

2 April 2025

Wyndham City Council
Statutory Planning Department

Submitted via email: mail@wyndham.vic.gov.au

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Date Plans Provided: 9/05/2025

Dear Sir / Madam,

PLANNING PERMIT SUBMISSION – VERSION 2
Change of use to Accommodation (Residential Building)
35 DYER STREET HOPPERS CROSSING VIC 3029

Planning & Property Partners Pty Ltd act on behalf of [REDACTED] in relation to the above matter.

On behalf of our client, we enclose a planning permit application for the change of use of the land for the purpose of Accommodation (Residential Building), with the proposal seeking to accommodate ten (10) self-contained rooms on the land at 35 Dyer Street, Hoppers Crossing ('Site').

Following earlier correspondence with Council dated 22 April 2024, it was confirmed that a planning permit was not required for the construction of a rooming house consistent with the requirements of Clause 52.23 of the Wyndham Planning Scheme ('**Planning Scheme**'). A copy of Council's pre-application advice is provided at **Attachment A** to this submission.

Following issue of a building permit for the construction of a rooming house and noting that the building is currently under construction in accordance with the building permit, it is our client's intent to:

- increase the number of rooms to ten; and
- include additional facilities within each room to create high quality units for the occupants of the building.

Accordingly, the proposal would no longer fall within the rooming house land use definition pursuant to Clause 52.23, and is better characterised as a Residential Building.

Our client's intention is to operate a rooming house on the Site with provision of a higher standard of amenity for the future occupants through the inclusion of more functional spaces and food preparation facilities. The change sought by our client is driven by the current market demand of living spaces of this nature, as well as the Site's location proximate to a range of existing services and infrastructure.

In support of the application please find the following:

- Application Plans prepared by *Modo Project Builders Pty Ltd*
- Certificate of Title (**Attachment B**)

Collectively, the above material confirms the suitability of the proposed use and ultimately determines that it is worthy of Council support.

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Town Planning
Advertised Documents

Site Context

The Site is formally known as located on the eastern side of Dyer Street, approximately 100 metres north of the intersection with Branton Road.

The Site has a frontage to Dyer Street of 16.15 metres and a depth of approximately 35.05 metres, providing a total land size of 566 square metres.

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Vehicle access is provided via a crossover to the north-west of the Site.

There are no restrictive covenants on title and the Site is not within an area of cultural heritage significance. A 1.83 metre wide easement is located on the Site's eastern boundary.

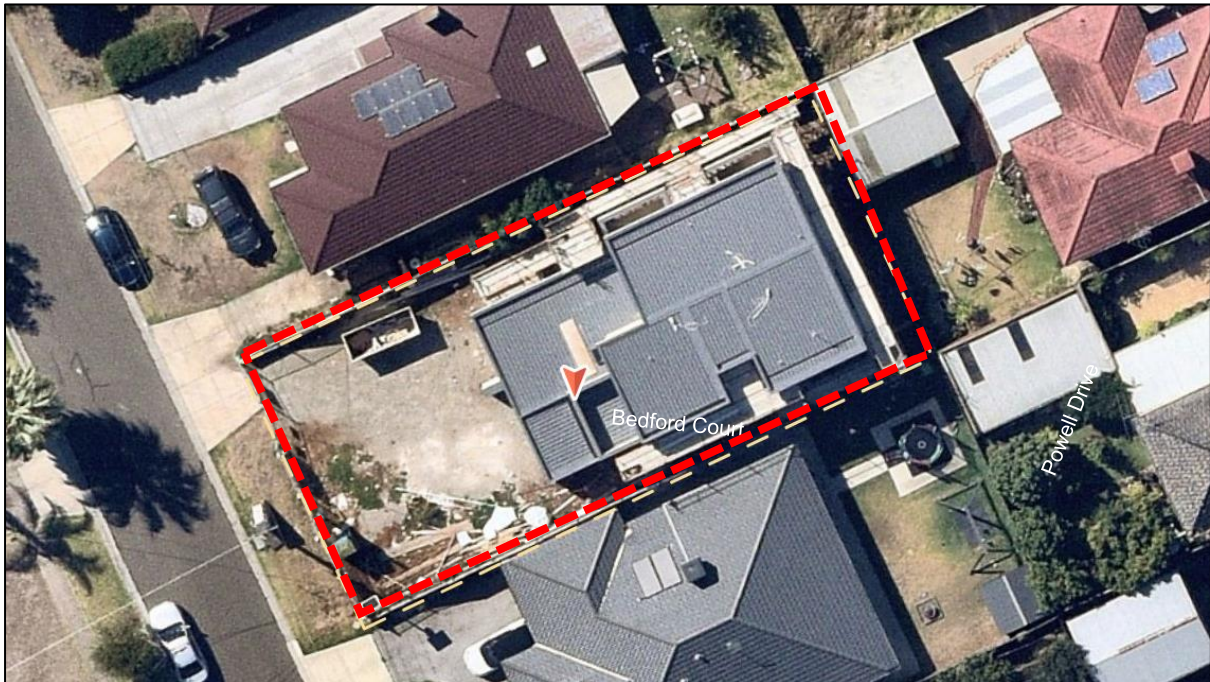


Figure 1 Aerial of Site with site boundaries highlighted (75% completion of building) Source: NearMap, March 2025

Locational Context

The Site is in an existing residential area that largely comprises single dwellings, with some examples of multi-unit development in the street and wider area.

The site's immediate interfaces comprise the following:

North – 33 Dyer Street, Hoppers Crossing

The site to the north is occupied by a single storey brick dwelling that provides two vehicle access points from the street. The dwelling provides a service area on the common boundary with the Site.

South – 37 Dyer Street, Hoppers Crossing

The site to the south is occupied by a newer single storey brick dwelling that provides two vehicle access points from the street. The dwelling is built close to the common boundary with the Site.

East – 30 Strang Street, Hoppers Crossing

The site to the east comprises a single storey brick dwelling, with a rear private open space and outbuilding facing the common boundary.

West – 40 Dyer Street, Hoppers Crossing

The site to the west (across the road from Dyer Street) accommodates a single storey brick dwelling.

The Site is located within proximity (less than 1 kilometre) to Hoppers Crossing train station, which provides a direct connection to the Werribee Activity Centre and Melbourne CBD, and approximately 1.2 kilometres east of Pacific Werribee, which provides a range of services and amenities.

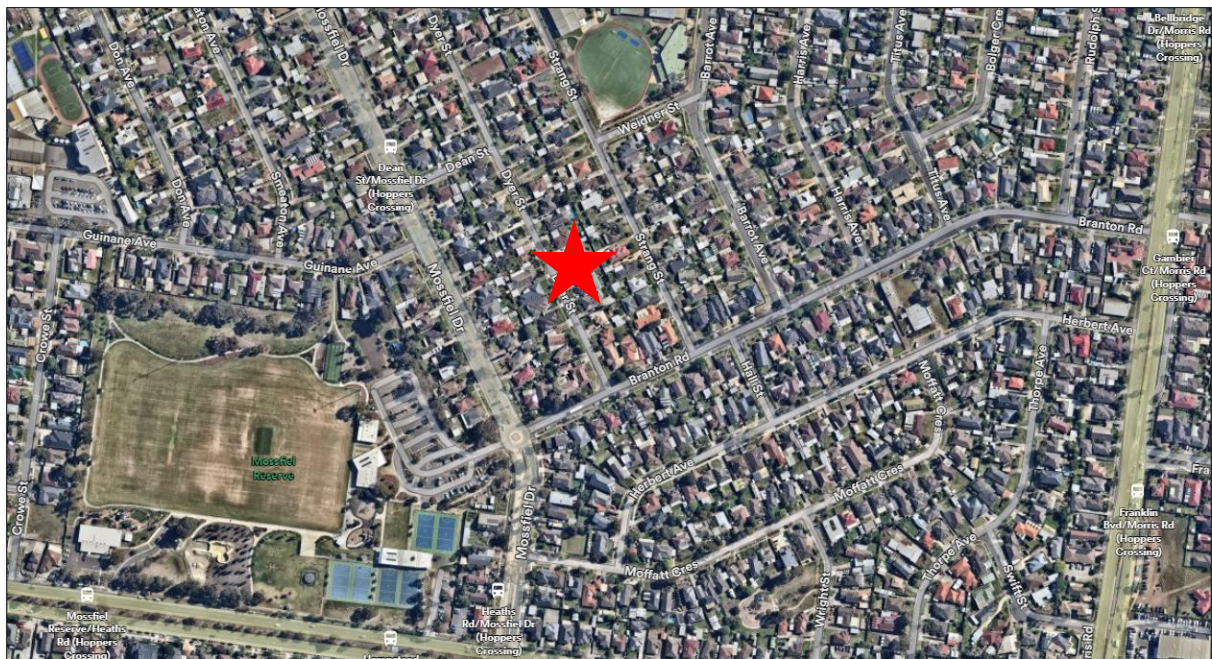


Figure 2 Aerial of neighbourhood context (site starred)

Source: NearMap, March 2025

Policy Context

Zone

Clause 32.08 – General Residential Zone – Schedule 1 (GRZ1)

The Site is located in the General Residential Zone – Schedule 1 ('GRZ1') pursuant to the provisions of Planning Scheme, and there are no overlays on the site.



Figure 3 Aerial of neighbourhood context (site starred)

Source: NearMap, 2024

The purpose of the GRZ is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

The proposed use of the land for the purpose of a 'Residential Building' is nested under the broader land use definition of 'Accommodation', pursuant to Clause 73.04 of the Planning Scheme. Accordingly, the use of the land for Accommodation is a Section 2 use, which is an allowable use subject to a planning permit under the GRZ1.

As part this application, the only alterations to the existing approved building (as a rooming house) on the site are internal, and it is not proposed to alter any external features of the building. Therefore, the proposed works are confined to internal alterations to facilitate the change from a rooming house to a Residential Building, and a planning permit is not required for these works.

Local Policy

Clause 02.03 provides the strategic directions for planning in Wyndham.

As relevant to the proposal, the following policy should be considered:

- Urban growth (Clause 02.03-1)– Population growth in Wyndham is a significant issue requiring careful planning and management to ensure equitable and timely delivery of services, jobs and infrastructure to support a liveable community. Council's strategic directions for urban growth are to:

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Plan: 4 of 32

- Align residential growth with key infrastructure and the delivery of economic and employment growth.
 - Provide for growth on a scale and form consistent with maintaining the compactness, accessibility and affordability of key growth areas.
 - Providing jobs closer to where people live especially in the new employment corridor.
- Urban design (Clause 02.03-5) – Siting, design, mass and scale of buildings, are important in preserving the character and historical attributes of urban areas. Major entrances, key arterial roads and streetscapes are important to the character of urban areas and should be addressed in the consideration of new use and development. Council's strategic directions for urban design are to:
 - Improve the presentation of all urban areas and entrances, particularly from major roads, gateways and waterways.
 - Support new development that preserves the character and historical attributes of urban areas by improved design, siting and landscaping.
- Liveability (Clause 02.03-5) – Wyndham's liveability is centred on making it a connected, people-friendly place where there are employment, recreation and living options. A priority is to maintain liveability alongside sustained population growth. Wyndham's high birth rate has implications in planning for the needs of children, young people and their families. Major growth provides opportunities to build a strong community for the good health, wellbeing and safety of residents. Council's strategic directions for liveability are to:
 - Plan for liveable, connected and healthy communities in a variety of housing typologies.
 - Create employment nodes close to where people live.
- Residential Development (Clause 02.03-6) – In addition to the expected population growth in the greenfield areas, the 2011 population of Werribee is projected to increase from about 41,912 residents in 2016 to over 98,900 people by the year 2041 supporting an additional 20,000 dwellings. The rapid population growth of Wyndham requires more housing and a diversity of housing stock to ensure overall community needs are met. Areas for accelerated population growth at higher densities have been identified near rail stations, particularly around the Werribee and Hoppers Crossing rail stations. Council's strategic directions for residential development are to:
 - Accommodate a projected population of about 425,000 people by 2040.
 - Promote multi-level development near rail stations.
 - Encourage higher density development in activity centres.
 - Identify the Princes Highway corridor as an area where higher scale and higher density residential development may occur.
- Housing diversity (Clause 02.03-6) – Key characteristics of local housing include a dominance of separate dwellings, a small proportion of renters and growing levels of unaffordable housing. Access to affordable housing is becoming of increasing concern. There is presently a mismatch between declining average household sizes and a lack of smaller dwellings. There is a need for housing to be built to 'universal' standards with designs that are accessible and adaptable to all stages in the life cycle. There is a need for an increased supply and diversity of social housing in infill and greenfield areas. Council's strategic direction for housing diversity is to:
 - Increase the supply of one to three bedroom dwellings and the diversity of housing.

It is considered that the proposal is sufficiently responsive to the relevant aspects of Clause 02.03, particularly with respect to housing need, diversity and affordability in a well-established and established area within Wyndham.

Relevant Particular Provisions

Clause 52.06 – Car Parking

Clause 52.06 of the Planning Scheme sets out car parking requirements relevant to the Site.

Clause 52.06-3 of the Planning Scheme states that:

“A permit is not required to reduce the required number of car parking spaces for a new use of an existing building if the following requirements are met:

- *The building is in the Commercial 1 Zone, Commercial 2 Zone, Commercial 3 Zone or Activity Centre Zone.*
- *The gross floor area of the building is not increased.*
- *The reduction does not exceed 10 car parking spaces.*
- *The building is not in a Parking Overlay with a schedule that allows a financial contribution to be paid in lieu of the provision of the required car parking spaces for the use.”*

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

‘Before:

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

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

The use of the land for the purpose of a Residential Building is not listed within Table 1 to Clause 52.06-5 of the Planning Scheme. Accordingly, car parking requirements are to the satisfaction of the Responsible Authority.

The plans provide a total four (4) car parking spaces, including one (1) disabled car space, which are accessible via the existing crossover (proposed to be extended and constructed in accordance with Council’s requirements) which leads to a common accessway to the front of the proposed building.

We say that the four spaces provided on the site are sufficient for the use of the site as proposed in this application.

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

- Providing an accessway which has a width of 8.775 metres (far greater than the minimum width of 3.0 metres);
- Allowing all vehicles to safely enter and exit the site in a forward direction;
- Achieving appropriate gradients for parking spaces and the accessway (the site is flat); and
- Providing passive surveillance and landscaping of car parking spaces and the accessways.

A Car Parking Demand Assessment (Amber Organisation) is provided and forms part of this response. The report assesses the likely demand to be generated by the proposed use and development.

It concludes that the proposal will function as a rooming house from a car parking demand perspective, and when applying the rate for a rooming house, there is a car parking requirement of two (2) car spaces under Clause 52.06-5. The provision of four (4) on-site car spaces therefore doubles this requirement.

The report also found that ABS data for occupied one-bedroom 'Flats or Apartments within a one or two storey block' indicates that 75.0% of dwellings of this type within Hoppers Crossing do not own a vehicle, and in the unlikely event that overflow parking does occur, there is ample on street parking available in the nearby area, including along the site frontage.

Further, the car park and vehicle access arrangements were assessed to be in accordance with the requirements of Clause 52.06, AS/NZS 2890.1:2004, and AS/NZS 2890.6:2022, as evidenced by the swept path analysis provided within the assessment.

The accompanying plans demonstrate that the on-site car parking spaces and access arrangements are functional and can be used in a safe and efficient manner.

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Key Planning Considerations

The key considerations in this application are:

1. The planning merits of the proposal in responding to planning policy and the planning controls; and
2. Whether the proposed use of the building will result in an acceptable amenity outcome.

Consideration of these matters is provided in turn.

Response to Planning Policy & Controls

The planning permit application seeks approval for a residential building containing 10 self-contained rooms. The proposal is closely aligned to the directives of the GRZ1, which seeks to provide for additional housing within appropriate locations, and is closely aligned with the surrounding land uses which comprise dwellings in varying densities and forms.

At a higher policy level, there should be no question about the appropriateness or indeed desirability to facilitate more and better quality accommodation of this nature, especially given the Site's beneficial location, being less than 1 kilometre to Hoppers Crossing train station, within walking distance to bus routes along Heaths Road and Morris Road, and approximately 1.2 kilometres east of Pacific Werribee.

The provision of additional housing options is an important consideration in a time of increasing house prices and higher cost of living pressures. There is a demand for this type of housing that is supported by the PPF strategies and objectives for additional housing to be provided within appropriate locations, as identified within Clause 16.01-2S:

- *To deliver more affordable housing closer to jobs, transport and services.'*

In summary, the proposal provides an appropriate response to the GRZ and relevant PPF when having regard to the following:

- The proposed Residential Building seeks to provide an improved level of internal amenity from the current rooming house;
- A diversity in the type of housing is provided through differing dwelling typology (Clause 02.03-5);
- The location of additional housing is appropriately located with convenient access to services, transport and employment to meet community needs (Clause 16.01-1S);
- The proposal is to be set within a new contemporary built form on the site that is reflective of the emergent neighbourhood character of newer dwellings in the area, noting that the building has been previously approved during the rooming house building permit process and is in line with the relevant standards (which protects on and off-site amenity) under the *Building Act*; and
- The proposal seeks to provide four car parking spaces and on-site bicycle parking spaces, which allows for an appropriate level of transport options to and from the site.

It is submitted that the proposed use of the land for a Residential Building within an already approved building meets the requirements of the relevant planning controls and policy on the site.

Whether the proposed use of the building on the site will result in an acceptable amenity outcome

As noted within this submission, the building on the site is currently under construction, and is being developed in accordance with the approved Building Permit for a rooming house. The design of the building was developed in accordance with the relevant built form and on and off-site amenity standards under *Part 5 of the Building Regulations 2018*, and as part of this approval the plans were peer reviewed and positively assessed by the Relevant Building Surveyor.

While a Clause 55 assessment is not required for this application (as there is no buildings and works trigger under the GRZ1), we say it is of relevance that a building permit has issued for the proposal in accordance with the Part 5 of the Building Regulations, especially insofar as the GRZ1 does not vary the requirements of Clause 55, meaning that the standards under Part 5 are largely in alignment with those of Clause 55.

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Date Plans Provided: 9/05/2025

In any event, the building on the site has been carefully designed to be a 'good neighbour', and the use of the land for a Residential Building within this building is suitable from an amenity point of view as it:

- Provides an ample front setback to ensure that it does not dominate the streetscape and provides a low-scale two storey height to transition to the adjoining single storey dwellings;
- Provides suitable interaction and passive surveillance of the on-site parking areas and toward the street to promote increased safety;
- Provides suitable side and rear setbacks (with no walls on boundary) and design features to mitigate against any overshadowing, overlooking or visual bulk impacts towards the adjoining sites;
- Provides an area of open space (ground floor or balcony) for each room with ample solar/daylight access and a high level of functionality and internal storage for future residents of the site; and
- Provides a common kitchen and living area to accommodate the reasonable needs of future residents.

To further assist Council's consideration of the suitability of the design response with reference to neighbourhood character and on and off-site amenity, an assessment against Clause 55 is included within this report for background reference only (noting that an assessment against Clause 55 is not specifically required as there is no building and works trigger), in support of a conclusion that the proposed use of the approved building (with the proposed internal modifications) will not result in any unacceptable amenity or neighbourhood character outcomes.

This assessment is included within **Attachment C**.

Based on the above, it is considered that the proposal will not result in any detrimental on or off-site amenity impacts, and as such, it is considered appropriate that the use of the land for a Residential Building can be suitably accommodated within the existing building on the site.

Conclusion

As outlined in this submission, the proposed change of use on the land to a 'Accommodation (Residential Building)' at 35 Dyer Street, Hoppers Crossing meets the planning controls, policies and strategic directions of the Wyndham Planning Scheme, as follows:

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- The use of the land for a Residential Building on the site is aligned to the key purposes of the GRZ1 and relevant planning policy, especially in relation to providing more diverse forms of affordable housing closer to jobs, transport and services;
- The proposed buildings and works on the site are confined to internal alterations to facilitate the changes in the use of the land; and
- The proposal will provide a net community benefit through the provision of additional accommodation in a market where there is strong demand for new accommodation that is well located to existing services.

This planning report and the supporting documentation has identified the issues relevant to the consideration of the application and has positively addressed the key requirements of the Wyndham Planning Scheme.

On this basis, we respectfully submit that this development be recommended for approval.

Further questions regarding this matter can be directed to the undersigned or [REDACTED] on [REDACTED]

Yours faithfully,

[REDACTED]

Planning and Property Partners Pty Ltd

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Plan: 10 of 32

Attachment A

Pre-application advice dated 22 April 2024

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Town Planning
Advertised Documents

Plan: 11 of 32

Attachment B

Copy of Title and Plan of Subdivision

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Date Plans Provided: 9/05/2025

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Plan: 12 of 32

Attachment C

Clause 55 assessment – for background reference only

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Please refer to Planning Report and below assessment.

Date Plans Provided: 9/05/2025

Objectives and summary of standards

- A development must meet all of the objectives of this clause that apply to the application.
- A development should meet all of the standards of this clause that apply to the application.

If a development meets standard B6, B7, B8, B17, B18, B19, B20, B21, B22, B27, B28, B30 or B32, it is deemed to meet the objective for that standard.

Where standard B6, B7, B8, B17, B18, B19, B20, B21, B22, B27, B28, B30 or B32 is met the decision guidelines for that standard do not apply to the application.

For all of the provisions of Clause 55 other than Clause 55.07 (Apartment developments):

- If a zone or a schedule to a zone specifies a requirement of a standard different from a requirement set out in this clause, the requirement in the zone or a schedule to the zone applies.
- If the land is included in a Neighbourhood Character Overlay and a schedule to the overlay specifies a requirement of a standard different from a requirement set out in this clause or a requirement in the zone or a schedule to the zone, the requirement in the schedule to the overlay applies.
- If the land is included in an overlay, other than a Neighbourhood Character Overlay, and a schedule to the overlay specifies a requirement different from a requirement of a standard set out in this clause or a requirement of a standard set out in the zone or a schedule to the zone, the requirement in the overlay applies.

The requirements of a standard set out in Clause 55.07 (Apartment developments) apply to the exclusion of any different requirement specified in a zone, a schedule to a zone, or a schedule to an overlay.

Complies

The following descriptions are provided by this report or are illustrated by the submitted plans:

- Site shape, size, orientation and easements;
- Levels of the site and surrounding properties;
- Location of existing buildings on the site and on surrounding properties and their uses;
- The location of private open space;

Clause 55.02-1 – Neighbourhood Character Objectives

- To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.
- To ensure the development responds to the features of the site and surrounding area.

Standard B1 (cannot be varied)

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Plan: 13 of 32

<ul style="list-style-type: none"> • The design response <u>must</u> be appropriate to the neighbourhood and the site. • The proposed design <u>must</u> respect the existing or preferred neighbourhood character and respond to the features of the site. <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • The neighbourhood and site description. • The design response. 	<ul style="list-style-type: none"> • Solar access; and • Vegetation at the site • Street frontage features <p>An analysis of the above site and surrounding area characteristics demonstrates that the proposed dwellings are well suited and is consistent with the existing character of the area.</p> <p><i>Date Plans Provided: 9/05/2025</i></p>	<p>of the plan/s that are being provided to you may not be the most recently approved by Council however they are the most recent version as at the date shown below:</p>
<p>Clause 55.02-2 – Residential Policy Objectives</p> <ul style="list-style-type: none"> • To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. • To support medium densities in areas where development can take advantage of public transport and community infrastructure and services. <p>Standard B2 (cannot be varied)</p> <p>An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.</p> <p>Decision Guidelines</p> <ul style="list-style-type: none"> • Before deciding on an application, the responsible authority must consider: <ul style="list-style-type: none"> ○ The Municipal Planning Strategy and the Planning Policy Framework. ○ The design response. 	<p>Complies</p> <p>The accompanying report details that the application appropriately addresses the residential policy objectives of the Planning Scheme related to residential development.</p>	
<p>Clause 55.02-3 – Dwelling Diversity Objective</p> <ul style="list-style-type: none"> • To encourage a range of dwelling sizes and types in development of ten or more dwellings. <p>Standard B3 (can be varied)</p> <p>Developments of ten or more dwellings <u>should</u> provide a range of dwelling sizes and types, including:</p> <ul style="list-style-type: none"> • Dwellings with a different number of bedrooms. • At least one dwelling with a kitchen, bath or shower, and a toilet and wash basin at ground floor level. <p><i>There are no decision guidelines for this objective and standard</i></p>	<p>Complies</p> <p>Ten dwellings are proposed in a location that largely consists of a traditional one or two storey dwelling on a lot within infill townhouse developments.</p> <p>The proposed dwelling typology provides a different offering suitable to the Site noting its proximity to services and public transport.</p>	
<p>Clause 55.02-4 – Infrastructure Objectives</p>	<p>Complies</p>	

<ul style="list-style-type: none"> • To ensure development is provided with appropriate utility services and infrastructure. • To ensure development does not unreasonably overload the capacity of utility services and infrastructure. <p>Standard B4 (can be varied)</p> <ul style="list-style-type: none"> • Development <u>should</u> be connected to reticulated services including reticulated sewerage, drainage, electricity and gas, if available. • Developments <u>should</u> not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. • In areas where utility services or infrastructure have little or no spare capacity, developments <u>should</u> provide for the upgrading of or mitigation of the impact on services or infrastructure. <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> ○ The capacity of the existing infrastructure. ○ In the absence of reticulated sewerage, the capacity of the development to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970. ○ If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system. 	<p>The Site is located within an established urban area of Hoppers Crossing where the existing infrastructure can accommodate any additional demands likely to result from the proposed development.</p> <p>Date Plans Provided: 9/05/2025</p>
<p>Clause 55.02-5 – Integration with the Street Objective</p> <ul style="list-style-type: none"> • To integrate the layout of development with the street. <p>Standard B5</p> <ul style="list-style-type: none"> • Developments <u>should</u> provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. • Development <u>should</u> be orientated to front existing and proposed streets. • High fencing in front of dwellings <u>should</u> be avoided if practicable. • Development next to existing public open space <u>should</u> be laid out to complement the open space. <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> ○ Any relevant neighbourhood character objective, policy or statement set out in this scheme. 	<p>Complies</p> <p>The proposal provides suitable integration toward the street and the proposed two storey form is consistent with the requirements of the GRZ1.</p> <p>A lack of front fencing will allow views to the front garden area and habitable room windows within the front elevation of the development to allow for passive surveillance of the public realm.</p>

<ul style="list-style-type: none"> ○ <i>The design response.</i> 	
<p>Clause 55.03-1 – Street Setback Objective</p> <ul style="list-style-type: none"> • To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site <p>Standard B6 (Can be varied)</p> <p>Walls of buildings should be set back from streets:</p> <ul style="list-style-type: none"> • At least the distance specified in a schedule to the zone, or • If no distance is specified in a schedule to the zone, the distance specified in Table B1. <p>Porches, pergolas and verandas that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard</p> <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> ○ <i>Any relevant neighbourhood character objective, policy or statement set out in this scheme.</i> ○ <i>The design response.</i> ○ <i>Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.</i> ○ <i>The visual impact of the building when viewed from the street and from adjoining properties.</i> ○ <i>The value of retaining vegetation within the front setback.</i> 	<p>Complies</p> <p>The proposal provides a front setback of 11.6 m.</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:</p> <p>Date Plans Provided: 9/05/2025</p>
<p>Clause 55.03-2 – Building Height Objective</p> <ul style="list-style-type: none"> • To ensure that the height of buildings respects the existing or preferred neighbourhood character. <p>Standard B7 (Can be varied)</p> <ul style="list-style-type: none"> • The maximum building height <u>should</u> not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. • If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height <u>should</u> not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height <u>should</u> not exceed 10 metres. • Changes of building height between existing buildings and new buildings <u>should</u> be graduated. <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p>	<p>Complies</p> <p>The dwellings propose a maximum height of 6.48 m to NGL.</p> <p>WYNDHAM CITY COUNCIL Town Planning Advertised Documents</p> <p>Plan: 16 of 32</p>

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<ul style="list-style-type: none"> ○ Any relevant neighbourhood character objective, policy or statement set out in this scheme. ○ Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land. ○ The design response. ○ The effect of the slope of the site on the height of the building. ○ The relationship between the proposed building height and the height of existing adjacent buildings. ○ The visual impact of the building when viewed from the street and from adjoining properties. 	
<p>Clause 55.03-3 – Site Coverage Objective</p> <ul style="list-style-type: none"> • To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site. <p>Standard B8 (Can be varied)</p> <p>The site area covered by buildings <u>should not</u> exceed:</p> <ul style="list-style-type: none"> • The maximum site coverage specified in a schedule to the zone, or • If no maximum site coverage is specified in a schedule to the zone, 60 per cent. <p>Decision Guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> ○ Any relevant neighbourhood character objective, policy or statement set out in this scheme. ○ The design response. ○ The existing site coverage and any constraints imposed by existing developments or the features of the site. ○ The site coverage of adjacent properties. ○ The effect of the visual impact of the building and whether this is acceptable in the neighbourhood. 	<p>Complies</p> <p>The proposal will result in a site coverage of 36.45%</p>
<p>Clause 55.03-4 – Permeability Objectives</p> <p>Permeability and stormwater management objectives</p> <ul style="list-style-type: none"> ○ To reduce the impact of increased stormwater run-off on the drainage system. ○ To facilitate on-site stormwater infiltration. ○ To encourage stormwater management that maximises the retention and reuse of stormwater. <p>Standard B9:</p> <p>The site area covered by the pervious surfaces <u>should</u> be at least:</p>	<p>Complies</p> <p>The proposal will result in a site permeability of 30.96%.</p>

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Plan: 17 of 32

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: 9/05/2025

<ul style="list-style-type: none"> ○ The minimum area specified in a schedule to the zone, or ○ If no minimum is specified in a schedule to the zone, 20 percent of the site. <p>The stormwater management system <u>should</u> be designed to:</p> <ul style="list-style-type: none"> ○ Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). ○ Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces. <p>Decision guidelines:</p> <p>Before deciding on an application, the responsible authority <u>must</u> consider:</p> <ul style="list-style-type: none"> ○ The design response. ○ The capacity of the site to incorporate stormwater retention and reuse. ○ The existing site coverage and any constraints imposed by existing development. ○ The capacity of the drainage network to accommodate additional stormwater. ○ The capacity of the site to absorb run-off. ○ The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres. ○ Whether the owner has entered into an agreement to contribute to off-site stormwater management in lieu of providing an on-site stormwater management system. 	
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<p>Clause 55.03-5 – Energy Efficiency Objectives</p> <ul style="list-style-type: none"> ○ To achieve and protect energy efficient dwellings and residential buildings. ○ To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy. <p>Standard B10:</p> <p>Buildings <u>should</u> be:</p> <ul style="list-style-type: none"> ○ 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. ○ Sited and designed to ensure that the performance of existing rooftop solar energy facilities on dwellings on adjoining lots in a General Residential Zone, General Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar 	<p>Complies</p> <p>The development has responded to the orientation of the Site with living areas and SPOS areas that incorporate a northern aspect wherever practicable.</p> <p>The proposal will not have any unreasonable impact on the energy efficiency of existing dwellings on adjoining lots.</p>
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WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Plan: 18 of 32

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: 9/05/2025

<p><i>energy facility must exist at the date the application is lodged.</i></p> <p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>Developments should be designed so that solar access to north-facing windows is maximised.</p> <p>Decision guidelines:</p> <p>Before deciding on an application, the responsible authority <u>must</u> consider:</p> <ul style="list-style-type: none"> ○ <i>The design response.</i> ○ <i>The size, orientation and slope of the lot.</i> ○ <i>The existing amount of solar access to abutting properties.</i> ○ <i>The availability of solar access to north-facing windows on the site.</i> ○ <i>The extent to which an existing rooftop solar energy facility on an adjoining lot is overshadowed by existing buildings or other permanent structures.</i> ○ <i>Whether the existing rooftop solar energy facility on an adjoining lot is appropriately located.</i> ○ <i>The effect of overshadowing on an existing rooftop solar energy facility on an adjoining lot.</i> 	
<p>Clause 55.03-6 – Open Space Objective</p> <p>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</p> <p>Standard B11 (Can be varied)</p> <p>If any public or communal open space is provided on site, it <i>should</i>:</p> <ul style="list-style-type: none"> ○ <i>Be substantially fronted by dwellings, where appropriate.</i> ○ <i>Provide outlook for as many dwellings as practicable.</i> ○ <i>Be designed to protect any natural features on the site.</i> ○ <i>Be accessible and useable.</i> <p>Decision guidelines:</p> <p>Before deciding on an application, the responsible authority <i>must</i> consider:</p> <ul style="list-style-type: none"> ○ <i>Any relevant plan or policy for open space in the Municipal Planning Strategy and the Planning Policy Framework.</i> ○ <i>The design response.</i> 	<p>Not applicable</p> <p>The Site does not provide or adjoin an area of public or communal open space.</p>
<p>Clause 55.03-7 – Safety Objective</p>	<p>Complies</p>

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Plan: 19 of 32

<ul style="list-style-type: none"> To ensure the layout of development provides for the safety and security of residents and property. <p>Standard B12 (Can be varied)</p> <ul style="list-style-type: none"> Entrances to dwellings and residential buildings <u>should</u> not be obscured or isolated from the street and internal accessways. Planting which creates unsafe spaces along streets and accessways <u>should</u> be avoided. Developments <u>should</u> be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. Private spaces within developments <u>should</u> be protected from inappropriate use as public thoroughfares. <p>Decision Guideline</p> <ul style="list-style-type: none"> <i>Before deciding on an application, the responsible authority must consider the design response.</i> 	<p>The entry to the building is easily identifiable and is sheltered appropriately to create a sense of address. The entry will be adequately lit at night to enhance safety.</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:</p> <p>The landscape response will not create unsafe spaces within the development.</p> <p>Date Plans Provided: 9/05/2025</p>
<p>Clause 55.03-8 – Landscaping Objectives</p> <ul style="list-style-type: none"> To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site. <p>Standard B13 (Can be varied)</p> <p>The landscape layout and design <u>should</u>:</p> <ul style="list-style-type: none"> Protect any predominant landscape features of the neighbourhood. Take into account the soil type and drainage patterns of the site. Allow for intended vegetation growth and structural protection of buildings. In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. Provide a safe, attractive and functional environment for residents. <p>Development <u>should</u> provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development <u>should</u> provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p>	<p>Complies</p> <p>The site does not contain any vegetation of significance.</p> <p>The open space areas that are proposed within the development will afford opportunities for canopy and understorey plantings, including within the street-facing interface.</p> <p>Conceptual landscaping has been provided, and a landscape plan can be provided by way of condition on any permit granted in accordance with the landscaping requirements of Council.</p>

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Date Plans Provided: 9/05/2025

<p>The landscape design <u>should</u> specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development <u>should</u> meet any additional landscape requirements specified in a schedule to the zone.</p> <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. Any relevant plan or policy for landscape design in the Municipal Planning Strategy and the Planning Policy Framework. The design response. The location and design of gardens and the predominant plant types in the neighbourhood. The health of any trees to be removed. Whether a tree was removed to gain a development advantage. 	
<p>Clause 55.03-9 – Access Objectives</p> <ul style="list-style-type: none"> To ensure the number and design of vehicle crossovers respects the neighbourhood character. <p>Standard B14 (Can be varied)</p> <p>The width of accessways or car spaces <u>should not</u> exceed:</p> <ul style="list-style-type: none"> 33 per cent of the street frontage, or if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. <p>No more than one single-width crossover <u>should</u> be provided for each dwelling fronting a street.</p> <p>The location of crossovers <u>should</u> maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone <u>should</u> be minimised.</p> <p>Developments <u>must</u> provide for access for service, emergency and delivery vehicles.</p> <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority <u>must</u> consider:</i></p> <ul style="list-style-type: none"> The design response. The impact on the neighbourhood character The reduction of on-street car parking spaces. The effect on any significant vegetation on the site and footpath. 	<p>Complies</p> <p>The proposal will allow individual access to the site.</p> <p>The frontage width is 16.15 m, and with the total extent of crossovers just 30.9% of the frontage width (5 m crossover), the proposal is well within the requirements of Standard B14.</p>

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Plan: 21 of 32

<p>Clause 55.03-10 – Parking Location Objectives</p> <ul style="list-style-type: none"> To provide for convenient parking for residents and visitor vehicles. To protect residents from vehicular noise within developments. <p>Standard B15 (Can be varied)</p> <p>Car parking facilities <u>should</u>:</p> <ul style="list-style-type: none"> Be reasonably close and convenient to dwellings and residential buildings. Be secure. Be well ventilated if enclosed. <p>Shared accessways or car parks of other dwellings and residential buildings <u>should</u> be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p> <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider the design response.</i></p>	<p>Complies</p> <p>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:</p> <p>Date Plans Provided: 9/05/2025</p> <p>All parking areas on the site are within located on the common accessway, which is conveniently located and accessed and will protect residents from vehicular noise.</p>
<p>Clause 55.04-1 – Side and Rear Setbacks Objective</p> <ul style="list-style-type: none"> To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. <p>Standard B17 (Can be varied)</p> <p>A new building not on, or within 200mm of boundary should be setback from side or rear boundaries:</p> <ul style="list-style-type: none"> At least the distance specified in a schedule to the zone, or If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p> <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p>	<p>Complies</p> <p>The proposal has been appropriately sited to comply with the side and rear setback requirements, with ample setbacks to both side boundaries and the rear boundary.</p> <p>The proposed side and rear setbacks are numerically compliant with Standard B17 with the relatively low-scale heights of the proposed dwellings, and as such will not result in any unreasonable off-site amenity impacts.</p>

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Date Plans Provided: 9/05/2025

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

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Plan: 23 of 32

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Date Plans Provided: 9/05/2025

<ul style="list-style-type: none"> ○ The impact on the amenity of existing dwellings. ○ The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property. ○ The orientation of the boundary that the wall is being built on. ○ The width of the lot. ○ The extent to which the slope and retaining walls or fences reduce the effective height of the wall. ○ Whether the wall abuts a side or rear lane. ○ The need to increase the wall height to screen a box gutter. 	
<p>Clause 55.04-3 – Daylight to Existing Windows Objective</p> <ul style="list-style-type: none"> • To allow adequate daylight into existing habitable room windows. <p>Standard B19 (Can be varied)</p> <ul style="list-style-type: none"> • Buildings opposite an existing habitable room window <u>should</u> provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot. • Walls or carports more than 3 metres in height opposite an existing habitable room window <u>should</u> be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window. <p>Note: Where the existing window is above ground level, the wall height is measured from the floor level of the room containing the window.</p> <p>Decision Guidelines</p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> ○ The design response. ○ The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows. ○ The impact on the amenity of existing dwellings. 	<p>Complies</p> <p>All existing habitable room windows that adjoin the site are able to retain suitable daylight access.</p>
<p>Clause 55.04-4 – North-facing Windows Objective</p> <ul style="list-style-type: none"> • To allow adequate solar access to existing north-facing habitable room windows. <p>Standard B20 (can be varied)</p>	<p>Complies</p> <p>The existing north-facing habitable room windows that adjoin the site are able to retain suitable daylight access with an ample setback to the southern boundary of the site.</p>

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Plan: 24 of 32

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Date Plans Provided: 9/05/2025

<p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building <u>should</u> be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</p> <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> ○ The design response. ○ Existing sunlight to the north-facing habitable room window of the existing dwelling. ○ The impact on the amenity of existing dwellings. 	
<p>Clause 55.04-5 – Overshadowing Open Space Objective</p> <ul style="list-style-type: none"> • To ensure buildings do not significantly overshadow existing secluded private open space. <p>Standard B21 (can be varied)</p> <ul style="list-style-type: none"> • Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space <u>should</u> receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September. • If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight <u>should not</u> be further reduced. <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> ○ The design response. ○ The impact on the amenity of existing dwellings. ○ Existing sunlight penetration to the secluded private open space of the existing dwelling. ○ The time of day that sunlight will be available to the secluded private open space of the existing dwelling. ○ The effect of a reduction in sunlight on the existing use of the existing secluded private open space. 	<p>Complies</p> <p>As illustrated by the detailed assessment provided in the shadow analysis, the proposal will not have any unreasonable impact on adjoining residential properties to the south or east of the site, with an area of at least 40 sqm available to this site at all times of the day (between 9 am – 3 pm).</p>
<p>Clause 55.04-6 – Overlooking Objective</p> <ul style="list-style-type: none"> • To limit views into existing secluded private open space and habitable room windows. 	<p>Complies</p> <p>The combination of boundary fencing and overlooking mitigation techniques (opaque glazing for upper floor windows to a minimum height of 1.7 m above the FFL or</p>

Standard B22 (Can be varied)

A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views 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 development.

Note: This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

Decision Guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The impact on the amenity of the secluded private open space or habitable room window.

highlight windows) will prevent any unreasonable overlooking toward adjoining sites.

Details have been included on the accompanying town planning drawings.

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Date Plans Provided: 9/05/2025

WYNDHAM CITY COUNCIL

Town Planning
Advertised Documents

Plan: 26 of 32

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: 9/05/2025

<ul style="list-style-type: none"> ○ The existing extent of overlooking into the secluded private open space and habitable room windows of existing dwellings. ○ The internal daylight to and amenity of the proposed dwelling or residential building. 	
<p>Clause 55.04-7 – Internal Views Objective</p> <ul style="list-style-type: none"> • To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development. <p>Standard B23 (can be varied)</p> <p>Windows and balconies <u>should</u> be designed to prevent overlooking of more than 50% of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.</p> <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider the design response.</i></p>	<p>Complies</p> <p>No unreasonable internal overlooking will result from the proposal given the proposed layout and the aforementioned screening techniques.</p>
<p>Clause 55.04-8 – Noise Impacts Objectives</p> <ul style="list-style-type: none"> • To contain noise sources in developments that may affect existing dwellings. • To protect residents from external noise. <p>Standard B24 (can be varied)</p> <ul style="list-style-type: none"> • Noise sources such as mechanical plant, <u>should</u> not be located near bedrooms or immediately adjacent existing dwellings. • Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings <u>should</u> take account of noise sources on immediately adjacent properties. • Dwellings and residential buildings close to busy roads, railway lines or industry <u>should</u> be designed to limit noise levels in habitable rooms. <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider the design response.</i></p>	<p>Complies</p> <p>There are no potential noise sources within the proposal, and no obvious noise sources that are located in close proximity to the site.</p>
<p>55.05-1 Accessibility objective</p> <ul style="list-style-type: none"> • To encourage the consideration of the needs of people with limited mobility in the design of developments. <p>Standard B25</p> <ul style="list-style-type: none"> • The dwelling entries of the ground floor of dwellings and residential buildings <u>should</u> be accessible or able to be easily made accessible to people with limited mobility. 	<p>Complies</p> <p>At grade front entrances are provided to the building.</p>

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Plan: 27 of 32

<p><i>There are no decision guidelines for this objective and standard.</i></p>	
<p>55.05-2 Dwelling entry objective</p> <ul style="list-style-type: none"> To provide each dwelling or residential building with its own sense of identity. <p>Standard B26</p> <p>Entries to dwellings and residential buildings <u>should</u>:</p> <ul style="list-style-type: none"> Be visible and easily identifiable from streets and other public areas. Provide shelter, a sense of personal address and a transitional space around the entry. <p><i>There are no decision guidelines for this objective and standard.</i></p>	<p>Complies</p> <p>The entry to the building is easily identifiable and sheltered appropriately to create a transitional space around the entry that will create a sense of personal address.</p>
<p>Clause 55.05-3 – Daylight to New Windows Objective</p> <ul style="list-style-type: none"> To allow adequate daylight into new habitable room windows <p>Standard B27 (can be varied)</p> <p>A window in a habitable room <u>should</u> be located to face:</p> <ul style="list-style-type: none"> An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or A verandah provided it is open for at least 1/3rd of its perimeter, or A carport provided it has two or more open sides and is open for at least one third of its perimeter. <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> <i>The design response.</i> <i>Whether there are other windows in the habitable room which have access to daylight.</i> 	<p>Complies</p> <p>All habitable room windows within the development are provided with adequate daylight in the form of a minimum area of 3 m x 1 m.</p>
<p>Clause 55.05-4 – Private Open Space Objective</p> <ul style="list-style-type: none"> To provide for adequate private open space for the reasonable recreation and service needs of residents. <p>Standard B28 (can be varied)</p> <p>A dwelling or residential building <u>should</u> have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building <u>should</u> have private open space consisting of:</p>	<p>Complies with objective</p> <p>The proposal provides a suitable amount of SPOS peer dwelling, either in the form of ground floor open space areas or upper floor balconies and roof decks.</p> <p>On balance, it is considered that all of the dwellings will provide a suitable level of internal amenity for the future residents on the Site in accordance with the objectives of Clause 55.05-4.</p>

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Date Plans Provided: 9/05/2025

<ul style="list-style-type: none"> • An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or • A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or • A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. The balcony requirements in Clause 55.05-4 do not apply to an apartment development. <p>Note: The balcony requirements in Clause 55.05-4 do not apply to an apartment development.</p> <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> ○ The design response. ○ The useability of the private open space, including its size and accessibility. ○ The availability of and access to public or communal open space. ○ The orientation of the lot to the street and the sun. 	
<p>Clause 55.05-5 – Solar Access to Open Space Objective</p> <ul style="list-style-type: none"> • To allow solar access into the secluded private open space of new dwellings and residential buildings. <p>Standard B29 (can be varied)</p> <ul style="list-style-type: none"> • The private open space <u>should</u> be located on the north side of the dwelling, or residential building if appropriate. • The southern boundary of secluded private open space <u>should</u> be setback from any wall on the north of the space at least $(2 + 0.9h)$, where 'h' is the height of the wall. <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> ○ The design response. ○ The useability and amenity of the secluded private open space based on the sunlight it will receive. 	<p>Complies</p> <p>Each open space area within the development has a northerly aspect that is not encumbered by built form.</p> <p>The northerly aspect has been maximised in respect to the orientation of the Site.</p>
<p>Clause 55.05-6 – Storage Objective</p> <ul style="list-style-type: none"> • To provide adequate storage facilities for each dwelling <p>Standard B30 (can be varied)</p>	<p>Complies</p> <p>Internal storage areas have been provided to all dwellings</p>

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Plan: 29 of 32

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Date Plans Provided: 9/05/2025

<p>Each dwelling <u>should</u> have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p> <p><i>There are no decision guidelines for this objective and standard.</i></p>	
<p>Clause 55.06-1 – Detail Design Objective</p> <ul style="list-style-type: none"> To encourage design detail that respects the existing or preferred neighbourhood character. <p>Standard B31 (Can be varied)</p> <p>The design of buildings, including:</p> <ul style="list-style-type: none"> Facade articulation and detailing; Window and door proportions; Roof form; and Verandahs, eaves and parapets, <p><u>should</u> respect the existing or preferred neighbourhood character.</p> <p>Garages and carports <u>should</u> be visually compatible with the development and the existing or preferred neighbourhood character.</p> <p>Decision Guidelines</p> <p><i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response. The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting. Whether the design is innovative and of a high architectural standard. 	<p>Complies</p> <p>The proposed development, including in its design detail, responds appropriately to the urban design and neighbourhood character policies as detailed in the accompanying report.</p>
<p>Clause 55.06-2- Front Fences Objective</p> <ul style="list-style-type: none"> To encourage front fence design that respects the existing or preferred neighbourhood character. <p>Standard B32 (Can be varied)</p> <p>The design of front fences <u>should</u> complement the design of the dwelling or residential building and any front fences on adjoining properties.</p> <p>A front fence within 3m of a street <u>should</u> not exceed:</p> <ul style="list-style-type: none"> The maximum height specified in a schedule to the zone, or If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. <p>Table B3 Maximum Front Fence Height</p>	<p>Not Applicable</p> <p>The proposal does not provide front fencing.</p>

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Plan: 30 of 32

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Date Plans Provided: 9/05/2025

Street Context	Maximum Front Fence Height
Road Zone Category 1	2 metres
Other Streets	1.5 metres

Decision Guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The setback, height and appearance of front fences on adjacent properties.
- The extent to which slope and retaining walls reduce the effective height of the front fence.
- Whether the fence is needed to minimise noise intrusion.

Clause 55.06-3 – Common Property Objectives

- To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.
- To avoid future management difficulties in areas of common ownership.

Standard B33 (Can be varied)

- Developments should clearly delineate public, communal and private areas.
- Common property where provided, should be functional and capable of efficient management.

There are no decision guidelines for this objective and standard.

Complies

The public and private spaces are clearly delineated within the development.

Clause 55.06-4 – Site Services Objectives

- To ensure that site services can be installed and easily maintained.
- To ensure that site facilities are accessible, adequate and attractive.

Standard B34 (Can be varied)

- 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 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.

Complies

The locations of future site services have been nominally identified on-site. They can be conveniently accessed by both residents and servicing authorities.

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Plan: 31 of 32

- Mailboxes should be provided and located for convenient access as required by Australia Post.

Decision Guideline

Before deciding on an application, the responsible authority must consider the design response.

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