

Amended Town Planning Report

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: 27/06/2025

Prepared on behalf of the permit-applicant to justify the development of three attached double-storey dwellings on land known as 17 Dowling Avenue, Hoppers Crossing.



This report was amended on 25 June 2025 by:

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INTRODUCTION

The land that is the subject of this application is a unique, irregular shaped block with a wide frontage exceeding 18 metres and an overall site area of approximately 665 square metres. An existing single storey brick veneer dwelling is currently accommodated on the subject land.



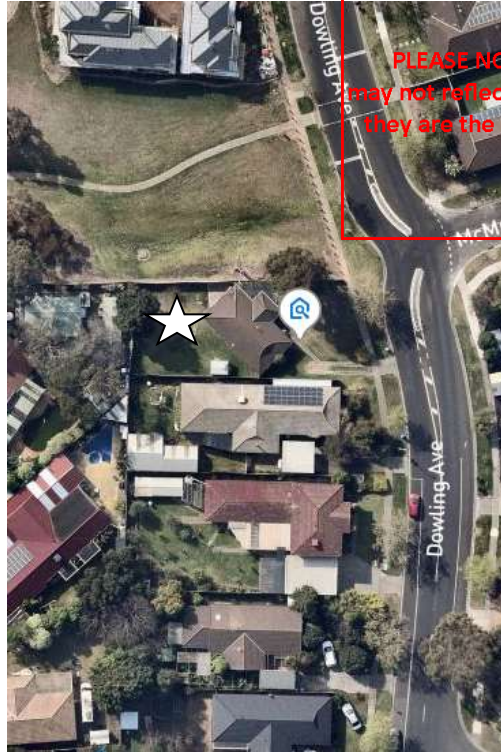
The subject land has a northern interface to a public reserve. There is no significant vegetation within the subject site itself.



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There is an existing street tree directly in front of the subject site.



The proposal seeks to demolish the existing single storey dwelling that currently occupies the subject site and to construct three attached double storey dwellings

attached double storey dwellings 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:

There are existing, nearby examples of double storey, three-dwelling developments within Dowling Avenue (refer to 23 Dowling Avenue and 33 Dowling Avenue).

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The proposed three-dwelling development on the subject land are to be laid out in a front-to-back, tandem layout. Such a layout is highly appropriate, as the subject land has a northern interface to a public reserve.

Accommodating the common driveway along the southern side of the site reflects a site responsive layout, providing generous physical separation between proposed and the existing dwelling immediately south of the subject site. The appropriate location of the proposed common driveway will ensure that this adjacent property is not overshadowed and the adjacent dwelling and roof-top solar system receive reasonable solar access.

All three proposed dwellings have a different layout. In terms of the configuration of rooms, all three dwellings have the living/meals and kitchen at ground level and three bedrooms at first floor level.

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The following is the ground level layout:



The following reflects the first floor layout:



The proposed design reflects a contemporary style, as well as incorporating design elements such as vertical weatherboard cladding, contrasting rendered walls, ground level parapet walls, first floor hipped roofs with the provision of eaves and modern windows.

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The latest amended plans now incorporate face brick cladding to the front ground level component of Dwelling 1, which acknowledges the prevailing characteristic of Dowling Avenue, being single storey, brick veneer dwellings.



The brick veneer cladding is also included on the southern ground level elevation of Dwelling 1, which represents a prominent oblique view of the site from the public realm, due to the common driveway located at the southern side of the subject site.



The remaining elevations reflect a contrasting combination of lighter and darker finishes to various lightweight cladding materials. The contrasting colour scheme represents an acknowledgement of the variation to the colours of materials found throughout Dowling Avenue, which includes the following examples:

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1/33 Dowling Avenue



2/33 Dowling Avenue



38 Dowling Avenue



The dwellings that are proposed for the subject land at 17 Dowling Avenue have been designed to be respectful of the Dowling Avenue streetscape.

The following are photographs of existing three dwelling developments within Dowling Avenue, where all three dwellings have a two storey built form.



23 Dowling Avenue



33 Dowling Avenue

The following are examples of existing two storey dwellings within Dowling Avenue:



The proposed three-dwelling development on the subject site at 17 Dowling Avenue has been extensively articulated and includes prominent ground level parapet forms, ensuring that the proposed built form is respectful of the surrounding context.

It also needs to be acknowledged that the subject site is within close proximity to two shopping centres, schools, public transport and recreation reserves, justifying increased residential densities, as encouraged by both the Local and Municipal sections of the Wyndham Planning Scheme on appropriate sites, such as the subject site.

Numerous VCAT decision have illustrated that established suburbs will change, especially in well serviced areas close to services and public transport. Multi-dwelling developments as proposed reflects a pragmatic approach to providing much needed housing within an established, well-served suburb for Melbourne's growing population.

This need is further compounded as Wyndham is one of Australia's fastest growing municipalities, where continuing urban sprawl cannot be the only solution to satisfy the increasing housing demand. Therefore, an implication of

the need for additional housing within established suburbs, is that the original character will need to change as residential densities are increased.

A quote from a previous VCAT decision, **Jacobs v Banyule CC [2008] VCAT 634**, whereby Member Keaney appropriately states the following (which is highly relevant to the proposal at 6 Moffatt Crescent):

- ***“The Tribunal has commented often enough on the fact that suburbs will physically change as state and local policy on encouraging medium density housing takes effect.”***

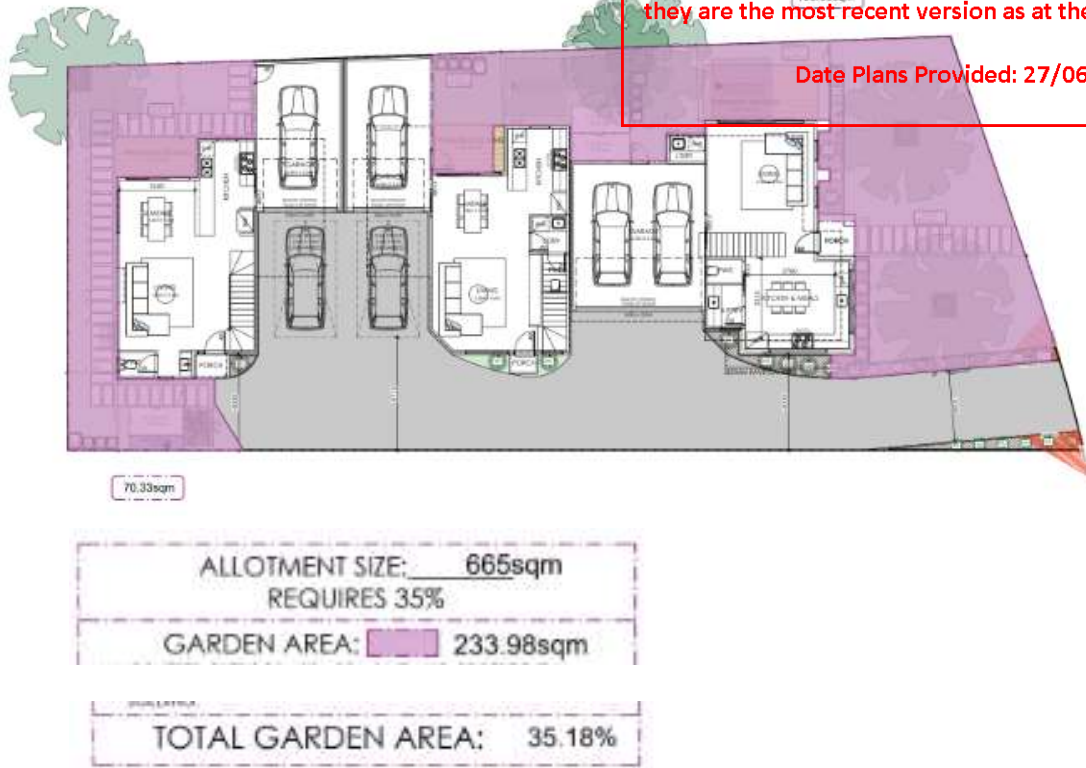
A planning permit is required pursuant to Clause 32.08-6 of the Wyndham Planning Scheme for the construction of two or more dwellings on the subject site that is within in a General Residential Zone.



The proposal accords with the Garden Area requirements outlined in the zone requirements by providing 35.18% garden area. The garden area is demonstrated in plan form.

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There are no planning scheme overlays that affect the subject site.

The proposal will not conflict with the relevant *purposes* of the *General Residential Zone*.

It is submitted that the proposal accords with the above-mentioned purposes, which will be demonstrated in this report, which includes respecting neighbourhood character, encouraging dwelling diversity and housing growth.

There are no local variations included within Schedule 1 to Clause 32.08 of the General Residential Zone. There are no neighbourhood character objectives listed in Schedule 1.

Furthermore, Clause 32.08-5 requires that the proposed development satisfy the ResCode requirements pursuant to Clause 55 of the Wyndham Planning Scheme.

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PLANNING POLICY FRAMEWORK

It is submitted that the proposed three-dwelling development on the subject site does not conflict with the State Planning Policy Framework section of the Wyndham Planning Scheme.

Clause 11 – Settlement

This proposal satisfies the intent of this Clause through diversity of housing choice, facilitating economic viability of this area and promoting energy efficiency by providing housing close to public transportation.

The subject site is well serviced by buses and trains, being located within reasonable walking distance to the Pacific Werribee Shopping Centre, which is well serviced by buses. Buses provide convenient access to the Hoppers Crossing and Werribee train stations. Schools and recreation facilities are also located within close proximity to the subject site.



Clause 11.01-1S – Settlement

This Clause encourages in-fill redevelopment as a means of limiting urban sprawl.

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By providing for additional housing within an area that is within close proximity to existing activity centres and is well-serviced by public transport and schools, will reduce pressure on supply of urban land.

Clause 11.02 – Managing Growth

One of the Strategies relating to the supply of urban land is to plan to accommodate projected population growth over at least a 15-year period.

In the short-term, additional housing growth should also be encouraged within established areas, justifying three dwellings on a large site, having a direct interface to a public open space.

Strategies of **Clause 11.02-1S** that would be considered satisfied by this particular proposal would include:

- *“Opportunities for the consolidation, redevelopment and intensification of existing urban areas.”*
- *“Neighbourhood character and landscape considerations.”*

Clause 15 – Built Environment

The proposal contributes positively to local urban design and enhances liveability, diversity, amenity and safety of the public realm.

The proposal avoids high fencing along the property frontage and integrates all three dwelling to an adjacent recreation reserve.

Most importantly, the proposed dwellings are well designed and will enhance the streetscape character.

The proposal will achieve a visually interesting development on the basis of the following design features:

- All three dwellings being different in terms of design detailing.
- Variation of external cladding throughout.
- The inclusion of face brick wall cladding at the prominent ground level section of Dwelling 1 represents an acknowledgement that the prevailing dwellings within this area are brick veneer single storey dwellings.

- Interesting roof forms, which include the provision of hipped roofs with eaves.
- Variation to window sizes throughout.
- Innovative design features such as parapet canopy porches.
- Car parking structures being well designed and concealed from the public realm.

Clause 15.01-1S – Urban Design & Clause 15.01-2S Building Design

The proposal will achieve high standards in architecture and urban design, positively responding to the existing character.

The architectural features and design detailing that are to be incorporated as part of this development will ensure that the proposal is consistent with the Clause 15.01-5S Objective and Strategies.

Clause 15.01-5S – Neighbourhood Character & Clause 15.01-5L

The proposal will not conflict with the Objectives and Strategies of Clause 15.01-5S and Clause 15.01-5L, which contributes to the proposal achieving the preferred neighbourhood character outcome.

The proposal is included within the Garden Court Precinct. The Garden Court Precinct Strategies will be satisfied having regard to proposed canopy tree planting being accommodated throughout this site, as well as low, highly transparent front fencing being proposed.

The recommendation that buildings should be setback at least 1 to 2 metres from side boundaries has been satisfied for all three proposed dwellings.

Clause 15.01-4R – Healthy Neighbourhoods – Metropolitan Melbourne

The proposed development of additional dwellings is consistent with the recommendation of this Clause with respect to the facilitation of increased housing in the established areas.

The aim is to create a city of 20-minute neighbourhoods close to existing services, jobs and public transport, justifying the proposed three dwelling development.

Clause 16 – Housing

This clause encourages diversity for housing and convenient access to activity centre, public transport, schools and open space. The provision of three dwellings on the subject site satisfies the intent of this Clause.

Clause 16.01-1S – Housing Supply

Given the site's great location in terms of proximity to schools, shopping centres, recreation facilities and other services, increasing the supply of housing on sites such as the subject site should be encouraged.

Developments such as the proposed three-dwelling development on the subject site will facilitate the establishment of a city of 20-minute neighbourhoods which is encouraged by Clause 16.01-1R.

Clause 16.01-2S Housing Affordability

The efficient use of land will contribute to improved housing affordability.

The proposed three-bedroom, double storey dwellings are suitable for a very wide cross-section of the community, reflecting an affordable option for a new 'family home' which is located on a low-maintenance, compact parcel of land.

It is important for all areas to have housing options, supplementing the existing housing stock, in order to meet the increasingly diverse housing needs of Wyndham's population.

Clause 18 – Transport

The provision of additional housing within an area that is well serviced by public transport accords with the intent of this Clause.

Clause 19.03-3L – Water Sensitive Urban Design

The proposal has been designed to promote water sensitive design that includes storm water re-use. Details will be included in an SDA report that will be completed and submitted as part of this application for a planning permit.

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Clause 19 relating to Infrastructure supports the proposed three-dwelling development to accommodate housing growth within a well-served area, which facilitates the efficient use of existing infrastructure.

MUNICIPAL PLANNING STRATEGY

Clause 02.01 – Municipal Profile

The increasing population of Wyndham justifies increased housing opportunities. Clause 02.01 states:

- *“Wyndham is the largest growing municipality in Victoria, adding 13,216 residents between 2015-2016. The population is forecast to grow from 217,122 people to 435,832 by 2036.”*

The characteristics of the Wyndham community that would justify the proposed development of additional three-bedroom ‘townhouses’ to be accommodated on more compact parcels of land:

- A relatively high proportion of family households;
- A high birth rate;
- A larger average household size than metropolitan Melbourne;
- Growing levels of cultural diversity;
- A relatively low level of socio-economic disadvantage;
- Relatively lower levels of educational attainment;
- A growing level of unaffordable housing.

The Municipal Planning Strategy encourages residential development to provide access to a range and quality of housing opportunities that will meet the needs of the population. It is stated in the planning scheme that the City of Wyndham is an area in which young families predominate, whereby Wyndham’s housing provision has tended to be relatively uniform.

The provision of three bedrooms for each dwelling, makes these dwellings suitable for families with dependent children. Single parents with children find this type of housing highly desirable being low-maintenance, in comparison to larger dwellings on larger blocks of land.

Furthermore, there also needs to be appropriate and affordable housing in the short-term for younger families, as well as single, two, three and four person households.

Therefore, this three-dwelling development provides for appropriate housing to cater for a wide cross-section of the community.

By allowing the construction of three dwellings on this very unique site with a direct interface to a public recreation reserve will safeguard and promote housing diversity opportunity, as well as affordability for this established, well-served residential area.

The recent increases in the cost of purchasing a house, as well as rises in the cost of renting, which includes housing within Hoppers Crossing, provides further justification to promote urban consolidation, to increase densities by developing sites such as this with more than one dwelling.

Most of all, this section of Hoppers Crossing is well-served with shops, schools, recreation facility, public transport and being located within reasonable distance to a major activity centre and buses provide convenient access to a train station.

The area is well-served by buses, schools and recreation facilities, justifying the provision of a three-dwelling development on the subject site, where each dwelling has three bedrooms. The proposal will provide the suitable accommodation for a wide cross-section of the community.

The above-mentioned statements relating to local policy encouraging dwelling diversity, is consistent with one of the purposes of the **General Residential Zone** pursuant to Clause 32.08 of the planning scheme, which specifically encourages housing growth and diversity for areas that are well serviced by public transport, which is the case for the subject site.

Clause 02.03-5 – Urban Design & Liveability

The proposal will improve the presentation toward the public realm of the Dowling Avenue frontage from what currently exists.

Clause 02.03-6 – Housing & Housing Diversity

The rapid population growth of Wyndham requires more housing and a diversity of housing stock to ensure overall community needs are met. This justifies the proposed three-dwelling development, all of which accommodate three bedrooms.

The site's direct interface to a public recreation reserve would be highly suitable to families with young children.

The intent of the planning scheme is to provide access to a diverse range of housing opportunities that will meet the needs of the growing population.

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The City of Wyndham is an area in which young families predominate, whereby Wyndham's housing provision has tended to be relatively uniform. Again, justifying the provision of additional three-bedroom dwellings on more compact and easy to maintain parcels of land.

The proposed three-dwelling development provides for an appropriate type of dwelling to cater for a very wide cross-section of the community.

The recent increases in the cost of purchasing a house, as well as rises in the cost of renting, which includes housing within Hoppers Crossing, provides further justification to promote urban consolidation as opposed to promoting urban sprawl as a means of achieving housing growth.

Most of all, the subject site is within walking distance to local shops, a major shopping centre, medical centres, child care centres, bus stops and recreation facilities, justifying the increased housing growth that is proposed by this application.

Wyndham's high birth rate has implications in planning for the needs of children, young people and their families. This provides justification for the subject site (which has a direct interface to a public open space reserve), to accommodate three (3) three-bedroom 'family homes' on the subject site.

Clause 02.03-6 - Neighbourhood Character

The proposal accords with Wyndham Neighbourhood Character Scoping Study (Planisphere, 2012) as the subject site is within the **Garden Court Character Type**.

This policy also seeks the provision for new canopy trees, landscaping in small spaces, open front boundary treatment or low fences.

Based on the existing context within Dowling Avenue and nearby streets, the proposed two storey built form is justified (refer to pages 7-9 of this report).

The proposal will provide the desired physical separation from both side boundaries, as well as from the rear boundary.

The layout of the new dwellings (which utilise a single vehicle crossing and one

common driveway for all three dwellings), will provide for a wide, front open space area that can accommodate two new canopy trees at the front of the site.

Secluded open spaces also accommodate canopy tree planting to enhance the garden character of this area.

The well-articulated and detailed double storey form of the proposal is respectful of the surrounding context, which includes single and two storey built forms.

The proposal reflects a recessive and appropriately articulated two storey form, where the first floor components will be smaller than the ground level component.

The proposal has been carefully designed to suit the unique shape of the subject site.

The proposed design response is highly appropriate for a site that has a direct interface to a public open space.

The inclusion of face brick cladding to the front dwelling being proposed and the provision of a darker, neutral coloured roof material will incorporate cladding materials that respect the prevailing character of this area, whereby the proposed dwellings will appropriately integrate within the existing context of the Dowling Avenue streetscape.

Wyndham Housing & Neighbourhood Character Strategy

The subject land is within an Incremental Change area as defined in the Housing & Neighbourhood Character Strategy, which is currently in draft form.

The proposal accords with the Objectives of the Strategy, which encourages moderate housing growth and diversification of housing, including multi-dwelling development as proposed on the subject site.

Due to the unique 18 metre wide frontage and the site's interface to a public open space, justifies this particular design response.

The provision of a single driveway that services all three proposed dwellings, maximises front landscaping provision and positively contributes to the garden character of this area.

The proposal responds favourably to the preferred character statements of the Garden Court Character Type area.

The appropriately designed two storey form of all three dwellings with prominent ground level parapet forms, coupled with the hipped roof form at the upper level,

reflects a respectful design response from a neighbourhood character point of view.

The provision of painted-profiled and rendered wall combination, the prominent section of face brick cladding of the front dwelling, the hipped roofs with eaves at the upper level as well as the large rectangular-shaped windows associated with all three dwellings, all represent aspects of the proposal that accord with the character of the area.

The proposal will also ensure that:

- The spaciousness of the area to be reinforced by the generous front yard and side boundary setbacks.
- The location of the respective garages, minimising the visual dominance of car parking structures from the public realm.
- The provision of a single vehicle crossings to service all three proposed dwellings will ensure that the impact of hard surface at the site frontage is minimised and maintains an appropriate streetscape presentation and front garden character.

The proposed open space provision will acknowledge the spacious character of the area.

The most important justification of the proposed development is the housing diversity that such a proposal would deliver to this area, which is consistent to the objectives and actions encouraged by the Wyndham Housing & Neighbourhood Character Study.

The provision of three compact, three-bedroom dwellings, provides suitable housing for a wide cross section of household types.

Having the provision of three bedrooms, increases the suitability of these types of dwellings to accommodate a substantially wider household types.

The efficient use of the land also facilitates for improved housing affordability, which is encouraged by the Wyndham Housing & Neighbourhood Character Study.

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There are nearby double storey, multi-dwelling developments that were constructed within more recent years, also providing justification for the proposed three-dwelling development at 17 Dowling Avenue.



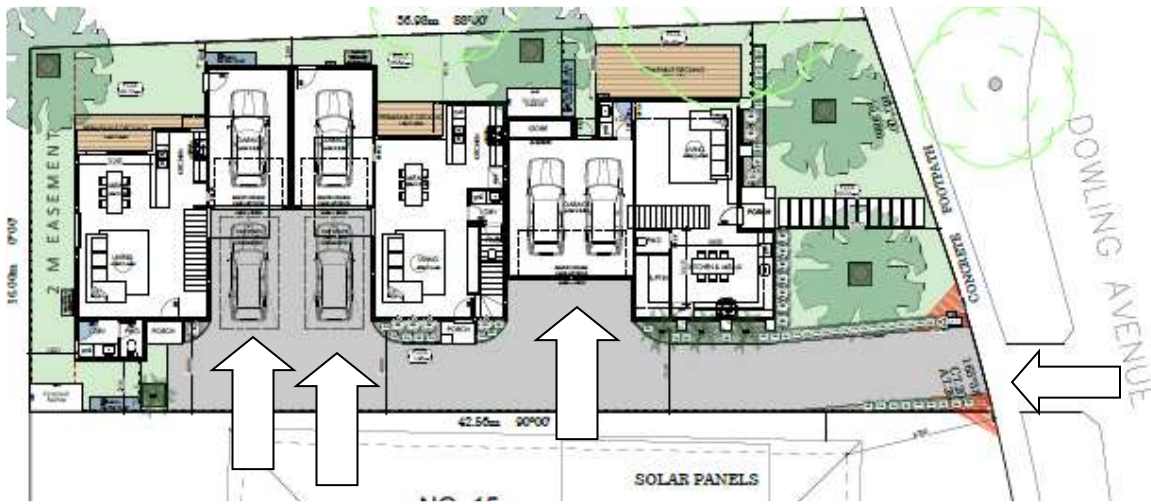
23 Dowling Avenue



33 Dowling Avenue

CLAUSE 52.06 – CAR PARKING

The provision of two car spaces for each of the proposed three-bedroom dwellings ensures that car parking for residents is appropriate to the needs of residents and does not trigger a permit requirement that would need to be assessed pursuant to Clause 52.06 of the Wyndham Planning Scheme.



The provision of one vehicle crossing to service all three proposed dwellings maximises on-street parking directly in front of the subject.

The provision of one common vehicle accessway will also maximise safety within the site and for Dowling Avenue, as all cars accessing the site will both enter and exit the subject site in a forward gear.

As the proposal is for less than five dwellings, on-site visitor parking is not required.

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RESCODE ASSESSMENT – CLAUSE 55

Clause 55.01 Neighbourhood and Site Descriptions and Design Response

A neighbourhood and site description pursuant to Clause 55.01 of the Wyndham Planning Scheme must accompany an application. A neighbourhood and site description has been completed which accords with the specific requirements of Clause 55.01 of the planning scheme.



The design response has been completed in plan form. It is submitted that the design of the proposed dwellings has been derived from the neighbourhood and site description, whereby an appropriate double storey development is proposed which favourably responds to the character of the area.

Furthermore, the design response includes correctly proportioned street elevations, showing the proposed development in the context of adjacent buildings, effectively demonstrating how the proposal will 'fit in' with the existing, adjacent context.

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The adjacent public open space also helps to justify all three dwellings having a two storey built form.



The nearby, recently constructed three-dwelling development (where all three dwellings have a two storey form), is shown in the above photograph. This particular site has a direct interface to the public recreation reserve, just like the subject site.

Neighbourhood Character and Infrastructure

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*

It is submitted that the proposed two dwelling development being proposed for the subject site accords with the afore-mentioned objectives.

Furthermore, this report has already outlined that the proposal accords with Council's recently adopted neighbourhood character policy.

Standard B1

- *The design response must be appropriate to the neighbourhood and the site.*
- *The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.*

It is submitted that the proposed two dwelling development satisfies the aforementioned standard.

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The proposal, which is located on a rectangular shaped site with a wide frontage width and a direct interface to a recreation reserve, reflects an appropriate site response for the site within the existing neighbourhood context. The following are aspects of the proposal that contribute toward a development that is respectful of the existing neighbourhood character:

- The proposal provides for generous open spaces throughout the site that can accommodate canopy tree planting. There are no significant trees being removed from the subject site, nor are there any tree protection controls protecting the removal of any of the existing vegetation from the subject site.



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- The following photograph is the rear yard of the subject land.



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- The provision of two canopy trees being planted in the front yard and within the secluded open spaces of all three proposed dwellings will achieve the desired garden character. The secluded open spaces are located on the northern side of the site, adjacent to the public open space. This reflects a highly appropriate design response as the canopy trees being proposed will be visible from the public realm, being both the street frontage and the adjacent public recreation reserve.
- The designer has developed a design where all three dwellings utilise a single, common driveway. This reflects a sensitive design response as far as streetscape character is concerned as well as preserving the existing street that is located directly in front of the subject site.



- The designer has made sure that the proposed dwellings are respectful in terms of their scale and built form. The use of contrasting cladding and the provision of prominent ground level parapet walls, provides the desired ground level horizontality which helps to break up two storey building bulk.



- The dwellings being integrated with the common driveway and the front dwelling with a street frontage is highly appropriate, giving each dwelling a good sense of identity, a good sense of entry, enables greater passive surveillance dwellings as well as improved internal amenity for future occupiers.
- The proposal reflects a good, contemporary design response as encouraged by both the State and Local sections of the planning scheme, as well as the Design Detail provisions of Clause 55.
- The variations to external cladding and extensive articulation of walls throughout will help to minimise first floor building bulk.
- All three garages are set back behind the front building lines of the respective dwellings and are all concealed from public view. Such provision ensures that the proposed garages will not have a dominant impact onto the street frontage. The layout of the front dwelling, the width of the land and the alignment of the front boundary will obscure all three garages from the street frontage, minimising the visual impact of the garages which is also encouraged by Clause 55.

55.02-2 Residential policy objectives

It is submitted that the proposed three dwelling residential development is in accordance with the relevant policies for housing contained under both the Planning Policy Framework and the Municipal Planning Strategy, which has been outlined earlier in this report.

Standard B2

This written report describes how the development is consistent with any relevant policy for housing in the Planning Policy Framework and the Municipal Planning Strategy.

Clause 55.02-3 Dwelling Diversity:

Not applicable to a three-dwelling development.

Clause 55.02-4 Infrastructure

- *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

Based on the level of existing infrastructure, in what is already an established urban area, the proposal is unlikely to represent an unreasonable burden on existing services and facilities.

The development provides for adequate private open space areas and on-site car parking with landscaped areas that will reduce the amount of stormwater run off.

The site is in an area with well-established infrastructure that will easily cater to a total of three attached dwellings being located on the land.

Reticulated services are available in the area.

It is considered the proposed development meets the objectives of Standard B4.

Clause 55.02-5 Integration with the street objective

- To integrate the layout of development with the street*

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Standard B5

The proposed development provides for adequate vehicular and pedestrian linkages that will maintain local accessibility.

Clause 55.03-1 Street setback objective

- To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site*

Standard B6

There is no distance specified in the schedule to the zone, therefore the distance specified in Table 1 is applicable to the development.



The minimum front setback of the adjacent dwelling at 15 Dowling Avenue is 6.7 metres. Proposed Dwelling 1 has its central, front dwelling component at the entry being setback 7.17 metres from the front property boundary.

Pursuant to the requirements of Standard B6, it is submitted the proposed setback is considered appropriate, whereby the staggered front building line of the front dwelling and the angle of the front property boundary are considered.

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of Dowling Avenue, creates the impression that the proposed front setback of Dwelling 1 is greater than the front setback of the adjacent dwelling at 15 Dowling Avenue.

Any requirement to increase the front setback would be at 'odds' with a secondary aspect of the street setback objective of Clause 55.03-1 to make efficient use of the site, especially considering the varied setbacks of existing dwellings found along Dowling Avenue.



Therefore, what is proposed as far as the new setbacks are concerned is considered appropriate from a neighbourhood character point of view.

Clause 55.03-2 Building height objective

- To ensure that the height of buildings respects the existing or preferred neighbourhood character

Standard B7

There is no maximum height specified in the schedule to this zone, if no maximum height is specified in the schedule to the zone the maximum height should be 9 metres. The proposed height results in a development that is substantially less than the maximum allowed under Standard B7.

Clause 55.03-3 Site coverage

- *To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.*

Standard B8

There is no maximum site coverage specified in the schedule to the zone. The total building site coverage for the land is below the 60% suggested maximum of this standard.

The proposed development is considered to fully satisfy the objectives of standard B8 by having a low site coverage of 39.56%.

Clause 55.03-4 Permeability objective

- *To reduce the impact of increased stormwater run-off on the drainage system.*
- *To facilitate on site stormwater infiltration*

Standard B9

The proposed development should not cause any increase in storm-water run off with the side and rear setback areas of the proposed development having the capacity to absorb any additional run off.

The permeable surface area well and truly exceeds the 20% maximum specified, which is attributed to the appropriate open space provision for all three dwellings being proposed.

Proposed permeability is 36.06%, which satisfies the objectives of Standard B9.

Clause 55.03-5 Energy Efficiency Objective

- *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*

Standard B10.

An energy rating report will now need to achieve a 7-star energy rating at the building permit stage.

The proposed development fully satisfies the objectives of standard B10 through the attached form of all three dwellings (maximising thermal massing) and the northern orientation of the ground level living area of all three proposed dwellings and the first floor retreat of the front dwelling.

Clause 55.03-6 Open space objective

The proposal has a northern side interface to a public open space. This helps to justify the proposed two storey form of all three dwellings to enable passive surveillance of the public open space, contributing toward a safer environment.



It is submitted that the proposal will not conflict with **Standard B11.**

Clause 55.03-7 Safety objective

- *To ensure the layout of development provides for the safety and security of residents and property.*

Standard B12

The layout of the proposed dwelling has been designed to ensure the safety and security of residents and their property. The front entrance of all three proposed dwellings face the street frontage or the common vehicle accessway, reflecting an appropriate design response.

The two-storey form maximises the number of habitable room windows facing the street frontage and the adjacent public open space area. Such provision enables effective surveillance of the Dowling Avenue frontage and the adjacent recreation reserve.

The proposed development does not conflict with the Objective of Cause 55.03-7 and Standard B12.

Clause 55.03-8 Landscaping objective

- *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*

Standard B13

Indicative landscaping details are included on the layout plan, which demonstrates that landscaping treatment for the proposed development will satisfy the Objectives of Clause 55.03-8 and Standard B13.

A permit condition can be imposed requiring a landscape architect being engaged to develop a proper landscaping plan for the subject site.

Clause 55.03-9 Access objective

- *To ensure vehicle access to and from a development is safe, manageable and convenient;*
- *To ensure the number and design of vehicle crossovers respects the neighbourhood character*

Standard B14

Maintaining the existing single vehicle crossing for all three dwellings to utilise fully accords with Standard B14 as the proposed vehicle crossing arrangement for this proposal, will not adversely affect the streetscape character.

It is considered that the proposal accords with the intent of the Clause 55.03-9 Objectives.

Clause 55.03-10 Parking location objective

- *To provide for convenient parking for residents and visitor vehicles;*
- *To avoid parking and traffic difficulties in the development and the neighbourhood;*
- *To protect residents from vehicular noise within developments.*

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:

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Standard B15

Car parking facilities will be convenient for all three proposed dwellings.

The appropriate location of the garages associated with all three dwellings fully satisfies the Objectives of Clause 55.03-10 as well as the numeric requirements of Standard B15.

Clause 55.04-1 Side and rear setbacks

- *To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings*

Standard B17

Pursuant to Standard B17, a new building not on or with 200mm of a boundary should be setback from side or rear boundaries:

- At least the distance specified in the schedule to the zone, or
- If no distance is specified in the 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 meter of height over 6.9 metres.

It is submitted that the proposed development accords with the numeric side and rear setback requirements of Standard B17.

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.*

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Standard B18

The proposal avoid boundary wall construction, ensuring that the proposal will not conflict with Standard B18 and will satisfy Clause 55.04-2. The lack of boundary wall construction is highly appropriate from a neighbourhood character point of view, as well as not having any adverse impact onto adjacent properties.

Clause 55.04-3 Daylight to existing windows objective

- *To allow adequate daylight into existing habitable room windows*

Standard B19

The location of the proposed dwellings will not have any effect on daylight to habitable room windows on any adjoining property.

The location of the adjacent dwellings and associated structures has been shown on the layout plan, which demonstrates that the proposed development will not adversely affect these neighbouring dwellings.

Clause 55.04-4 North-facing windows objective

The proposal will not have any impact on existing north-facing windows.

Clause 55.04-5 Overshadowing open space objective

- *To ensure buildings do not significantly overshadow existing secluded private open space*

Standard B21

Shadow diagrams provided demonstrate an appropriate level of compliance with Standard B21.

Clause 55.04-5 Overlooking objective

- *To limit views into existing secluded private open space and habitable room windows.*

Standard B22

The elevation plans demonstrate that there will not be adverse overlooking of adjacent secluded open spaces. Permit conditions can also be imposed to safeguard the privacy of adjacent properties.

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 with a development*

Standard B23

The proposal does not conflict with Standard B23.

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

The proposed development has been designed to contain noise sources within the development and to protect residents from external noise.

It is not envisaged that the proposed dwellings will be subjected to any excessive external noise sources beyond that which is commonplace within a residential setting.

Similarly, it is not envisaged that this development will generate unreasonable noise sources to adjoining properties beyond normal residential activity noise levels.

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

This Standard requires the consideration of the needs of people with limited mobility in the design of the development.

The proposed sub-floors of all three dwellings have been kept to a workable minimum to enable access to people with limited mobility.

Overall, it is considered that the proposed development meets the Objective of Clause 55.05-1 and the specific requirements of Standard B25.

Clause 55.05-2 Dwelling entry objective

- *To provide each dwelling or residential building with its own sense of identity*

Standard B26

All three proposed dwellings have been designed to have their own sense identity by having the front dwelling at the site frontage and the remaining two dwellings appropriately located toward the common vehicle accessway. This enables all three dwellings having appropriately located front entry doors and porches for all three dwellings, giving each dwelling an appropriate sense of entry.

The proposed development is considered to satisfy Standard B26.

Clause 55.05-3 Daylight to new windows objective

- *To allow adequate daylight into new habitable room windows*

Standard B27

All proposed habitable room windows have been provided with outdoor space clear to the sky of over 3 square metres and a minimum dimension of 1 metre clear to the sky taking into account the allowable encroachments such as eaves.

The daylight provisions have been fully satisfied with the proposed development meeting the objectives of Standard B27.

Clause 55.05-4 Private open space objective

- *To provide for adequate private open space for the reasonable recreation and service needs of residents*

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Date Plans Provided: 27/06/2025

Standard B28

Pursuant to Standard B28 a dwelling or residential building should have private open space, of an area and dimension, as specified in the schedule to the zone.

There is no private open space dimension to the schedule of this 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 the following:

- *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.*

The areas of open space for all three of the proposed dwellings exceed the numeric requirements of Standard B28.

Clause 55.05-5 Solar access to open space objective

- *To allow solar access into the secluded private open space of new dwellings and residential buildings.*

Standard B29

Pursuant to Standard B29 the private open spaces of all three proposed dwellings have been appropriately located to receive appropriate northern solar access. Such provision will satisfy the intent and numeric requirement of Standard B29.

Clause 55.05-6 Storage objective

- *To provide adequate storage facilities for each dwelling*

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Standard B30.

Storage areas will be provided to all three of the dwellings that satisfy the requirements of Standard B30.

Clause 55.06-1 Design detail objective

- *To encourage design detail that respects the existing or preferred neighbourhood character*

Standard B31

As previously stated, the proposal has been appropriately designed, reflecting design detail that is respectful of the existing neighbourhood character.

It is also submitted that the designer of this proposal has developed a design that reflects a high architectural standard without ignoring the surrounding context in terms of proposed roof form, building materials and fenestration.

It is considered that the proposal fully satisfies the Objectives of Clause 55.06-1 and the Standards associated with B31.



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Clause 55.06-2 Front fences objective

- To encourage front fence design that respects the existing or preferred neighbourhood character

Standard B32

No front fence is proposed, which will not conflict with the intent of Clause 55.06-2 and Standard B32. A large proportion of existing properties along Dowling Avenue do not have front fences.



Clause 55.06-3 Common property objective

Common property cannot be avoided as all three dwellings share a common driveway.

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Clause 55.06-4 Site service objective

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

Standard B34

It is considered that the proposal has satisfactorily outlined that all of the relevant site services and facilities on the plans and will fully satisfy the requirements of Standard B34.