



PLANNING &
PROPERTY | **PARTNERS**

PLANNING REPORT

54-62 Ashley Road, West Footscray

March 2024

Prepared for: Explode Pty Ltd

**CITY OF MARIBYRNONG
ADVERTISED PLAN**

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1. Introduction

1.1. Project Overview

This report accompanies a planning permit application for the construction of nine dwellings and altered access to a Transport Zone 2 road at 54-62 Ashley Street, West Footscray ('the Site').

The Site is within an established residential area of West Footscray, opposite the Central West Major Activity Centre where residents have access to a variety of services and public transport opportunities.

The Site's location together with its main road frontage, overall area of 1,615 square metres, its regular in shape and absence of significant encumbrances or constraints makes it an ideal candidate to provide additional, well-located housing that is necessary to accommodate Maribyrnong's increasing population.

The proposed development considers its site context with a two and three storey building envelope that responds appropriately to Site interfaces whilst providing a high level of onsite amenity for future residents. Adequate landscape opportunities and available throughout the Site and the architecturally designed proposal displays a high level of design excellence.

This report provides an assessment of the proposal against relevant provisions of the Maribyrnong Planning Scheme (the Planning Scheme) and should be read in association with plans prepared by *Taouk Architects* and a vehicular swept path analysis prepared by *Traffix Group*.

1.2. Planning Controls and Permit Requirements

The Site is within a General Residential Zone – Schedule 1 pursuant to provisions of Planning Scheme and is covered by Development Contributions Plan Overlay – Schedule 2. Ashley Street to the Site frontage is a Transport Zone 2 road.

The application seeks planning approval to construct two or more dwelling on a lot pursuant to Clause 32.08-6 of the General Residential Zone and to alter access (reinstate a crossover) to a road in a Transport Zone 2 pursuant to Clause 52.29 of the Particular Provisions.

2. Site Analysis

2.1. The Site

The Site is located on the southeast corner of the intersection of Ashley Street and Alma Street, West Footscray.

The Site is comprised of two properties formally identified as follows:

- 54 Ashley Street: Lot 7 on Plan of Subdivision 016615; and
- 58-62 Ashley Street: Lots 8-10 on Plan of Subdivision 016615

No restrictive covenants encumber the land and a 1.83 metre wide drainage and sewerage easement extends parallel with the eastern Site boundary.

The properties combine to form a rectangular area of land with an east-west orientation. It has a frontage to Ashley Street of 53.56 metres and an abuttal to Alma Street 30.18 metres. The overall site area is 1,615.67 square metres.

The Site is essentially flat and contains no vegetation of significance. The property at 58-62 Ashley Street is vacant with multiple crossovers to Ashley Street and Alma Street. The property at 54 Ashley Street is improved with a single storey brick dwelling with a tiled hipped roof. A crossover and driveway on the south side of the dwelling provide access to a detached garage at the rear.

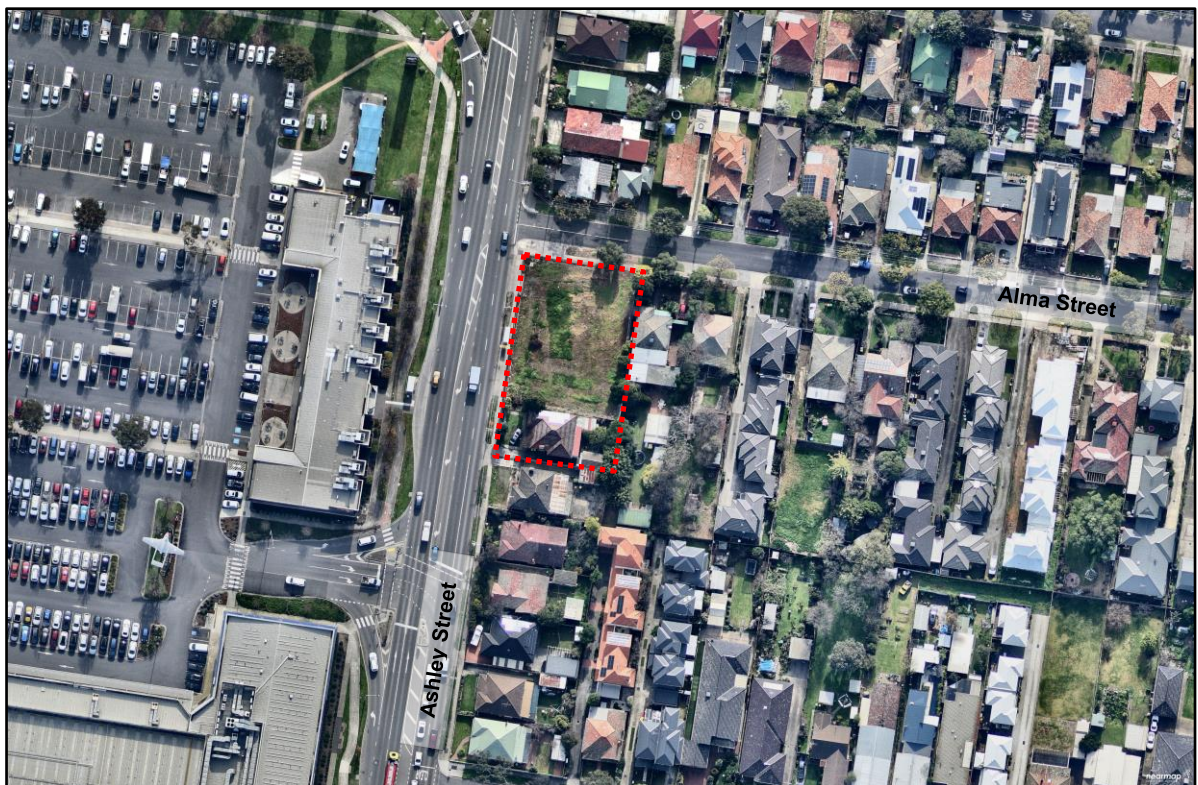


Figure 1 – Aerial view of the Site and surrounds

Source: www.nearmap.com

2.2. Surrounding Context

The Site has a mixed residential, commercial and light industrial context as a result of its positioning opposite the Central West Major Activity Centre on the west side of Ashley Street.

Ashely Street which separates the Site from the Activity Centre is a Transport zoned road that carries Bus Route 220 operating between Sunshine Station and the Central Business District. Tottenham Railway Station is located approximately 800 metres south of the Site on Sunshine Road.

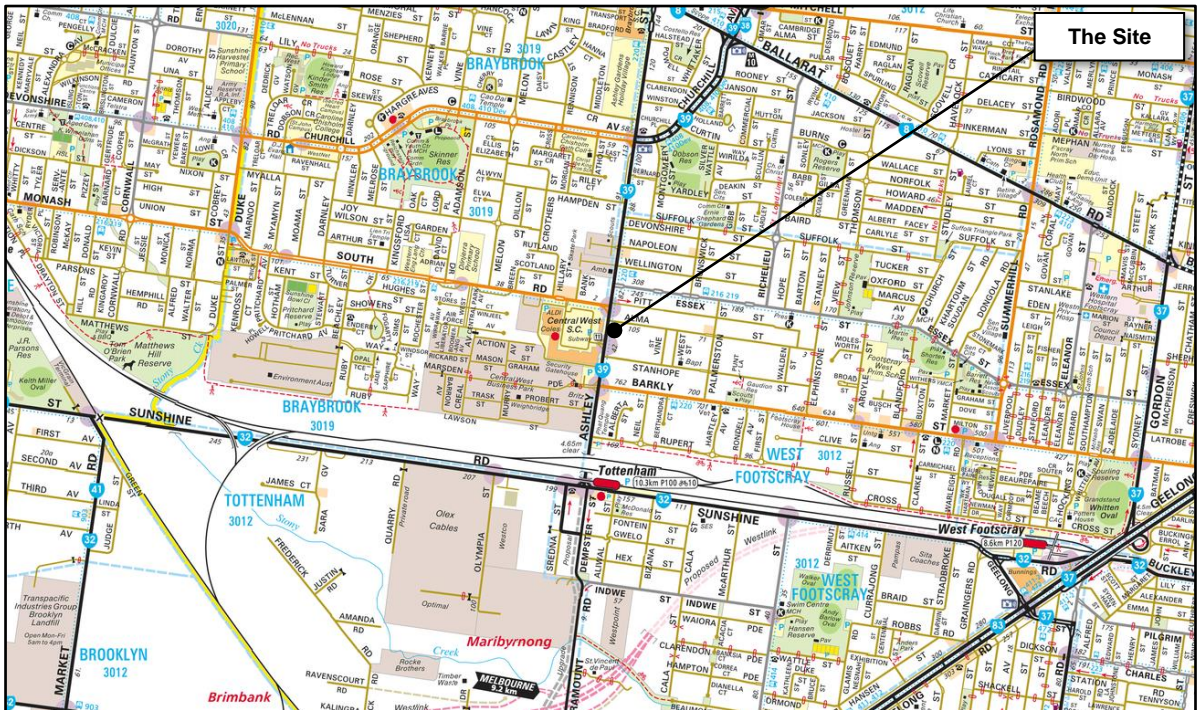


Figure 2 – Location map

Source: online.melway.com.au

The activity centre opposite the Site includes The Central West Shopping Centre (zoned Commercial 1) which is features retail buildings in a continuous strip parallel to the west and south boundaries, a central area of common parking and a freestanding strip of commercial tenancies fronting Ashley Street. The shopping centre is anchored by two supermarkets and has a range of commercial uses including extended hours food, gym and medical services.

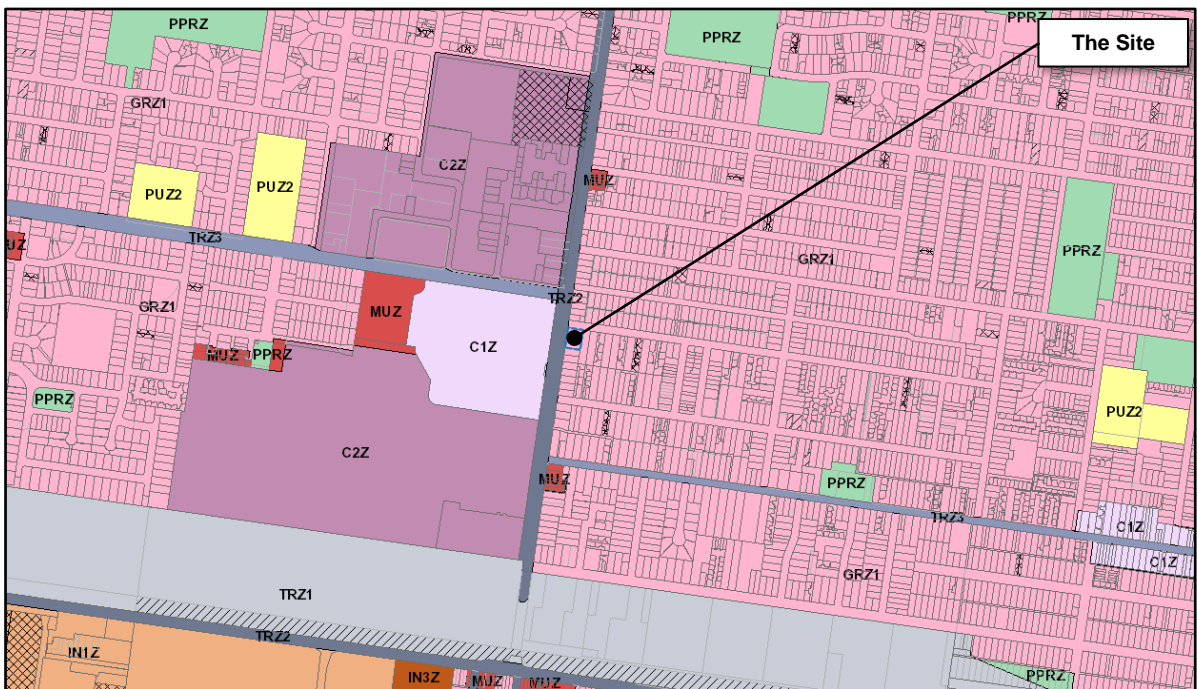


Figure 3 – Zoning Controls related to the Site and surrounds

Source: www.mapshare.vic.gov.au

The Central West Major Activity Centre also includes Central West Business Park which addresses Ashley Street and the West Footscray Industrial Area on the northwest corner of the Ashley Street and South Road intersection (both zoned Commercial 2). A small area of Mixed Use zoned land addressing South Road is used and developed for light industry.

Residential development on the east side of Ashley Street includes a significant portion of the original post-war stock, comprising single storey brick and weatherboard dwellings with tiled hipped roofing. These dwellings have a garden setting, albeit with limited landscaping. Infill residential development, of a two storey scale with attached forms and open space is becoming increasingly prevalent within the Site's immediate context.

2.3. Site Interfaces

The Site has an immediate abuttal to two residential properties detailed as following:

South – 52 Ashley Street

This property is improved with a single storey brick dwelling with a tiled hipped roof. A crossover and driveway to the north of the dwelling from Ashley Street are aligned to the common boundary with the Site, providing access to a garage at the rear. Habitable room windows opposite this driveway are setback from the boundary and an area of secluded private open space is located to the rear.

East – 109 Alma Street

This elongated property abuts the Site for the length of its eastern boundary. It is improved with a single storey weatherboard dwelling with a tiled hipped roof. The dwelling is setback 1.5 metres to the common boundary with the Site and has a large secluded private open space areas to the rear.

3. Proposal

Planning approval is sought to construct nine dwellings and alter access (reinstate a crossover) to a Transport Zone 2 road at 54-62 Ashley Street, West Footscray.

The dwelling will be attached and orientated to address Ashely Street with pedestrian access via dedicated pedestrian paths from the street frontage. A common driveway will provide vehicular access to each welling accessed via a single crossover to Alma Street.

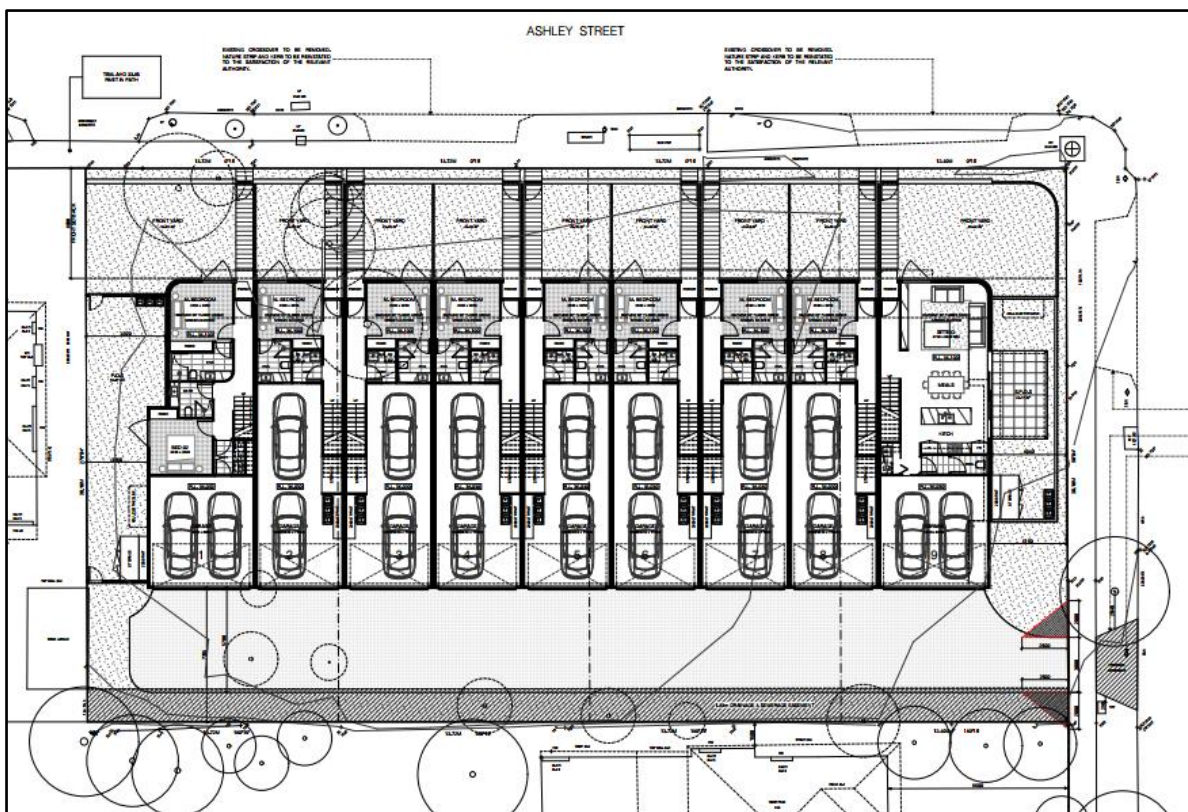


Figure 4 – Ground Level plan

Source: Taouk Architects

The development will feature two storey footprints alongside the southern boundary and Alma Street to the north and will increase in height to three storey dwellings centrally located within the Site.

Dwelling 1 to the northern boundary will provide ground level common living areas and secluded private open space. The remaining dwellings will adopt a ‘reverse living’ arrangement with common areas are Level 1 providing access to balconies on their front elevations overlooking Ashely Street. A development summary is provided below:

	Scale	No. of Bedrooms	Parking	Open Space
Dwelling 1	Two storeys	3	Double garage	Balcony of 10.25m ² . Ground level area of 58.0m ²
Dwellings 2-9	Three storeys	3	Tandem double garage	Balcony of 10.0m ²
Dwelling 9	Two storeys	3	Double garage	Balcony of 13.0m ² . Ground level area of 43.2m ²

The development will provide minimum setbacks of 3.3 metres to the southern boundary and 7.3 metres to the eastern boundary. No boundary walls are proposed.

The development proposes a site coverage of 47.66 percent and a site permeability of 35.13 percent. Garden areas will cover 35.11 percent of the Site. A maximum building height of 9.4 metres is proposed.

The dwellings will have facades exhibiting a mixture of face brickwork and vertical cladding at Ground Level with battened cladding and render to upper levels. Large window and balconies will overlook each abutting street and flat roof profiles are proposed that minimise the overall building height.

A 1.1 metre high brick front fence is proposed along the Ashley Street frontage.

The application includes reinvestment of redundant crossovers to Ashley Street which requires approval pursuant to Clause 52.29 of the Particular Provisions.



Figure 5 – Ashley Street perspective

Source: Taouk Architects

4. Planning Controls

4.1. Municipal Strategic Statement

The Municipal Strategic Statement includes policy direction that reflects the land use, built form and environmental values of the municipality. The policies build on the overarching strategic directions of the Planning Policy Framework with the following clauses of relevance to the application:

- **Clause 21.03 Council Vision**
- **Clause 21.04 Settlement**
 - 21.04-1 Activity Centre Planning
 - 21.04-2 Housing growth
- **Clause 21.06 Built environment and heritage**
 - 21.06-1 Urban design
 - 21.06-2 Environmentally sustainable design
- **Clause 21.07 Housing**
 - 21.07-1 Residential capacity and location
 - 21.07-2 Housing diversity and affordability

The Maribyrnong Municipal Strategic Statement identifies that the municipality is experiencing an increase in its population with a resulting need for additional residential development to cater for increase. This includes the need for between 14,000 and 16,000 additional households by 2031 within an increasingly diversified stock.

The additional housing is to be provided pursuant to a housing framework which locates the Site within an 'Incremental Change' area under the housing framework at Clause 21.07 and opposite the Central West Major Activity Centre. Development within these areas is also required to respond appropriately to relevant urban design, heritage and sustainable development policies.

4.2. Planning Policy Framework

The Planning Policy Framework includes part of the Victoria Planning Provisions (VPP) in the form of state and regional planning policies and local content in the form of local planning policies.

Policies are grouped by theme with the following of relevance to the application:

- **Clause 11 Settlement**
 - 11.01-1S Settlement
 - 11.01-1R Settlement – Metropolitan Melbourne
- **Clause 15 Built Environment and Heritage**
 - 15.01-1S Urban design
 - 15.01-1R Urban design - Metropolitan Melbourne
 - 15.01-2S Building design
 - 15.01-4S Healthy neighbourhoods
 - 15.01-4R Healthy neighbourhoods - Metropolitan Melbourne
 - 15.01-5S Neighbourhood Character
- **Clause 16 Housing**
 - 16.01-1S Housing supply

- 16.01-1R Housing supply - Metropolitan Melbourne
- 16.01-2S Housing affordability
- **Clause 18 Transport**
 - 18.01-1S Land use and transport planning
 - 18.02-1R Sustainable personal transport - Metropolitan Melbourne
 - 18.02-4S Car parking

State and regional provisions of the Planning Policy Framework seek to constrain the outward expansion of Metropolitan Melbourne by fostering a more consolidated, sustainable and healthy City. This includes support for new housing close to services, jobs and public transport to accommodate the increasing population.

This new development is required to address its context and contribute to cultural identity and a sense of place whilst minimising greenhouse gas emissions and encourage sustainable transport practices.

4.3. Local Planning Policies

Local Planning Policies provide statements of intent or expectation. They set out what the responsible authority will do in specified circumstances, or the responsible authority's expectation of what should happen. The following is of relevance to the current proposal:

Clause 22.05 Preferred Neighbourhood Character Statements

This policy identifies 13 neighbourhood character types across the municipality and identifies key existing characteristics and preferred neighbourhood character for each according to the *Maribyrnong Neighbourhood Character Review, February 2010*. Objectives of the clause are:

- *To ensure that development is responsive to the preferred future character of the area.*
- *To retain and enhance the identified elements that contribute to the character of the area.*
- *To implement the recommendations of the Maribyrnong Neighbourhood Character Review, February 2010.*

The Site is located within the Garden Suburban 4 Precinct pursuant to this policy and neighbourhood character outcomes relevant to the application are further considered at Section 5.3 below.

4.4. Zoning Controls

The Site is within a General Residential Zone pursuant to provisions of the Planning Scheme. The purpose of the zone is:

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.

Planning approval is required to construct two or more dwellings on a lot pursuant to Clause 32.08-6 of the zone.

Dwelling is a Section 1 (planning permit not required) use under the zone.

4.5. Overlay Controls

The purpose of the Development Contributions Plan Overlay which applies to the Site is:

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

To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

The schedules levies development contributions for various uses which will be addressed via conditions of any approval that issues.

4.6. Particular and General Provisions

Particular provisions are specific prerequisites or planning provisions for a range of particular uses and developments. They apply in addition to the requirements of a zone or overlay and the following are of relevance to the current proposal:

Particular provisions are specific prerequisites or planning provisions for a range of particular uses and developments. They apply in addition to the requirements of a zone or overlay.

General provisions are operational requirements which are consistent across the state.

The following particular and general provisions are of relevance to the current proposal:

Clause 52.06 Car Parking

The purpose of Clause 52.06 (Car Parking) is:

To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.

To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.

To support sustainable transport alternatives to the motor car. To promote the efficient use of car parking spaces through the consolidation of car parking facilities.

To ensure that car parking does not adversely affect the amenity of the locality.

To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

The clause details car parking requirements which apply to new development and design requirements related to the layout of this car parking and the accessways.

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

The purpose of Clause 55 (Two or More Dwellings on a Lot and Residential Buildings) of is:

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

To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.

To encourage residential development that provides reasonable standards of amenity for existing and new residents.

To encourage residential development that is responsive to the site and the neighbourhood

The Clause details a series of objectives and standards related to multi-dwelling developments. An objective describes the desired outcome to be achieved in the completed development and a standard contains the requirements to meet the objective.

A detailed assessment of the proposed development against the relevant standards and objectives is provided at Appendix B.

Clause 52.29 Land Adjacent to the Principal Road Network

Clause 52.29 applies to (inter alia) land adjacent to a Transport Zone 2 and has the purpose:

To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.

To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.

A permit is required to create or alter access to a road in a Transport Zone 2 pursuant to Clause 52.29-2.

Clause 65 Decision guidelines

Clause 65.01 sets out Decision Guidelines that the Responsible Authority must consider when making a decision. Those relevant to this application include:

The matters set out in Section 60 of the Act.

The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

The purpose of the zone, overlay or other provision.

Any matter required to be considered in the zone, overlay or other provision.

The orderly planning of the area.

The effect on the amenity of the area.

Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.

The requirements of Clause 65 have been covered throughout this report and further analysis of key considerations is detailed in the following sections.

5. Planning Assessment

5.1. Key Considerations

The key planning matters to consider in an assessment of the proposed development comprises the following:

- The Site's strategic planning context;
- Neighbourhood character and urban design response;
- Residential amenity considerations;
- Environmentally sustainable design requirements;
- Mandatory requirements of the zone; and
- Car parking provisions and layout of accessways.

An assessment of these matters is provided below.

5.2. Strategic Planning Context

Policies of the Planning Scheme and the Metropolitan Planning Strategy, *Plan Melbourne 2017-2050* ('Plan Melbourne'), encourage the development of well designed buildings which make effective use of existing infrastructure. This development is required to facilitate housing diversity and meet the community's needs for a variety of services.

Outcome 2 of Plan Melbourne aspires to locate 70 percent of Melbourne's new housing within established areas as a means of contributing to the '20 minute neighbourhood' where people can 'live locally' with access to everyday needs. Infill housing within these areas fosters positive social interaction, improves the economic viability of infrastructure, encourages sustainable transport practices and promote positive environmental outcomes via more efficient use of resources and materials.

This need for additional housing is translated into policy at Clause 11 (Settlement) and Clause 16 (Housing) of the Planning Policy Framework. Both clauses identify the need to increase the supply of housing in existing urban areas to improve housing choice and to ensure that supply continues to meet demand. Locations with ready access to public transport, employment, commercial development and community uses are preferred locations for this development as they provide opportunities to easily service the requirements of future residents. These intended outcomes are detailed within the following objectives and strategies:

16.01-1S Housing supply

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

16.01-1R Housing supply - Metropolitan Melbourne

Strategies: [...]

Identify areas that offer opportunities for more medium and high density housing near employment and transport in Metropolitan Melbourne.

Facilitate increased housing in established areas to create a city of 20 minute neighbourhoods close to existing services, jobs and public transport.

Provide certainty about the scale of growth by prescribing appropriate height and site coverage provisions for different areas.

Allow for a range of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.

Create mixed-use neighbourhoods at varying densities that offer more choice in housing.

The Maribyrnong Municipal Strategic Statement also identifies that need to provide additional housing opportunities to accommodate the City's increasingly diversified population as Clause 21.04-2 (Housing) outlines:

The city's population is growing and is forecast to reach 104,000 by 2031, an increase of 30,800 from 2011. It is anticipated that about 14,000 - 16,000 new dwellings will be needed to support this increase. With an increasing proportion of Melbourne's growth expected to occur within established suburbs and at higher densities, this forecast may increase in the future.

The population structure of the municipality will change depending upon the form of development, the increase in population and through ageing.

Council has developed a Housing Growth Area Framework (included at Clause 21.07) that indicates the opportunities for residential development to cater for the forecast population and housing increase over the next 20 years.

Objective 5 *To accommodate between 14,000 and 16,000 additional households by 2031.*

Strategies *Direct most of the residential development to identified substantial change areas, and substantial change activity centres.*

Support incremental change across residential areas

As this policy background identifies, the additional housing is to be provided through a housing hierarchy which is detailed within the strategic framework plans at Clause 21.07 (Housing). The Site is located within an 'Incremental Change' area under this framework (refer Figure 4). Strategies for these areas are:

Ensure development has regard to and clearly responds to preferred character statements and design guidelines for specific neighbourhood character precincts.

Ensure the siting and design of infill development respects the scale, form and siting of surrounding development.

Encourage residential development within incremental change areas to predominantly comprise of low and medium density housing in the form of separate and semi detached houses and in appropriate locations units, shop top dwellings and low scale apartments.

Support low scale apartment developments at locations within key Neighbourhood Activity Centres; they must reflect existing local character in terms of height, mass setbacks and building materials; and provide a sensitive and appropriate interface to adjoining streetscapes, buildings and residential areas.

Support gradual medium density 'infill' development, in the form of townhouses, units and shop-top dwellings, located close to transport, activity centres and community infrastructure.

Support smaller scale infill residential development in keeping with the streetscape and character of the centres and their adjacent residential in incremental change activity centres.

Encourage the retention of existing housing that positively contributes to preferred neighbourhood character.

Ensure development in activity centres follows relevant structure plans and urban design frameworks.

Protect areas that contribute to the range of housing choice especially for families and lifestyle choices.

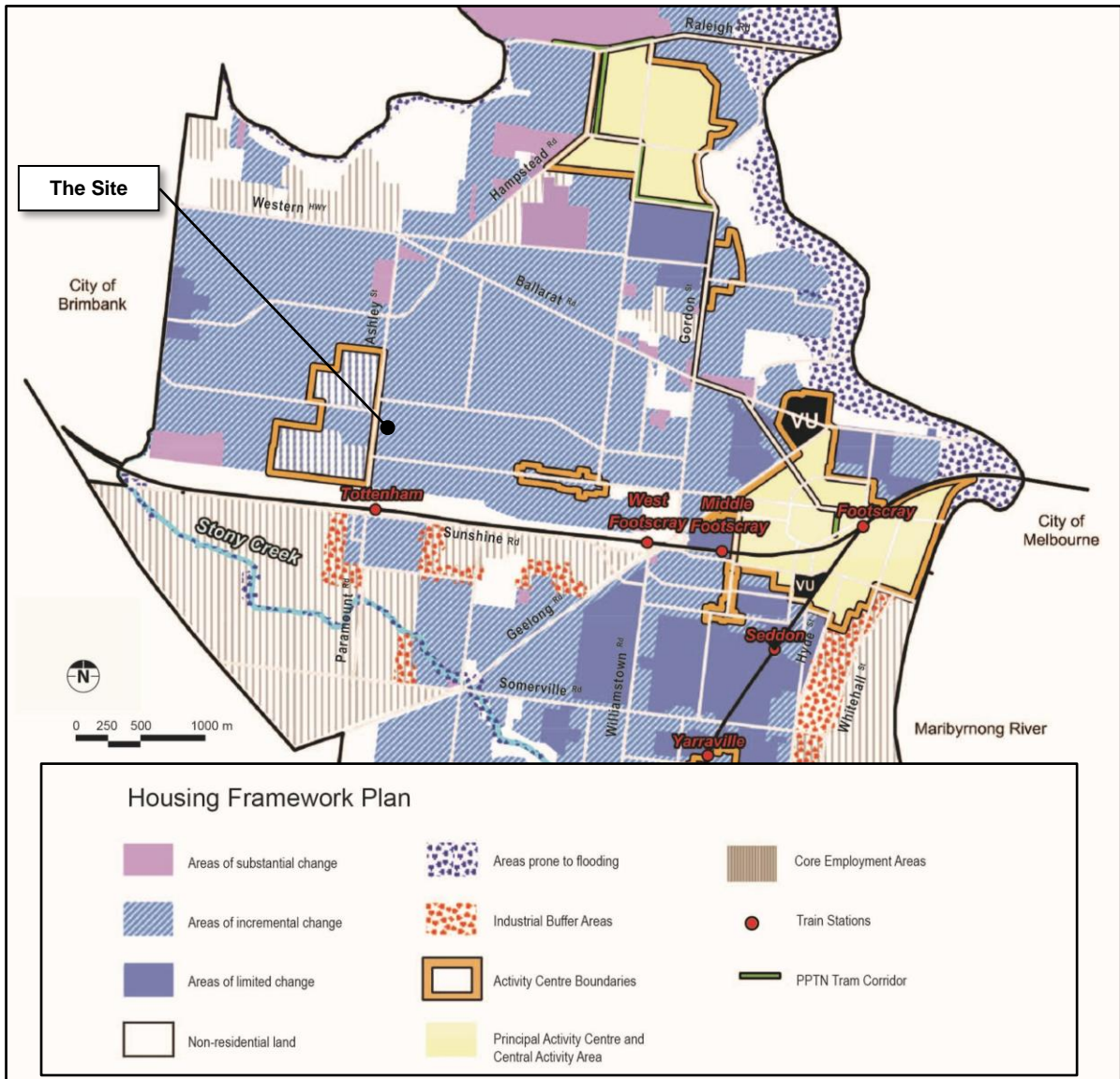


Figure 4 – Housing Framework Plan

Source: Clause 21.07

Consistent with these policies and outcomes intended by Plan Melbourne, the proposed development will provide additional housing opportunities within an established residential area of West Footscray, opposite the Central West Major Activity Centre where future residents will have ready access to all necessary services.

The proposed development appropriately balances the enhanced housing opportunities required within the municipality and the Site’s location in an ‘Incremental Change’ by adopting an *infill, townhouse* typology close to *transport, activity centres and community infrastructure*. The compact floorplans, smaller open space areas and lower maintenance requirements will provide a diversified

housing product that is suitable for a large cross section of the community, including families as encouraged by Clause 16.01-3S (Housing Diversity), Clause 16.01-3R (Housing Diversity - Metropolitan Melbourne) and the Local Planning Policies.

The site layout, form of development and landscaping opportunities afforded within the Site also respond appropriately to urban design and residential amenity requirements of the Planning Scheme as discussed in more detail below.

5.3. Neighbourhood Character and Urban Design Response

Neighbourhood character considerations relevant to the application are detailed at Clause 15.01-5S of the Planning Policy Framework as follows:

15.01-5S Neighbourhood character

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

Standard B1 (Neighbourhood Character) of Clause 55 (Two or More Dwellings on a Lot) also includes the objectives:

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

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

Clause 22.05 (Preferred Neighbourhood Character Statements) further details neighbourhood character requirements of relevance to the application. This Clause locates the Site within the Garden Suburban 4 Precinct for which the following preferred neighbourhood character statement applies:

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

The application responds to the above character outcome via a respectful two-three storey form that will contribute to the layering of development within the West Footscray area and is proposed for substantially vacant Site. An assessment of the design guidelines from the *Maribyrnong Neighbourhood Character Review, February 2010* is provided below:

Design Objective	Response
Existing Buildings	
<i>To encourage the retention of older dwellings that contribute to the valued character of the area.</i>	58-62 Ashley Street is a vacant property at the dwelling at 54 Ashley Street comprises an unremarkable, single storey brick dwelling that is not covered by demolition controls.
Vegetation	

Design Objective	Response
<p><i>To maintain and strengthen the garden settings of the dwellings.</i></p>	<p>The Site includes no existing vegetation that warrants protected as part of the proposed development and the uninterrupted front garden areas along Ashley Street can be extensively landscape with canopy trees and understorey vegetation. The absence of boundary walls and setback of hard surfaces/building envelopes ensures that additional landscaping opportunities are available along each remaining Site boundary.</p>
<p>Siting</p>	
<p><i>To maintain the consistency, where present, of front boundary setbacks</i></p> <p><i>To maintain gaps between dwellings where this is a characteristic of the street.</i></p> <p><i>To minimise the loss of front garden space and the dominance of car parking structures.</i></p>	<p>The development includes a 6.0 metre front setback to Ashley Street which reflects that of the dwelling on the immediately abutting property at 52 Ashley Street and the setback character of the wider streetscape</p> <p>All carparking for the development will be accessed via a single crossover to Alma Street and discretely located at the rear of dwelling where it will have limited visibility to the public realm.</p> <p>The attached form adopt by the proposal is appropriate within the main road context which includes a continuous retail form within the Central West Major Activity Centre, immediately opposite the Site.</p>
<p>Height and Building Form</p>	
<p><i>To ensure that buildings and extensions do not dominate the streetscape</i></p> <p><i>To maintain a balance between tree canopies and built form within the Maribyrnong River corridor and on hill faces and escarpment edges</i></p>	<p>The proposed two-three storey dwellings are reasonable in scale noting the Site's location within the General Residential Zone opposite the Central West Major Activity Centre. The centralised building footprint with minimum setbacks of 3.3 to the southern boundary and 7.3 metres to the eastern boundary to ensure that the proposal will integrate well with its surrounds and will not unreasonably impact adjoining properties or the streetscapes.</p>
<p>Materials and Desing Detailing</p>	
<p><i>To encourage innovative and contemporary architectural responses that are in harmony with surrounding older buildings and streetscapes.</i></p>	<p>The design incorporates contemporary materials of brickwork, render and cladding that are common to residential areas of West Footscray that create contrast and visual interest. A muted colour pallet will be adopted within the development.</p> <p>The contemporary styled development adopts portions which are appropriate to the residential context.</p>
<p>Front Boundary Treatment</p>	

Design Objective	Response
<i>To enhance the security of properties and maintain views into front gardens.</i>	The application proposes low front fence along the Ashley Street frontage that integrates with the architectural styling of the development, respects the varied fencing character of the street and facilitates views into the extensive front garden areas.

The above assessment demonstrates that the proposed works appropriately balance the preferred character outcomes of the Garden Suburban 4 Precinct with the Site's unique features including its overall area of 1,615.67 square metres and location immediately opposite the Central West Major Activity Centre. No other residential properties of this size exist within the area and commercial buildings within the Activity Centre opposite create a robust urban environment to which the proposal.

The two-three storey development scale that is proposed will sit comfortably within this context with the site area affording the opportunity for transitional setbacks to neighbouring residential properties. The scale and intension of development is also appropriate to the Site's main road frontage which carries large volumes of traffic and a bus route.

Front, side and rear setbacks of the building footprint maintain the rhythm of development within the area and the development's garden setting will be respected with generous landscaping opportunities alongside Ashely Street and side and rear boundaries.

Design detailing of the proposed development reflects the evolving architectural styles occurring within the West Footscray area and will contribute to the layering of architectural styles. Despite the emerging styles, the elevational treatments respect the residential scale of existing development within the neighbourhood.

ResCode (Clause 55 requirements) character considerations, setbacks, site coverage and site permeability are also satisfied by the development.

5.4. Residential Amenity

Residential amenity considerations relevant to the application have been appropriately considered and resolved via the scale or development, site layout and building footprint that is proposed. This is demonstrated by the assessment against the standards and objectives of Clause 55 (Two or More Dwellings on a Lot) of the Planning Scheme which is provided at Appendix B of this submission.

The assessment identifies that the proposed development responds well to standards and objectives of the planning scheme to provide for appropriate amenity and character outcomes.

On-Site Residential Amenity

With regards to the onsite amenity of future residents, the proposed dwellings will have comfortable floorplans with private open space, parking, storage and utilities which are easily accessible from internal areas. The proposal has responded to the orientation of the site with secluded private open space on the north or west side of the dwellings which is accessible direct from common living areas.

All habitable rooms within the development benefit from direct solar access, ensuring there is no reliance upon borrowed light. The extensive use of glazing to the internal areas allows daylight access and provides desirable outlook for future occupants. The orienting of balconies to overlooking Ashley Street requires no screening and maximises surveillance of the public realm

The dwellings have clearly identifiable front entrances with landscaped front garden areas to enhance the pedestrian environment and public realm. The layout of the onsite car parking will facilitate entry and egress from the Site in an efficient manner with the separation of pedestrian and vehicular access providing well resolved access.

Off-Site Residential Amenity

The development minimises offsite amenity impacts by limiting the height of development along the southern interface to two storeys. The three-storey form is centralised within Site including generous Level 2 setbacks of 7.5 metres to the eastern boundary.

The boundary setbacks and positioning of the building envelope ensures the scale and massing of the dwellings is well conceived and will not present unreasonable bulk or result in a loss of privacy to adjoining properties. No boundary walls are proposed and landscaping opportunities to the Site perimeter afford opportunities for screen plantings that can filter views from neighbouring residential properties.

The scale and positioning of the building footprint within the Site ensures that boundary setbacks of the development meet requirements of the relevant Clause 55 standards, including those which ensure that appropriate daylight access is maintained to neighbouring habitable room windows.

Upper-level habitable room windows within the eastern and southern elevations are appropriately screened to ensure that overlooking does not result and shadow diagrams submitted with the application demonstrate that shadowing of neighbouring properties will be minimal.

The limited number of vehicular movements resulting from the application can be easily accommodated via Alma Street and the wider road network. All required residential car parking provisions are provided onsite and there is no formal requirement to provide onsite visitor parking within the Planning Scheme (refer Section 5.6 below).

5.5. Zone Requirements

The proposed development is consistent with the General Residential zoning of the site, including its purpose which includes:

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.

Clause 32.09-4 of the General Residential Zone identifies that:

An application to construct or extend a 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
400 – 500 sqm	25%
Above 500 – 650 sqm	30%
Above 650 sqm	35%

In accordance with this requirement, the Site has an area of 1,615.67 square metres. The proposed development provides garden areas of 35.11 percent as demonstrated by Drawing TP07 of the submitted architectural plans.

Clause 32.08-10 of the zone further identifies that unless otherwise identified by the zone schedule

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

Dwellings proposed by the application will be a maximum of three storeys with a height of 9.4 metres in accordance with these requirements.

5.6. Car Parking and Altered Vehicular Access

Pursuant to Clause 52.06 (Car Parking) of the Planning Scheme:

Before:

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

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

Clause 52.06-3 identifies that ‘a permit is required to reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5.’

In accordance with these requirements, the proposed development generates the following statutory car parking requirements. The table applies the Column B rates from Clause 52.06-5 as the Site is within a Principal Public Transport Network Area.

Land Use	Applied Rate	Parking Measure	Required Parking	Provided Parking
Dwelling	<i>2 spaces to each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms)</i>	9 dwellings	18 spaces	18 spaces

As the table above demonstrates, the double garage of each dwelling ensures that resident car parking is provided in accordance with requirements of Clause 52.06. There is no requirement to provide onsite visitor car parking.

The proposed development also adequately addresses the design standards related to car parking at Clause 52.06-9 as a result of the following:

- Providing access via the rear laneway which exceeds a width of 3.0 metres.
- Allowing all vehicles to safely enter and exit the site in a forwards direction;
- Providing minimum overhead clearance exceeding 2.1 metres for car parking spaces;
- Providing garages with car parking dimensions in accordance with the table at Clause 52.06-8;
- Achieving appropriate gradients for parking spaces and the accessway; and
- Providing passive surveillance and landscaping of car parking spaces and the accessways from upper level rear facing windows.

The application proposes reinstatement of the existing crossover to Ashley Street which will become redundant as a result of the application. Removal of the crossover requires approval pursuant to

Clause 52.29 (Land Adjacent to the Principal Road Network) of the Planning Scheme however, the reduction of accessways to a Transport 2 Zone road will enhance safety of the road network relative to existing conditions.

6. Conclusion

As outlined in this submission, the proposal to construct nine dwellings and alter access to a Transport Zone 2 road at 54-62 Ashley Street, West Footscray is supported by the Planning Policy Framework and is consistent with the relevant zoning and residential development provisions set out in the Maribyrnong Planning Scheme.

The development will provide additional housing opportunities on a site that is opposite the Central West Major Activity Centre and proximate to a range of community, commercial and public transport facilities. The development balances the Site's context and its location within an 'incremental change' are under the housing framework with an envelope that preserves the amenity of the surrounding properties and addresses the preferred neighbourhood character outcomes.

On this basis, we respectfully request that Council recommend this development for approval.

Appendix A

Copy of Title

Appendix B
Clause 55 Assessment

Clause 55 – ResCode Assessment

<p>Objectives and summary of standards</p> <ul style="list-style-type: none"> • A development <u>must</u> meet all of the objectives of this clause that apply to the application. • A development <u>should</u> meet all of the standards of this clause that apply to the application. <p>For all of the provisions of Clause 55 other than Clause 55.07 (Apartment developments):</p> <ul style="list-style-type: none"> • If a zone or a schedule to a zone specifies a requirement of a standard different from a requirement set out in this clause, the requirement in the zone or a schedule to the zone applies. • If the land is included in a Neighbourhood Character Overlay and a schedule to the overlay specifies a requirement of a standard different from a requirement set out in this clause or a requirement in the zone or a schedule to the zone, the requirement in the schedule to the overlay applies. • If the land is included in an overlay, other than a Neighbourhood Character Overlay, and a schedule to the overlay specifies a requirement different from a requirement of a standard set out in this clause or a requirement of a standard set out in the zone or a schedule to the zone, the requirement in the overlay applies. <p>The requirements of a standard set out in Clause 55.07 (Apartment developments) apply to the exclusion of any different requirement specified in a zone, a schedule to a zone, or a schedule to an overlay.</p>	<p>Applicant's Assessment</p>
<p>Clause 55.02-1 – Neighbourhood Character Objectives</p> <ul style="list-style-type: none"> • To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. • To ensure the development responds to the features of the site and surrounding area. <p>Standard B1 (cannot be varied)</p> <ul style="list-style-type: none"> • The design response <u>must</u> be appropriate to the neighbourhood and the site. • The proposed design <u>must</u> respect the existing or preferred neighbourhood character and respond to the features of the site. <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • The neighbourhood and site description. • The design response. 	<p>Complies</p> <p>Section 5 of the accompanying report details that the design response appropriately addresses neighbourhood character policies of the Planning Scheme.</p>

<p>Clause 55.02-2 – Residential Policy Objectives</p> <ul style="list-style-type: none"> To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. To support medium densities in areas where development can take advantage of public transport and community infrastructure and services. <p>Standard B2 (cannot be varied)</p> <p>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 Municipal Planning Strategy and the Planning Policy Framework.</p> <p>Decision Guidelines</p> <ul style="list-style-type: none"> Before deciding on an application, the responsible authority must consider: <ul style="list-style-type: none"> <i>The Municipal Planning Strategy and the Planning Policy Framework.</i> <i>The design response.</i> 	<p>Complies</p> <p>Section 5 of the accompanying report details that the application appropriately addresses residential policy objectives of the Planning Scheme related to residential development.</p>
<p>Clause 55.02-3 – Dwelling Diversity Objective</p> <ul style="list-style-type: none"> To encourage a range of dwelling sizes and types in development of ten or more dwellings. <p>Standard B3 (can be varied)</p> <p>Developments of ten or more dwellings <u>should</u> provide a range of dwelling sizes and types, including:</p> <ul style="list-style-type: none"> Dwellings with a different number of bedrooms. At least one dwelling with a kitchen, bath or shower, and a toilet and wash basin at ground floor level. <p><i>There are no decision guidelines for this objective and standard</i></p>	<p>Not applicable</p> <p>The application proposes the construction of less than 10 dwellings.</p>
<p>Clause 55.02-4 – Infrastructure Objectives</p> <ul style="list-style-type: none"> 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. <p>Standard B4 (can be varied)</p> <ul style="list-style-type: none"> Development <u>should</u> be connected to reticulated services including reticulated sewerage, drainage, electricity and gas, if available. Developments <u>should</u> not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. In areas where utility services or infrastructure have little or no spare capacity, developments <u>should</u> provide for the upgrading of or mitigation of the impact on services or infrastructure. <p>Decision Guidelines</p>	<p>Complies</p> <p>The Site is located within an established urban area of West Footscray where the existing infrastructure can accommodate any additional demands likely to result from the proposed development.</p>

<p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> ○ <i>The capacity of the existing infrastructure.</i> ○ <i>In the absence of reticulated sewerage, the capacity of the development to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.</i> ○ <i>If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system.</i> 	
<p>Clause 55.02-5 – Integration with the Street Objective</p> <ul style="list-style-type: none"> • To integrate the layout of development with the street. <p>Standard B5</p> <ul style="list-style-type: none"> • Developments <u>should</u> provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. • Development <u>should</u> be orientated to front existing and proposed streets. • High fencing in front of dwellings <u>should</u> be avoided if practicable. • Development next to existing public open space <u>should</u> be laid out to complement the open space. <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> ○ <i>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</i> ○ <i>The design response.</i> 	<p>Complies</p> <p>Dwellings will be oriented to Ashley Street with defined pedestrian linkages. Efficient vehicular access will be available via the rear accessway to each of the double garages.</p> <p>The separation of and pedestrian and vehicular access ensures a well resolved site layout.</p> <p>Low scale front fencing will allow views to the front garden area and habitable room windows within the front elevation of each dwelling will provide passive surveillance of the public realm.</p>
<p>Clause 55.03-1 – Street Setback Objective</p> <ul style="list-style-type: none"> • To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site <p>Standard B6 (Can be varied)</p> <p>Walls of buildings should be set back from streets:</p> <ul style="list-style-type: none"> • At least the distance specified in a schedule to the zone, or • If no distance is specified in a schedule to the zone, the distance specified in Table B1. <p>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</p> <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> ○ <i>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</i> 	<p>Objective met</p> <p>The neighbouring dwelling at 52 Ashley Street has a front setback of 6.1 metre.</p> <p>The proposal achieves a minimum setback of 6m from Ashley Street, resulting in a very minor non-compliance of 0.1m. This variation can be readily accepted given the following key features:</p> <ul style="list-style-type: none"> • A rare large land consolidation; • Corner location; • The prevailing front setback of properties further south (i.e. 42 – 50 Ashley Street) is in the order of 4.5m – 4.8m; and • Very small numerical variation sought.

<ul style="list-style-type: none"> ○ <i>The design response.</i> ○ <i>Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.</i> ○ <i>The visual impact of the building when viewed from the street and from adjoining properties.</i> ○ <i>The value of retaining vegetation within the front setback.</i> 	
<p>Clause 55.03-2 – Building Height Objective</p> <ul style="list-style-type: none"> • To ensure that the height of buildings respects the existing or preferred neighbourhood character. <p>Standard B7 (Can be varied)</p> <ul style="list-style-type: none"> • The maximum building height <u>should</u> 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 <u>should</u> not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height <u>should</u> not exceed 10 metres. • Changes of building height between existing buildings and new buildings <u>should</u> be graduated. <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> ○ <i>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</i> ○ <i>Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land.</i> ○ <i>The design response.</i> ○ <i>The effect of the slope of the site on the height of the building.</i> ○ <i>The relationship between the proposed building height and the height of existing adjacent buildings.</i> ○ <i>The visual impact of the building when viewed from the street and from adjoining properties.</i> 	<p>Complies with objective</p> <p>The dwellings will have a maximum height of 9.3 metres in accordance with the mandatory height requirements of the General Residential Zone.</p>
<p>Clause 55.03-3 – Site Coverage Objective</p> <ul style="list-style-type: none"> • To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site. <p>Standard B8 (Can be varied)</p> <p>The site area covered by buildings <u>should not</u> exceed:</p> <ul style="list-style-type: none"> • The maximum site coverage specified in a schedule to the zone, or • If no maximum site coverage is specified in a schedule to the zone, 60 per cent. <p>Decision Guidelines</p>	<p>Complies</p> <p>The application proposes a site coverage of 47.66 percent</p>

<p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> ○ <i>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</i> ○ <i>The design response.</i> ○ <i>The existing site coverage and any constraints imposed by existing developments or the features of the site.</i> ○ <i>The site coverage of adjacent properties.</i> ○ <i>The effect of the visual impact of the building and whether this is acceptable in the neighbourhood.</i> 	
<p>Clause 55.03-4 – Permeability Objectives</p> <p>Permeability and stormwater management objectives</p> <ul style="list-style-type: none"> ○ To reduce the impact of increased stormwater run-off on the drainage system. ○ To facilitate on-site stormwater infiltration. ○ To encourage stormwater management that maximises the retention and reuse of stormwater. <p>Standard B9:</p> <p>The site area covered by the pervious surfaces <u>should</u> be at least:</p> <ul style="list-style-type: none"> ○ <i>The minimum area specified in a schedule to the zone, or</i> ○ <i>If no minimum is specified in a schedule to the zone, 20 percent of the site.</i> <p>The stormwater management system <u>should</u> be designed to:</p> <ul style="list-style-type: none"> ○ <i>Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).</i> ○ <i>Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.</i> <p>Decision guidelines:</p> <p>Before deciding on an application, the responsible authority <u>must</u> consider:</p> <ul style="list-style-type: none"> ○ <i>The design response.</i> ○ <i>The capacity of the site to incorporate stormwater retention and reuse.</i> ○ <i>The existing site coverage and any constraints imposed by existing development.</i> ○ <i>The capacity of the drainage network to accommodate additional stormwater.</i> ○ <i>The capacity of the site to absorb run-off.</i> ○ <i>The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.</i> ○ <i>Whether the owner has entered into an agreement to contribute to off-site stormwater management in lieu of providing an on-site stormwater management system.</i> 	<p>Complies</p> <p>The application proposes a site permeability of 35.11 percent.</p>

<p>Clause 55.03-5 – Energy Efficiency Objectives</p> <ul style="list-style-type: none"> ○ To achieve and protect energy efficient dwellings and residential buildings. ○ To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy. <p>Standard B10:</p> <p>Buildings <u>should</u> be:</p> <ul style="list-style-type: none"> ○ <i>Oriented to make appropriate use of solar energy.</i> ○ <i>Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</i> ○ <i>Sited and designed to ensure that the performance of existing rooftop solar energy facilities on dwellings on adjoining lots in a General Residential Zone, General Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy facility must exist at the date the application is lodged.</i> <p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>Developments should be designed so that solar access to north-facing windows is maximised.</p> <p>Decision guidelines:</p> <p>Before deciding on an application, the responsible authority <u>must</u> consider:</p> <ul style="list-style-type: none"> ○ <i>The design response.</i> ○ <i>The size, orientation and slope of the lot.</i> ○ <i>The existing amount of solar access to abutting properties.</i> ○ <i>The availability of solar access to north-facing windows on the site.</i> ○ <i>The extent to which an existing rooftop solar energy facility on an adjoining lot is overshadowed by existing buildings or other permanent structures.</i> ○ <i>Whether the existing rooftop solar energy facility on an adjoining lot is appropriately located.</i> ○ <i>The effect of overshadowing on an existing rooftop solar energy facility on an adjoining lot.</i> 	<p>Complies</p> <p>The development has responded to the orientation of the Site. Northerly aspect is maximised wherever possible.</p>
<p>Clause 55.03-6 – Open Space Objective</p> <p>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</p> <p>Standard B11 (Can be varied)</p> <p>If any public or communal open space is provided on site, it <i>should</i>:</p> <ul style="list-style-type: none"> ○ <i>Be substantially fronted by dwellings, where appropriate.</i> ○ <i>Provide outlook for as many dwellings as practicable.</i> 	<p>Complies</p> <p>Common areas within the proposed development can be maintained via an Owners Corporation arrangement.</p>

<ul style="list-style-type: none"> ○ <i>Be designed to protect any natural features on the site.</i> ○ <i>Be accessible and useable.</i> <p>Decision guidelines:</p> <p>Before deciding on an application, the responsible authority <i>must</i> consider:</p> <ul style="list-style-type: none"> ○ <i>Any relevant plan or policy for open space in the Municipal Planning Strategy and the Planning Policy Framework.</i> ○ <i>The design response.</i> 	
<p>Clause 55.03-7 – Safety Objective</p> <ul style="list-style-type: none"> • To ensure the layout of development provides for the safety and security of residents and property. <p>Standard B12 (Can be varied)</p> <ul style="list-style-type: none"> • Entrances to dwellings and residential buildings <u>should</u> not be obscured or isolated from the street and internal accessways. • Planting which creates unsafe spaces along streets and accessways <u>should</u> be avoided. • Developments <u>should</u> be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. • Private spaces within developments <u>should</u> be protected from inappropriate use as public thoroughfares. <p>Decision Guideline</p> <ul style="list-style-type: none"> ○ <i>Before deciding on an application, the responsible authority must consider the design response.</i> 	<p>Complies</p> <p>The entry to each dwelling is easily identifiable from Ashley Street and is sheltered appropriately to create a sense of personal address. The entries will be adequately lit at night to further enhance safety.</p> <p>The arrangement of dwelling entrances and habitable rooms will provide surveillance of public areas surrounding the Site.</p> <p>The landscape response will not create unsafe spaces within the development.</p>
<p>Clause 55.03-8 – Landscaping Objectives</p> <ul style="list-style-type: none"> • 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. <p>Standard B13 (Can be varied)</p> <p>The landscape layout and design <u>should</u>:</p> <ul style="list-style-type: none"> • Protect any predominant landscape features of the neighbourhood. • Take into account the soil type and drainage patterns of the site. • Allow for intended vegetation growth and structural protection of buildings. • In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. • Provide a safe, attractive and functional environment for residents. 	<p>Complies</p> <p>The Site contains no vegetation of significance and the open space within the street setbacks and along the eastern Site boundary afford opportunities for most canopy tree and understorey plantings appropriate to the Site’s location opposite the Central West Major Activity Centre.</p>

<p>Development <u>should</u> provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development <u>should</u> provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p> <p>The landscape design <u>should</u> specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development <u>should</u> meet any additional landscape requirements specified in a schedule to the zone.</p> <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> ○ Any relevant neighbourhood character objective, policy or statement set out in this scheme. ○ Any relevant plan or policy for landscape design in the Municipal Planning Strategy and the Planning Policy Framework. ○ The design response. ○ The location and design of gardens and the predominant plant types in the neighbourhood. ○ The health of any trees to be removed. ○ Whether a tree was removed to gain a development advantage. 	
<p>Clause 55.03-9 – Access Objectives</p> <ul style="list-style-type: none"> • To ensure the number and design of vehicle crossovers respects the neighbourhood character. <p>Standard B14 (Can be varied)</p> <p>The width of accessways or car spaces <u>should not</u> exceed:</p> <ul style="list-style-type: none"> • 33 per cent of the street frontage, or • if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. <p>No more than one single-width crossover <u>should</u> be provided for each dwelling fronting a street.</p> <p>The location of crossovers <u>should</u> maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone <u>should</u> be minimised.</p> <p>Developments <u>must</u> provide for access for service, emergency and delivery vehicles.</p> <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority <u>must</u> consider:</i></p> <ul style="list-style-type: none"> ○ The design response. ○ The impact on the neighbourhood character ○ The reduction of on-street car parking spaces. 	<p>Complies</p> <p>Vehicular access to the Site will be via a single crossover to Alma Street with the rear laneway and the existing crossovers to Ashley Street reinstated.</p> <p>The crossover to Alma Street will comprise approximately 9.9 percent of the 30.2 metre abuttal.</p>

<ul style="list-style-type: none"> o <i>The effect on any significant vegetation on the site and footpath.</i> 	
<p>Clause 55.03-10 – Parking Location Objectives</p> <ul style="list-style-type: none"> • To provide for convenient parking for residents and visitor vehicles. • To protect residents from vehicular noise within developments. <p>Standard B15 (Can be varied)</p> <p>Car parking facilities <u>should</u>:</p> <ul style="list-style-type: none"> • Be reasonably close and convenient to dwellings and residential buildings. • Be secure. • Be well ventilated if enclosed. <p>Shared accessways or car parks of other dwellings and residential buildings <u>should</u> be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p> <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider the design response.</i></p>	<p>Complies</p> <p>The garage will have direct internal access to their respective dwelling.</p> <p>The garages are secure and easily accessible from the common accessway.</p>
<p>Clause 55.04-1 – Side and Rear Setbacks Objective</p> <ul style="list-style-type: none"> • 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>Standard B17 (Can be varied)</p> <p>A new building not on, or within 200mm of boundary should be setback from side or rear boundaries:</p> <ul style="list-style-type: none"> • At least the distance specified in a schedule to the zone, or • If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <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 encroach not 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>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> o <i>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</i> 	<p>Complies</p> <p>Minimum setbacks of 3.36 metres to the southern boundary and 7.3 metres to the eastern boundary are in accordance with the standard.</p>

<ul style="list-style-type: none"> ○ <i>The design response.</i> ○ <i>The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.</i> ○ <i>Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.</i> ○ <i>Whether the wall abuts a side or rear lane.</i> 	
<p>Clause 55.04-2 – Walls on Boundaries Objective</p> <ul style="list-style-type: none"> • 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. <p>Standard B18 (can be varied)</p> <p>A new wall constructed on or within 200mm of a side or rear boundary of a lot, or a carport on or within 1m of a side or rear boundary <u>should not</u> abut the boundary:</p> <ul style="list-style-type: none"> • If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> ▫ 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or ▫ Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. <p>A new wall or carport may fully abut a side or rear boundary where the slope and retaining walls would result in the effective height of the wall or carport being less than 2m on the abutting property boundary.</p> <p>A building on a boundary includes a building up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary <u>should not</u> exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p> <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> ○ <i>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</i> ○ <i>The design response.</i> ○ <i>The extent to which walls on boundaries are part of the neighbourhood character.</i> ○ <i>The impact on the amenity of existing dwellings.</i> ○ <i>The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.</i> 	<p>Not applicable</p> <p>No boundary walls are proposed.</p>

<ul style="list-style-type: none"> ○ <i>The orientation of the boundary that the wall is being built on.</i> ○ <i>The width of the lot.</i> ○ <i>The extent to which the slope and retaining walls or fences reduce the effective height of the wall.</i> ○ <i>Whether the wall abuts a side or rear lane.</i> ○ <i>The need to increase the wall height to screen a box gutter.</i> 													
<p>Clause 55.04-3 – Daylight to Existing Windows Objective</p> <ul style="list-style-type: none"> • To allow adequate daylight into existing habitable room windows. <p>Standard B19 (Can be varied)</p> <ul style="list-style-type: none"> • Buildings opposite an existing habitable room window <u>should</u> 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 <u>should</u> 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. <p>Note: <i>Where the existing window is above ground level, the wall height is measured from the floor level of the room containing the window.</i></p> <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> ○ <i>The design response.</i> ○ <i>The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.</i> ○ <i>The impact on the amenity of existing dwellings.</i> 	<p>Complies</p> <p>The development will be setback 6.2 metres from habitable room windows at 52 Ashley Street and 8.8 metres from windows at 109 Alma Street.</p> <p>These setbacks comfortably meet the standard for a development of up to three storeys as proposed.</p>												
<p>Clause 55.04-4 – North-facing Windows Objective</p> <ul style="list-style-type: none"> • To allow adequate solar access to existing north-facing habitable room windows. <p>Standard B20 (can be varied)</p> <p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building <u>should</u> 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> <p>Decision Guidelines</p>	<p>Complies</p> <p>The development will provide setbacks to the north facing habitable room window at 52 Ashley Street as follows:</p> <table border="1" data-bbox="810 1630 1506 1818"> <thead> <tr> <th></th> <th>Wall height</th> <th>Required Setback</th> <th>Provided Setback</th> </tr> </thead> <tbody> <tr> <td>Ground</td> <td>4.16 metres</td> <td>1.33 metres</td> <td>3.3 – 4.3 metres</td> </tr> <tr> <td>Level 1</td> <td>6.5 metres</td> <td>3.6 metres</td> <td>6.2 metres</td> </tr> </tbody> </table>		Wall height	Required Setback	Provided Setback	Ground	4.16 metres	1.33 metres	3.3 – 4.3 metres	Level 1	6.5 metres	3.6 metres	6.2 metres
	Wall height	Required Setback	Provided Setback										
Ground	4.16 metres	1.33 metres	3.3 – 4.3 metres										
Level 1	6.5 metres	3.6 metres	6.2 metres										

<p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> ○ <i>The design response.</i> ○ <i>Existing sunlight to the north-facing habitable room window of the existing dwelling.</i> ○ <i>The impact on the amenity of existing dwellings.</i> 	
<p>Clause 55.04-5 – Overshadowing Open Space Objective</p> <ul style="list-style-type: none"> • To ensure buildings do not significantly overshadow existing secluded private open space. <p>Standard B21 (can be varied)</p> <ul style="list-style-type: none"> • 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 <u>should</u> 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 <u>should not</u> be further reduced. <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> ○ <i>The design response.</i> ○ <i>The impact on the amenity of existing dwellings.</i> ○ <i>Existing sunlight penetration to the secluded private open space of the existing dwelling.</i> ○ <i>The time of day that sunlight will be available to the secluded private open space of the existing dwelling.</i> ○ <i>The effect of a reduction in sunlight on the existing use of the existing secluded private open space.</i> 	<p>Complies</p> <p>Shadow diagrams included with the submitted architectural plans demonstrate that overshadowing of neighbouring properties will be minimal and well within parameters of the standard.</p>
<p>Clause 55.04-6 – Overlooking Objective</p> <ul style="list-style-type: none"> • To limit views into existing secluded private open space and habitable room windows. <p>Standard B22 (Can be varied)</p> <p>A habitable room window, balcony, terrace, deck or patio <u>should</u> 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 <u>should</u> 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.</p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio <u>should</u> be either:</p>	<p>Complies</p> <p>Upper level habitable room windows on the east and south elevations will feature obscured glazing to a height of 1.7 metres above finished floor level to address potential overlooking.</p>

<ul style="list-style-type: none"> • Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. • Have sill heights of at least 1.7 metres above floor level. • Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. • Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. <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 <u>should</u> be:</p> <ul style="list-style-type: none"> • Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. • Permanent, fixed and durable. • Designed and coloured to blend in with the development. <p>Note: 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> <p>Decision Guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> ○ The design response. ○ The impact on the amenity of the secluded private open space or habitable room window. ○ The existing extent of overlooking into the secluded private open space and habitable room windows of existing dwellings. ○ The internal daylight to and amenity of the proposed dwelling or residential building. 	
<p>Clause 55.04-7 – Internal Views Objective</p> <ul style="list-style-type: none"> • To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development. <p>Standard B23 (can be varied)</p> <p>Windows and balconies <u>should</u> be designed to prevent overlooking of more than 50% of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.</p> <p>Decision Guidelines</p> <p>Before deciding on an application, the responsible authority must consider the design response.</p>	<p>Complies</p> <p>Internal overlooking will not result given the orientation of dwellings and the positioning of habitable room windows and balconies</p>
<p>Clause 55.04-8 – Noise Impacts Objectives</p>	<p>Complies</p>

<ul style="list-style-type: none"> To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise. <p>Standard B24 (can be varied)</p> <ul style="list-style-type: none"> Noise sources such as mechanical plant, <u>should</u> not be located near bedrooms or immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings <u>should</u> take account of noise sources on immediately adjacent properties. Dwellings and residential buildings close to busy roads, railway lines or industry <u>should</u> be designed to limit noise levels in habitable rooms. <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider the design response.</i></p>	<p>There are no noise sources located in close proximity to the site and the residential development will not generate unreasonable offsite noise impacts.</p>
<p>55.05-1 Accessibility objective</p> <ul style="list-style-type: none"> To encourage the consideration of the needs of people with limited mobility in the design of developments. <p>Standard B25</p> <ul style="list-style-type: none"> The dwelling entries of the ground floor of dwellings and residential buildings <u>should</u> be accessible or able to be easily made accessible to people with limited mobility. <p><i>There are no decision guidelines for this objective and standard.</i></p>	<p>Complies</p> <p>At grade front entrances are provided to each dwelling.</p>
<p>55.05-2 Dwelling entry objective</p> <ul style="list-style-type: none"> To provide each dwelling or residential building with its own sense of identity. <p>Standard B26</p> <p>Entries to dwellings and residential buildings <u>should</u>:</p> <ul style="list-style-type: none"> Be visible and easily identifiable from streets and other public areas. Provide shelter, a sense of personal address and a transitional space around the entry. <p><i>There are no decision guidelines for this objective and standard.</i></p>	<p>Complies</p> <p>The entry to each dwelling is easily identifiable from Ashley Street and sheltered appropriately to create a sense of personal address.</p>
<p>Clause 55.05-3 – Daylight to New Windows Objective</p> <ul style="list-style-type: none"> To allow adequate daylight into new habitable room windows <p>Standard B27 (can be varied)</p> <p>A window in a habitable room <u>should</u> be located to face:</p> <ul style="list-style-type: none"> 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 	<p>Complies</p> <p>All habitable room windows within the development are provided with access to the required light courts as a result of the boundary setbacks.</p>

<ul style="list-style-type: none"> • A verandah provided it is open for at least 1/3rd of its perimeter, or • A carport provided it has two or more open sides and is open for at least one third of its perimeter. <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> ○ <i>The design response.</i> ○ <i>Whether there are other windows in the habitable room which have access to daylight.</i> 	
<p>Clause 55.05-4 – Private Open Space Objective</p> <ul style="list-style-type: none"> • To provide for adequate private open space for the reasonable recreation and service needs of residents. <p>Standard B28 (can be varied)</p> <p>A dwelling or residential building <u>should</u> have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building <u>should</u> have private open space consisting of:</p> <ul style="list-style-type: none"> • An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or • A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or • A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. The balcony requirements in Clause 55.05-4 do not apply to an apartment development. <p>Note: The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p> <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> ○ <i>The design response.</i> ○ <i>The useability of the private open space, including its size and accessibility.</i> ○ <i>The availability of and access to public or communal open space.</i> ○ <i>The orientation of the lot to the street and the sun.</i> 	<p>Complies</p> <p>Each dwelling is provided with a secluded private open space as follows:</p> <ul style="list-style-type: none"> ▪ Dwelling 1: Balcony of 10.25 square metres and width of 1.9 metres. Ground level open space area of 58.07 square metres; ▪ Dwellings 2-8: Balcony of 10.0 square metres and width of 1.9 metres; and ▪ Dwelling 9: Balcony of 13.0 square metres and width of 1.9 metres. Ground level open space area of 43.2 square metres. <p>Additional open space is available within the front setback of each dwelling.</p>
<p>Clause 55.05-5 – Solar Access to Open Space Objective</p> <ul style="list-style-type: none"> • To allow solar access into the secluded private open space of new dwellings and residential buildings. <p>Standard B29 (can be varied)</p>	<p>Complies</p> <p>Balconies of Dwelling 1-8 are located on the west side of the dwelling and the ground level area of Dwelling 9 has a northerly aspect.</p>

<ul style="list-style-type: none"> • The private open space <u>should</u> be located on the north side of the dwelling, or residential building if appropriate. • The southern boundary of secluded private open space <u>should</u> be setback from any wall on the north of the space at least $(2 + 0.9h)$, where 'h' is the height of the wall. <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> ○ <i>The design response.</i> ○ <i>The useability and amenity of the secluded private open space based on the sunlight it will receive.</i> 	<p>No dwelling is reliant on south facing secluded private open space.</p>
<p>Clause 55.05-6 – Storage Objective</p> <ul style="list-style-type: none"> • To provide adequate storage facilities for each dwelling <p>Standard B30 (can be varied)</p> <p>Each dwelling <u>should</u> have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p> <p><i>There are no decision guidelines for this objective and standard.</i></p>	<p>Complies</p> <p>Adequate storage is provided within the enlarged garage of each dwelling.</p>
<p>Clause 55.06-1 – Detail Design Objective</p> <ul style="list-style-type: none"> • To encourage design detail that respects the existing or preferred neighbourhood character. <p>Standard B31 (Can be varied)</p> <p>The design of buildings, including:</p> <ul style="list-style-type: none"> • Facade articulation and detailing; • Window and door proportions; • Roof form; and • Verandahs, eaves and parapets, <p><u>should</u> respect the existing or preferred neighbourhood character.</p> <p>Garages and carports <u>should</u> be visually compatible with the development and the existing or preferred neighbourhood character.</p> <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> ○ <i>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</i> ○ <i>The design response.</i> ○ <i>The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting.</i> ○ <i>Whether the design is innovative and of a high architectural standard.</i> 	<p>Complies</p> <p>The proposed development, including design detailing, responds appropriately to the urban design and neighbourhood character policies as detailed at Section 5 of the accompanying report.</p>
<p>Clause 55.06-2- Front Fences Objective</p>	<p>Complies</p>

<ul style="list-style-type: none"> To encourage front fence design that respects the existing or preferred neighbourhood character. <p>Standard B32 (Can be varied)</p> <p>The design of front fences <u>should</u> complement the design of the dwelling or residential building and any front fences on adjoining properties.</p> <p>A front fence within 3m of a street <u>should</u> not exceed:</p> <ul style="list-style-type: none"> The maximum height specified in a schedule to the zone, or If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. <table border="1" data-bbox="92 667 778 958"> <thead> <tr> <th colspan="2">Table B3 Maximum Front Fence Height</th> </tr> <tr> <th>Street Context</th> <th>Maximum Front Fence Height</th> </tr> </thead> <tbody> <tr> <td>Road Zone Category 1</td> <td>2 metres</td> </tr> <tr> <td>Other Streets</td> <td>1.5 metres</td> </tr> </tbody> </table> <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> <i>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</i> <i>The design response.</i> <i>The setback, height and appearance of front fences on adjacent properties.</i> <i>The extent to which slope and retaining walls reduce the effective height of the front fence.</i> <i>Whether the fence is needed to minimise noise intrusion.</i> 	Table B3 Maximum Front Fence Height		Street Context	Maximum Front Fence Height	Road Zone Category 1	2 metres	Other Streets	1.5 metres	<p>The proposed front fencing will have a maximum height of 1.1 metre and will allow views into the front garden area.</p>
Table B3 Maximum Front Fence Height									
Street Context	Maximum Front Fence Height								
Road Zone Category 1	2 metres								
Other Streets	1.5 metres								
<p>Clause 55.06-3 – Common Property Objectives</p> <ul style="list-style-type: none"> 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. <p>Standard B33 (Can be varied)</p> <ul style="list-style-type: none"> Developments <u>should</u> clearly delineate public, communal and private areas. Common property where provided, <u>should</u> be functional and capable of efficient management. <p><i>There are no decision guidelines for this objective and standard.</i></p>	<p>Complies</p> <p>Public and private spaces are clearly delineated.</p>								
<p>Clause 55.06-4 – Site Services Objectives</p> <ul style="list-style-type: none"> To ensure that site services can be installed and easily maintained. 	<p>Complies</p> <p>Sufficient space is provided for services to be installed and maintained.</p>								

<ul style="list-style-type: none"> • To ensure that site facilities are accessible, adequate and attractive. <p>Standard B34 (Can be varied)</p> <ul style="list-style-type: none"> • The design and layout of dwellings and residential buildings <u>should</u> 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 <u>should</u> be adequate in size, durable, waterproof and blend in with the development. • Bin and recycling enclosures <u>should</u> be located for convenient access by residents. • Mailboxes <u>should</u> be provided and located for convenient access as required by Australia Post. <p>Decision Guideline</p> <p><i>Before deciding on an application, the responsible authority must consider the design response.</i></p>	<p>Mailboxes will be located alongside the Ashley Street frontage and designated waste storage is available within the enlarged garage of each dwelling.</p>
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