

TOWN PLANNING ASSESSMENT

DESIGN RESPONSE AND TOWNHOUSE & LOW-RISE CODE (CLAUSE 55) ASSESSMENT



11 FLORENCE ST, COBURG

DEVELOPMENT OF A DOUBLE STOREY TANDEM DUAL OCCUPANCY WITH ONSITE PARKING,
PARKING WAIVERS AND ASSOCIATED LANDSCAPING

Please note: This written statement is produced by the permit applicant and may not represent Council's position about whether the Standard is met. Council will complete its own assessment before a decision is made

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PROJECT DESCRIPTION & MAPS

This report is submitted to support a planning application for the construction of Tandem dual occupancy development at 11 Florence St, Coburg. In the course of preparing this planning submission the subject site and its environs have been inspected, and the development plans have been reviewed and are commented on.

The subject site is occupied by a single storey dwelling and approximately **130m²**. The site frontage is **12.80m** as it presents to Florence St and extends to the south **49.38m**. This site is ideal for a development such as the proposed.

Pursuant to the Victorian Planning Provisions, the subject site is situated within a Neighbourhood Residential Zone - Schedule 1 (NRZ1) and subject to a [insert overlay]. This planning submission highlights the proposed development's ability to comply with the relevant Clauses, Objectives, and Standards of the Victorian Planning Schemes.

Figure 1.0 – Location Map

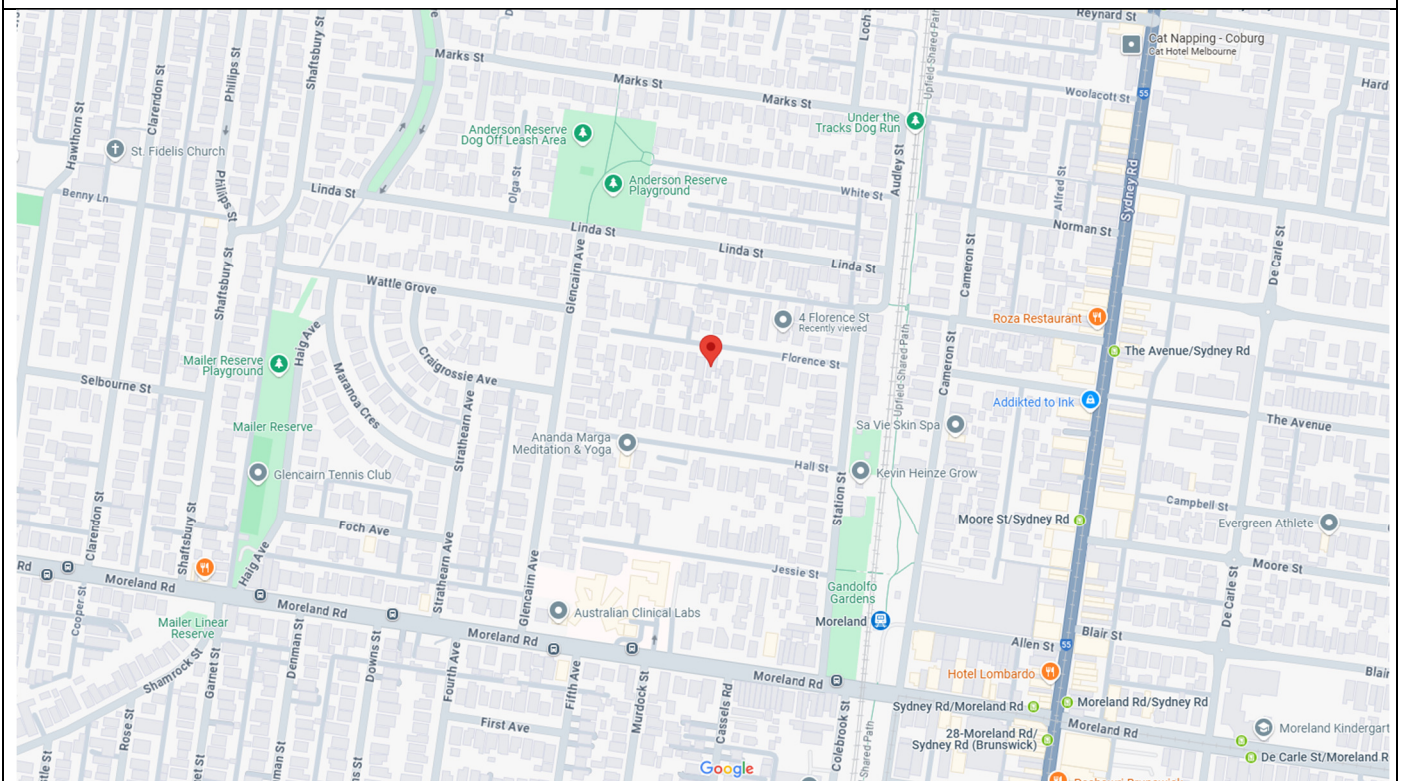


Figure 1.1 – Zoning Map

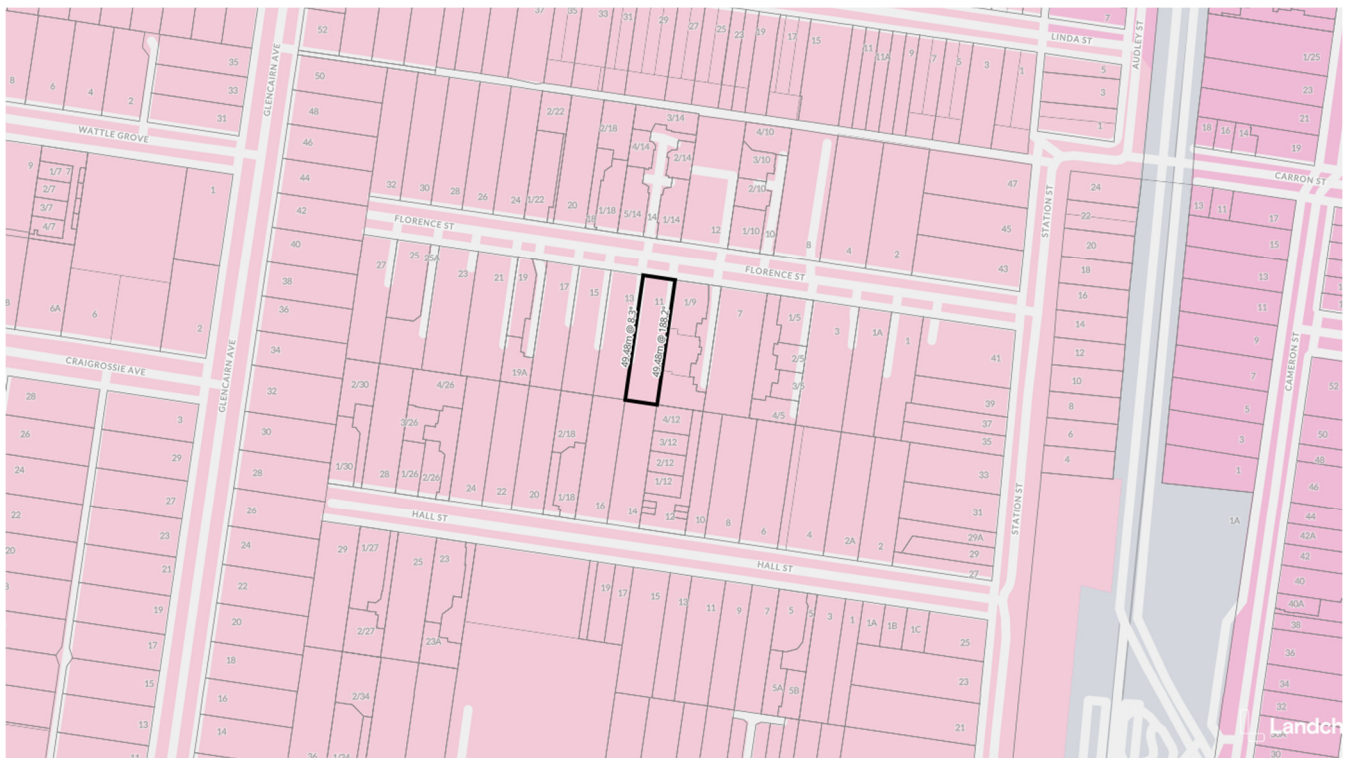


Figure 1.2 – Overlay Map



DEVELOPMENT SUMMARY

The proposal includes the construction of 2 double-storey dwellings, each featuring 4 bedrooms, dual living areas and ground floor access to a private courtyard. Vehicle access will be provided via existing concrete crossover.

The façade provides a modern presence to the street, incorporating clean lines and contemporary materials to blend seamlessly with the surrounding environment.

AREAS:

Site Area	632m ²
Site Coverage	307m ² (49%)
Permeable Area	141m ² (22%)
Garden Area	192m ² (30%)
Canopy Area	67m ² (11%)

SECLUDED PRIVATE OPEN SPACE:

Dwelling 1	43m ² (107m ² total POS)
Dwelling 2	32m ² (61m ² total POS)

PARKING ON-SITE:

Dwelling 1	Single Garage + Carparking Waiver
Dwelling 2	Single Garage + Carparking Waiver

VPP 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Purpose:

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To recognise areas of predominantly single and double storey residential development.

To manage and ensure that development is responsive to the identified neighbourhood character, heritage, environmental or landscape characteristics.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1

	STANDARD	REQUIREMENT
Minimum street setback	B2-1	None specified
Site coverage	B2-5	None specified
Private Open Space	B3-5	None specified
Front fence height	B2-8	None specified

VPP 32.09-4 - CONSTRUCTION OR EXTENSION OF A DWELLING, SMALL SECOND DWELLING OR RESIDENTIAL BUILDING

MINIMUM GARDEN AREA

An application to construct or extend a dwelling, small second dwelling or residential building on a lot must provide a minimum garden area as set out in the following table:

GARDEN AREA REQUIREMENTS:		
400 - 500 sqm	25%	
Above 500 - 650 sqm	30%	
Above 650 sqm	35%	
RESPONSE:		
Site Area:	632m ²	
Garden Area Requirement:	189.87m ²	(30%)
Garden Area Achieved:	192m ²	(30%)

VPP 32.09 – 7 - CONSTRUCTION AND EXTENSION OF TWO OR MORE DWELLINGS ON A LOT, DWELLING ON COMMON PROPERTY AND RESIDENTIAL BUILDINGS.

Permit requirement

A permit is required to:

- Construct a dwelling if there is at least one dwelling existing on the lot.
- Construct two or more dwellings on a lot.
- Extend a dwelling if there are two or more dwellings on the lot.
- Construct or extend a dwelling if it is on common property.
- Construct or extend a residential building.

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.02-8.

A development must meet the requirements of Clause 55. This does not apply to a development of four or more storeys, excluding a basement.

A development of four storeys, excluding a basement, must meet the requirements of Clause 57.

An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.

VPP52.06 - CAR PARKING

Purpose

To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework.

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

To support sustainable transport alternatives to the motor car.

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

To ensure that car parking does not adversely affect the amenity of the locality.

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

VPP52.06-1 SCOPE

VPP52.06 applies to:

- A new use; or
- An increase in the floor area or site area of an existing use; or
- An increase to an existing use by the measure specified in in Column C of Table 1 in VPP52.06-5 for that use.

VPP52.06

DOES NOT APPLY TO:

- The extension of one dwelling on a lot in the Neighbourhood Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone, Mixed Use Zone or
- Township Zone; or
- The construction and use of one dwelling on a lot in the Neighbourhood Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone unless the zone or a schedule to the zone specifies that a permit is required to construct or extend one dwelling on a lot.

VPP52.06-2 PROVISION OF CAR PARKING SPACES

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 VPP52.06-5 for that use.

The number of car parking spaces required under VPP52.06-5 or in a schedule to the Parking Overlay must be provided to the satisfaction of the responsible authority in one or more of the following ways:

- On the land; or

- In accordance with a permit issued under VPP52.06-3; or
- In accordance with a financial contribution requirement specified in a schedule to the Parking Overlay.

If a schedule to the Parking Overlay specifies a maximum parking provision, the maximum provision must not be exceeded except in accordance with a permit issued under VPP52.063.

VPP52.06-3 – PERMIT REQUIREMENT

A permit is required to:

- Reduce (including reduce to zero) the number of car parking spaces required under VPP52.06-5 or in a schedule to the Parking Overlay.
- Provide some or all of the car parking spaces required under VPP52.06-5 or in a schedule to the Parking Overlay on another site.
- Provide more than the maximum parking provision specified in a schedule to the Parking Overlay.

This does not apply if:

- A schedule to the Parking Overlay specified that a permit is not required under this Clause; or
- VPP52.06-3A applied.

Response – Each dwelling has provided the required carparking space under this clause. No visitor parking is required to be provided on site, and consequently, none has.

VPP 55 – TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDINGS

Purpose - To implement the Municipal Planning Strategy and the Planning Policy Framework.

To encourage residential development that provides reasonable standards of amenity for existing and new residents.

To encourage residential development that responds to the site and the surrounding area.

Application –

Application Provisions in this clause apply to an application to the classes of applications specified in clauses:

- 32.04-7, Mixed Use Zone,
- 32.05-8, Township Zone,
- 32.07-6, Residential Growth Zone,
- 32.08-7, General Residential Zone,
- 32.09-7, Neighbourhood Residential Zone,
- 32.10-5, Housing Choice and Transport Zone.

The objective contained in clause 55.03-1 does not apply to a development of less than 10 dwellings.

The objective contained in clause 55.05-3 does not apply to an apartment development or residential building.

The objectives contained in clauses 55.03-12 and 55.05-7 do not apply to the construction or extension of:

- A dwelling that is not in, or does not form part of, an apartment development; or
- A residential building.

Operation - The provisions of this clause contain:

- **Objectives** - An objective describes the outcome to be achieved in the completed development.
- **Standards** - A standard contains the requirements to meet the corresponding objective.
 - If a zone or a schedule to a zone specifies a standard that modifies the standard set out in this clause, the modified standard 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 standard that modifies the standard set out in this clause, or a modified standard in the zone or a schedule to the zone, the modified standard 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 standard that modifies the standard set out in this clause, or a modified standard in the zone or a schedule to the zone, the modified standard in the schedule to the overlay applies.
- **Decision Guidelines** – If a standard is not met, the decision guidelines set out the matters that the responsible authority must consider before deciding if the corresponding objective is met.

Requirements – A development must meet all of the applicable objectives contained in this clause. If a development meets a standard:

- The corresponding objective is deemed to be met;
- The responsible authority is not required to consider the corresponding decision guidelines.

If a development does not meet a standard, the responsible authority must consider the applicable decision guidelines in determining whether the corresponding objective is met.

VPP 55.01 – APPLICATION REQUIREMENTS

An application to which this clause applies must be accompanied by:

- A site description.
- A design response.
- A written statement outlining which standards are met and which are not met. If a standard is not met, the written statement must include an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines.

VPP 55.01-1 – SITE DESCRIPTION

The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:

- The built form, scale and character of surrounding development including front fencing.
- Site shape, size, orientation and easements.
- Levels of the site and the difference in levels between the site and surrounding properties.
- The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.
- The use of surrounding buildings.
- The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres.
- Solar access to the site and to surrounding properties.
- Location of existing trees 5 metres in height or greater, with a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level, on the site.

- Any cut and filled areas of soil, where known.
- Street frontage features such as poles, services, street trees and kerb crossovers.
- The location of any existing domestic solar energy system on the roof of a dwelling, apartment development or residential building on surrounding properties.

If in the opinion of the responsible authority a requirement of the site description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

VPP – 55.01-2 – DESIGN RESPONSE

The design response must explain how the proposed design derives from and responds to the site description.

The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings.

The design response must include a landscape plan that details the proposed:

- Retention and planting of canopy trees,
- Planting of other vegetation including location, species, number and size at maturity of vegetation,
- Where required, areas of deep soil and root barriers,
- Irrigation system to support existing and planted vegetation including details of any alternative water supply sources,
- Selection of vegetation that responds to the site's environment and geographic factors,
- A plan showing the location of site services, clothes drying and storage

Response – Please refer to accompanying site description and design response plan which includes the above requirements where possible.

VPP 55.02 - NEIGHBOURHOOD CHARACTER

B2-1: STREET SETBACK (VPP 55.02-1)

OBJECTIVE

To ensure that the setback of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site.

STANDARD

Walls of buildings are set back from streets:

- At least the distance specified in a schedule to the zone if the distance specified in the schedule is less than the distance specified in Table B2-1; or
- If no distance is specified in a schedule to the zone, the distance specified in Table B2-1.

Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setback of this standard.

RESPONSE | **COMPLIANT** ☒ | **NON- COMPLIANT** ☐

Street setback achieved: **5.5m**

B2 – 2: BUILDING HEIGHT (VPP55.02-2)

OBJECTIVE

STANDARD

To ensure that the height of buildings respond to the existing or preferred neighbourhood character.	<p>The maximum building height does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does 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 does not exceed 10 metres.</p>
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RESPONSE | **COMPLIANT** ☒ | **NON- COMPLIANT** ☐

The maximum height of the proposed dwelling is: **6.5m**

B2 – 3: SIDE & REAR SETBACKS (VPP55.02-3)

OBJECTIVE

To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.

STANDARD

A new building not on or within 200mm of a boundary is set back from side or rear boundaries in accordance with either B2-3.1 or B2-3.2.

Standard B2-3 is met if the building is setback in accordance with either B2-3.1 or B2-3.2, rather than needing to comply with both of these provisions:

B2-3.1:

The building is setback at least 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.

B2-3.2:

If the boundary is not to the south of the building, the building is setback at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 metres. If the boundary is to the south of the building, the building is setback at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east.

Sunblinds, verandahs, porches, eaves, facias, 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 side and rear setbacks. Landings that have 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 side and rear setbacks.	
RESPONSE COMPLIANT <input checked="" type="checkbox"/> NON- COMPLIANT <input type="checkbox"/>			
B2-3.1 <input checked="" type="checkbox"/>		B2-3.2 <input type="checkbox"/>	
EAST BOUNDARY:	SOUTH BOUNDARY:	WEST BOUNDARY:	
Ground Floor	Ground Floor	Ground Floor	
Height: 3.50m	Height: NA	Height: NA	
Required: 1.00m setback	Required: NA	Required: NA	
Achieved: 1.2m setback	Achieved: NA	Achieved: NA	
First Floor	First Floor	First Floor	
Height: 6.40m	Height: 6.50m	Height: 6.40m	
Required: 1.84m setback	Required: 1.87m setback	Required: 1.84m setback	
Achieved: 4m setback	Achieved: 1.955m setback	Achieved: 1.865m setback	
B2- 4: WALLS ON BOUNDARIES (VPP55.02-4)			
OBJECTIVE		STANDARD	
To ensure that the location, length and height of a wall on a boundary responds to the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings and small second dwellings.		<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot does not abut the boundary for a length that exceeds the greater of the following distances:</p> <ul style="list-style-type: none">• 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or• The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>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 does not exceed an average of 3.2 metres with</p>	

	no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.
RESPONSE COMPLIANT <input checked="" type="checkbox"/> NON-COMPLIANT <input type="checkbox"/> No. of proposed walls on boundary: 2 .	
WEST ELEVATION Site length: 49.38m Allowable WOB: 19.85m Achieved WOB: 4.61m Average Height: 3.08m AVE Max height: 3.240m MAX	WEST ELEVATION Site length: 49.38m Allowable WOB: 19.85m Achieved WOB: 15.185m Average Height: 3.06m AVE Max height: 3.24m MAX
B2- 5: SITE COVERAGE (VPP55.02-5)	
OBJECTIVE	STANDARD
To ensure that the site coverage responds to the existing or preferred neighbourhood character and responds to the features of the site.	The site area covered by buildings does not exceed: <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, the percentage specified in Table B2-5. If the maximum site coverage is specified in a schedule to a zone, it must be greater than the percentage specified in Table B2-5.
RESPONSE COMPLIANT <input checked="" type="checkbox"/> NON-COMPLIANT <input type="checkbox"/> Site Area: 632m² Site Cover 307m² (49%)	
B2- 6: ACCESS (VPP55.02-6)	
OBJECTIVE	STANDARD
To ensure the number and design of vehicle crossovers responds to the neighbourhood character	The width of accessways or car spaces (other than to a rear lane) does not exceed: <ul style="list-style-type: none"> 33 % of the street frontage; or 40 % of the street frontage if the width of the street frontage is less than 20 metres. The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased. The location of a vehicle crossover or accessway does not encroach the tree protection zone of an existing

		tree, that is proposed to be retained in a road by more than 10%.	
RESPONSE COMPLIANT <input checked="" type="checkbox"/> NON- COMPLIANT <input type="checkbox"/>			
Site Width: 12.80m			
Allowable Crossover Width: 5.12m			
Proposed Crossover Width 3m			
Tree Encroachment (if Req) NA			
B2- 7: TREE CANOPY (VPP55.02-7)			
OBJECTIVE		STANDARD	
To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings on the streetscape. To preserve existing canopy cover and support the provision of new canopy cover. To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.		<p>Provide a minimum canopy cover as specified in Table B2-7.1 (refer to schemes)</p> <p>Existing trees to be retained meet all of the following:</p> <p>Has a height of at least 5 metres,</p> <ul style="list-style-type: none">Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level,Has a trunk that is located at least 4 metres from proposed buildings. <p>The minimum canopy cover is met using any combination of trees specified in Table B2-7.2 (refer to schemes). Existing trees that are retained can be used in calculating canopy cover.</p> <p>Provide at least one new or retained tree in the front setback and the rear setback.</p> <p>Trees are located in either:</p> <ul style="list-style-type: none">An area of deep soil as specified in Table B2-7.2; orA planter as specified in Table B2-7.2. <p>Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors.</p>	
Type A		Type B	
<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>
RESPONSE COMPLIANT <input checked="" type="checkbox"/> NON- COMPLIANT <input type="checkbox"/>			

B2- 8: FRONT FENCE (VPP55.02-8)

OBJECTIVE

To encourage front fence design that responds to the existing or preferred neighbourhood character.

STANDARD

A front fence within 3 metres of a street is:

- 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 B2-8.

RESPONSE | **COMPLIANT** ☒ | NON- COMPLIANT ☐

VPP 55.03 – LIVEABILITY

B3-1: DWELLING DIVERSITY (VPP 55.03-1)

OBJECTIVE

To encourage a range of dwelling sizes and types in developments of ten or more dwellings.

STANDARD

Developments include at least:

- One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at ground floor level for every 10 dwellings.
- One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings.
- One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings.

RESPONSE | **COMPLIANT** ☒ | NON- COMPLIANT ☐

B3 – 2: PARKING LOCATION (VPP55.03-2)

OBJECTIVE

To minimise the impact of vehicular noise within developments on residents.

STANDARD

Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least:

- 1.5 metres; or
- If there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre; or
- 1 metre where window sills are at least 1.5 metres above ground level.

This standard is met if an accessway or relevant car parking space is used exclusively by the resident of the building with the habitable room.

RESPONSE | **COMPLIANT** ☒ | NON- COMPLIANT ☐

B3 – 3: STREET INTEGRATION (VPP55.03-3)

OBJECTIVE

STANDARD

To integrate the layout of development with the street to support the safety and amenity of residents.	<p>Where a development fronts a street, a vehicle accessway or abuts public open space:</p> <ul style="list-style-type: none"> Passive surveillance is provided by a direct view from a balcony or a habitable room window to each street, vehicle accessway and public open space. The total cumulative width of all site services to be located within 3 metres of a street, do not take up more than 20 per cent of the width of the frontage and are screened from view from the street or located behind a fence. Screens or fences are to provide no more than 25 per cent transparency. <p>Lighting is provided to all external accessways and paths.</p> <p>Mailboxes are provided for each dwelling and can be communally located.</p>
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RESPONSE | **COMPLIANT** ☒ | NON- COMPLIANT ☐

B3- 4: ENTRY (VPP55.03-4)

OBJECTIVE	STANDARD
<p>To provide each dwelling, apartment development or residential building with its own sense of identity.</p> <p>To provide entries with weather protection, safe design, natural light and ventilation.</p>	<p>Dwellings - Each dwelling and each residential building has a ground level entry door that:</p> <ul style="list-style-type: none"> Has a direct line of sight from a street, accessway or shared walkway. Is not accessed through a garage. Has an external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door.

RESPONSE | **COMPLIANT** ☒ | NON- COMPLIANT ☐

B3- 5: PRIVATE OPEN SPACE (VPP55.03-5)

OBJECTIVE	STANDARD
To provide adequate private open space for the reasonable recreation and service needs of residents.	<p>A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone.</p> <p>If no area or dimension is specified in a schedule to the zone, a dwelling or residential building has private open space with direct access from a living area, dining area or kitchen consisting of:</p> <ul style="list-style-type: none"> An area of 25 square metres of secluded private open space, with a minimum dimension of 3 metres width; or A balcony with at least the area and dimensions specified in Table B3-5; or

		<ul style="list-style-type: none">• An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or• An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width. <p>If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone;</p> <ul style="list-style-type: none">• The area and dimensions specified in the schedule must be 25 square metres or less; and• The area and dimensions specified for a podium, balcony or an area on a roof must be less than <p>the area and dimensions specified in this standard.</p> <p>If a cooling or heating unit is located in the secluded private open space or private open space the required area is increased by 1.5 square metres.</p> <p>Where ground level private open space is provided an area for clothes drying is provided.</p>	
≥ 25m2 <input checked="" type="checkbox"/>	Balcony <input type="checkbox"/>	Podium <input type="checkbox"/>	Rooftop <input type="checkbox"/>
RESPONSE COMPLIANT <input checked="" type="checkbox"/> NON- COMPLIANT <input type="checkbox"/>			
B3- 6: SOLAR ACCESS TO OPEN SPACE (VPP55.03-6)			
OBJECTIVE		STANDARD	
To allow solar access into the secluded private open space of new dwellings and residential buildings.		The southern boundary of secluded private open space is set back from any wall on the north of the space at least (2 + 0.9h) metres, where ‘h’ is the height of the wall.	
RESPONSE COMPLIANT <input checked="" type="checkbox"/> NON- COMPLIANT <input type="checkbox"/>			
B3- 7: FUNCTIONAL LAYOUT (VPP55.03-7)			
OBJECTIVE		STANDARD	
To ensure dwellings provide functional areas that meet the needs of residents.		<u>Bedrooms:</u> <ul style="list-style-type: none">• Meet the minimum internal room dimensions specified in Table B3-7.1; and• Provide an additional area of at least 0.8 square metres to accommodate a wardrobe.	

	Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2.
RESPONSE COMPLIANT <input checked="" type="checkbox"/> NON- COMPLIANT <input type="checkbox"/>	
B3- 8: ROOM DEPTH (VPP55.03-8)	
OBJECTIVE	STANDARD
To allow adequate daylight into single aspect habitable rooms.	<p>The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room.</p> <p>The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met:</p> <ul style="list-style-type: none"> • The room combines the living area, dining area and kitchen; and • The kitchen is located furthest from the window; and • The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen; and • An overhang extends no more than 2m beyond the window of the single aspect habitable room. <p>In Clause 55.03-8 a single aspect habitable room is a habitable room with windows on only one wall.</p>
RESPONSE COMPLIANT <input checked="" type="checkbox"/> NON- COMPLIANT <input type="checkbox"/>	
B3- 9: DAYLIGHT TO NEW WINDOWS (VPP55.03-9)	
OBJECTIVE	STANDARD
To allow adequate daylight into new habitable room windows.	<p>Dwelling (other than a dwelling in or forming part of an apartment development)</p> <p>A window in an external wall of the building is provided to all habitable rooms.</p> <p>Habitable rooms in a dwelling have a window that faces:</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

	<p>minimum dimension of 1 metre clear to the sky, not including land on an abutting lot; or</p> <ul style="list-style-type: none"> • A verandah provided it is open for at least one third of its perimeter; or • A carport provided it has two or more open sides and is open for at least one third of its perimeter.
RESPONSE COMPLIANT <input checked="" type="checkbox"/> NON- COMPLIANT <input type="checkbox"/>	
B3- 10: NATURAL VENTILATION (VPP55.03-10)	
OBJECTIVE	STANDARD
<p>To encourage natural ventilation of dwellings.</p> <p>To allow occupants to effectively manage natural ventilation of dwellings.</p>	<p>Dwelling (other than a dwelling in or forming part of an apartment development)</p> <p>Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:</p> <ul style="list-style-type: none"> • A maximum breeze path through the dwelling of 18 metres. • A minimum breeze path through the dwelling of 5 metres. • Ventilation openings with approximately the same size. <p>The breeze path is measured between the ventilation openings on different orientations of the dwelling.</p>
RESPONSE COMPLIANT <input checked="" type="checkbox"/> NON- COMPLIANT <input type="checkbox"/>	
B3- 11: STORAGE (VPP55.03-11)	
OBJECTIVE	STANDARD
To provide adequate storage facilities for each dwelling.	<p>Dwelling (other than a dwelling in or forming part of an apartment development)</p> <p>Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space.</p>
RESPONSE COMPLIANT <input checked="" type="checkbox"/> NON- COMPLIANT <input type="checkbox"/>	

B3- 12: ACCESSIBILITY FOR APARTMENT DEVELOPMENTS (VPP55.03-12) NOT APPLICABLE TO THIS APPLICATION.

VPP 55.04 – EXTERNAL AMENITY

B4 - 1: DAYLIGHT TO EXISTING WINDOWS (VPP55.04-1)

OBJECTIVE

STANDARD

To allow adequate daylight into existing habitable room windows.

Buildings opposite an existing habitable room window 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 are set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

RESPONSE | **COMPLIANT** ☒ | **NON- COMPLIANT** ☐

B4 - 2: EXISTING NORTH-FACING WINDOWS (VPP55.04-2)

OBJECTIVE

STANDARD

To allow adequate solar access to existing north-facing habitable room windows

Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot:

- A new building is to be set back from the boundary by at least 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. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.
- For new buildings that meet the Standard B2-3.2 setback, the building is setback at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.

	For this standard a north-facing window is a window with an axis perpendicular to its surface oriented from north 20 degrees west to north 30 degrees east.
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RESPONSE | **COMPLIANT** ☒ | **NON- COMPLIANT** ☐

B4 - 3: OVERSHADOWING SECLUDED OPEN SPACE (VPP55.04-3)

OBJECTIVE

STANDARD

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

The area of secluded private open space that is not overshadowed by the new development is greater than:

- 50 per cent, or
- 25 square metres with a minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced.

RESPONSE | **COMPLIANT** ☒ | **NON- COMPLIANT** ☐

B4 - 4: OVERLOOKING (VPP55.04-4)

OBJECTIVE: To limit views into existing secluded private open space and habitable room windows.

STANDARD

In Clause 55.04-4 a habitable room does not include a bedroom.

A habitable room window, balcony, podium, terrace, deck or patio is located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views are 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 that is located with a direct view into a habitable room window of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio:

- Is offset a minimum of 1.5 metres from the edge of one window to the edge of the other; or
- Has sill heights of at least 1.7 metres above floor level; or
- Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level; or
- Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent; or

- Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.

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 are:

- 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.

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.

RESPONSE | **COMPLIANT** ☒ | **NON-COMPLIANT** ☐

B4 - 5: INTERNAL VIEWS (VPP55.04-4)

OBJECTIVE

To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.

STANDARD

In Clause 55.04-5 a habitable room does not include a bedroom.

Within the development, a habitable room window, balcony, terrace, deck or patio that is located with a direct view into the secluded private open space of another dwelling:

- Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or
- Has a sill height of at least 1.7 metres above floor level; or
- Has a fixed, visually obscure balustrade to at least 1.7 metre above floor level; or
- Has permanently fixed external screens to at least 1.7 metres above floor level; or.
- Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.

Direct views are measured at a height of 1.7 metres above floor level and within:

- A 45 degree horizontal angle from the edge of the new window or balcony.
- A 45 degree angle in the downward direction.

Screens provided for overlooking are no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views as specified in this standard.

RESPONSE | **COMPLIANT** ☒ | **NON-COMPLIANT** ☐

VPP 55.05 – SUSTAINABILITY

B5 - 1: PERMEABILITY & STORMWATER MANAGEMENT (VPP55.05-1)

OBJECTIVE	STANDARD
<p>To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways.</p> <p>To facilitate on-site stormwater infiltration.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p> <p>To contribute to urban cooling.</p>	<p>The site area covered by the pervious surfaces is at least 20 percent of the site.</p> <p>The development includes a stormwater management system designed to:</p> <ul style="list-style-type: none"> • Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of: <ul style="list-style-type: none"> - Suspended solids 80% reduction in mean annual load. - Total phosphorus and Total Nitrogen 45% reduction in mean annual load. - Litter 70% reduction of mean annual load. • Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge.
<p><u>MANAGEMENT SYSTEMS PROPOSED</u></p> <p><input checked="" type="checkbox"/> 5000-5500LITRES RAINWATER TANK</p> <p><input checked="" type="checkbox"/> PERMEABLE PAVING</p> <p><input type="checkbox"/> RAIN GARDENS</p>	<p><u>AREAS OF REUSE</u></p> <p><input checked="" type="checkbox"/> SANITARY FLUSHING</p> <p><input checked="" type="checkbox"/> LAUNDRY</p> <p><input checked="" type="checkbox"/> GARDEN WATERING</p>

RESPONSE | **COMPLIANT** ☒ | **NON-COMPLIANT** ☐

B5 - 2: OVERSHADOWING DOMESTIC SOLAR ENERGY SYSTEMS (VPP55.05-2)

OBJECTIVE	STANDARD
<p>To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.</p>	<p>Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every metre of</p>

	<p>building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</p> <p>This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone.</p> <p>In Clause 55.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.</p>
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Refer to accompanying shadow diagrams for further details.

RESPONSE | **COMPLIANT** ☒ | **NON- COMPLIANT** ☐

B5 - 3: ROOFTOP SOLAR ENERGY GENERATION AREA (VPP55.05-3)

OBJECTIVE	STANDARD
To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.	<p>In Clause 55.05-3 rooftop solar energy area means an area provided on the roof of a dwelling to enable the <u>future installation</u> of a solar energy system.</p> <p>An area on the roof is capable of siting a rooftop solar energy area for each dwelling which:</p> <ul style="list-style-type: none"> • Has a minimum dimension of 1.7 metres. • Has a minimum area in accordance with Table B5-3. • Is oriented to the north, west or east. • Is positioned on the top two thirds of a pitched roof. • Can be a contiguous area or multiple smaller areas. • Is free of obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area.

Refer to dedicated area on page no. for further details.

RESPONSE | **COMPLIANT** ☒ | **NON- COMPLIANT** ☐

B5 - 4: SOLAR PROTECTION TO NEW NORTH-FACING WINDOWS (VPP55.05-4)

OBJECTIVE	STANDARD
To encourage external shading of north facing windows to minimise summer heat gain.	North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.

RESPONSE | **COMPLIANT** ☒ | **NON- COMPLIANT** ☐

B5 - 5: WASTE & RECYCLING (VPP55.05-5)

OBJECTIVE

STANDARD

To ensure dwellings are designed to facilitate waste recycling.

To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling.

To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.

Dwelling (other than a dwelling in or forming part of an apartment development)

The development includes an individual bin storage area for each dwelling, or a shared bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1

Shared Storage

If the development includes a shared bin storage area:

- The shared bin storage area:
- Is located within 40 metres of a kerbside collection point.
- Includes a tap for bin washing.
- There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area.

Where access is provided for private bin collection on the land the design of access ways must allow the vehicle to enter and exit in a forward direction.

Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.

RESPONSE | **COMPLIANT** ☒ | **NON- COMPLIANT** ☐

B5 - 6: NOISE IMPACTS (VPP55.05-6)

OBJECTIVE

STANDARD

To minimise the impact of mechanical plant noise located in the development.

Mechanical plant, including mechanical car storage and lift facilities are not located immediately adjacent to bedrooms of new or existing dwellings or small second dwellings, unless a solid barrier is in place to provide a line of sight barrier to transmission of noise and the location of all relevant bedrooms.

RESPONSE | **COMPLIANT** ☒ | **NON- COMPLIANT** ☐

B5 - 7: ENERGY EFFICIENCY (VPP55.05-7) NOT APPLICABLE TO THIS APPLICATION.

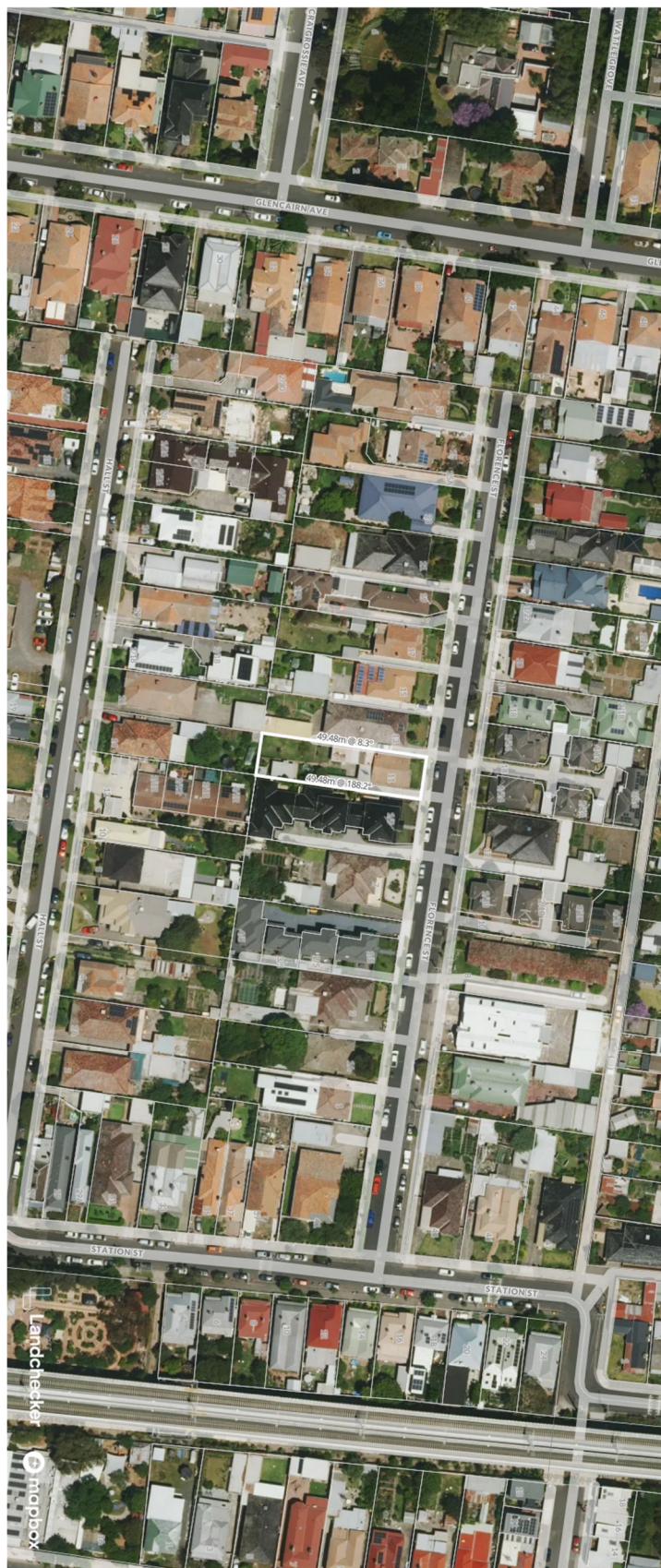
CONCLUSION

Based on this assessment, the proposed development at 11 Florence St, Coburg strongly meets the objectives and standards of the Victorias Planning Provisions (including VPP55).

The proposal will supplement housing choice available within the area and as such is in conformity with the purpose of the Neighbourhood Residential Zone and the objectives of urban consolidation (including increased availability and affordability).

The proposal is a site-specific designed development that is respectful of the existing residential form of the streetscape and respects the amenity of adjoining properties.

The proposed dwellings are contemporary in their architectural character while being respectful of existing local character and will make a positive contribution to the neighbourhood and streetscape character of the area.



04/06/2025

Attention: Emily Williams

Dear Emily,

RE: 11 FLORENCE ST, COBURG - PLANNING PERMIT: MPS/2025/226
Request for further information response

Please find enclosed the following documentation in response to your letter dated 12th May 2025

- Neighbourhood & Site Description; sheet no. NSD/DR1, dated: 06/06/2025, revision. B
- Design Response; sheet no. NSD/DR2, dated: 06/06/2025, revision. B
- Architectural Plans and Elevations; sheet no. TP1–TP6, dated: 06/06/2025, revision. B
- STORM report; transaction ID: 0, dated: 27/03/2025
- Landscape Plan, prepared by, Moorilla Studio, dated: 29/05/2025, Revision. B

The following points are in response to councils' concerns:

- Amended written Clause 55 statement provided.
- Design response including correctly proportioned streetscape elevations supplied.
- Landscape plan with tree categorisation, deep soil areas, and site services included.
- Amended floor plans with:
 - Finished floor levels (RL)
 - Garden area dimensions
 - Vehicle crossover width
 - Eaves/shading device details
 - Deep soil and planter dimensions
 - Site services, lighting, footpaths, mailboxes
 - Private open space dimensions
 - Bedroom wardrobe space
 - Internal bin areas
 - Mechanical plant locations
 - Clothes drying and storage
 - External storage (6m³ per dwelling)
 - Resident bicycle parking (2 per dwelling)
- Amended elevations including:
 - Internal elevations
- Amended development summary with canopy tree area. Further data and deep soil provisions can be found on landscape plans and Diagrams page on TP4 Plans/Schedules
- Shadow diagrams (9am–3pm) showing existing and proposed overshadowing
- STORM report (100%+) and stormwater catchment plan with WSUD details on TP4

Regards,

Theo Bosch



17/06/2025

Attention: Emily Williams

Dear Emily,

RE: 11 FLORENCE ST, COBURG - PLANNING PERMIT: MPS/2025/226
Request for further information response

Please find enclosed the following documentation in response to your letter dated 12/06/2025

- Neighbourhood & Site Description; sheet no. NSD/DR1, dated: 13/06/2025, revision. B
- Design Response; sheet no. NSD/DR2, dated: 13/06/2025, revision. B
- Architectural Plans and Elevations; sheet no. TP1–TP6, dated: 13/06/2025, revision. B
- STORM report; transaction ID: 0, dated: 27/03/2025
- Landscape Plan, prepared by, Moorilla Studio, dated: 17/06/2025, Revision. C

The following points are in response to councils' concerns:

- Updated fencing height & bin area on diagrams page annotating bin storage length & width (TP4)
- Outdoor lighting annotated on plans
- Front fence height dimensioned
- Landscape plan updated

Regards,

Theo Bosch

