



MULTI AWARD WINNING UNIT
DEVELOPMENT SPECIALISTS

1 /2 Fiveways Blvd, Keysborough
Ph. 1300 TREVOR

Date 19-12-2025

This copied document is made available for the sole purpose
of enabling its consideration and review as part of a planning
process under the Planning and Environment Act 1987.
The document must not be used for any purpose which
may breach copyright legislation

TOWN PLANNING SUBMISSION
CITY OF GREATER GEELONG

CLAUSE 55

TOWNHOUSE AND LOW-RISE CODE

REV.A

PROPOSAL	MULTI UNIT DEVELOPMENT
ADDRESS	67 WALSGOTT STREET, NORTH GEELONG
REVISION	A - NEW CODES
BY	TREVOR HOMES



MULTI AWARD WINNING UNIT
DEVELOPMENT SPECIALISTS

SITE INFORMATION

The Site: No. 67 Walsgott Street, North Geelong

Dimensions (metres): 16.76 m x 42.37m

Area: 710.12 m²

Urban Conservation Controls & Zones:

The area is in a Neighbourhood Residential Zone – Schedule 8 (NRZ8)

Melways Ref: Map 411 – H8 (Edition: Melway online edition 44)



MULTI AWARD WINNING UNIT
DEVELOPMENT SPECIALISTS

THE PROPOSAL

The proposed development comprises two (2) new single-storey dwellings in a duplex form, each with an attached single-car garage. The dwellings will feature a modern architectural style, with associated landscaping works provided to meet Geelong's landscaping requirements.

The site is currently occupied by a single-storey dwelling, a detached garage and shed—all of which will be demolished to allow for site clearance.

Dwellings 1 and 2 follow a mirrored layout, each offering three bedrooms and an open-plan kitchen, dining, and living area with direct access to the large Secluded Private Open Space (SPOS). A feature porch to each front façade enhances street appeal and provides clear visual access to the entries.

A total of six (4) off-street car spaces will be provided—each dwelling will have a single car garage and a tandem car space on its driveway—with direct vehicle access from Walsgott Street via individual driveways.

The dwellings will be constructed with face brickwork at generally with the front façade having a combination of rendered finished walls and horizontal cladding. Roofs are pitched and clad with profiled sheet metal, and windows will be aluminium-framed.

The proposed design responds well to the existing neighbourhood character by adopting contemporary forms and materials that reflect the evolving streetscape. The scale, style, and detailing are consistent with other modern developments in the area, ensuring the dwellings integrate harmoniously with their surroundings.

Landscaping will use native species in accordance with the *Geelong Indigenous Plants of Greater Geelong Zone 7* guidelines.

EXISTING STREET PATTERN

The proposed development is located in a Neighbourhood Residential Zone (NRZ8) – Incremental Change Area. The style of dwellings seen within eyesight of the subject site of Walsgott Street are generally single storey post war and modern styles.

Scale and proportions of the existing dwellings on the street are single & double storey brick or weatherboard dwellings. Roofs within eyesight of the subject site are either hipped or gabled roofs lined with tiles or profiled sheet metal.

The common style and materials used within the area that stands out are relatively even between post war style dwellings with face bricks walls, and hipped roofs lined with tiles.



MULTI AWARD WINNING UNIT
DEVELOPMENT SPECIALISTS

From eyesight of the subject site, most properties on Walsgott Street have minimal landscape to its front setback - being mainly lawn with shrubs and small trees to the perimeter or sides of the lawn. Majority of frontages are lined with boundary fence. Most commonly these are constructed low brick with its letterbox integrated into the fence. Other fencing styles that can be seen are timber picket, timber palings and brick and picket fence inserts. Height of fences varies from 0.6m – 1.7m in height. Crossovers are typically in plain concrete. Power poles run on nature-strips on odd number side of the street.

For older dwellings, off-street car space structures are typically in a detached brick garage located towards the rear of the site. Few of these in addition will have a carport to the front of the garage. For newer builds on the street, garages typically share the same roof as the dwelling and form part of the same building. Materials are in both bricks and metal with profiled sheet metal roofing. Driveway surfaces are typically finished in plain concrete. There are no parking restrictions on Walsgott Street within the vicinity of the subject site.

Generally, it is considered that the proposal as detailed in this application complies with the existing street pattern.



MULTI AWARD WINNING UNIT
DEVELOPMENT SPECIALISTS

NEIGHBOURHOOD RESIDENTIAL ZONE – SCHEDULE 8 (NRZ8) INCREMENTAL CHANGE

Objective:

The Neighbourhood Residential Zone – Schedule 8 (NRZ8) seeks to protect and enhance the existing neighbourhood character by limiting development intensity and ensuring change is incremental. The zone emphasises low-scale residential development, generally single- and double-storey dwellings, with built form, height, and site coverage that respond to the prevailing character of the area.

Response:

The subject site is located within the Neighbourhood Residential Zone – Schedule 8 (NRZ8), which seeks to manage change by allowing development that respects and reinforces the existing neighbourhood character, while ensuring that any change is incremental and consistent with the prevailing built form.

The proposal represents an appropriate level of incremental change by maintaining a low-scale built form that is consistent with the predominant single-storey character of the street. The height, massing, and overall scale of the development are in keeping with surrounding dwellings and do not introduce visual bulk that would be out of character with the area.

The design draws on established materials, roof forms, and architectural elements evident within the street, including brick construction, hipped roof forms, and modest front setback treatment. This ensures the development integrates comfortably with the existing neighbourhood context.

Front setbacks, landscaping, and fencing treatments are consistent with those found along the street and contribute to a coherent streetscape. Vehicle access and garaging are designed to minimise visual dominance and maintain the residential character envisaged by NRZ8.

Overall, the proposal satisfies the intent of the Neighbourhood Residential Zone – Schedule 8 by delivering a development that respects the existing neighbourhood character, limits change to an incremental and manageable scale, and ensures an appropriate response to the surrounding built form and urban context.

CLAUSE 55 STANDARDS

55.00 Two or more dwellings on a lot and residential buildings

The following is an assessment of the proposed development against the 34 objectives as outlined in Clause 55 of the planning scheme. Clause 55 applies to any planning permit application to extend or construct two or more dwelling on a lot if the land is in a Residential 1 Zone, Residential 2 Zone, Mixed Use Zone or Township Zone. This includes any situation where a permit is required to construct one dwelling on a lot under any provision of the planning scheme, whether or not a permit is required by the zone.

It is noted from the outset that Clause 55 encourages a variety of dwelling types to suit the diversity of peoples needs, site responsive dwellings which are pleasant to live in and do not impact adversely or unreasonably on neighbours or surrounding environment. It also encourages innovative contemporary design that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character. We believe that the proposal in its current format achieves these principle objectives and standards as outlined in Clause 55 of the planning scheme, through good site responsive design based on a comprehensive assessment of the neighbourhood character and design response. The applicant wherever possible have taken on board the design suggestions as outlined in the standards of Clause 55 which are assumed to satisfy the relevant design objectives. We believe that the development as proposed satisfies both the spirit and intent of Clause 55 of the Planning Scheme.

55.01 NEIGHBOURHOOD AND SITE DESCRIPTION & DESIGN RESPONSE

Neighbourhood and site description

The design response is appropriate to its context and the site.

The purpose of this is to ensure that an appropriate level of analysis and its context supports residential development and subdivision proposals.

The design response derives from objectives and strategies of clause 21.06 (built environment).

It is influenced by the neighbourhood and site description. The purpose of this is to ensure that an appropriate level of design of the site and its context supports residential proposal.

The proposed design response respects the existing and preferred context. Hence this objective is met on the proposed development as follows:

- makes a considered response to site opportunities and constraints
- provide a good quality living environment
- it integrates with the preferred street character



MULTI AWARD WINNING UNIT
DEVELOPMENT SPECIALISTS

Details of the existing neighbourhood and site are as follows:

Urban conservation controls & zones:

- Townhouse & Low Rise Code 2025
- Neighborhood Residential Zone - Schedule 8 (NRZ8)

Townhouse and low-rise housing code – objective

to encourage well-designed, low-rise residential development that respects neighbourhood character, ensures compatible siting and scale, and provides functional and amenity-focused dwellings.

Neighbourhood residential zone – schedule 8 (nrz8) -objective

the neighbourhood residential zone – schedule 8 (nrz8) seeks to protect and enhance the existing neighbourhood character by limiting development intensity and ensuring change is incremental. The zone emphasises low-scale residential development, generally single- and double-storey dwellings, with built form, height, and site coverage that respond to the prevailing character of the area.

Subject site description:

The subject site is a rectangular allotment of 710.12m², with a eastern frontage to Walscott Street. The land has a slight fall from west to east, however is relatively flat.

It is currently occupied by a single-storey weatherboard dwelling, with a detached garage and metal shed. There is a low front brick fence, and landscaping is minimal - primarily lawn, with a garden bed running along the north fence-line within the front setback. Driveway is plain concrete.

There is an easement on the adjoining property at the rear. On the nature strip, there is a medium-sized plum tree to be retained.

There are no parking restrictions on the street in front of the site.

Adjoining interfacing properties & private open spaces:

South interface – property no. 65

This site is developed with two side-by-side single-storey modern dwellings similar to this proposal. The dwellings are of face brick walls with rendered features to the front façades. The roof is hipped in style, lined with profiled sheet metal. The garage is integrated into the main building.



MULTI AWARD WINNING UNIT
DEVELOPMENT SPECIALISTS

Landscaping to the front setback is minimal, largely covered with lawn and garden strips along the fence and along the front of the dwellings. The front boundary is lined with a brick fence with timber slats. Driveways are in exposed aggregate; crossovers are in plain concrete. There is a power pole on the nature strip.

North interface – property no. 69

The site consists of a single-storey post-war style dwelling with face brick walls and a hipped, tiled roof, along with a detached brick garage and shed. A low brick fence lines the front boundary.

Landscaping is minimal, featuring a few small flowering trees within the lawned front setback and a strip of garden along the north fence line. The driveway is in plain concrete. A power pole is located on the nature strip.

West interface – property no. 60 Osborne Avenue:

the site consists of a single-storey post-war style dwelling with face brick walls and a gabled, tiled roof, along with a detached brick garage and sheds. A low brick fence lines the front boundary.

Landscaping to the front consists of pebbles and scattered hedge plants such as boxwood and cypressus, along with other similar plants. The driveway is in plain concrete. A power pole is located on the nature strip.

Architectural style:

The style of dwellings seen within eyesight of the subject site on Walsgott Street are generally single-storey post-war and modern styles.

Built form & material:

scale and proportions of the existing dwellings on Walsgott Street are single- and double-storey brick or weatherboard dwellings. Roofs within eyesight of the subject site are generally hipped roofs lined with tiles or profiled sheet metal.

The common style and materials used within the area that stand out are post-war style dwellings with brick walls and hipped, tiled roofs.

Gardens, fencing & street frontage:

Front gardens visible from the subject site are minimal but formal in style, generally with expansive lawn areas and garden strips along fence lines and along the front of the dwellings. Some lawns have minimal trees scattered on them.

The majority of properties along the street feature a front fence. The main style of fence is a low brick wall ranging from 600–900 high; however, other styles such as timber slats, a combination of brick and timber, timber paling, and timber picket fencing can also be seen along the street. Heights are relatively low for most fences, being below 1 m. Letterboxes are typically integrated into the fence structure. There are a few examples of front boundaries having no fence.

Off-street car spaces:

Garages either form part of the dwelling construction or are commonly detached and located to the rear. The common material is brick with metal roofing; however, metal garages



MULTI AWARD WINNING UNIT
DEVELOPMENT SPECIALISTS

and carports can be seen at a few properties. Driveways are most commonly finished in plain concrete. Crossovers are concrete throughout the street. There are no parking restrictions on Walscott street.

Generally, it is considered that the proposal as detailed in this application complies with the existing street pattern.

Significant features of the area:

1. The site is currently occupied by a single-storey weatherboard dwelling, with a detached garage and metal shed.
2. Site is located in an established suburban area near the coastline, which can take advantage of the existing services and the available physical infrastructure.

Close Proximity to:

3. 1.7 kms to North Geelong secondary college
4. 2 kms to Bell Park Primary School
5. 1 kms to CFA (Country Fire Authority)
6. 4 kms to Barwon Health North Geelong
7. 0.85 kms to Shopping Strips Cnr Separation St. & Thompson Rd
8. 4.5 kms to Norlane Arc (Aquatic Centre)
9. 2.4 kms to St. Helens Reserve
10. 4.7 kms to Westfield North Geelong
11. 1.5 kms to Multicultural Aged Care Services

Design response

The proposed design response is influenced by the neighbourhood and site description. The purpose of this is to ensure that an appropriate level of design of the site and its context supports residential and subdivision proposal.

The context area is impacted on the proposed development through

Neighbourhood characteristics. The development is impacted upon its setting through many factors including scale, height, setbacks, space between buildings, landscape, overshadowing, overlooking, mass and proportion, roof form and pitch, facade articulation and detailing, window and door proportions, verandahs, eaves, and parapets, building materials, patterns, textures and colours.

The design response has been derived from the neighborhood and site description and:

- response to the preferred neighbourhood character
- relates to any other development on the site surrounding land development by including, in particular, correctly proportioned elevations in context of adjoining buildings.



MULTI AWARD WINNING UNIT
DEVELOPMENT SPECIALISTS

- acknowledges the environment of the site.
- is innovative rather than imitative.

Significant features that were considered:

1. Site area and shape
The subject site, with a generous area of 710.12m², comfortably accommodates well-proportioned living areas and private open spaces for both proposed dwellings. The site is rectangular in shape with a slight fall towards the front boundary (fall from west to east).
2. Existing conditions
The site is currently occupied by a single-storey weatherboard dwelling, and a detached metal garage & shed. Sheet metal fences line the side and rear boundaries and a low brick fence lines the front boundary. All existing structures will be demolished, and the site cleared in preparation for development. Fences to remain except for the low brick fence which will be demolished as part of the proposal.
3. Location and infrastructure
The site is located in an established suburban area, benefiting from existing physical infrastructure and services.
4. Crossovers
The existing crossover will be retained, with an additional concrete crossover to be constructed.
5. Access
The site benefits from convenient vehicle and bicycle access via Walsgott street.
6. Proposed development
The proposal comprises of two single-storey dwellings in a duplex form. Each with a single car garage and a car-space on the driveway. The scale and proportions are consistent with the neighbourhood character, which features predominantly single storey dwellings with hipped roofs lined in tiles or profiled sheet metal.
7. Architectural style, form & materials
Architectural style: the dwellings adopt a modern design, consistent with newer builds along Walsgott street. The design respects the surrounding context in terms of height, roof form, materials, and finishes.

Materials:

The dwellings will primarily feature face brickwork to side and rear, complemented by a combination of weatherboard and rendered facade. Roofs will be hipped and lined with profiled sheet metal. Aluminium-framed windows and sliding doors will be finished in a selected colour.



MULTI AWARD WINNING UNIT
DEVELOPMENT SPECIALISTS

Building form & layout:

Each dwelling has its own street frontage. The facades are articulated, with window placement designed to break up building mass and provide natural light and ventilation. The open-plan living areas connect directly to west-facing secluded private open spaces, also maximising northern sunlight. Bedrooms are positioned around the building perimeter for optimal daylight and ventilation.

8. **Building height**
The maximum allowable height is 9.0 metres. The proposed dwellings comply with this height requirement as indicated on the elevations.
9. **Safety & surveillance**
Each dwelling provides passive surveillance via the part glazed entry door and windows of bed 1 for on-looking to the front setback, driveway and the public realm, enhancing safety.
10. **Off-street car parking**
A total of four car spaces are proposed - two per dwelling. Each includes a single car garage (3.5m x 6.0m minimum) and one driveway parking space.
11. **Solar orientation**
Both dwellings provide west-facing secluded open space with direct access from the living area. Each secluded private open space receives abundant northern sunlight, providing optimal solar access for outdoor activities and passive heating of adjacent interior spaces.
12. **Landscaping**
The development incorporates generous landscaping, achieving at least 10% canopy tree coverage, in line with planning requirements. Surrounding properties display a mix of minimal and formal garden designs, ranging from open lawns to structured garden beds.
13. **Overlooking and privacy**
The development ensures protection of adjoining private open spaces and habitable room windows. All side and rear boundary fences will be a minimum of 1.8m in height above finished ground level. Screening or increased fence heights will be provided as required. Dwellings have kept as low as possible further preventing overlooking into adjoining secluded private open spaces or habitable room windows.
14. **Front fencing**
The existing low brick wall that currently lines the front boundary will be demolished - no front fence is proposed. There are examples of other properties on the street with no front fence.
15. **Visual obstruction splay**
To ensure safe access, a 50% visual obstruction splay will be maintained: minimum 2.0m along the front boundary and 2.5m along the exit lane. Any landscaping, service equipment, or letterboxes within this area will be no more than 0.9m in height, in accordance with planning requirements.



MULTI AWARD WINNING UNIT
DEVELOPMENT SPECIALISTS

16. Response to geelong planning scheme – NRZ8 (Incremental Change)

The subject site is located within the Neighbourhood Residential Zone – Schedule 8 (NRZ8), which seeks to manage change by allowing development that respects and reinforces the existing neighbourhood character, while ensuring that any change is incremental and consistent with the prevailing built form.

The proposal represents an appropriate level of incremental change by maintaining a low-scale built form that is consistent with the predominant single-storey character of the street. The height, massing, and overall scale of the development are in keeping with surrounding dwellings and do not introduce visual bulk that would be out of character with the area.

The design draws on established materials, roof forms, and architectural elements evident within the street, including brick construction, hipped roof forms, and modest front setback treatment. This ensures the development integrates comfortably with the existing neighbourhood context.

Front setbacks, landscaping, and fencing treatments are consistent with those found along the street and contribute to a coherent streetscape. Vehicle access and garaging are designed to minimise visual dominance and maintain the residential character envisaged by nrz8.

Overall, the proposal satisfies the intent of the neighbourhood residential zone – schedule 8 by delivering a development that respects the existing neighbourhood character, limits change to an incremental and manageable scale, and ensures an appropriate response to the surrounding built form and urban context.

17. Response to Townhouse and Low-Rise Code

The proposed development, as shown in the submitted drawings, complies with the requirements of the townhouse and low-rise housing code. The design ensures appropriate height, scale, setbacks, and site coverage, while maintaining amenity and respecting the character of the surrounding neighbourhood.

55.02 NEIGHBOURHOOD CHARACTER

STANDARD	OBJECTIVE	RESPONSE	COMPLIES / VARIATION
B2-1 Setback	To ensure that the setbacks of buildings from a street respond to the existing or preferred neighbourhood character and make efficient use of the site. A min.6m front setback is proposed for this development. As noted on TABLE B2-1 Street Setback minimum setback from the front: The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or 6 metres, whichever is the lesser.	A 6.05m front setback for the dwelling wall is proposed for this development. As noted on TABLE B2-1 Street Setback minimum setback from the front:	Complies
B2-2 Building Height	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. 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.	The proposed building height does not exceed 9m as shown on the elevation drawings.	Complies
B2-3 Side & rear setbacks	To ensure that the height and setback of a building from a boundary responds to the existing or preferred neighbourhood character and limits	Diagram B2-3.2 Side and rear setbacks have been added to the elevation drawings. The proposed development doesn't	Complies

	the impact on the amenity of existing dwellings or small second dwellings.	exceed this maximum height. The development also makes minimal impact on the amenity of neighbouring dwellings. The overall building height of the development has taken into account the relationship between the proposed building height and heights of existing adjoining buildings.	
B2-4 Walls on boundaries	<i>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.</i> 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. A building on a boundary includes a building set back up to 200mm from a boundary. 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 no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.	Where building walls are on / within 200mm of the side or rear boundary, they do not exceed an average height of 3.2m and have no part higher than 3.6m from the natural ground level.	Complies
B2-5 Site coverage	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: 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.	The site area covered by buildings should not exceed maximum site coverage of 60 per cent. In this instance the proposal has a maximum coverage of 46.85% per cent.	Complies

	If the maximum site coverage is specified in a schedule to a zone, it must be greater than the percentage specified in <u>Table B2-5. Areas for zones</u> as listed below: - 60% for Neighbourhood Residential Zone or Township Zone - 65% for General Residential Zone - 70% for Residential Growth Zone, Mixed Use Zone or Housing Choice and Transport Zone		
B2-6 Access	This standard regulates the width of accessways for vehicles entering and exiting a site to protect trees, allow for landscaping, enhance pedestrian safety and minimise the loss of on-street parking. 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: 33 per cent of the street frontage; or 40 per cent 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 per cent.	Street frontage: 16.76% Allowable accessways to street frontage: 40% Accessway: 1x existing + 1x New + 7m total. Results: 41.76% We seek Council support for a request for a minor variation to Standard B2-6, with the accessway exceeding the allowable 40% street frontage by only 1.76%.	Variation request
B2-7 Tree canopy	This standard encourages canopy cover in residential areas to enhance quality of life. Tree canopies provide shade, reduce the urban heat island effect, and improve.	Currently there are existing trees that will be retained to the front setback. In addition, new trees will be planted to private open spaces.	Complies

	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. Minimum canopy tree cover as per table <u>B2-7.1 Canopy cover</u> - 1000 square metres or less = 10% of site area - More than 1000 square metres = 20% of site area Also refer to <u>Table B2-7.2 Tree type, canopy cover, deep soil and planter requirements for tree type</u> for Existing trees that are retained can be used in calculating canopy cover.	For this development proposal, the site area falls within the category of 1000m² or less which will require a canopy cover of 10% of the site area. The subject site is 710.12m² which requires a canopy cover of 71.01m². Proposal: (6)no. x Type A tree = 71.6m² of canopy (not counting overlapped portions). Total proposed canopy is 10.08% which exceeds the required 10% requested in standard B2-7.	
B2-8 Front fences	To encourage front fence design that responds to the existing or preferred neighbourhood character. 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 below: <u>Table B2-8 Maximum front fence height</u> - Streets in a Transport Zone = max fence height 2m - Other Streets = 1.5m	No front fence is proposed. The existing low brick fence will be demolished. There are examples of other properties on the street that do not have a front fence. Vegetation is provided throughout the site to enhance the streetscape and neighbourhood character.	Complies

55.03 LIVEABILITY

STANDARD	OBJECTIVE	RESPONSE	COMPLIES / VARIATION
B3-1 Dwelling diversity	To encourage a range of dwelling sizes and types in developments of ten or more dwellings.	The proposed three-bedroom dwelling has been designed to support a diversity of housing needs, consistent with the objective of encouraging a range of dwelling types. Floor levels have been minimised where possible to improve accessibility and usability for a broad range of occupants, including older residents, people with mobility limitations and multi-generational households. The open-plan living areas promote shared family interaction, while the generous private open spaces provide opportunities for both individual retreat and group entertaining. This balanced approach ensures the dwelling is adaptable to changing household needs over time and makes a positive contribution to the overall dwelling diversity within the development.	Complies
B3-2 Parking location	To minimise the impact of vehicular noise within developments on residents. 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.	Resident parking is provided within enclosed garages, with an additional tandem car space accommodated within the driveway. The location of parking spaces is convenient to the dwellings and designed to provide safe and secure access for occupants. Potential amenity impacts associated with the proximity of the driveway to habitable room windows will be mitigated through the use of double glazing to ensure acceptable acoustic performance. The parking layout has been designed to minimise visual dominance and ensure that vehicle accommodation is appropriately integrated into the overall development and streetscape. On this basis, the proposal is considered to meet the objectives of this Standard.	Complies

	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.		
B3-3 Street integration	This standard promotes innovative, high-quality design outcomes that enhance safety and the amenity of residents. The standard encourages passive surveillance. To integrate the layout of development with the street to support the safety and amenity of residents.	The proposal will have a shared driveway and landscape along the driveway. Passive surveillance for the new dwelling 2 is provided by direct view from the Entry's part glazed door which on-looks to the front garden and driveway / shared area. Proposed site services shall be located within 3 metres of the front site boundary, and do not take up more than 20 per cent of the width of the frontage and are not dominating the frontage. Sensor activated lighting is provided to the garage wall to illuminate the accessways. Mailboxes are provided for each dwelling and can be easily accessible.	Complies
B3-4 Entry	To provide each dwelling, apartment development or residential building with its own sense of identity. To provide entries with weather protection, safe design, natural light and ventilation.	Each dwelling's entrance is identifiable, sheltered and provides a sense of address and a transitional space around the entry for accessibility and usability. Each dwelling has an entry door that has a direct line of sight from the street, its own accessway and not accessed through a garage, and 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.	Complies
B3-5 Private open space	To provide adequate private open space for the reasonable recreation and service needs of residents. A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone. If no area or dimension is specified in a schedule to the zone, a dwelling or residential building has private open space with	Under B3-5 no area or dimension is specified in a schedule to the zone, therefore an area of 25 square metres of secluded private open space, with a minimum dimension of 3m is required. <u>Existing Dwelling 1</u> POS – 133.49 m² SPOS – 100.06 m²	Complies

	direct access from a living area, dining area or kitchen consisting of: 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 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. If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone; 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 the area and dimensions specified in this standard. 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. Where ground level private open space is provided an area for clothes drying is provided.	<u>Dwelling 2</u> POS – 133.49 m² SPOS – 100.06 m² Dimensions of a usable space within each secluded private open space clear of any planting, in accordance with Table 3-5 in Clause 55.03-5 (Private open space) is shown on the site plan.	
--	---	---	--

B3-6 Solar access to open space	- To allow solar access into the secluded private open space of new dwellings and residential buildings. - To achieve and protect energy efficient dwellings. - To ensure the orientation and layout of the development reduces fossil fuel energy use and make appropriate use of daylight and solar energy When south facing SPOS are the following rule shall be applied: 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. Example: Where the height of the wall on the north is 6.5m (h) this is the formula: Required setback = $2m + 0.9m(6.5m)$ $= 2m + (0.9m \times 6.5m)$ $= 2m + 5.85m$ $= 7.85$ metres	The orientation of the development makes the best use of the site providing maximum ventilation, daylight and solar energy. Habitable living areas have also been orientated to make the best use of natural sunlight. The rear garden areas to the development also receive the maximum possible sunlight taking into consideration the orientation and size of the site. Each West facing secluded private open space will receive direct North solar access into its private open space. The development has been designed to achieve a minimum star ratings as required by council using the Sustainable Energy systems which will be attained from consultants upon council's request. The development has also taken into consideration adjoining neighbours and it has been determined that there is no adverse affect on their amenities.	Complies
B3-7 Functional layout	To ensure dwellings provide functional areas that meet the needs of residents. Dimensions of rooms to be: Table B3-7.1 Main Bedroom - min.3m Wide x 3.4m Deep All other bedroom - min.3m Wide x 3m Deep Table B3-7.2 Studio & 1 bed dwelling - min.3.3m Wide x 10m Deep	Each dwelling has been designed with a functional and adaptable layout that can accommodate the changing needs of occupants over time. The internal arrangement allows for potential future modifications, including the provision or adaptation of bedrooms and bathrooms as required. The inclusion of two bathrooms within each dwelling provides flexibility to support ageing in place and accessibility needs, with the ability for one bathroom to be adapted if required. This design approach enhances the long-term usability of the dwellings, contributes to the longevity of the housing stock, and supports a diverse community comprising residents of varying ages, abilities and household types.	Complies

	2> bedroom dwellings - min.3.6m Wide x 12m Deep	Dimensions of rooms meets the requirements as set out in Table B3-7.1 & B3-7.2.	
B3-8 Room depth	Provide quality daylight minimises the need for artificial lighting, enhancing energy efficiency and creating a more comfortable living environment. To allow adequate daylight into single aspect habitable rooms. 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. The depth of a single aspect, open plan, habitable room may be increased to 9 metres if all the following requirements are met: 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. In Clause 55.03-8 a single aspect habitable room is a habitable room with windows on only one wall.	The proposed dwelling 2 shall have 2.44m high ceilings throughout. Single aspect habitable room dimension calculated below: <u>Open Living /dining/ kitchen area</u> 2.55m H ceiling x 2.5 = 6.375 max room length. However, Standard B3-8 allows an extension up to 9m. Proposal is 9.0m when measured from front of the kitchen bench. <u>Bedrooms max lengths</u> Bedrooms 1-3: CL 2.55m H x 2.5 = 6.375 max room length. All bedrooms do not exceed the maximum room length as shown on the floor plan. The design response takes into consideration the extent to which the habitable room is provided with reasonable daylight access through the number, size, location and orientation of windows. The useability, functionality and amenity of the dwelling based on the layout, siting, size and orientation of habitable rooms. There are no overhang above habitable room windows that limits daylight access.	Variation request for Open Living /dining/ kitchen area Complies all other habitable rooms.

B3-10 Natural ventilation	To encourage natural ventilation of dwellings. To allow occupants to effectively manage natural ventilation of dwellings. Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide: 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. The breeze path is measured between the ventilation openings on different orientations of the dwelling.	Breeze paths have been allocated throughout the development to manage the natural ventilation of their dwellings to improve air quality, reduce the build-up of indoor pollutants and regulate indoor temperatures. Lengths of breeze path and ventilation opening sizes are indicated on the floor plans. Most similar sizes openings, and measured on different orientation of the dwelling have been used for each breeze path.	Complies
B3-11 Storage	To provide adequate storage facilities for each dwelling. Minimum storage as shown on Table B3-11 Storage 2 bedroom dwelling – min storage volume 14m³ / internally 9m³ 3+ bedroom dwelling min storage volume 18m³ / internally 12m³	Adequate storage has been provided in each room as well as the open spaces of the proposed dwellings as well as at least 6m³ storage area in the form of a shed or garage storage.	Complies
B3-12 Accessibility for apartment developments objective	n/a	The proposal is not an apartment development	

55.04 EXTERNAL AMENITY

STANDARD	OBJECTIVE	RESPONSE	COMPLIES / VARIATION
B4-1 Daylight to existing windows	To allow adequate daylight into existing habitable room windows. <u>Standard B4-1</u> 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.	A light court has been provided to all adjoining dwellings with habitable room windows located near adjoining boundaries. This light court has a minimum dimension of 1.00m x 3.00m clear to the sky.	Complies
B4-2 Existing north-facing windows	To allow adequate solar access to existing north-facing habitable room windows.	North-facing habitable room window of an existing dwelling is within 3.00m of a boundary on an abutting lot, a building should be setback from the boundary 1.00m, plus 0.60m for every meter of height over 3.60m up to a height of 6.90m, for 3.00m from the edge of each side of the window. It is noted that the development does comply with this objective in relation to height and setbacks of the walls. Overall, it is considered that the proposal	Complies

		adequately satisfies the needs of the residence and will ensure that there is no loss of amenity to the adjoining residence.	
B4-3 Overshadowing secluded open space objective	To ensure buildings do not significantly overshadow existing private open space.	Adjoining private open spaces to be protected. When measured at equinox at 9am, approx. 0.4 m of additional overshadow occurs to rear property no.1 June avenue. This additional overshadow is not unreasonable as it is minimal and over an area that is currently overshadowed by its own trees. In addition the shadows lasts for less than 3 hours. When measured at equinox at 12 noon, no additional overshadow to neighbouring properties occurs. When measured at equinox at 3pm, no additional overshadow occurs to neighbouring properties. Normally this has been achieved to adjoining private open spaces by, ensuring that at least 75per cent (or 60 square meters with minimum dimension 5.00m, whichever is the lesser area) of the private open of an existing dwelling receives a minimum of four hours of sunlight between 9 am and 3 pm on 22nd September. Generally, it is considered that the proposal as detailed in this application complies with the standard.	Complies
B4-4 Overlooking	To limit views into existing secluded private open space and habitable room windows.	Direct views from windows or other private, communal or public areas within the development have been obscured by providing frosted glazing to upper floor habitable windows to a height of at least 1.7m above floor levels, and providing fences where necessary to a minimum height of 1.8m above ground level. Generally, it is considered that the proposal as detailed in this application complies with this standard.	Complies

B4-5 Internal views	To limit views into the secluded open space and habitable room windows of dwellings and residential buildings within a development.	All windows within the proposal have been positioned and setback such that direct observation into other habitable room windows within the site is not possible, protecting the privacy of both residences.	Complies
----------------------------	---	---	----------

55.05 SUSTAINABILITY

STANDARD	OBJECTIVE	RESPONSE	COMPLIES / VARIATION
B5-1 Permeability and stormwater management	To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways. To facilitate on-site stormwater infiltration. To encourage stormwater management that maximises the retention and reuse of stormwater. To contribute to urban cooling.	The site should have a minimum of 20 per cent of its total area as a pervious area. In this instance 42.96% has been provided as a pervious area. This has been provided by way of open landscaping beds and lawn areas as well as minimising paving treatments.	Complies
B5-2 Overshadowing domestic solar energy systems	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. <u>Standard B5-2</u> 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 building height over 3.6 metres up	All walls of proposed dwelling 2 are below 3.6m high, total building height is below 9.0m. Line of Setbacks indicated on the Elevation Plans. Levels may alter once SBO minimum floor levels are determined by the council Adjoining private open spaces to be protected. Results of shadow diagrams are noted below: At 9:00 am on the equinox, the proposed development results in an additional overshadowing of approximately 1.1 m onto the garage roof of the neighbouring property at no. 26b. The side setback is already completely shadowed by the existing fence. This additional overshadowing to the garage roof is considered reasonable, as it does	Complies

	to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone. In Clause 55.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.	not impact the neighbour's secluded private open space or habitable room windows. At 12 noon on the equinox, the proposed development results in an additional overshadowing of approximately 0.96 m onto the garage roof and driveway of the neighbouring property at no. 27. This extent of overshadowing is considered minimal and reasonable, as it does not impact any habitable room windows. At 3 pm on the equinox, the proposed development results in an additional overshadowing of approximately 1.21 m onto the garage roof and driveway of the neighbouring property at no. 26b. This extent of overshadowing is considered minimal and reasonable, as it does not impact their secluded private open space or habitable room windows.	
B5-3 Rooftop solar energy generation area	To support the future installation of appropriately sited rooftop solar energy systems for a dwelling with roof area in accordance with Table B5-3: Table B5-3 Minimum rooftop solar energy generation area: 1 bedroom dwelling: 15 square metres Of Minimum roof area 2 or 3 bedroom dwelling: 26 square metres Of Minimum roof area 4 or more bedroom dwelling 34 square metres of Minimum roof area	The development proposes a pitched roof for each dwelling with an area on the roof capable of siting a rooftop solar energy area of: - 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 able to be positioned on the top two thirds of a pitched roof or can be Can be a contiguous area or multiple smaller areas. - Is free of obstructions on the roof of the dwelling. A roof plan has been provided and areas which are capable of installing future solar panels of at least 26m².	Complies
B5-4 Solar protection to new	To encourage external shading of north facing windows to minimise summer heat gain.	North facing windows will have blinds installed internally after handover.	Complies

north-facing windows	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.		
B5-5 Waste and recycling	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.	Individual open areas have been designated for bin storage to each dwelling. These have a minimum area of 1.8 square metres, with a min. depth of 0.8 metre and min. height of 1.8 metres as required by the Standard. Council collection of waste will be from the kerbside. Allocated bin area for collection day will be on the nature-strip as indicated on the site plan.	Complies
B5-6 Noise impacts	To minimise the impact of mechanical plant noise located in the development.	The only major noise source within the surrounding area is light traffic along Walscott Street. Bedrooms and private open spaces are well setback via the front setback. SPOS of dwellings to have a min. 1.8m high paling fence to help reduce noise impact. The only mechanical noise made by the development is the garage sectional panel door which are set well away from habitable room openings. Generally, it is considered that the proposal as detailed in this application complies with the objectives of this standard.	Complies
B5-7 Energy efficiency for apartment developments	To achieve energy efficient dwellings and buildings. To ensure dwellings achieve adequate thermal efficiency.	The design response to energy efficiency through evaluating the size of the dwelling to suit the land, the orientation and layout of the site, the availability of solar access to north-facing windows on the site. The layout offers occupiers to enjoy north facing private open spaces with natural light and ventilation penetrating through windows into the open kitchen, dining and living room. A NatHERS report shall be provided upon council's request once the design leans towards a support from council.	Complies

52.06 CARPARKING

52.06 Car Parking objectives

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.

STANDARD	OBJECTIVE	RESPONSE	COMPLIES / VARIATION
52.06-5 Number of car parking spaces required	Ensure that an appropriate number of car parking spaces are provided to meet the needs of users of land without creating an oversupply that impacts urban character, amenity, or transport objectives	Each 3-bedroom dwelling shall consist of a single car garage a min. dimension of at least 3.5m wide x 6.0m deep. And a car space on the driveway with a cleared area of 2.6x5.4m. A total of (4) off street car spaces provided which adequate to meet the needs of the residence.	Complies
52.06-8 Design Standards for car parking	Aim to create car parking facilities that contribute positively to the urban environment, supporting the safety and convenience of all users while aligning with broader planning and design goals.	Design standard 1 – Accessways The development proposes to retain the existing concrete crossover and which create an additional crossover. When required if the access way serves four or more car spaces or connects to a Road Zone provisions have been made that all vehicles exit the site in a forwards direction.	Complies

		Design Standard 2 – Car parking spaces Parking provisions, for development occupiers, have been located in an enclosed garage and where indicated a car space have been located directly in front of the garage. This ensures that parking locations are reasonably close and convenient to dwellings as well as being safe and secure. Car space sizes are generally 2.60m wide x 4.90m long. At least one car space has been provided in a covered area that has a minimum internal dimension of 6.00m long x 3.50m wide. Design Standard 3 – Gradients The driveways will be paved with concrete, brick pavers or similar materials thus providing for non-slip, impervious and visually attractive surface. Where shown on the drawings submitted, all paved areas within the site wherever possible will be designed, surfaced and graded to reduce run all and allow some stormwater to drain into the site. Design Standard 4 – Mechanical Parking No mechanical parking has been designed or is required for this development. Design Standard 5 – Urban design It has been encouraged wherever possible to provide car parking to be provided in such a way that it does not dominate the development or the street frontage, and is visually comparable with the overall development. Design Standard 6 – Landscaping Adequate safety and surveillance are provided with the dwelling having a part glazed entry door and Master bedroom window for on-looking to the front yard and porch areas. These areas will be well lit and clearly visible.	
--	--	---	--

		Design Standard 7 – Landscaping Landscaping will be provided along the driveway between dwellings thus assisting to break up the expanse of paving to the frontage. Generally it is considered that the proposal as detailed in this application complies with the objectives of this standard.	
--	--	--	--

CONCLUSION

It is noted from the outset that Clause 55 encourages a variety of dwelling types to suit the diversity of peoples needs, site responsive dwellings which are pleasant to live in and do not impact adversely or unreasonably on neighbours or surrounding environment. It also encourages innovative modern design that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character. We believe that the proposal in its current format achieves these principle objectives and standards as outlined in Clause 55 of the planning scheme, through good site responsive design based on a comprehensive assessment of the neighbourhood character and design response. The applicant wherever possible have taken on board the design suggestions as outlined in the standards of Clause 55 which are assumed to satisfy the relevant design objectives. We believe that the development as proposed satisfies both the spirit and intent of Clause 55 of the planning scheme.

Sophee Say



Trevor Homes