards as outlined in Clause 55 of the planning scheme, through good site responsive design based on a comprehensive assessment of the neighbourhood character and design response. The applicant wherever possible have taken on board the design suggestions as outlined in the standards of Clause 55 which are assumed to satisfy the relevant design objectives. We believe that the development as proposed satisfies both the spirit and intent of Clause 55 of the planning scheme.

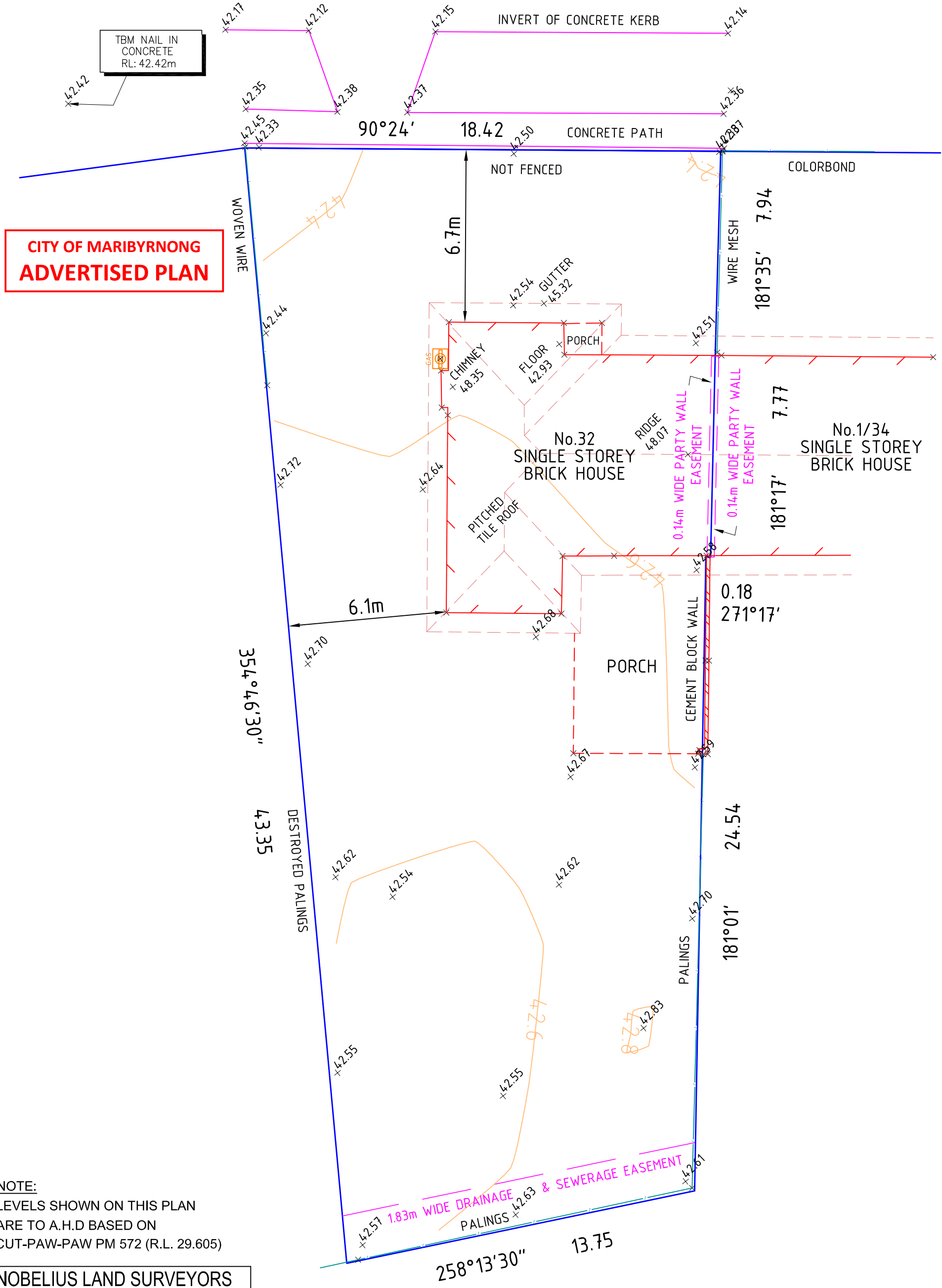
Sophee Say
Trevor Homes

FEATURE & LEVEL PLAN

32 Treloar Crescent
BRAYBROOK

SCALE 1:150 (A3)

CITY OF MARIBYRNONG
RECEIVED
06/12/2023
URBAN PLANNING



NOTE:
- LEVELS SHOWN ON THIS PLAN
ARE TO A.H.D BASED ON
CUT-PAW-PAW PM 572 (R.L. 29.605)

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THIS IS A CADASTRAL PLAN PREPARED UNDER THE
SUPERVISION OF A LICENSED SURVEYOR.

DRAWN BY : L.NOBELIUS
DATE OF SURVEY : 30/06/2023
SURV. REF. NO. 21420



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**CITY OF MARIBYRNONG
ADVERTISED PLAN**

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**CITY OF MARIBYRNONG
RECEIVED
06/12/2023
URBAN PLANNING**

PLAN OF SUBDIVISION
PART OF CROWN PORTION 17
PARISH OF CUT PAW PAW
COUNTY OF BOURKE

LP 63304
EDITION 3
PARISH SHIP/CHART 114B
V. 6991.F.042

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

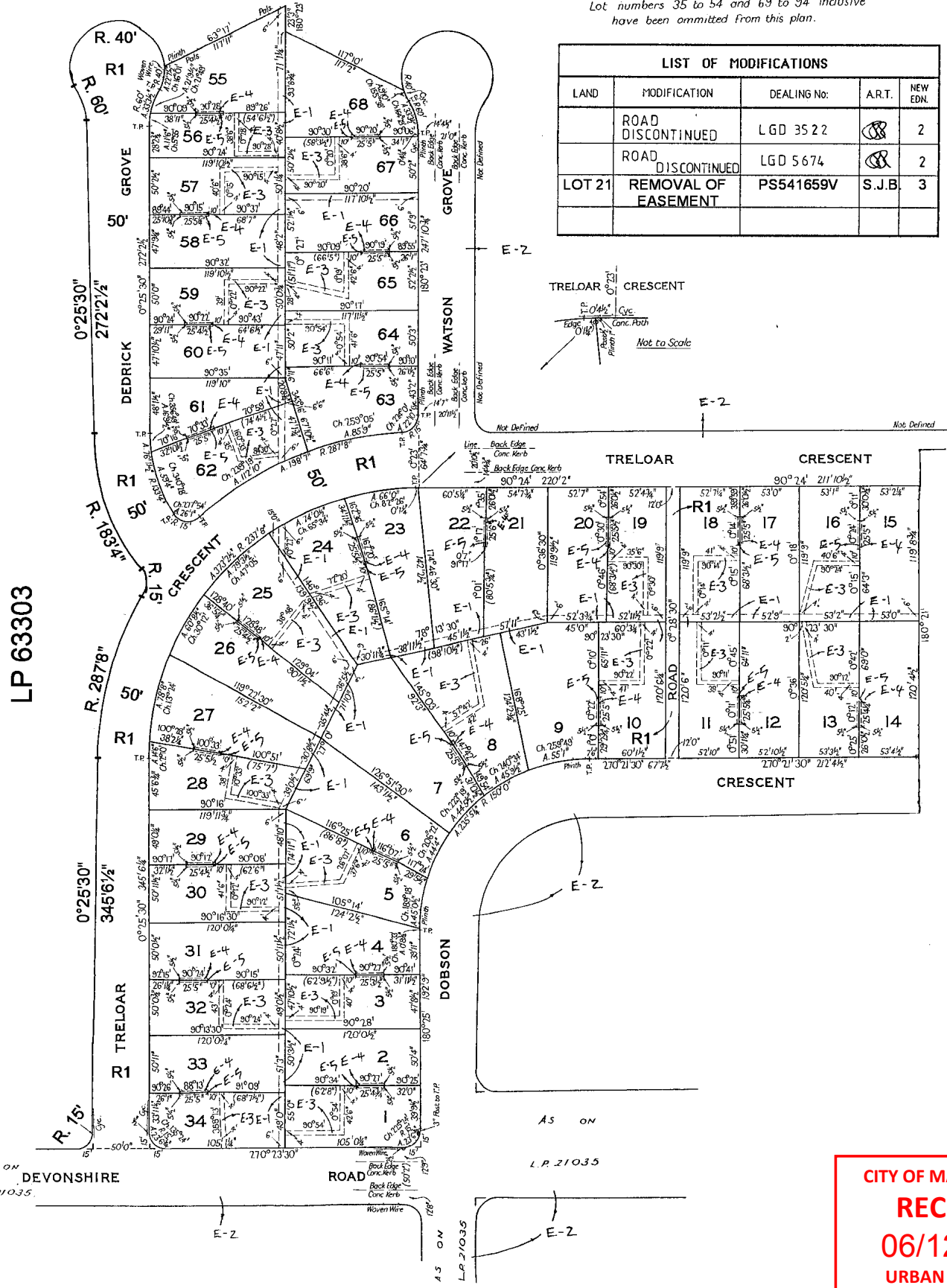
APPROVED 2/4/64
COLOUR CONVERSION
BLUE = E-1
BROWN = E-2 & R1
PURPLE = E-3
GREEN = E-4
YELLOW = E-5

CITY OF MARIBYRNONG
ADVERTISED PLAN

Note: The land coloured brown is set apart for way & drainage and sewerage purposes.
The land coloured purple is set apart for sewerage purposes.
The land coloured green and yellow is set apart for party wall purposes.
Lot numbers 35 to 54 and 69 to 94 inclusive have been omitted from this plan.

LIST OF MODIFICATIONS

LAND	MODIFICATION	DEALING No:	A.R.T.	NEW EDN.
	ROAD DISCONTINUED	LGD 35 22		2
	ROAD DISCONTINUED	LGD 5674		2
LOT 21	REMOVAL OF EASEMENT	PS541659V	S.J.B.	3



CITY OF MARIBYRNONG
RECEIVED
06/12/2023
URBAN PLANNING

From www.planning.vic.gov.au at 27 November 2023 02:08 PM

PROPERTY DETAILS

Address: **32 TRELOAR CRESCENT BRAYBROOK 3019**
 Lot and Plan Number: **Lot 22 LP63304**
 Standard Parcel Identifier (SPI): **22\LP63304**
 Local Government Area (Council): **MARIBYRNONG**
 Council Property Number: **100230**
 Planning Scheme: **Maribyrnong**
 Directory Reference: **Melway 27 B12**

www.maribyrnong.vic.gov.au

[Planning Scheme - Maribyrnong](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
 Melbourne Water Retailer: **Greater Western Water**
 Melbourne Water: **Inside drainage boundary**
 Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN METROPOLITAN**
 Legislative Assembly: **LAVERTON**

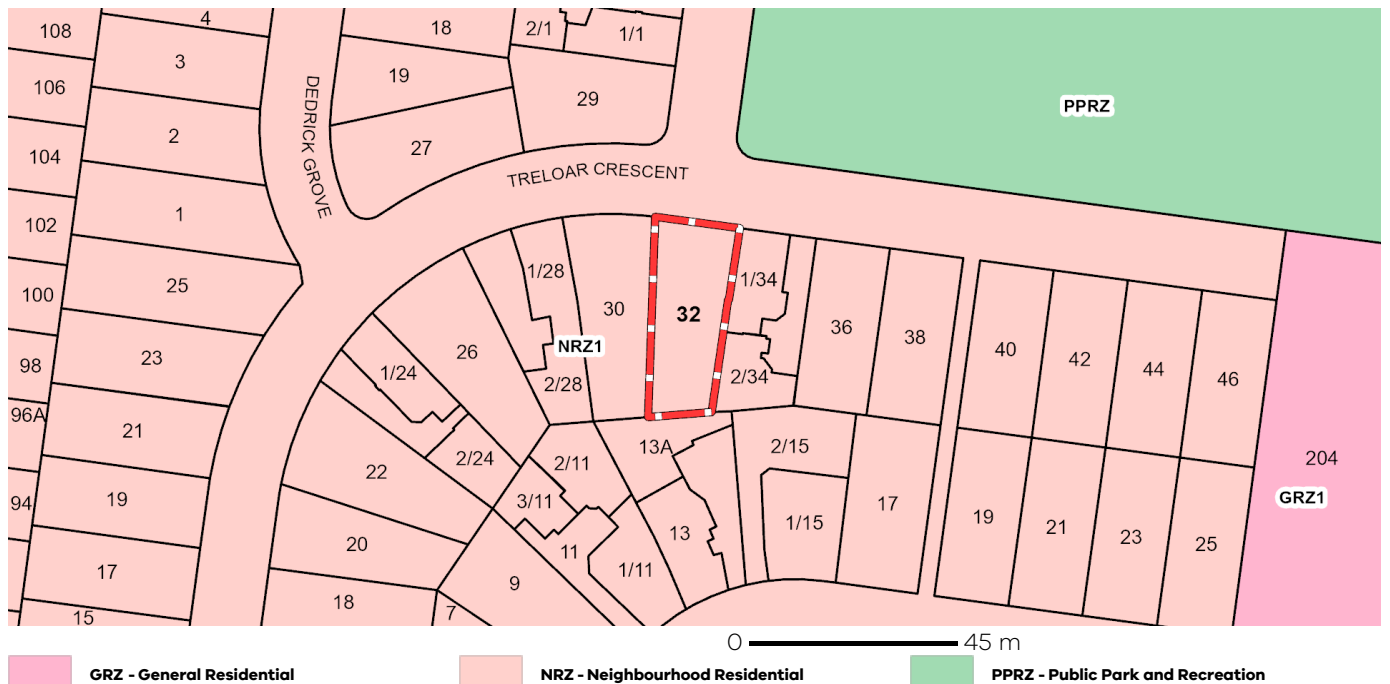
OTHER

Registered Aboriginal Party: **Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[NEIGHBOURHOOD RESIDENTIAL ZONE \(NRZ\)](#)
[NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1 \(NRZ1\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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 URBAN PLANNING

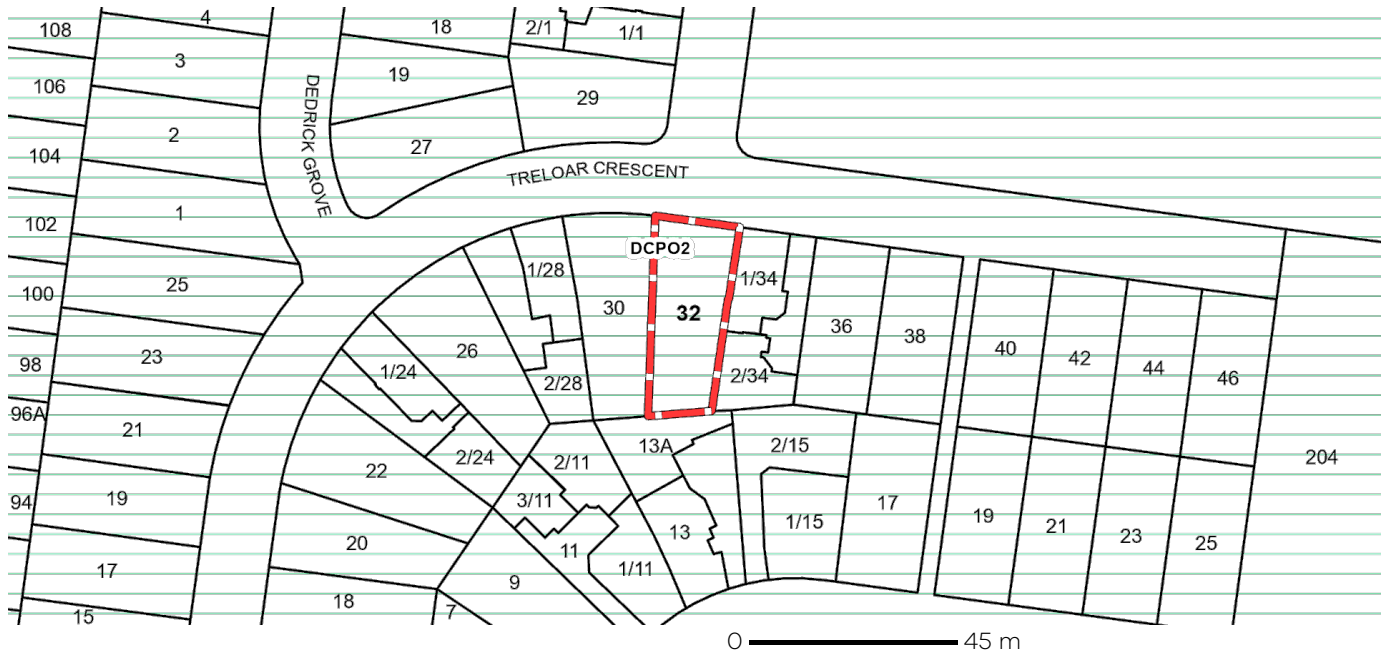
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 Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Overlays

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY (DCPO)

DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY - SCHEDULE 2 (DCPO2)

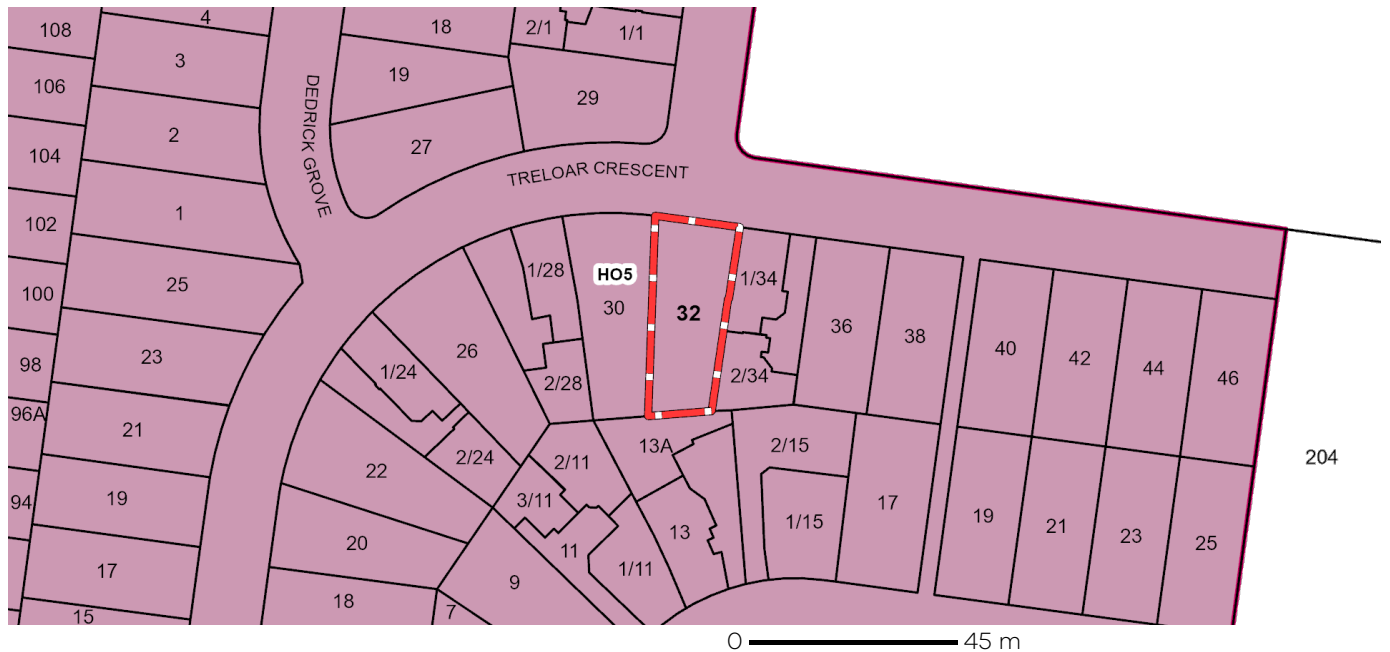


DCPO - Development Contributions Plan Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

HERITAGE OVERLAY (HO)

HERITAGE OVERLAY - SCHEDULE (HO5)



HO - Heritage Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 22 November 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council

or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit

<https://mapshare.maps.vic.gov.au/vicplan>

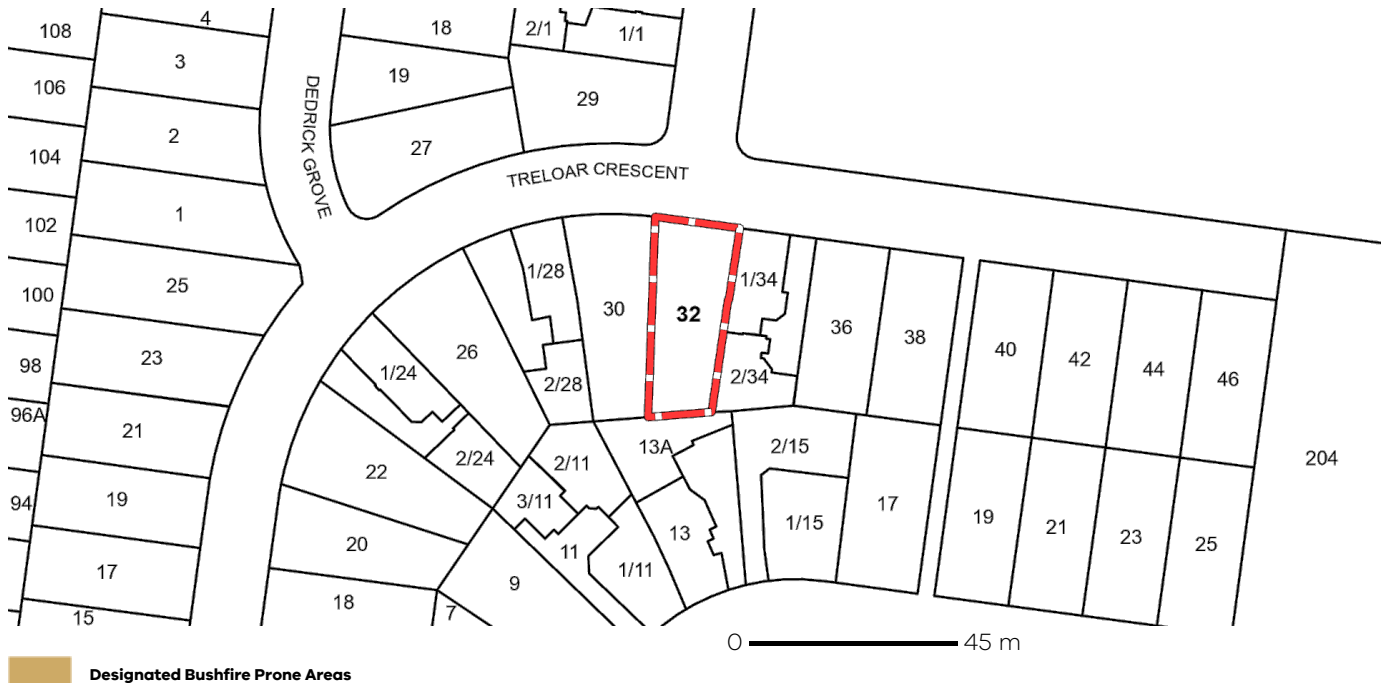
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#)

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](https://www.environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://www.environment.vic.gov.au)