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Planning Report

ADDRESS:

21 Jabiru Court, Werribee.

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1 INTRODUCTION

This planning report has been prepared on behalf of the owner of the land to support the planning permit application for the construction of two new dwellings and three lot subdivision at **21 Jabiru Court, Werribee**.

The proposal has been designed by Chris Lata with our planning consultants and the owners of the land and is considered to be a high quality built form that has appropriate regard for the existing and preferred character of the area and the amenity of adjoining properties. This report considers the relevant Planning Scheme Provisions applicable to the site, along with any known amendments to the Planning Scheme at the time of writing this report.

The application is accompanied by the following documentation:

- Development plans inc. STORM Rating Report.
- Form to amend a planning application
- Written Response

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2 PERMIT APPLICATION SUMMARY

Address **21 Jabiru Court, Werribee, 3030**

Land Description **Lot 56 PS 200787F**

Site Area **648m2.**

Site Shape **Rectangular.**

Site Dimensions **approx. 37.5 metre x 16.0 metres.**

Existing Conditions **Single storey dwelling with detached garage.**

Proposal **Construction of two dwellings and three lot subdivision.**

Zone General Residential Zone – **GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1). Overlays None.**

Permit Trigger(s) **A permit is required as the proposal is for two or more dwellings in a General Residential Zone. A permit is required to subdivide the land into two lots in a General Residential Zone.**

Applicable Planning Scheme Provisions **Planning Policy Framework – Clauses 02.02, 02.03, 11.01-1R, 15.01-1S, 15.01-1L, 15.01-2S, 15.01-5S, 15.01-5L, 15.02-1L, 16.01-1R and 16.01-1L. Zones – Clause 32.09. Particular Provisions – Clauses 52.06, 53.18, 55 and 56. General Provisions – Clause 65. Operational Provisions – Clause 73.01.**

Encumbrances on Title **None.**

CHMP Triggered **Not applicable.**

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3 AERIAL OF SITE AND SURROUNDS



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4 ZONING

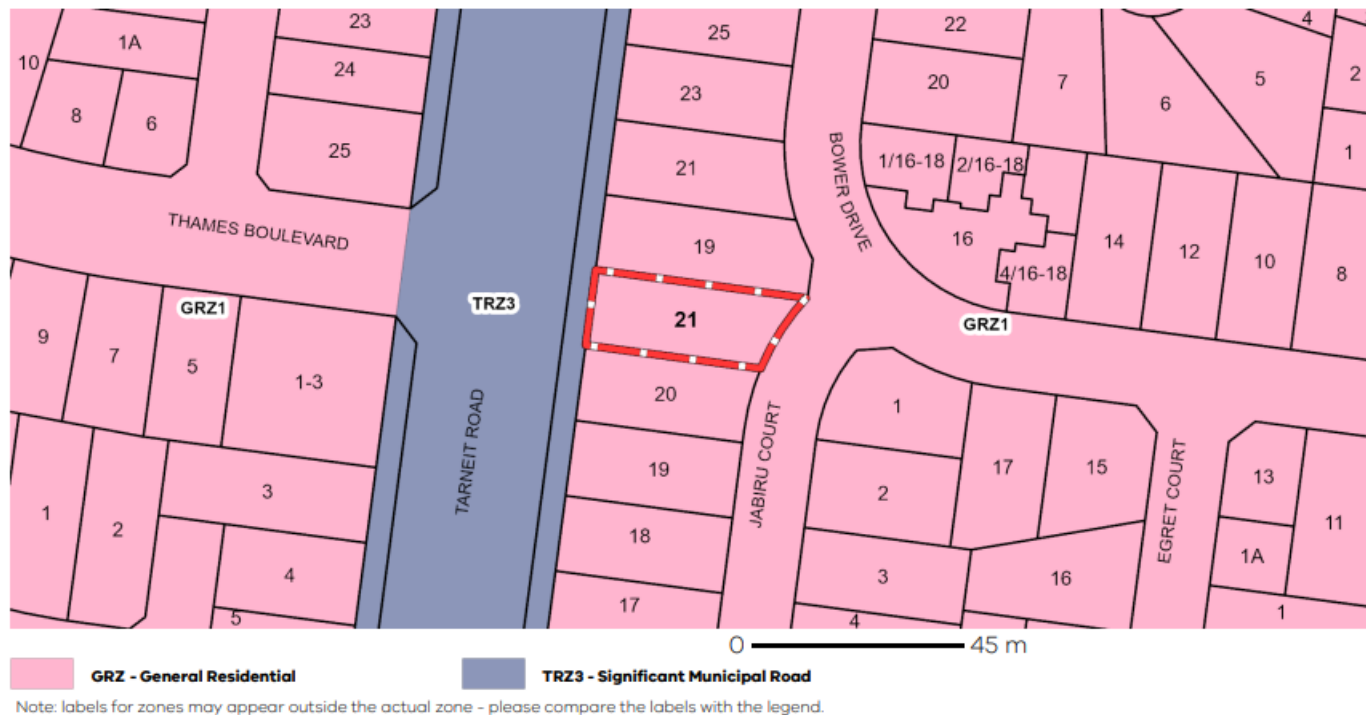
The subject site is within the GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

A permit is required as the proposal is for two or more dwellings in a GENERAL RESIDENTIAL ZONE.

A permit is required to subdivide the land into two lots in a GENERAL RESIDENTIAL ZONE.

GENERAL RESIDENTIAL ZONE (GRZ)

GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



OVERLAYS

None shown.

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.6 PLANNING ASSESSMENT

The proposal has been assessed against the objectives and standards of the applicable clauses of the Greater Geelong Planning Scheme and it is considered that the proposal is appropriate for the following reasons:

The proposal provides diversity of choice and a high standard of urban design and amenity in accordance with Clauses 02.02 (Vision), 02.03 (Strategic Directions), 11 (Settlement) 11.01-1S (Settlement), 16.01-1S (Housing Supply) and 16.01- 2S (Housing Affordability) by providing an attractive contemporary style built form including two dwellings with functional layouts on small allotments that will be more affordable than other properties in the immediate area. This is also consistent with the purpose of the General Residential Zone (Clause 32.09) which seeks to 'encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport'. The development is within close proximity to Cassowary Avenue Reserve, Heathdale Glen Orden Wetlands, Werribee Village Shopping Centre, Riverdene Kindergarten, Wilson Reserve, Galvin Park Reserve, Werribee Train Station and Werribee (Watton St) town centre.

The proposal is a site responsive design that is consistent with Clauses 15.01-1S (Urban Design), 15.01-1L (Urban Design), 15.01-5S (Neighbourhood Character), 15.01-5L (Neighbourhood Character), 16.01-1L (Housing Supply), 16.01-3S (Housing Diversity) and purpose of Clause 56 (Residential Subdivision) as the proposed dwellings and lot design are respectful of the existing and preferred future character of the area, generally consistent with other infill developments in the immediate area (as outlined below) and they make better use of infrastructure

The proposed development harmoniously integrates various architectural elements such as multi-cladding, low-pitched roofs, and side setbacks. While it diverges from the original dwellings in terms of storey count, we've carefully considered the predominant single-storey and some double-storey structures in the area, blending past and future features. Our design transitions seamlessly from single-storey structures to double-storey ones, maintaining the immediate character of the neighbourhood. Although some neighbouring dwellings have eaves, which we lack, we've purposefully incorporated front entry overhangs to align with the neighbourhood's aesthetic. Despite slight variations in height compared to immediate neighbours, our design ensures minimal impact on the neighbourhood's character, thanks to strategic rear-set positioning of the structures.

A carport is proposed for the existing dwelling, named Unit 1. The carport is located away from any neighbouring habitable window and will have no impact on this habitable space. Please refer to plans attached.

Regarding landscaping, two canopy trees are proposed for unit 2 and 3 for unit three. The locations and spaces allocated are ample for a medium large 3-4-metre-wide canopy tree. Proposed are Indian Bean Tree, Golden Ash, and Lipstick Maple. The choice and reasoning for these deciduous trees is to create shade during summer and allow sunlight during winter all while not expanding into the neighbouring allotments. Refer to landscape plan.

Regrading Referrals-

The new proposed crossover for Unit 1 now complies with Council specification SD4-1.

The build over the 2.5m rear easement on the property containing GWW sewer infrastructure is now rectified. New plans submitted.

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As a new plan is submitted a new STORM report has been created. Refer to plans. Water tank supply reliability has been raised to over 80. Regarding the LPOD to kerb and channel, and the possible need for a pumped drainage system will be dealt with once RFI issues are further resolved. A copy has been sent to our engineer for viewing and comment. Regarding on site detention, a raise in water tanks may be the best response. As we have height to play with regarding the tanks, we can quite easily raise the capacity to 2.5KL

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7 RESCODE ASSESSMENT

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| <p>Clause 55.02-1</p> <p>Neighbourhood character objectives</p> <p>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</p> <p>To ensure that the design responds to the features of the site and the surrounding area.</p> | <p>Standard B1</p> <p>The design response must be appropriate to the neighbourhood and the site.</p> <p>The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</p> | <p>Standard requires variation.</p> <p>PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below: Date Plans Provided: 16/04/2025</p> <p>The development is situated within a general residential area, conveniently close to various amenities. The neighbourhood primarily comprises dwellings constructed between the 1980s and 1990s, with newer additions from 2010 onwards. The outdoor spaces typically feature modest gardens or yards with a limited number of canopy trees. Front setbacks are uniformly spacious, accommodating expansive gardens, yet the distances vary from medium to large to very large setbacks. Side setbacks also exhibit variation in width, generally offset from at least one side, and often from both sides. Roof designs predominantly feature low to medium pitches ranging from 10 to 22.5 degrees. The architectural composition comprises a mix of single-storey and double-storey buildings, with a recent trend towards predominantly double-storey structures. Common building materials include a combination of brick, timber, and cement sheet. Front fences are infrequent, showcasing diverse styles, and are generally low in height.</p> <p>The proposed development integrates elements such as multi cladding, low-pitched roofs, and side setbacks, albeit deviating from the original dwellings in terms of storey count. Given the variance in storeys proposed, an adjustment is necessary. Despite potential inconsistency with immediate neighbours, we believe the proposed dwellings' height will not significantly impact the neighbourhood's character, as the structures are notably set back towards the rear.</p> |
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| <p>Clause 55.02-2</p> <p>Residential policy objectives</p> <p>To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</p> <p>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</p> | <p>Standard B2</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 State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</p> | <p>Objective met; standard met</p> <p>The development responds well against the objectives in the Planning Policy Framework and the provisions of GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GPZ1).</p> <p>The development is within close proximity to:</p> <ul style="list-style-type: none"> • Cassowary Avenue Reserve • Heathdale Glen Orden Wetlands • Werrbee Village Shopping Centre • Riverdene Kindergarten • Wilson Reserve • Galvin Park Reserve • Werribee Train Station and • Werribee (Watton St) town centre. <p>All above points significantly reduce any car dependency. The area has remarkable infrastructure.</p> <p>The development also –</p> <ul style="list-style-type: none"> • Contributes to environmentally sustainable living by having the private open spaces as well as indoor living spaces face north. • Has 3 lots that differ in size which meet the needs of different groups and contributes to the attractive built environment by creating a similar built form to that of the immediate area. This improves the quality of the area and protects its character. • Caters for the retirees who wish to downsize but remain within their local area. This can also cater for any other influx of retirees from the ‘baby boomer’ generation. • Again, takes full advantage of the remarkable infrastructure and services. • will use passive solar water heating and FirstRate in gaining a very high sustainability rating. • Incorporate water conservation devices including dual-flush toilets and low-flow showers and reuses grey water reuse irrigation. |
| <p>Clause 55.02-3</p> <p>Dwelling diversity objective</p> | <p>Standard B3</p> | <p>Not applicable</p> |

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| To encourage a range of dwelling sizes and types in developments of ten or more dwellings. | Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: <ul style="list-style-type: none"> Dwellings with a different number of bedrooms. At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. | . |
| Clause 55.02-4 Infrastructure objectives 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. | Standard B4 Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available. Development should 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 should provide for the upgrading of or mitigation of the impact on services or infrastructure. | Objective met; standard met. The proposal will be provided with the appropriate utility services and infrastructure including gas, water, sewerage, and drainage, consistent with the standard. These are all readily available in this street and it is expected that the proposal will not unreasonably exceed the capacity of utility services and infrastructure |
| Clause 55.02-5 Integration with the street objectives To integrate the layout of development with the street. | Standard B5 Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. Development should be oriented to front existing and proposed streets. High fencing in front of dwellings should be avoided if practicable. Development next to existing public open space should be laid out to complement the open space. | Objective met; standard met. The proposal includes appropriate vehicle and pedestrian links to the street that are designed to meet current standards and offer a high degree of accessibility for users. |
| Clause 55.03-1 | | Objective met, standard met. |

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| <p>Street setback objective</p> <p>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> | <p>Standard B6</p> <p>Walls of buildings should be set back from streets the distance specified in Table B1.</p> <p>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.</p> | <p>No Change to the front setback is proposed. The existing dwelling will remain as is. Meets standard.</p> |
| <p>Clause 55.03-2</p> <p>Building height objectives</p> <p>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</p> | <p>Standard B7</p> <p>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.</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</p> <p>Changes of building height between existing buildings and new buildings should be graduated.</p> | <p>Objective met; standard met.</p> <p>The site is located within the General Residential Zone whereby new dwellings should not exceed 7.5 metres any point (above natural ground level). As the proposed maximum height of the dwellings is only 7.3 metres, the standard is met, and the height of the building form is considered to be consistent with the preferred future character of the area as sought by the objective.</p> |
| <p>Clause 55.03-3</p> <p>Site coverage objective</p> <p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage the retention of significant trees on the site.</p> | <p>Standard B8</p> <p>The site area covered by buildings should not exceed 60 per cent.</p> | <p>Objective met; standard met.</p> <p>The site is located within the General Residential Zone whereby the standard seeks a site coverage of 60 percent. The proposal includes a site coverage of 37% which complies with the standard and ensures the objective is met.</p> <p>Site area 648m²; build area 245m² = 37% coverage</p> |
| <p>Clause 55.03-4</p> <p>Permeability and stormwater management objectives</p> | <p>Standard B9</p> <p>At least 20 per cent of the site should not be</p> | <p>Objective met; standard met.</p> <p>The proposal has been designed to facilitate on-site storm water infiltration and reduce the impact of peak stormwater flows on the</p> |

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| <p>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> | <p>covered by impervious surfaces.</p> | <p>drainage system, consistent with the objectives associated with this standard and Clauses 02.03-4 (Environmentally Sustainable Design), 19.03-3S (Integrated Water Management) and Clause 53.18 (Stormwater Management in Urban Development) of the Planning Scheme. This includes ensuring at least 35 percent of the site remains permeable through the installation of water tanks with a capacities from 1500 litres Units 1, 2 and 3 plus a 3m2 buffer strip reaching over 100 percent on Melbourne Water STORM Rating. Refer to the Storm Rating Report which accompanies this application.</p> <p>Site area 648m2; permeable area 227m2 = 35%</p> |
| <p>Clause 55.03-5 Energy efficiency objectives</p> <p>To achieve and protect energy efficient dwellings and residential buildings.</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p> | <p>Standard B10</p> <p>Buildings should be:</p> <ul style="list-style-type: none"> ▪ 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. <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>Objective met; standard met.</p> <p>The proposed dwellings will achieve a minimum 7 star energy rating as required by the Building Regulations. This will be achieved through the selection of appropriate building materials, insulation, glazing, fittings, and fixtures. The siting of the proposed building also minimises the potential for impacts on adjoining properties and this is demonstrated throughout the balance of this Clause 55 assessment. Furthermore, there will be no impact on any existing rooftop solar energy facilities on surrounding dwellings.</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</p> <p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> ▪ Be substantially fronted by dwellings, where appropriate. ▪ Provide outlook for as many dwellings as practicable. | <p>Not applicable</p> <p>There is no communal open space in this development therefore this standard is not applicable.</p> |

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| | <ul style="list-style-type: none"> ▪ Be designed to protect any natural features on the site. ▪ Be accessible and useable. | |
| <p>Clause 55.03-7 Safety objective</p> <p>To ensure the layout of development provides for the safety and security of residents and property.</p> | <p>Standard B12</p> <p>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</p> <p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p> <p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p> <p>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p> | <p>Objective met; standard met.</p> <p>All dwellings present to their respective streets with clearly defined entrances. Windows also present to the street which will enhance safety by offering passive surveillance opportunities.</p> |
| <p>Clause 55.03-8 Landscaping objectives</p> <p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature vegetation on the site.</p> | <p>Standard B13</p> <p>The landscape layout and design should:</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>Development should provide for the retention or planting of trees, where these are part of the</p> | <p>Objective met; standard met.</p> <p>The proposal includes generous areas for new landscaping to accord with this standard and objective, with key areas provided to the front and rear of the dwellings. A landscape plan can be provided as a condition of the planning permit and this can show a mix of native and indigenous vegetation, with trees, shrubs and ground covers.</p> |

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| | <p>character of the neighbourhood.</p> <p>Development should 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 should specify landscape themes, vegetation (location and species), paving and lighting.</p> | |
| <p>Clause 55.03-9</p> <p>Access objectives</p> <p>To ensure vehicle access to and from a development is safe, manageable and convenient.</p> <p>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p> | <p>Standard B14</p> <p>Accessways should:</p> <ul style="list-style-type: none"> Be designed to allow convenient, safe and efficient vehicle movements and connections within the development and to the street network. Be designed to ensure vehicles can exit a development in a forwards direction if the access way serves five or more car spaces, three or more dwellings, or connects to a road in a Road Zone. Be at least 3 metres wide. Have an internal radius of at least 4 metres at changes of direction. Provide a passing area at the entrance that is at least 5 metres wide and 7 metres long if the access way serves ten or more spaces and connects to a road in a Road Zone. <p>The width of accessways or car spaces should not 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 should</p> | <p>Objective met; standard met.</p> <p>The proposed design adheres to both Australian Standards and Clause 52.06 Carparking and access. It is configured to ensure safe movement within the development and for entering and exiting the site. The process of entering and exiting the site by vehicle will remain consistent with current practices, as has been the case for the past 40 years. This approach aligns with the functioning of surrounding properties, which also follow similar patterns.</p> <p>The proposal will be accessed via a 2 crossovers equalling a width of 7 metres. This represents 40 percent of the frontage being occupied by crossings which meets the standard.</p> <p>17.67 metre front boundary with a 7 metres total crossover = 39.6%</p> |

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| | <p>be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p> | |
| <p>Clause 55.03-10</p> <p>Parking location objectives</p> <p>To provide convenient parking for resident and visitor vehicles.</p> <p>To avoid parking and traffic difficulties in the development and the neighbourhood.</p> <p>To protect residents from vehicular noise within developments.</p> | <p>Standard B15</p> <p>Car parking facilities should:</p> <ul style="list-style-type: none"> ▪ Be reasonably close and convenient to dwellings and residential buildings. ▪ Be secure. ▪ Be designed to allow safe and efficient movements within the development. ▪ Be well ventilated if enclosed. <p>Large parking areas should be broken up with trees, buildings or different surface treatments.</p> <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p> | <p>Objective met; standard met.</p> <p>Car parking accommodation for the dwellings are provided in the forms of garages to units 2 and 3 and a carport with driveway to unit 1. Each car space is connected to the dwellings providing convenient access consistent with the standard.</p> |
| <p>Clause 55.04-1</p> <p>Side and rear setbacks objective</p> <p>To ensure that the height and setback of a building from a boundary respects the existing or</p> | <p>Standard B17</p> <p>A new building not on or within 200mm of a boundary should be set back from side or rear</p> | <p>Objective met; standard met.</p> <p>The proposal includes a range of compliant side and rear setbacks that are considered to be respectful of the character of the area and importantly they limit the impact on the amenity of existing</p> |

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| <p>preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p> | <p>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>dwellings. Refer to elevations and floorplans for setbacks.</p> |
| <p>Clause 55.04-2 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.</p> | <p>Standard B18 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 lot should not abut the boundary:</p> <ul style="list-style-type: none"> For a length of 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: <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 | <p>Objective met; standard met. Unit 3 has a 6.465 metre long wall on the south boundary.</p> |

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| | <p>simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports,</p> <p>whichever is the greater.</p> <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> | |
| <p>Clause 55.04-3</p> <p>Daylight to windows objective</p> <p>To allow adequate daylight into existing habitable room windows.</p> | <p>Standard B19</p> <p>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.</p> <p>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.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor</p> | <p>Objective met; standard met.</p> <p>All surrounding buildings maintain a 3m² minimum area clear to the sky. Proposal complies to objective.</p> |

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| | level of the room containing the window. | |
| Clause 55.04-4 North facing windows objective To allow adequate solar access to existing north-facing habitable room windows. | Standard B20 If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east. | Objective met; standard met. PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below: Date Plans Provided: 16/04/2025 The proposal has both its driveway plus the abutting neighbour's driveway providing clear unobstructed access to solar north. Proposal complies to objective. |
| Clause 55.04-5 Overshadowing open space objective To ensure buildings do not significantly overshadow existing secluded private open space. | Standard B21 Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced. | Objective met; standard met. No overshadowing into any private open spaces. Refer to plans. |
| Clause 55.04-6 Overlooking objective To limit views into existing secluded private open space and habitable room windows. | Standard B22 A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space | Objective met; standard met. The proposal has been designed to limit views into existing secluded private open space and habitable room windows, consistent with the objective. This is achieved by incorporating the screening measures required by the standard which include the use |

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of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:

- 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.

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.

Screens used to obscure a view should be:

- 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

of highlight windows with a minimum height of 1.7 metres above the finished floor level on the first floor to all dwellings.

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| | development. 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. | |
| Clause 55.04-7 Internal views objective To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development. | Standard B23 Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development. | Objective met; standard met. The proposal has been designed to minimise the potential for internal views in accordance with the standard and objective. This is achieved as follows: • Through a dividing fencing separating the courtyards. • First floor windows which are screened where required by Standard B22 |
| Clause 55.04-8 Noise impacts objective To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise. | Standard B24 Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties. designed to limit noise levels in habitable rooms. | Objective met; standard met. The dwellings will include a range of services which are largely contained within the dwellings to prevent any offsite amenity impacts. There will be some air-conditioning units externally with their final locations to be determined at engineering stage and these will be well separated from the dwellings on the adjoining properties, and they will meet relevant regulations for noise emissions. |
| Clause 55.05-1 Accessibility objective To encourage the consideration of the needs of people with limited mobility in the design of developments. | Standard B25 The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility. | Objective met; standard met. The dwelling entries are accessible for people with limited mobility from the street via the graded pathways and entry ways 50mm above outside paving. Each dwelling includes ground floor living areas. In the event, access to the first floor level was required for a period of time, the stairs could be provided with a stairlift such as the Otolift Air Stairlift which are readily available in use. Refer: |

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| <p>Clause 55.05-2 Dwelling entry objective To provide each dwelling or residential building with its own sense of identity.</p> | <p>Standard B26 Entries to dwellings and residential buildings should:</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>https://otoliftstairlifts.co.uk/products/otolift-air/ Objective met; standard met. The proposal includes appropriate vehicle and pedestrian links to the street that are designed to meet current standards and offer a high degree of accessibility for users. The dwelling entrances are also clearly defined from the street. There will also be mail boxes at the site frontage which further assist with identifying the entry to the site for visitors.</p> |
| <p>Clause 55.05-3 Daylight to new windows objective To allow adequate daylight into new habitable room windows.</p> | <p>Standard B27 A window in a habitable room should 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 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. | <p>Objective met; standard met. All habitable room windows are sited to ensure they receive adequate daylight, consistent with the objective. This is achieved by ensuring all windows 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.</p> |
| <p>Clause 55.05-4 Private open space objective To provide adequate private open space for the reasonable recreation and service needs of residents.</p> | <p>Standard B28 A dwelling or residential building should have private open space of an area and dimensions specified in the schedule to the zone. If no area or dimensions are specified in the schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> | <p>Objective met; standard met. The proposed dwellings include a significant amount of Private Open Space (P.O.S.), including courtyards which are Secluded (S.P.O.S.). These areas comply with the standard in relation to their size and are considered to be adequate for the reasonable recreation and service needs of residents, consistent with the objective Unit 1 existing– Secluded private open space = 31.0m²</p> |

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| | <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. | <p>Private open space = 132m² Minimum dimension= 3.30m</p> <p>Unit 2 – Secluded private open space = 33.1m² Private open space = 40.1m² Minimum dimension= 3.0m</p> <p>Unit 3 – Secluded private open space = 37.1m² Private open space = 51.0m² Minimum dimension= 3.0m</p> |
| <p>Clause 55.05-5 Solar Access to Open Space</p> <p>To allow solar access into the secluded private open space of new dwellings and residential buildings.</p> | <p>Standard B29</p> <p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p> <p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2+0.9h) metres, where 'h' is the height of the wall.</p> | <p>Objective met; standard met.</p> <p>The proposed units Secluded Private Open Spaces (S.P.O.S) are located to have clear north access</p> <p>Refer to plans.</p> |
| <p>Clause 55.05-6 Storage</p> <p>To provide adequate storage facilities for each dwelling.</p> | <p>Standard B30</p> <p>Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p> | <p>Objective met; standard met.</p> <p>The proposed dwellings include extensive storage throughout the dwellings, with externally accessible storage provided. This is provided in the form a storage sheds and garage space to the units. All dwellings have a minimum of 6m³ storage. Refer to plans.</p> |
| <p>Clause 55.06-1 Design Detail</p> <p>To encourage design detail that respects the existing or preferred neighbourhood character.</p> | <p>Standard B31</p> <p>The design of buildings, including:</p> <ul style="list-style-type: none"> Façade articulation and detailing, Window and door proportions, | <p>It is considered that the proposed design detail is consistent with the standard and objective as the buildings are low scale, with pitched roofs (with eaves), both light and heavy claddings with the lighter to the upper floors, offsets from boundaries to all upper floors and most of the window forms proposed are rectangular, consistent with the majority of window forms within the Precinct. No</p> |

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| | <ul style="list-style-type: none"> Roof form, and Verandahs, eaves and parapets, should respect the existing or preferred neighbourhood character. <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p> | <p>front fence proposed. The architectural style is contemporary and offers a good mix of materials and finishes that reflects those materials and finishes found in the immediate area. Examples within the area are referenced in section 6.</p> <p>Dwellings present to the street which is a characteristic of most houses in the street.</p> <p>The garaging is limited to single car garages which limits the presentation of car accommodation.</p> <p>The ground and first floors are articulated through form and material, minimising impacts on adjoining properties and also minimise the cumulative mass.</p> <p>Further, the mix of materials is complementary to the balance of dwellings in the street which are substantially brick, with either a vertical or horizontal cladding provided to part of the façade to create visual interest.</p> |
| <p>Clause 55.06-2</p> <p>Front Fences</p> <p>To encourage front fence design that respects the existing or preferred neighbourhood character.</p> | <p>Standard B32</p> <p>The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.</p> <p>A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"> Streets in a Road Zone, Category 1: 2 metres. Other streets: 1.5 metres. | <p>Not applicable</p> <p>No front fence proposed.</p> |
| <p>Clause 55.06-3</p> <p>Common Property</p> <p>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</p> <p>To avoid future management difficulties in areas of common ownership.</p> | <p>Standard B33</p> <p>Development should clearly delineate public, communal and private areas.</p> <p>Common property, where provided, should be functional and capable of efficient management.</p> | <p>Not applicable</p> <p>No communal space.</p> |
| <p>Clause 55.06-4</p> <p>Site Services</p> <p>To ensure that site services can be installed and easily maintained.</p> <p>To ensure that site facilities are accessible,</p> | <p>Standard B34</p> <p>The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and</p> | <p>Objective met; standard met.</p> <p>The proposal includes a range of common services associated with the dwellings including mailboxes and bins. The mailboxes for each dwelling will be adjacent to the pedestrian pathways at the frontage of the site and bins will be stored to the sides /rear of the dwellings</p> |

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| adequate and attractive. | maintained efficiently and economically. Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development. Bin and recycling enclosures should be located for convenient access by residents. Mailboxes should be provided and located for convenient access as required by Australia Post. | to ensure they are conveniently located for use by residents and are not visible from view from the public realm. | <div> <div> This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation. </div> <div> PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below: Date Plans Provided: 16/04/2025 </div> </div> |
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Clause 52.06 – Car Parking Response

Number of Car Parking Spaces Required

The proposal allows for 6 onsite car parking spaces.

Design Standard for Car Parking

Design Standard 1- Accessways

Access to all units meets the standard.

Design Standard 2- Car Parking Spaces

Unit 1- 3 bedrooms 1 car space under a carport measuring 3.5x6.0 metres and 1 in the driveway measuring 3.5m wide x 6.0 metres long.

Unit 2- 2 bedrooms 1 car space in the garage measuring 3.5m wide x 6.0m long.

Unit 3- 2 bedrooms 1 car space in the garage measuring 3.5m wide x 6.0m long.

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