Banyule City Council

Notice of an application for a planning permit

Land affected by the application
4/18-20 Rosanna Road HEIDELBERG

Application reference
P918/2024

Applicant
G2 Urban Planning

Responsible Authority
Banyule City Council

Application is for a permit to
Extension of one dwelling on a lot less than 300 square metres under Residential Growth Zone – Schedule 1 and Design and Development Overlay – Schedule 5, construct a building exceeding 6m in height under and Significant Landscape Overlay - Schedule 1.

Planning Scheme Clause	Matter for which a permit is required
Clause 32.07-4 (Residential Growth Zone – Schedule 1 (RGZ1) Clause 43.02-5 (Design and Development Overlay – Schedule 5 (DDO5) Clause 42.03 (Significant Landscape Overlay – Schedule 1 (SLO1)	To construct and extend one dwelling on a lot less than 300 square metres. Construction and extension of a single dwelling on a site less than 300m^2 To construct a building or construct or carry out works with a height exceeding 6 metres above ground level. Building Height Exceeding 6 Metres (7.773m Total Height)

Review the application for free

Scan or visit **banyule.vic.gov.au/PlanningNotices**

alternatively

Visit during business hours:
Banyule Council offices Level 3, 1 Flintoff Street, Greensborough VIC 3088

To discuss this application, call our Planning Department on 9490 4222

The Responsible Authority will not decide on the application before: 14 January 2025

Submissions lodged after this date will only be considered if received by Council before a decision is made.

✔ Application lodged	✔ Council initial assessment	→ **Public notice**	☐ Consider submissions	☐ Final assessment	☐ Decision

What are my options?
You may object or make other submissions in writing if you are affected by the granting of a permit for this application.
If you object, we will tell you our decision and options available.

An objection must be:
- made in writing
- include the reasons for the objection
- state how the objector would be affected.

We must make a copy of every objection available at our office for any person to inspect during office hours. You can view the objections for free until the opportunity to seek a review of the decision for this application passes.

Planning permit application

Banyule City Council

Submitted on	24 September 2024, 8:57AM
Receipt number	PLAN2046
Related form version	20

Privacy

The Planning and Environment Act 1987 (Act) requires a range of information to be made available in accordance with the 'public availability requirements' outlined in Section 197(a-h) of the Act.
By using this form, we are collecting your personal information to enable your application to be lodged and assessed as per the planning process and the Planning and Environment Act 1987. If you do not provide your name, address and contact details, your application cannot be assessed. The handling of your personal information will be conducted in accordance with our Privacy Policy and requirements of the Act.
A copy of your application and relevant information must be made available for any person to inspect at our offices, and/or on our website in accordance with Section 51 of the Act. A copy of the application may be provided to other parties for the purpose of consideration as part of the planning process.
Your application, including your name and address, is a public record and will be made available consistent with the inspection requirements outlined in Section 197(a-h) of the Act.

Personal details available on your application

Personal details including names, addresses, phone numbers and emails.

Do you consent to making your personal details available on your application through our website? The address of the land for this application will be available through our website.	Yes - I give consent

Call our Privacy Officer on 9490 4222 or email enquiries@banyule.vic.gov.au if you need access to your personal information or need to amend it.

Background

Have you had a formal meeting with one of our planning officers about this application?	No

Property address

Unit number Apartment/Flat/Townhouse/Unit/Villa	4
Street number	18-20
Street name	Rosanna
Street type	Road

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Application No. P918/2024

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Suburb	Heidelberg

Land description

What is the identifier of the land on title? This distinction can be found on your certificate of title.	Lot number
Lot number	Unit 4
LP, TP or PS number LP (lodged plan) TP (title plan) PS (plan of subdivision)	SP 12388

Title information

You can buy a current copy of title from **LANDATA**.

If your land is affected by a Section 173 agreement, call us ono 03 9490 4222 for guidance on how to proceed with your application.

Upload title documentation Provide a current title, not older than 90 days from today's date for each parcel of land associated with this application.	title.pdf
Does the proposal breach, in any way, a restriction or encumbrance on the title? Examples include: a restrictive covenant, Section 173 agreement, an easement or building envelope.	No

Application type

This application is seeking a permit: Selections influence the application fee payable	to develop the land for a single dwelling and associated buildings and works (class various)

Proposal

For what use, development or other matter is the permit required?	Dwellings additions on a lot less than 300m2 and building and works in the Design & Development Overlay Schedule 5 and Significant Landscape Overlay Schedule 1
Upload plans and documentation Provide all relevant plans and documentation.	Planning Report_Rosanna Rd Heidelberg.pdf App Plans_Sep 2024.pdf

Cost of proposal

Estimate the cost of the project. You may be required to verify this estimate and the difference may influence the application fee payable.

Cost of proposed works What is the estimated cost of the development for which the permit is required?	88000
Difference in cost:	$88000.00

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Application No.: P916/2024

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Fees

Fee unit value As set by the Victorian Government Department of Treasury and Finance.	16.33
Subtotal for change of use	$0.00
Subtotal for a dwelling and assoc. buildings and works	$694.00
Subtotal for other developments	$0.00
Subtotal for SubDiv Class 17	$0.00
Subtotal for SubDiv Class 18	$0.00
Subtotal for SubDiv Class 19	$0.00
Subtotal for SubDiv Class 20	$0.00
Subtotal for SubDiv Class 21	$0.00
Subtotal for types of permits not in regs	$0.00
Combined fee test subdivision 0 = single subdivision fee class applies 1 = multiple subdivision fee classes apply	1
Combined fee test overall 0 = single application fee only 1 = combined fees apply	0

Multiple fee classes apply to this application. The primary fee is applied in full. In addition, only 50% of all other applicable fees apply. The total is referred to as the Application fee.

Application fee Total fee payable in full when you submit this application.	$694.00

Existing conditions

Existing conditions of the land Describe how the land is used now, for instance, vacant, 3 dwellings, medical center with 2 practitioners, licensed restaurant with 80 seats.	single dwelling

Applicant details

Name Full name or organisation name of applicant	J Montgomery & E Chambers C/- G2 Urban Planning
Email address	gap@gattini.com.au
Phone number	93720401
Postal address	670 Mt Alexander Rd, Moonee Ponds 3039

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Full postal address including suburb and postcode

Contact person

Is the contact the same as the applicant? J Montgomery & E Chambers C/- G2 Urban Planning	No
Contact full name	Damian Loughnan
Contact organisation	G2 Urban Planning
Contact email address	gap@gattini.com.au
Contact phone number	93720401
Contact postal address Full postal address including suburb and postcode	670 Mt Alexander Rd Moonee Ponds 3039

Owner details

Is the owner the same as the applicant? J Montgomery & E Chambers C/- G2 Urban Planning	Yes

Declaration

I understand and accept:	information provided in this form, including plans and personal information will be publicly available, including online, as part of the planning process in accordance with the Planning and Environment Act 1987 copies may be made for interested parties as part of the planning process in accordance with the Planning and Environment Act 1987
I declare that:	all information provided in this application is true and correct the owner has been notified of this application.

Payment

Confirm who will pay the $694.00 application fee?	Applicant or consultant
Total amount due	**Amount:** **$694.00** **Transaction ID:** 47207830594 **Payment gateway:** BPoint General Ledgers - BPoint GST exempt

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

VOLUME 09284 FOLIO 272

Security no : 124116819578C
Produced 22/07/2024 02:59 PM

LAND DESCRIPTION

Lot 4 on Registered Plan of Strata Subdivision 012388.
PARENT TITLE Volume 08644 Folio 649
Created by instrument H165131 20/10/1978

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
JAMES THOMAS MONTGOMERY
EMILY JAYNE CHAMBERS both of 7/125 LOCKSLEY ROAD EAGLEMONT VIC 3084
AN390616T 19/12/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AN390617R 19/12/2016
WESTPAC BANKING CORPORATION

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP012388 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: UNIT 4 18-20 ROSANNA ROAD HEIDELBERG VIC 3084

ADMINISTRATIVE NOTICES

NIL

eCT Control 12690B WESTPAC BANKING CORPORATION (63)
Effective from 19/12/2016

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. RP012388

ADVERTISED PLAN
Application No. P918/2024

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DOCUMENT END

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PLAN OF STRATA SUBDIVISION | EDITION 1 | RP012388

LOCATION OF LAND

PARISH: KEELBUNDORA

TOWNSHIP: -

SECTION: 6

CROWN ALLOTMENT: 2 (PT)

CROWN PORTION: -

TITLE REFERENCE: -

LAST PLAN REFERENCE: LP69905 (STRATUM CONVERSION)

DEPTH LIMITATION: DOES NOT APPLY

POSTAL ADDRESS: 18-20 ROSANNA ROAD
HEIDELBERG 3084

FOR CURRENT OWNERS CORPORATION DETAILS AND ADDRESS FOR SERVICE OF NOTICE SEE OWNERS CORPORATION SEARCH REPORT

SURVEYOR'S CERTIFICATE

Surveyor: KEVIN J. BARGE

Certification Date: 19/01/1978

REGISTERED UNDER PART IV OF THE STRATA TITLES ACT 1967

REGISTERED DATE: 20/10/1978

PLAN UPDATED BY REGISTRAR IN AN661031Q 17/02/2022

LEGEND

THE BUILDING IN THE PARCEL CONTAINED IN LOTS 1 TO 8 IS A SINGLE STOREY BUILDING.

THE LOWER BOUNDARY OF LOTS 1 TO 8 IS THAT PART OF THE SITE OF THE RELEVANT LOT.
THE UPPER BOUNDARY OF THESE LOTS IS EIGHT METRES ABOVE ITS LOWER BOUNDARY.

NO LOT IS AN ACCESSORY LOT.

COMMON PROPERTY IS ALL OF THE LAND IN THE PLAN EXCEPT THE LOTS AND MAY INCLUDE LAND ABOVE AND BELOW THE LOTS. COMMON PROPERTY MAY BE SHOWN AS "CP" ON DIAGRAMS.

BOUNDARIES DEFINED BY STRUCTURE OR BUILDING ARE SHOWN AS THICK CONTINUOUS LINES.

LOCATION OF BOUNDARIES DEFINED BY STRUCTURE OR BUILDING:

MEDIAN OF PARTY WALL OR FENCE: COMMON BOUNDARIES BETWEEN LOTS

OUTSIDE FACE OF BUILDING WALL OR FENCE: ALL OTHER BOUNDARIES

EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

ENCUMBRANCES REFERRED TO IN SECTION 12 (2) OF THE SUBDIVISION ACT 1988 APPLY TO ALL THE LAND IN THIS PLAN

Easement Reference	Purpose	Width	Origin	Land Benefitted /In Favour Of	Plan Parcel Affected

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MEASUREMENTS ARE IN METRES

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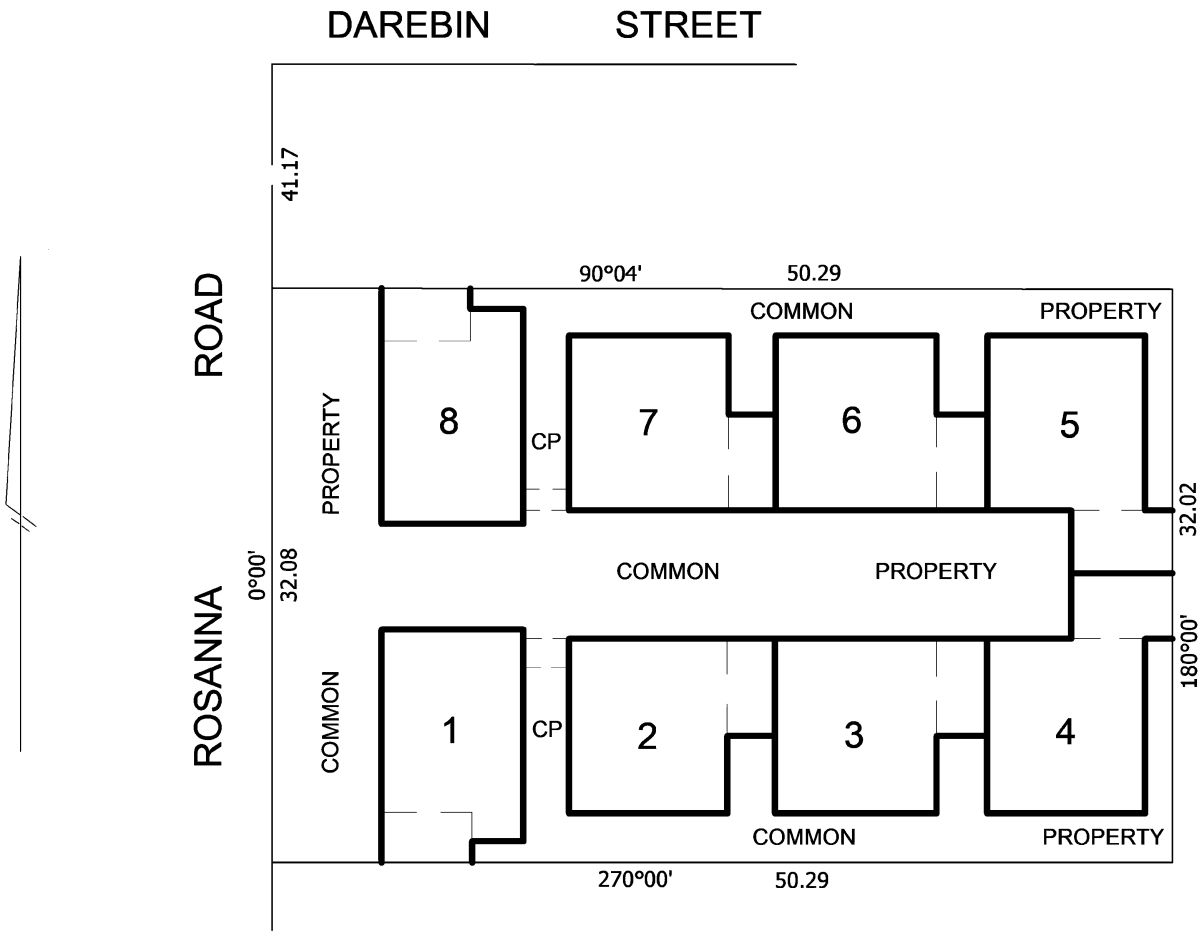
PLAN OF STRATA SUBDIVISION

RP012388



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10 5 0 10

LENGTHS ARE IN METRES

Planning Report

Additions to a Dwelling on a Lot less than 300m2 in area in the Design & Development Overlay Schedule 5 and Significant Landscape Overlay Schedule 1

4 / 18-20 Rosanna Road, Heidelberg

September 2024

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Application No. P918/2024

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G2 URBAN PLANNING

670 Mt Alexander Road Moonee Ponds VIC 3039 (p) 9372 0401 (f) 9375 2862 (e) gap@gattini.com.au

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1. INTRODUCTION

This planning report supports a planning permit application for a first floor addition to the existing dwelling at 4 / 18-20 Rosanna Road, Heidelberg.

The development plans prepared by SupaGroup Constructions illustrate the suitability of the development within the subject site and in relation to its surrounding context.

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2. SITE CONTEXT

2.1 Local Context

The site is at Unit 4 18-20 Rosanna Road, Heidelberg. The site is located in a diverse residential area, to the east side of Rosanna Road established in the 1950's with a number of examples of infill development of villa units generally constructed over the last 50 years. There is also more recent apparent development. To the west side of the road is the Heidelberg Activity Centre and the stark presence of the wall of the Waringal shopping centre and car park.

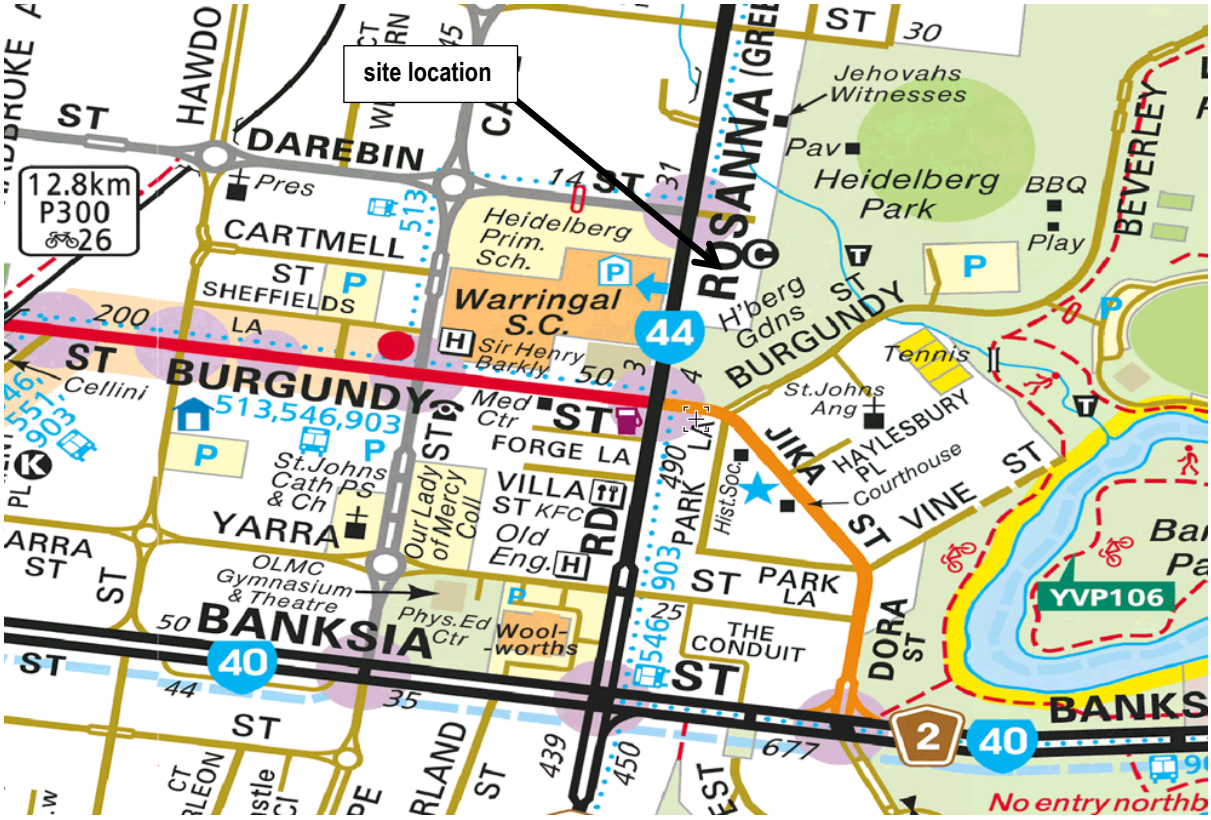

Figure 1: subject site local context

The east side of the Rosanna Road streetscape has a mix of single storey and double storey dwellings in face brick like the subject site and render like the two storey units to the south at No. 14-16 and the apartment style building at No. 10. No. 24 adjoining to the north is occupied by the Goldstart Early Learning Centre. Heidelberg Gardens is to the rear and the Yarra River is further east of the site.

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2.2 Site Context

Unit 4 18-20 Rosanna Road comprises of a single storey dwelling that was developed as part of 8 single storey villa units in the early 1970's. There are 4 units to each side of a central access driveway. The dwellings have a conventional form with orange face brick at ground level and tiled hipped roofs.

Site Frontage with the subject dwelling to the rear

The subject site is described as Lot 4 Plan of Strata Subdivision 12388 and it has an area of l04m2 and includes the dwelling and its single car garage. The dwellings on the site are attached and the unit title area does not include the private open space that is appurtenant to each dwelling. There is no easement or restriction on the title other than an upper boundary of 8m above the ground, which is not contravened. The dwelling has two bedrooms and one car space.

Figure 2: plan showing the subject site lot

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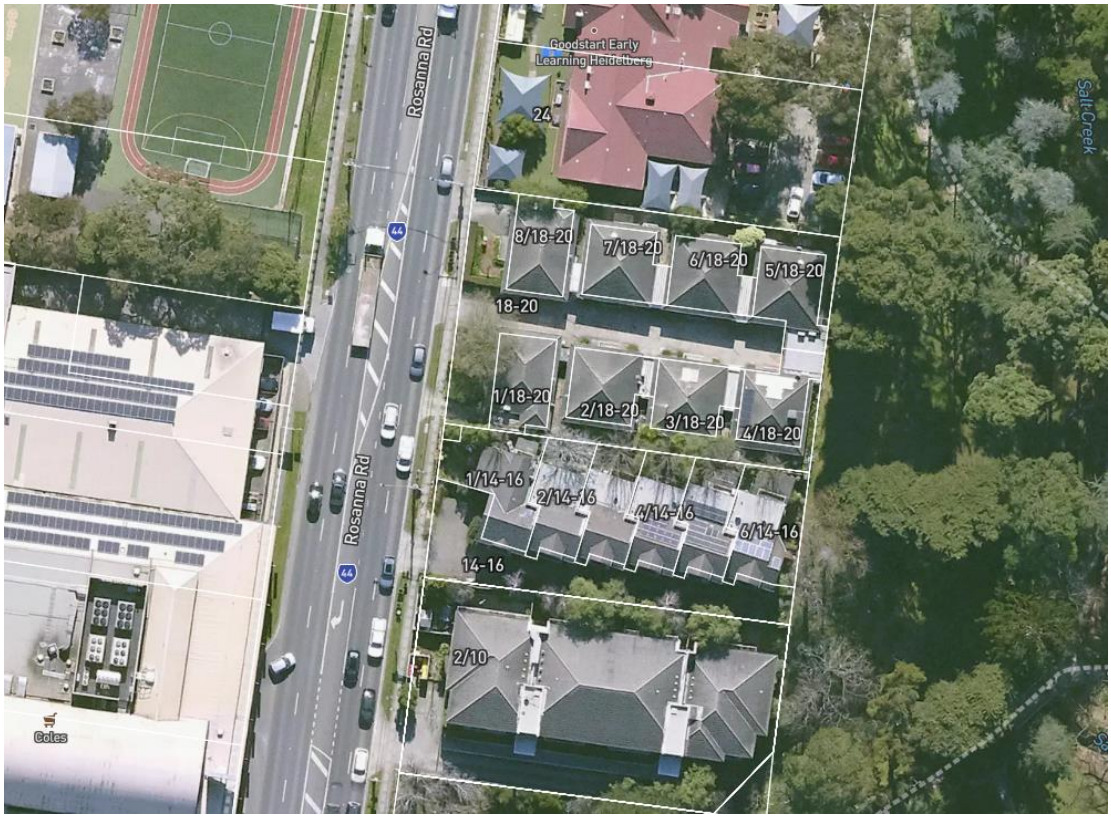

subject site aerial

subject site context aerial

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3. THE PROPOSAL

It is proposed to construct a first floor extension to the existing dwelling at Unit 4 18-20 Rosanna Road, with internal alterations at ground floor being the modification of hall, bathroom and kitchen to provide a stairwell and conversion of a bedroom to a dining room with an open plan living area. A sliding door is added to the rear deck.

There are no changes to the ground floor building envelope.

The proposed first floor addition has an area of 57.8m2 and comprises 2 bedrooms, a bathroom and study. The 2 bedroom dwelling will now have three bedrooms.

The dwelling has a maximum height of 7.7m. The first floor shall comprise of rendered cladding, finish to be selected and the roof will comprise new and used tiles consistent with the current roof.

The open space and site coverage is not changed as there are no change at ground level. The first floor is setback from the north and west ground floor walls and part of the south elevation.

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4. BANYULE PLANNING SCHEME

4.1 Residential Growth Zone Schedule 1

The site is included in the Residential Growth Zone Schedule 1 in the Banyule Planning Scheme. The purpose of the Zone relates to providing housing at increased densities in buildings up to four storeys, a diversity of housing types and a scale of development that provides a transition between areas of more intensive use and development and other residential areas.

Figure 3: Planning Scheme map extract Residential Growth Zone Schedule 1

Pursuant to clause 32.07-4 a permit is required for buildings and works for a dwelling on a lot under 300m2 in area as the lot is 104m2 in area. The only requirements in the Schedule 1 "Heidelberg Major Activity Centre Residential Areas" are the Decision guidelines as follows:

- Whether the building height complies with the Design and Development Overlay Schedule 5.
- Whether new development on land adjoining another residential zone:
  - Has a front setback for new buildings (including basements) that respects the predominant front setback of nearby dwellings and supports the provision of landscaping.
  - Screens services and utilities from the street.
- Whether any proposal for a non-residential use or development responds appropriately to the relevant strategies of the Non-residential uses in residential areas policy at clause 13.07-1L.

Clause 32.07-4 requires a permit for buildings and works for one dwelling. The requirements of Clause 54 (ResCode) apply and there are no modified standards.

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Maximum building height

Clause 32.07-10 states that the preferred maximum building height is 13.5m.

4.2 Development Contributions Plan Overlay

This Overlay species contributions for more than one dwelling on a lot so it does not apply in this case.

4.3 Design & Development Overlay Schedule 5 Heidelberg Major Activity Centre

Clause 43.02-2 states that a permit is required for building and works over 5m in height which is the case here as the height is 7.7m.

The site is in Precinct 1 which specifies a maximum building height of 10m and appropriate building setbacks for apartment style development. It dos not have any direct application for this proposal given the addition is only for a first floor addition to one dwelling that does not adjoin a street.

4.4 Significant Landscape Overlay Schedule 1

The Significant Landscape Overlay Schedule 1 affects the Yarra (Birrarung) River Corridor Environs and one of its key objectives is:

To retain vegetation that contributes to landscape character, heritage values or neighbourhood character.

Clause 3 states that a permit is required to:

- Remove, destroy or lop vegetation.
- Construct a building that is 6m or over in height.

In this case a permit is required as the building addition is 7.7m high. There is no vegetation removal.

4.5 Clause 52.06 – Car Parking

Clause 52.06 specifies that 1 car space is required for each one or two bedroom dwelling and 2 spaces for a three bedroom dwelling. However the clause does not apply to the extension of one dwelling on a lot in the residential zones and therefore a permit is not required in relation to car parking.

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4.6 Planning Policy Framework

Clause 02.03-4 "Built environment and heritage" refers to a need to consider character considerations and directions for population growth stating that:

Various parts of Banyule will need to accommodate change due to population growth and the community's evolving housing needs. This requires the development of a preferred neighbourhood character that supports significant change in some parts of the municipality and limited change in other parts.

Clause 02.04 "Strategic framework plan" includes the site in a Diversity Area in the Residential Areas Framework Plan.

Clause 02.03-5 "Housing" describes the Diversity Areas as typically having the following characteristics:

- *Within the business core of an activity centre.*
- *Comprise an urban renewal area, or residential properties along streets that immediately surround the business core of an activity centre.*

The vision for these areas is for higher density mixed use and residential developments. These areas are close to train stations, transport interchanges, shops, services and nodes of employment and include higher density and some medium density housing opportunities.

Clause 11 – Settlement

The objective is "To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements."

Strategies of relevance include:

- *Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.*
- *Promote and capitalise on opportunities for urban renewal and infill redevelopment.*

Clause 15.01-1S - Urban Design

This Clause has the following objective:

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

Strategies include:

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- *Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.*
- *Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.*
- *Ensure the interface between the private and public realm protects and enhances personal safety.*
- *Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.*
- *Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.*
- *Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.*
- *Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.*

Clause 15.01-2L-02 Environmental Sustainable Development

This Clause seeks "To achieve best practice in environmentally sustainable development from the design stage through to construction and operation."

It does not apply to this application.

Clause 15.02-1S Energy and resource efficiency

The objective of this Clause is

To encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.

Clause 16 Housing states that:

- *Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.*
- *New housing should have access to services and be planned for long term sustainability, including walkability to activity centres, public transport, schools and open space.*
- *Planning for housing should include providing land for affordable housing.*

Clause 16.01S "Housing supply" has the following objective:

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

It has the following applicable strategies:

- *Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.*
- *Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.*
- *Identify opportunities for increased residential densities to help consolidate urban areas.*
- *Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.*

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5. BANYULE PLANNING SCHEME CLAUSE 54 ASSESSMENT

The proposed development is assessed under the Standards and Objectives of Clause 54 of the Banyule Planning Scheme as detailed below.

Clause 54 Assessment

Objectives	Standard	Assessment
54.02-1 Neighbourhood character objective To ensure that the design respects the existing neighbourhood character or contributes to preferred neighbourhood character. To ensure that the design responds to the features of the site and the surrounding area.	**Standard A1** The design response must be appropriate to the neighbourhood and the site. The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.	**The character of the area is comprised of Post 1950 era dwellings with predominant infill unit and apartment development. There are generally spaces between side boundaries and good landscaping and several dwellings are two storeys to three storeys in height including the rear dwelling at 14-16 Rosanna Road.** **The proposed first floor addition respects and maintains the existing ground floor roofline and is consistent with the design detail of the remainder of the dwelling with cladding to be selected.** **Part of the front and west walls of the addition are setback from the ground floor. Space is maintained to all boundaries as there is no change to the ground floor building envelope.** **Complies.** **Complies.**
54.02-2 Integration with the street objective To integrate the layout of development with the street.	**Standard A2** Dwellings should be oriented to front existing and proposed streets. High fencing in front of dwellings should be avoided if practicable. Dwellings should be designed to promote the observation of abutting streets and any abutting public open spaces.	**N/A**
54.03-1 Street setback objective To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	**Standard A3** Walls of buildings should be set back from streets: • At least the distance specified in the schedule to the zone, or • If no distance is specified in the schedule to the zone, the distance specified in Table A1. Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.	**N/A**
54.03-2 Building height objective To ensure that the height of buildings respects the existing or preferred neighbourhood character.	**Standard A4** The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8	**The Design & Development Overlay specifies 10m and the Zone specifies 13.5m, as a guide.** **Overall building height above NGL is 7.7m.** **Complies.**

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	metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres. Change of building height between existing buildings and new buildings should be graduated.	
54.03-3 Site coverage objective To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.	**Standard A5** The site area covered by buildings should not exceed: • The maximum site coverage specified in the schedule to the zone, or • If no maximum site coverage is specified in the schedule to the zone, 40 per cent.	**No change**
54.03-4 Permeability objectives To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration.	**Standard A6** The site area covered by pervious surfaces should be at least: • The minimum area specified in a schedule to the zone; or • If no minimum area is specified in a schedule to the zone, 20 per cent of the site	**No change** **Complies.**
54.03-5 Energy efficiency protection objectives To achieve and protect energy efficient dwellings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.	**Standard A7** Buildings should be: • Oriented to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. Living areas and private open space should be located on the north side of the dwelling, if practicable. Dwellings should be designed so that solar access to north-facing windows is maximised.	**Complies.**
54.03-6 Significant trees objectives To encourage development that respects the landscape character of the neighbourhood. To encourage the retention of significant trees on the site.	**Standard A8** Development should provide for the retention or planting of trees, where these are part of the neighbourhood character. Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.	**No change proposed.**
54.04-1 Side and rear setbacks objective To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	**Standard A10** A new building not on or within 200mm of a boundary should be set back 2 metres from the side boundary, and 3 metres from the rear boundary, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 2 metres for every metre of height over 6.9 metres. .	**The east wall has a maximum height of 6.3m and a setback of 1.54m and would require a greater setback to 1.81m.** **Does not comply.** **This is appropriate as the wall faces landscape screening in the park to the east and is distant from any pedestrian path.** **Part of the west wall has a maximum height of 6.02m and a setback of 1.01m and would require a greater setback to 1.72m** **Does not comply** **This is appropriate as the wall adjoins the Unit 4 building and so this is not a sensitive interface. Moreover it is recessed from the façade facing the**

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		internal driveway. **The south wall exceeds the B17 setback requirement.** **See Elevation B17 lines**
54.04-2 Walls on boundaries objective To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.	**Standard A11** A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot should not abut the boundary: • For a length more than the distance specified in a schedule to the zone; or • If no distance is specified in a schedule to the zone for a length of more than: 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.	**N/A – no walls on boundaries proposed or affected.**
54.04-3 Daylight to existing windows objective To allow adequate daylight into existing habitable room windows.	**Standard A12** Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot. Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window. Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.	**The location of walls at ground floor remains unchanged.** **Complies.**
54.04-4 North-facing windows objective To allow adequate solar access to existing north-facing habitable room windows.	**Standard A13** If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metre 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.	**N/A** **The northern windows in the dwellings directly to the south are setback over 3m from the common boundary with the site.**
54.04-5 Overshadowing open space objective To ensure buildings do not unreasonably overshadow existing secluded private open	**Standard A14** 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,	**See shadow diagrams** **Overshadowing is minimal** **The maximum shadow extends 0.5m beyond the fence shadow to the open space in Units 5 and 6**

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space.	whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.	**14-16 Rosanna Road to the south. There is less shadow at 9am, 11am and 12 noon which is negligible and for all intents and purposes would not be observable.** **No 6-14-16 Rosanna Road also has an outdoor area with perspex roof.** **Does Comply.** **The current shadowing of the fence impacts about 50% of the private open space of the units to the south and any additional shadowing for 5 of the 6 hours between 9am and 3pm is practically consistent with the current condition and the shadowing is in line with the objective.**
54.04-6 Overlooking objective To limit views into existing secluded private open space and habitable room windows.	**Standard A15** A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space and habitable room windows of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.	**No overlooking. All windows are treated where opposite other dwellings.** **Window 6 facing 14-16 Rosanna Road is 1.7m high to prevent overlooking whilst window 7 is for a stairwell and is satisfactory.** **Complies.**
54.05-1 Daylight to new windows objective To allow adequate daylight into new habitable room windows.	**Standard A16** A window in a habitable room should be located to face: • An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or • A verandah provided it is open for at least one third of its perimeter, or • A carport provided it has two or more open sides and is open for at least one third of its perimeter.	**Complies**
54.05-2 Private open space objective To provide adequate private open space for the reasonable recreation and service needs of residents.	**Standard A17** A dwelling should have private open space of an area and dimensions specified in the schedule to the zone. If no area or dimensions is specified in the schedule to the zone, a dwelling should have private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.	**Not Applicable**
54.05-3 Solar access to open space objective To allow solar access into the secluded private open space of a new dwelling.	**Standard A18** The private open space should be located on the north side of the dwelling, if practicable. The southern boundary of secluded private open space should be set back from any wall on the north of the	**N/A**

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	space at least (2 + 0.9h) metres, where 'h' is the height of the wall.	
54.06-1 Design detail objective To encourage design detail that respects the existing or preferred neighbourhood character.	**Standard A19** The design of buildings, including: • Facade articulation and detailing, • Window and door proportions, • Roof form, and • Verandahs, eaves and parapets, should respect the existing or preferred neighbourhood character. Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.	**The design incorporates sympathetic design detail, roof form and materials in line with the existing dwelling.** **Complies**
Clause 42.06-2 Front fences objective	**Standard A20** A front fence within 3 metres of a street should not exceed: • The maximum height specified in a schedule to the zone, or • If no maximum height is specified in a schedule to the zone, the maximum height specified in Table A2.	**N/A**

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6. CONCLUSION

The proposed addition to the existing dwelling at 4 18-12 Rosanna Road is reasonable from a neighbourhood character and amenity point of view, with suitable compliance with Clause 54 of the Planning Scheme.

The design response is well considered and appropriate to the site context and character of the area and is an appropriate and moderate infill development.

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G2 URBAN PLANNING

14 November 2024

Ms Apoorva Mali
Development Planner
Banyule City Council

Dear Apoorva

RE: Planning Permit Application P918/2024– 4/18-20 Rosanna Road Heidelberg
Dwelling Additions

G2 Urban Planning acts on behalf of the permit applicant for this proposal and now provides updated plans including colours and materials following the Council request for further information dated 22 October 2024 and our subsequent meeting on 31 October. Council will also have photos that we provided of the site and surrounds including the adjacent properties. The key matters are discussed below.

South wall and shadows
The plans address the suggestion by Council in increasing the setback of the proposed first floor southern wall from the existing ground floor wall. The application plans provided a setback of up to 113mm, whilst the attached plans increase the setback to 413mm.

The increased first floor southern setback has reduced shadows to the south. There is no additional shadow to Units 5 & 6 No 14-16 Rosanna Road between the hours of 9am and 3pm other than at 10am, and that additional shadow is only for up to 300mm and so will not be discernible. The internal shadowing of the development site itself is not excessive compared to current conditions and must be balanced against the benefit and need for additional floorspace. The occupants also have direct access to the public open space that adjoins the rear fence.

Colours and materials
The attached Colour Selection sheet details the treatment of the addition. The first floor walls shall be rendered in a grey colour "Haymes Sonora Sea", gutters, down pipes and trims in white, with roof tiles to match existing. This is an appropriate colour to the adjacent parkland.

Landscape
There is no change to the ground level layout of the site and there is no capacity for additional tree provision given the constrained nature of the property. There is therefore no value for a planning assessment under the Significant Landscape Overlay in this case.

First floor setback to the west
This setback does not meet the ResCode B17 standard, however this is reasonable as the wall is opposite the garage roof of the adjoining Unit at 3 18-20 Rosanna Road so this is not a sensitive interface.

Overlooking
There is no overlooking as all habitable room windows are screened facing opposite dwellings.

Services
There are no additional services required.

Application description
The relevant Zone and Overlays are addressed as a building and works application. Council has provided further detail in its application description which is sufficient.

All other matters on the plans are sufficient for this application now being advertised.

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The application can now be processed by Council. Should there be anything deemed not to be provided we would request a further extension of time to respond.

Yours sincerely,

Damian Loughnan

Damian Loughnan
G2 Urban Planning

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