

Advertised Document
Advertised Report - 10 Pages
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P & C
DESIGN & DRAFTING
FERROTTO

CLUASE 55 SITE DESCRIPTION DESIGN RESPONE

**PROPOSED DOUBLESTOREY TOWNHOUSE
TO THE REAR**

9 WROXHAM CRT FAWKNER



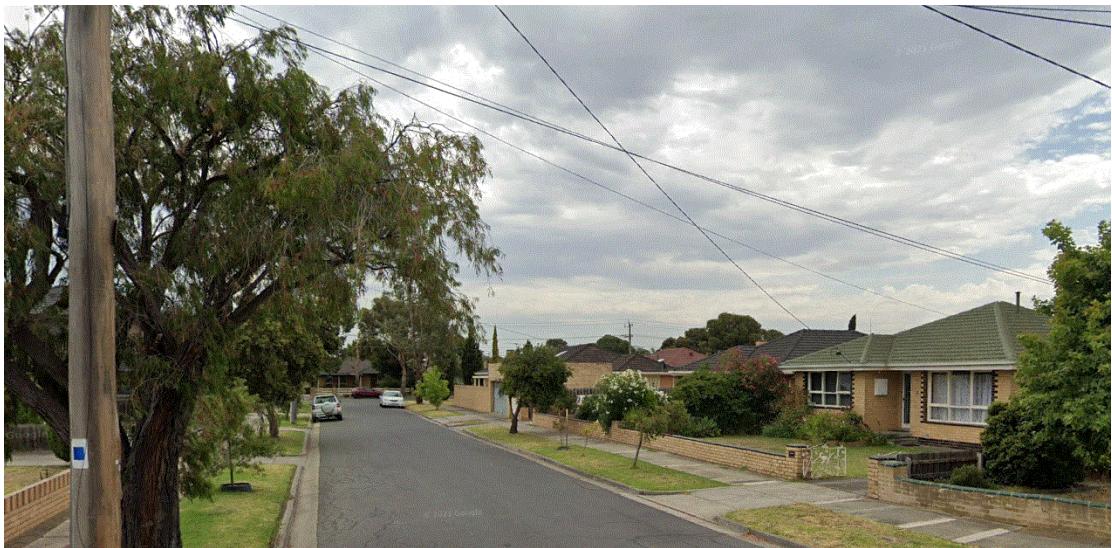
EXISTING SUBJECT SITE AND SITE CONTEXT



EXISTING SUBJECT SITE WITH EXISTING DWELLING



ADJOINING PROPERTY



EXISTING NEIGHBOURHOOD BUILDINGS

B1 NEIGHBOURHOOD CHARACTER

The area is residential with common hipped roofs and weather boards homes
Single and double storey development in the area.

Surrounding land uses are of a residential form and character with the area appearing to have been initially established in the 50'S era. Whilst a number of dwellings were established in these times, the neighborhood also includes later interwar and post war inclusions. The housing styles in the immediate area are predominately constructed using either brick veneer and weatherboard claddings with roof forms including hipped and exposed gable roofing. Being an inner suburban area the neighborhood is generally more densely developed than some of the more traditional outer suburban areas.

Neighborhood - Key Characteristics

KEY CHARACTERISTICS	DESCRIPTION
Architectural Styles/Typology	Diversity housing originating from the turn of the 50'S whilst a number of more contemporary forms of housing exist within the street
	A range of housing typologies exist from single dwellings, Duplexes to walk up flats constructed in the 1960's and 1970's.
Building Materials	Either weatherboard or brick veneer
Roof Forms roofing	A combination of both exposed gables and hipped

B2 RESIDENTIAL POLICY OBJECTIVE

The development is a sensitive response to the environmental, economic and social aspects of City of Merri-bek. It is compact, energy efficient and close to public transport minimising environmental impacts. Its affordability aspect of the proposal is inviting, helping the declining population of the area and sustains local economies and is a response to the decrease in household sizes and meets the housing needs of the region being socially compatible.

B3 'Dwelling Diversity Objective'

The proposal is rear development) presenting some diversity within its form all of which include facilities at ground level serving the needs of the aged and disabled.

B4 'Infrastructure Objective'

The proposed development is provided with appropriate services and infrastructure meeting the needs of the future residents and does not overload the capacity of the existing infrastructure.

B5 'Integration with Street Objective'

The proposal is orientated to front Wroxham CRT with observation of adjacent streets. And the other to the rear facing the common private open space. There is access via the front of the site, and a walking path to the side of each dwelling separating the dwellings from the boundary.

B6 'Street Setback Objective'

The site stands to the rear of the existing. The proposal doesn't present a front setback and average of the two adjoining properties respecting neighbourhood context and is locally responsive. As the existing is not altered.

B7 ‘Building Height Objective’

The height to the upper side of the gutter is less than 6m and the uppermost point (rigid line) does not exceed 9m, well under the maximum height specified, reducing the appearance of visual bulk, impacts of overshadowing on adjoining properties and overall protects neighbourhood character.

B8 ‘Site Coverage Objective’

The site occupies 715.53 m² of land while the proposal will occupy 238m² of land (34% site coverage) promoting planting of trees and the provision of open space and permeable surfaces.

B9 ‘Permeability Objective’

Due to 34% site coverage, there is sufficient remaining land to provide for more than 35% of the surface to be permeable promoting increased absorption of stormwater on the site.

B10 ‘Energy Efficiency Protection Objective’

The proposal has been designed to make the best use of natural light by providing open plan living wherever possible and the introduction of north facing habitable room windows allowing access to passive solar radiation, hence minimising the need for artificial light during the day.

B11 ‘Open Space Objective’

The proposal presents open space that is useable, accessible and addresses each of the 3 dwellings

B12 ‘Safety Objective’

This proposal has been designed to ensure dwelling entrances, access ways and private spaces are visible, safe and used appropriately. Entrances into all dwellings are not obscured from internal access ways and the street. Development site.

B13 ‘Significant Trees Objective’

At present there are no significant trees occupying the site, which will be removed by the proposed development, however this application seeks to replace all vegetation compatible with the existing landscape character of the neighbourhood.

B14 ‘Access Objective’

This proposal presents a wall on boundary no higher than 3200

B15 ‘Parking Location Objective’

This proposal 1 double garage, / designed to allow for safe efficient movement within the development.

B16 ‘Parking Provision’

Refer to clause 56.06 report

B17 ‘Side and Rear Setbacks Objective’

The proposal presents a side setback of more than 3000m, min from the boundaries.

B18 ‘Walls on Boundaries Objective’

Boundaries walls refer to plans are placed to allow better movement.

No windows are affected

B19 'Daylight to Existing Windows Objective'

All walls within the proposal are setback to the least ensuring provision of adequate daylight to these windows continues.

B20 'North Facing Windows'

The proposal is setback from all boundaries ensuring adequate daylight enters northern habitable room windows of the proposal. There are habitable room windows of existing structures relying on natural daylight from a northern aspect lying close to the proposed set of units we have allowed for this in our submission, as all dwelling towards the rear are well setback from the site's rear boundary.

B21 'Overshadowing Objective'

There is private open space within nine metres of the site and is situated directly behind, the units, are subject to sunlight. The proposal does not unreasonably overshadow these areas due to its maximum height of 3.2 and setbacks from boundaries. These measures were taken to ensure neighbouring dwellings have enjoyable private open space not subject to overshadowing. In reference to shadow diagrams, the private open space to the adjoining dwellings will not be affected.

B22 'Overlooking Objective'

Existing habitable room windows and private open space are within 9m of the proposal, however potential for overlooking is minimised as the proposal presents structures with balconies or decking providing reasonable protection of the visual privacy of neighbouring sites. Also, windows, which are only setback from the site's boundaries, and are positioned such that they do not allow direct observation into existing windows on adjacent structure.

B23 'Internal Views'

This proposal presents \ two storey structures, hence no overlooking. Windows and screens have been positioned to protect the privacy of private open space of other units within the development and direct observation into other habitable windows.

B24 'Noise Impacts Objective'

The only major identifiable noise source within the surrounding area is traffic along the street.

B25 'Accessibility Objective'

This proposal presents 1double storey, which has

The potential to be easily made accessible to people with limited mobility?

B26 ‘Dwelling Entry’

Each of the two dwellings has entries that are visible and easily identifiable from the street with a sense of personal address.

B27 ‘Daylight to new Windows’

Habitable room windows of each of the units face open space and are open to the sky, promoting penetration of natural daylight into these windows for amenity while limiting the need for artificial daylight during the day. The bathrooms will have vented skylights to conform to the room sizes.

B28 ‘Private Open Space’

Around 40sm plus of land has been reserved for private open space per unit, which is subject to sunlight, safe and functional while contributing to the character of the neighbourhood.

B29 ‘Solar Access to Open Space’

All open space to the north of the dwelling due to the north lying towards the front of the site. The private open space presented with this proposal is to the north) of the site ensuring greater privacy, however some solar access will be provided into this area, as the site is not exactly cardinal.

B30 ‘Storage Objective’

This proposal presents 2 dwellings each built with built in wardrobe providing for more than 6 cubic metres of storage space per each unit.

B31 ‘Design Detail’

The area surrounding the proposed site is primarily residential and the most dominant style. All houses depicted in the Site Analysis plan are single storey, having hipped roofs with a mixture of weatherboard and brick construction though brick dominates. The proposal presents 1 double storey townhouse and an existing single storey, has modern features in style with respect to form, and scale and building materials proposed. The front of the facades differ from the usual character but still take form of hipped roof and flat roofs which are complementary in the area, brickwork cladding and weatherboard like cladding has been used but it is not uncommon to the surrounding properties,

B32 ‘Front Fence’

The proposal presents no front fence, landscaping will be in place.

B33 ‘Common Property Objective’

The communal spaces within the proposed development are safe, practical, attractive and easily maintained. This reduces future management difficulty.

B34 ‘Site Services Objective’

The bin and mailbox enclosures are positioned towards the front of the site providing for sufficient space for easy maintenance; it is adequate in size, durable, waterproof and blends in with the development.

CONCLUSION

This proposal presents 1 townhouse to the rear that strikes a balance between improving living standards and maintaining the original character of our neighbourhoods. It reflects a high standard of design, and has been reached through Careful consideration of adjoining properties and the nature of the proposed site

Clause 52.06

Car parking

The car parking is designed to have a clear reverse from the garage into the street cars can reverse into the garage and drive out into the street.

Garages 3500X6000 MIN

It is safe and for users day and night

Enables easy and efficient use.

Easy and safe for pedestrians

Has no impact on the amenity of the locality

To ensure that car parking is provided in accordance with the state planning policy Framework and local planning policy framework

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

To support sustainable transport alternative to the motor car.

To promote the efficient use of car parking spaces through the consolidation of car parking facilities.

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

