

**Lot 221 (9) STATION STREET, NORLANE 3213**

**PROPOSED FOUR DWELLING DEVELOPMENT ON SAME LOT**

**TOWN PLANNING WRITTEN REPORT**

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## 1. INTRODUCTION

This written supplement forms part of the site analysis documentation supporting an application for a planning permit for the development known as 9 Station Street, Norlane, for the development of four dwellings and garages on the same lot.

The site analysis consists of:

- A Neighbourhood Site Description plan
- Design response plan and assessment under the provisions of Clause 55 of the Geelong Planning Scheme.

## 2. THE SUBJECT LAND AND SITE CONTEXT

The subject land is located on the west side of Station Street, 90.98m north of North Shore Road, Norlane.

The land is regular 17.07 m x 44.62 m and has an overall area of 795.78 square metres.

There are no easements within the subject site.

The site is currently vacant.

The land falls 1.0m from rear (west) to front of the site (east) and there are generally no significant changes in levels at site boundaries.

The surrounding properties are typically single and some double storey dwellings and outbuildings, suburban styles with variable setbacks.

The existing dwelling on the north side has a setback of 10.97m perpendicular to the front of Station Street.

The existing dwelling on the south side has a setback of 8.56m perpendicular to the front of Station Street.

The subject land is also located close to shops, schools, public transport and recreational facilities.

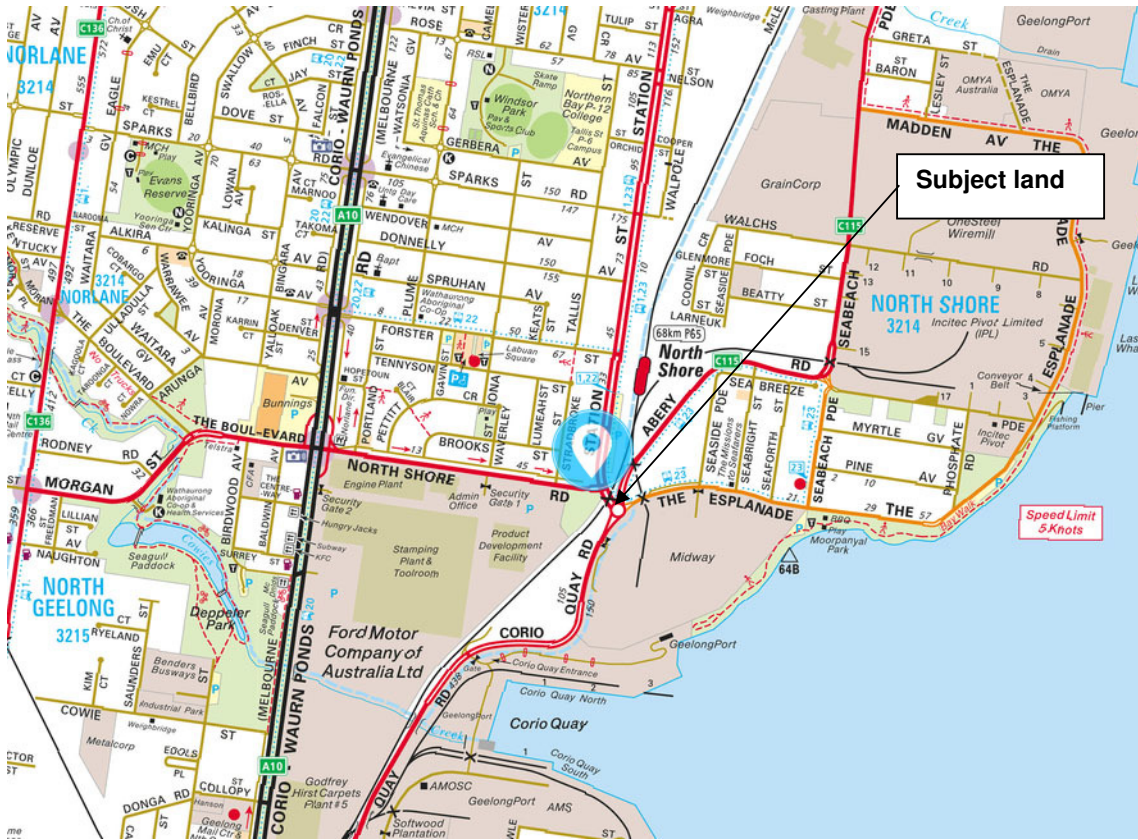


Fig.1 General location of site in relation to adjoining properties



Fig 2: Aerial view of subject land.

### **3. NEIGHBOURHOOD AND SITE DESCRIPTION**

#### **Subdivision Pattern**

Located in the central part of Norlane, the allotment frontages for the immediate vicinity of the subject land are generally in a rectangular grid formation of the surrounding streets.

#### **Topography**

The topography of this part of Norlane falls approximately 1:40 to the east.

#### **Built form, scale and character**

The built form of this portion of Norlane can, in principle be typified by post sixties modest sized single storey and two storey dwellings with more recent development interspersed.

#### **Fencing**

A majority of the properties have low front fences and some not fenced. Front gardens consist of lawns with sparsely positioned native trees and shrubs.

#### **Street Trees**

The area consists of a little and sparsely spaced young native trees positioned along the grass nature strips on both sides along Station Street.

#### **Roofs**

Roof materials are generally tiled and colorbond metal are generally pitched around 22 degrees.

#### **Location of car parking facilities**

Location of garages and carports are generally to the side of dwellings detached in the rear with variable setbacks.

While most dwellings have a garage, all dwellings have at least one crossover.

#### **Scale**

The scale of buildings varies, however in the immediate vicinity are generally typical suburban single and double storey dwellings with outbuildings.

#### **Local streets**

The physical identity of Station Street is one of a typical suburban environments. Station Street is approximately 30 metres wide between boundaries with a bitumen road that is bound on both sides with typical concrete kerbs and some vehicle crossings. There are grass nature strips and pedestrian footpaths occur on both sides of the street. There is a central strip and there are no street parking restrictions along Station Street.



**Fig 3: The site looking west at subject site at 9 Station Street Norlane**

#### **4. THE PROPOSAL**

The development proposes to construct four new double-storey dwellings. An existing vehicle crossover is located to the east front of the site servicing new development. All of the dwellings are provided with parking for two car spaces to each dwelling.

The proposal will display appropriate built form articulation, window placement and fenestration, roof forms incorporating gables and eaves, and softened materials to provide visual interest to the street and to neighbouring properties.

All dwellings provide habitable room windows along the front façade which allow for passive surveillance and activation of the street.

Full details of the layout of the development are provided with the submitted plans accompanying this application.

The presentation of porches allows for a sense of personal address for each dwelling that is safe, visible, and clearly defined.

Façades draws from elements that are found in the streetscape, including in its materials and design detail.

The ground floor of dwelling 1 consist of one study, bedroom, laundry, wc and an open plan kitchen, dining and family area with direct access to the secluded private open space to the rear of the dwelling and the private open. The upper floor consists of three bedrooms, two bathrooms and walk in robe.

The ground floor of dwelling 2 consist of one bedroom with en-suite and built in robe and laundry. The upper floor consists of two bedrooms, bathroom and an open plan kitchen, dining and family area with direct access to a balcony.

The ground floor of dwelling 3 consist of one bedroom with en-suite and built in robe and laundry. The upper floor consists of two bedrooms, bathroom and an open plan kitchen, dining and family area with direct access to a balcony.

The ground floor of dwelling 4 consist of one study, bedroom, laundry, wc and an open plan kitchen, dining and family area with direct access to the secluded private open space to the rear of the dwelling and the private open. The upper floor consists of three bedrooms, two bathrooms and walk in robe.

Landscaping opportunity is provided for within the front setback and rear SPOS areas. The landscaping proposed softens the appearance of impervious surfaces to the street and provides a reasonable and updated landscaping outcome for the site.

Proposed driveway is comprised of concrete softened with landscaping to decrease the amount of hard standing when viewed from the street and adjoining properties.

The proposed SPOS areas are accessible from the living areas to dwellings 1 & 4.

The proposed SPOS areas are accessible from the living areas to a balcony to dwellings 2 & 3. Landscaping opportunities are provided within the rear. Ample landscaping opportunities are provided as a result of the generous garden areas provided to each dwelling.

A full landscape concept plan can be provided by way of condition on any permit that may be issued.

The total site coverage is proposed at 44.44%, demonstrating compliance with **Standard B2-5**.

Total permeability is proposed at 32.52%, exceeding the requirements with **Standard B5-1**.

The total area of the site is 795.78m<sup>2</sup>, which triggers a requirement for a minimum garden area of 35%.

The total garden area proposed is 294.41m<sup>2</sup> (35.05%), which exceeds the minimum garden area requirements.

The development is for two double storey dwellings, with a maximum building height of 8.7 metres, demonstrating compliance with the requirements of the mandatory height requirement for dwellings.

The development will utilise materials and design details visible within the area. The provision of a porches for each dwelling will provide a sense of identity and improve passive surveillance opportunities.

The use of softened materials and finishes will ensure the proposal sits comfortably within the existing streetscape. Neutral and muted tones will be selected to ensure the proposal is consistent with the existing streetscape.

## 1. PLANNING CONTROLS

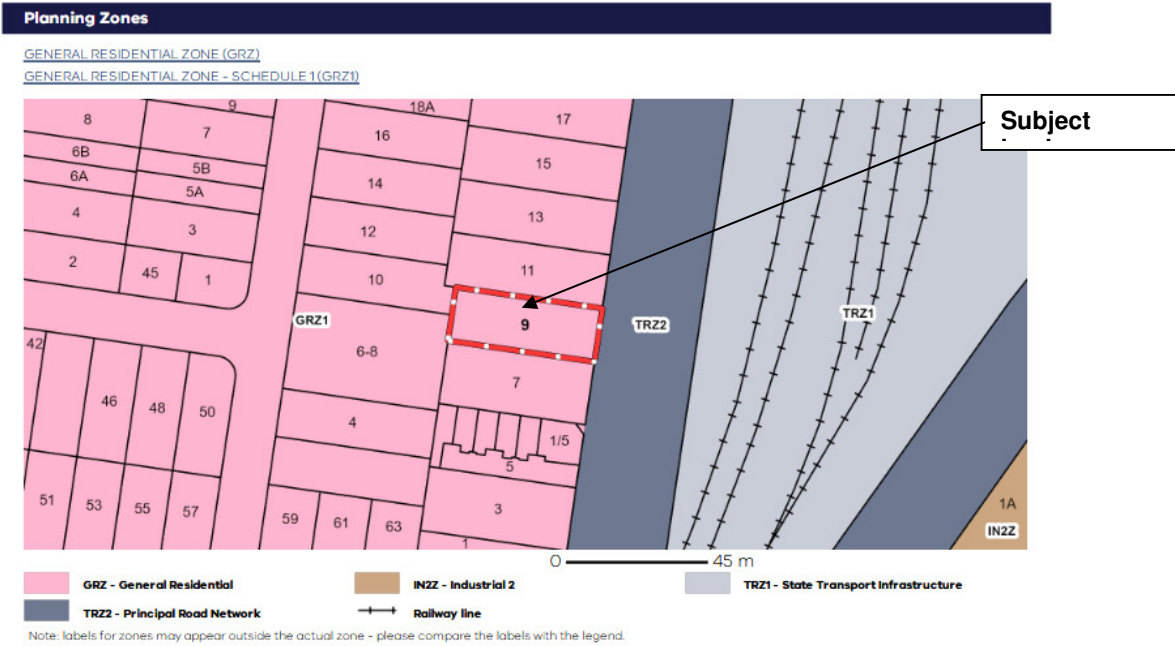
### Zoning

The site is zoned General Residential Zone – Schedule 2 (GRZ2), pursuant to Clause 32.08 of the Geelong Planning Scheme

The purpose of this Zone (under clause 32.09 of the Geelong Planning Scheme) is as follows:

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

Planning approval is required pursuant to Clause 32.08-7 for the construction and extension of two or more dwellings on a lot and the development must meet the requirements of Clause 55 of the Geelong Planning Scheme.



**Fig 4: Zoning Map**

**PLANNING PERMIT REQUIREMENT**

Under Clause 32.09-6 Neighbourhood Residential Zone, a permit is required to construct two or more dwellings on a lot. Further, a development must meet the requirements of Clause 55.

Within the Clause 32.09-13 Decision guidelines, amongst other considerations, Dwellings and residential buildings, the Responsible Authority must consider, as appropriate:

- For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55.

Schedule 1 to Clause 32.08 included variations to the requirements of Clause 55.

**SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**

Shown on the planning scheme map as NRZ1

**1.0 Neighbourhood character objectives** - None specified

**2.0 Minimum subdivision area** - None specified

**3.0 Requirements of Clause 55**

	Standard	
Minimum street setback	B2-1	None specified
Site coverage	B2-5	None specified
Private open space	B3-5	None specified
Front fence height	B3-8	None specified

### **Clause 52.06 – Car Parking**

The purpose of Clause 52.06 is:

- 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.

### **Pursuant to Clause 52.06-2 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 Clause 52.06-5 for that use,
- the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be provided to the satisfaction of the responsible authority in one or more of the following ways:
  - on the land; or
  - in accordance with a permit issued under Clause 52.06-3; 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 Clause 52.06-3.

### **Assessment**

The proposal is provided with a double garage/carport to each dwelling. The provision of two on site car parking spaces is considered appropriate for the development and unrestricted on street car parking is available for visitors to the site. Bicycle parking is provided on site.

Car and bicycle parking for residents and visitors is appropriate and will easily meet the needs of any future occupants. The design of the parking and access areas is very practical and attractive and can be easily maintained.

Sustainable transport is also supported as each dwelling will have power point for charging electric cars.

**COMPLIES**

## Clause 55 – Two or more dwellings on a lot

A detailed assessment of the proposal against the objectives and standards at Clause 55 has been undertaken.

Under clause 55.01 (Application requirements) of the planning scheme an application 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.

### 55.01 - 02 DESIGN RESPONSE

The surrounding area is primarily residential. Built forms in post 1960s style, medium suburban size. Dominantly single storey, metal and tiled roof, hips and valleys form, weatherboard external wall, low front fences and have a similar configuration with garages detached from the dwellings.

The proposed construction of 4 townhouses by metal roof, gable form and rendered lightweight cladding and painted weatherboards to external walls.

The streetscape or neighbourhood character of the Station Street will have little impact as the proposed construction 4 townhouses on the land.

### 55.02 NEIGHBOURHOOD CHARACTER & INFRASTRUCTURE

#### Standard B2-1 Street setback (Clause 55.02-1)

##### Objective

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

#### Standard B2-1

- *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.

There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner. Front setback to be 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 as per schedule to the Zone - As per table B2-1 table Street Setback.

##### Assessment

The requirements of Standard B2-1 suggest that where there are existing buildings on abutting allotments facing the same street and the site is not on a corner, the minimum front setback of the proposed development should equal the average of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street, or 9 metres, whichever is the lesser.

The existing dwelling on the north side has a setback of 10.97m perpendicular to the front of Station Street.

The existing dwelling on the south side has a setback of 8.56m perpendicular to the front of Station Street.

- A setback of 6.50m is provided to dwelling 1 which is more than 6m as required by Table B2-1.

The front setback has generous area to allow for the inclusion of two canopy trees, low level landscaping and a lawn area. This is comparable with surrounding residential development therefore considered appropriate.

### **COMPLIES**

#### **Standard B2-2 Building height (Clause 55.02-2)**

##### **Objective**

- *To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.*

##### **Standard B2-2**

- *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.*

##### **Assessment**

The built form of this portion of Norlane can, in principal be typified by post 1960's, modest sized dwellings that are constructed in brick and tiled roofs.

More established dwellings nearby are single storey and have reasonable large rear yards because of the size of the allotments.

The character of this end of Norlane is strongly influenced by the large front gardens, some with no fence and a variety of low fences.

It is in keeping with neighbourhood character as the proposed development is located behind the existing dwelling and will have no impact on the character of Norlane.

Visual Bulk and massing are overcome by the implementation of the following design techniques:

The neighbourhood is suburban in style with varying building materials.

- Generous front setback to be maintained.
- The proposed unit development is articulated with varying setbacks to the entry, to the main building lines and the garage to ensure a sympathetic design, car movements and the shape of the site.
- The roof form of the proposed dwellings is complementary in character to the current environment around Norlane.
- Landscaping along the length of the proposed driveway will reduce building bulk by providing appropriate separation between buildings and thus providing a sense of address to the entry point of the proposed dwelling.
- Sufficient rear setbacks allow for planting canopy trees.

- The proposed dwellings are similar in scale to the adjacent dwellings on the adjoining allotments, and although double storey it is arguable consistent with the neighbourhood character of the area.
- The building height of the proposal from the finished ground level to the highest point of the roof shall be 8.70m maximum. That is well below the allowance by Standard B2-2.

**COMPLIES**

**Standard B2-3 Side and rear setbacks  
(Clause 55.02-3)**

**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 B2-3**

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 set back 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 set back 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 set back 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 set back 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, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the 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.

**Assessment**

**Unit 1 setbacks:**

- Ground floor setback of 3.875m from the North title boundary side.
- First floor setback of 4.30m to the North title boundary side.
- Ground floor setback of 5.47m from the South title boundary side.
- First floor setback of 4.97m to the South title boundary side.
- The setbacks are corresponding restrictions required by Standard B2-3.

the wall maximum height is 6.38 metres, the required setback is calculated as follows:  
 $1\text{ m} + [0.3 \times (6.38\text{ m} - 3.6\text{ m})] = 1.83\text{ m}$  setback which is less than 4,30m

**Unit 2 setbacks:**

- Ground floor setbacks 3.10m from the North title boundary side.
- First floor setbacks vary 5.60m to the North title boundary side.
- Ground floor setback of 4.995m from the South title boundary side.
- First floor setback of 2.93m to the South title boundary side.
- The setbacks are corresponding restrictions required by Standard B2-3.

the wall maximum height of the balcony is 4.38 metres, the required setback is calculated as follows:

$$1 \text{ m} + [0.3 \times (4.38 \text{ m} - 3.6 \text{ m})] = 1.24 \text{ m setback which is less than 3.10m}$$

the wall maximum height is 8.70 metres, the required setback is calculated as follows:

$$1 \text{ m} + [0.3 \times (8.70 \text{ m} - 3.6 \text{ m})] = 2.53 \text{ m setback which is less than 2.93m}$$

**Unit 3 setbacks:**

- Ground floor setback 3.10m from the North title boundary side.
- First floor setback of 5.60m to the North title boundary side.
- Ground floor setback of 4.995m from the South title boundary side.
- First floor setback of 2.93m to the South title boundary side.
- The setbacks are corresponding restrictions required by Standard B2-3.

the wall maximum height of the balcony is 4.38 metres, the required setback is calculated as follows:

$$1 \text{ m} + [0.3 \times (4.38 \text{ m} - 3.6 \text{ m})] = 1.24 \text{ m setback which is less than 3.10m}$$

the wall maximum height is 8.70 metres, the required setback is calculated as follows:

$$1 \text{ m} + [0.3 \times (8.70 \text{ m} - 3.6 \text{ m})] = 2.53 \text{ m setback which is less than 2.93m}$$

**Unit 4 setbacks:**

- Ground floor setback 3.825m from the North title boundary side.
- First floor setbacks vary to min 5.00m to the North title boundary side.
- Ground floor setback of 3.345m from the South title boundary side.
- First floor setback of 2.93m to the South title boundary side.
- Ground floor side setback of 0.00m from the West title boundary side.
- First floor side setback of 2.77m to the West title boundary side.
- The setbacks are corresponding restrictions required by Standard B2-3.

the wall maximum height of the upper floor is 6.35 metres, the required setback is calculated as follows:

$$1 \text{ m} + [0.3 \times (6.35 \text{ m} - 3.6 \text{ m})] = 1.825 \text{ m setback which is less than 2.77m}$$

Along the west title boundary, the wall maximum height is 2.959 metres, which is less than 3.6m, and the wall average height is 2.957 metres, which is less than 3.2m

**Rear setback:**

- units have rear setbacks of 3.1m that sufficient width for backyard and Requirement

**COMPLIES**

### **Standard B2-4 Walls on boundaries (Clause 55.02-4)**

**Objective**

- *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.*

**Standard B2-4**

*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:*

- *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.*

*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.*

### **Assessment**

The wall of Unit 4 will be built on the west boundary and 9.95m in length.  
Total length of proposed wall to be built on the boundary is less than 10m plus 25% (17.07) = 11.767m.  
There is no impact on neighbouring properties due to wall height.

Therefore, there is no interference to the adjoining neighbour and their property.

### **COMPLIES**

#### **Standard B2-5 Site coverage (Clause 55.02-5)**

#### **Objective**

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

#### **Standard B2-5**

- *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.  
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.*
- **Neighbourhood zone – 60%**
- **General RZ – 65%**
- **Growth Zone – 70%**

### **Assessment**

- The total site coverage of this development is 44.33% of the land, that met the 60% for Neighbourhood zone of 60% allowable by standard B2-5.

### **COMPLIES**

**Standard B2-6 Access  
(Clause 55.02-6)**

**Objective**

- To ensure the number and design of vehicle crossovers responds to the neighbourhood character.

**Standard B2-6**

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.

**Assessment**

- There is an existing driveway and vehicle crossing at the east front of the site with a width of 3.3m.
- Driveway occupies 19.33% (3.30m of 17.07m ) of the frontage. Site is less then 20m wide and 40 per cent is maximum allowed.  
The number of access points to a road in a Transport Zone 2 is one.

**COMPLIES**

**Standard B2-7 Tree Canopy  
(Clause 55.02-7)**

**Objective**

- 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.

**Standard B2-7**

- Provide a minimum canopy cover for
- Site area 1000msq or less – 10% canopy cover
- Existing trees to be retained meet all of the following:  
Has a height of at least 5 metres,  
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.  
The minimum canopy cover is met using any combination of trees specified in Table B2-7.2.  
Existing trees that are retained can be used in calculating canopy cover.

Table B2-7.2 Tree type, canopy cover, deep soil and planter requirements

Tree type	Minimum canopy diameter at maturity	Minimum height at maturity	Minimum mature canopy cover	Tree in deep soil Area of deep soil	Tree in planter Volume of planter
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A	4 metres	6 metres	12.6 sqm	12 square metres (min. plan dimension 2.5 metres)	12 cubic metres (min. plan dimension 2.5 metres)
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Provide at least one new or retained tree in the front setback and the rear setback.

Trees are located in either:

- An area of deep soil as specified in Table B2-7.2; or
- A planter as specified in Table B2-7.2.

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.

- 4w x 6h Tree – 12.6msq Minimum mature canopy cover. Min. plan dimension 2.5m.
- 8x8 – 50.3 sqm Minimum mature canopy cover. Min. plan dimension 4.5m.

### **Assessment**

- Site area 795.70sqm 1000msq or less – 10% canopy cover required
- Required cover 10% (79.57sqm)
- 7 Trees, 4m dia. (12.6 sqm x 7= 88.20sqm)

**COMPLIES**

### **Standard B2-8 Front fences (Clause 55.02-8)**

#### **Objective**

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

### **Standard B2-8**

- A front fence within 3 metres of a street has maximum height of 2.0m in a street in a Transport Zone 2.

### **Assessment**

- The site will have a 2.0m horizontal slat fence as per schedule to zone.
- A 2m horizontal slat fence is one of neighbourhood characters on Station Street

**COMPLIES**

## 55.03 LIVEABILITY

### Standard B3-1 Dwelling diversity (Clause 55.03-1)

#### Objective

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

#### Standard B3-1

- *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.*

#### Assessment

- There are four dwellings on this development each containing a retreat, bath with shower, bedroom and a toilet and wash basin at ground floor level and kitchen, bath with shower, three bedrooms and a toilet and wash basin at upper floor level. The application involves the development of less than 10 dwellings.

**COMPLIES**

### Standard B3-2 Parking location (Clause 55.03-2)

#### Objective

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

#### Standard B3-2

- *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.*

#### Assessment

- There are two car parking to each dwelling.
- Car parking facilities are secure, reasonably close and convenient to dwellings.
- The proposal car parking facilities have been designed to allow safe and effective movements within the development with no shared accessways and minimise the impact of vehicular noise within developments on residents.
- The design adequately protects residents from vehicular noise within development.

**COMPLIES**

**Standard B3-3 Street integration  
(Clause 55.03-3)**

**Objective**

- *To integrate the layout of development with the street to support the safety and amenity of residents.*

**Standard B3-3**

- *Where a development fronts a street, a vehicle accessway or abuts public open space:*
  - *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.*
- *Lighting is provided to all external accessways and paths.*
- *Mailboxes are provided for each dwelling and can be communally located.*

**Assessment**

- There will be direct view from a habitable room window to each street, vehicle accessway and public open space.
- Sensor Lighting is provided in front of each garage and porch.
- Mailboxes provided for each dwelling and are located next to the front boundary.
- There is an existing concrete footpath to the street frontage and a service lane providing adequate vehicle and pedestrian links promoting local accessibility.

**COMPLIES**

**Standard B3-4 Entry  
(Clause 55.03-4)**

**Objective**

- *To provide each dwelling, apartment development or residential building with its own sense of identity.*

**Standard B3-4**

- *To provide entries with weather protection, safe design, natural light and ventilation..*
- Each dwelling and each residential building has a ground level entry door that:
  - 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.

**Assessment**

- The dwellings are separated access with adequate visibility of their approaches from Station Street, service road or internal driveway.
- Entries of dwellings are clearly defined and provided with porch covering from overhang above as shelter areas over the front door.

**COMPLIES**

**Standard B3-5 Private open space  
(Clause 55.03-5)**

**Objective**

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

**Standard B3-5**

- *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 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.*

**Assessment**

**Dwelling 1** • An area of 25 square metres of secluded private open space at the side dwelling 1 with a minimum dimension of 3 metres and convenient access from a living room

• An area of 72.36 square metres of private open at the front of the dwelling. **Dwelling 2**

• A balcony of 8.42 square metres with a minimum width of 1.6 metres and convenient access from a living room

**Dwelling 3**

• A balcony of 8.42 square metres with a minimum width of 1.6 metres and convenient access from a living room

**Dwelling 4**

• An area of 43.45 square metres of secluded private open space at the side dwelling 1 with a minimum dimension of 3 metres and convenient access from a living room

• An area of 12.81 square metres of private open at the front of the dwelling.

• This will be provided with adequate sunlight to private open spaces and the rear living areas.

**COMPLIES**

**Standard B3-6 Solar access to open space**  
(Clause 55.03-6)

**Objective**

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

**Standard B3-6**

- 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..
- **Assessment**
- There is no obstruction from or to adjoining properties in regard to the solar access to the private open spaces.
- Solar access to the private open spaces is available throughout most of the day.

**COMPLIES**

**Standard B3-7 Functional layout**  
(Clause 55.03-7)

**Objective**

- To ensure dwellings provide functional areas that meet the needs of residents.

**Standard B3-7**

- **Bedrooms:**
  - 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.

Table B3-7.1 Bedroom dimensions

<b>Bedroom type</b>	<b>Minimum width</b>	<b>Minimum depth</b>
Main bedroom	3 metres	3.4 metres
All other bedrooms	3 metres	3 metres

Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2.

Table B3-7.2 Living area dimensions

<b>Dwelling type</b>	<b>Minimum width</b>	<b>Minimum area</b>
Studio and 1 bedroom dwelling	3.3 metres	10 sqm
2 or more bedroom dwelling	3.6 metres	12 sqm

**Assessment**

Bedrooms have been designed easily to access to open area likely living, meals, kitchen, laundry facilities and private open space. All main Bedrooms have width 3m min and depth 3.5. All other minor bedrooms have either 2.25 x2.46m or more.

Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions.

**COMPLIES**

**Standard B3-8 Room depth  
(Clause 55.03-8)**

**Objective**

- *To allow adequate daylight into single aspect habitable rooms.*

**Standard B3-8**

- *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.*

**Assessment**

All single aspect habitable room have depths less than 2.5 times the ceiling height ensuring adequate daylight.

**COMPLIES**

**Standard B3-9 Daylight to new windows  
(Clause 55.03-9)**

**Objective**

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

**Standard B3-9**

- *A window in an external wall of the building is provided to all habitable rooms.*
- *Habitable rooms in a dwelling have a window that faces:*
  - *An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot; or*
  - *A verandah provided it is open for at least one third of its perimeter; or*
  - *A carport provided it has two or more open sides and is open for at least one third of its perimeter.*

**Assessment**

All the habitable room windows of the proposed dwellings will be clear to sky of minimum 1m. The windows of habitable rooms are adequate glazing to allow 5% ventilation, 10% the filtration of sunlight into the inner areas of each room.

**COMPLIES**

**Standard B3-10 Natural ventilation  
(Clause 55.03-10)**

**Objective**

- *To encourage natural ventilation of dwellings.*
- *To allow occupants to effectively manage natural ventilation of dwellings.*

**Standard B3-10**

- *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.*

**Assessment**

Both units have openable windows with relatively similar openings to allow natural ventilation and comply with this standard. Refer to General arrangements Plans.

**COMPLIES**

**Standard B3-11 Storage  
(Clause 55.03-11)**

**Objective**

- *To provide adequate storage facilities for each dwelling.*

**Standard B3-11**

- *Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space.*

**Assessment**

Both units shall be provided with 6m<sup>3</sup> sheds of external storage as well as sufficient internal storage.

**COMPLIES**

**Standard B3-12 Accessibility for apartment developments  
(Clause 55.03-12)**

Response: Not applicable

**55.04 EXTERNAL AMENITY**

**Standard B4-1 Daylight to existing windows  
(Clause 55.04-1)**

**Objective**

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

**Standard B4-1**

- *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.*

**Assessment**

The proposed dwellings will not reduce the amount of natural daylight entering habitable room windows within neighbouring properties; sufficiently setback achieving well in excess of 3 square metres with a minimum dimension of 1 metre clear to the sky.

**COMPLIES**

**Standard B4-2 Existing north facing windows  
(Clause 55.04-2)****Objective**

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

**Standard B4-2**

- *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 set back from the boundary by 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.*

**Assessment**

There are no northern habitable room windows within 3m of the site's southern boundary.

**COMPLIES**

**Standard B4-3 Overshadowing secluded open space  
(Clause 55.04-3)**

**Objective**

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

**Standard B4-3**

- 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.

**Assessment**

Due to the orientation of the land, the overshadowing of this development will cast shadow to the adjacent West and South properties.

However, the unshadow area of secluded private open spaces is greater than 45m<sup>2</sup> or 75% and the duration less than 5 hours. Therefore, this proposed development complies with Standard B4-3.

**COMPLIES**

**Standard B4-4 Overlooking  
(Clause 55.04-4)**

**Objective**

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

**Standard B4-4**

- *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.*

### **Assessment**

The proposed new boundary fences 2.0m height will prevent the overlooking.

The habitable windows on the first floor will have an overlooking impact. Design responses to standard B4-4 by installing the obscured glazing and window sills 1.7m height above the floor level first floor to avoid the overlooking impact to the adjoining properties.

The upper windows are provided with screens to avoid the overlooking impact to the adjoining properties.

Therefore, the proposed development will have no overlooking impact on this development and the adjoining properties.

**COMPLIES**

### **Standard B4-5 Internal views (Clause 55.04-5)**

Objective

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

### **Standard B4-5**

- *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.*

### **Assessment**

All windows within the proposal have been positioned such that direct observation into other habitable room windows within the site is not possible protecting the privacy of all residents.

**COMPLIES**

## 55.05 SUSTAINABILITY

### Standard B5-1 Permeability and stormwater management (Clause 55.05-1)

#### Objective

- *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 area covered by the pervious surfaces is at least 20 percent of the site.*

#### Standard B5-1

- *The development includes a stormwater management system designed to:*
- *Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of:*
  - *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.*

#### Note:

- *A certificate generated from a stormwater assessment tool including Stormwater Treatment Objective - Relative Measurement (STORM), Model for Urban Stormwater Improvement Conceptualisation (MUSIC) or an equivalent product accepted by the responsible authority may be used to demonstrate the performance objectives for stormwater quality are met.*
- *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.*

#### **Assessment**

The impact of storm water runoff is not detrimental increased due to each dwelling has their own connection points for storm water discharge.

Large water tanks provided.

The site is at least 25% of permeability area that allows for infiltration of storm water through the site.

**COMPLIES**

**Standard B5-2 Overshadowing domestic solar energy systems  
(Clause 55.05-2)**

Objective

- *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.*

Standard B5-2

- 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 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.

**Assessment**

There are no existing domestic solar energy systems on roofs of buildings within adjoining properties.

**COMPLIES**

**Standard B5-3 Rooftop solar energy generation area  
(Clause 55.05-3)**

Objective

- *To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.*

**Standard B5-3**

- In Clause 55.05-3 rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system.
- An area on the roof is capable of siting a rooftop solar energy area for each dwelling which:
  - 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.
- Obstructions located south of all points of the rooftop solar energy area are not subject to the horizontal distance requirements.

Table B5-3 Minimum rooftop solar energy generation area

<b>Number of bedrooms</b>	<b>Minimum roof area</b>
1 bedroom dwelling	15 square metres
2 or 3 bedroom dwelling	26 square metres
4 or more bedroom dwelling	34 square metres

**Assessment**

Refer to roof plan

Dwelling 1 - Minimum area 34 sq/m (20 Panels) with min 1.7m dimensions.

Dwelling 2 - Minimum area 26 sq/m (30 Panels) with min 1.7m dimensions.

Dwelling 3 - Minimum area 26 sq/m (30 Panels) with min 1.7m dimensions.

Dwelling 4 - Minimum area 34 sq/m (20 Panels) with min 1.7m dimensions.

**COMPLIES**

**Standard B5-4 Solar protection to new north-facing windows  
(Clause 55.05-4)**

Objective

- *To encourage external shading of north facing windows to minimise summer heat gain.*

**Standard B5-4**

- North facing windows are shaded by fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.

**Assessment**

All north-facing habitable room windows to all dwellings are provided with compliant solar protection. Each north facing windows are fitted with fixed external sun-shading devices. This satisfies the requirements of Standard B5-4.

**COMPLIES**

**Standard B5-5 Waste and recycling  
(Clause 55.05-5)**

Objective

- 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.

**Standard B5-5**

- 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.

Table B5-5.1 Bin storage

Type of bin storage area	Minimum area	Minimum depth	Minimum height
Individual bin storage area for a dwelling.	1.8 square metres	0.8 metre	1.8 metres
Shared bin storage area for 3 dwellings or less.	5.4 square metres	0.8 metre	1.8 metres

Shared bin storage area for 4 or more dwellings. 1 square metre per dwelling plus 4 0.8 metre square metres 1.8 metres

**Assessment**

Each Unit have their own individual bin storage area of min. 1.8 square metres.

**COMPLIES**

**Standard B5-6 Noise impacts  
(Clause 55.05-6)**

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

**Standard B5-6**

- *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.*

**Assessment**

The proposed dwellings are designed to minimize noise impacts on adjoining properties. Noise-sensitive rooms are located away from external noise sources where possible. All dwellings will be acoustically and thermally insulated to reduce internal noise transmission. No mechanical plant is proposed. Air conditioning and heating units will be located in roof spaces or private open areas, positioned to minimize noise impacts on adjoining neighbours. The development will not generate unreasonable noise beyond typical residential activity levels.

**COMPLIES**

**Standard B5-7 Energy efficiency for apartment developments  
(Clause 55.05-7)**

Response: Not applicable

## **Conclusion**

With a detailed assessment undertaken of the proposed development under Clause 55, the following conclusions can be drawn on this proposal.

- *The proposed development will retain the desired character of the Geelong Planning Scheme.*
- *The proposed development is well located in relation to existing public transport networks, shops and community facilities, making it a desirable location for medium density housing encouraged by State Planning Policy.*
- *The development is considered to achieve the objectives set out in the State Planning Policy Framework (SPPF) and Local Planning Policy Framework.*
- *The development is considered to meet all the requirements set out in the schedule 1 to clause 32.09 General Residential Zone (GRZ)*

It is submitted that the proposal does not detrimentally affect the amenity of the neighbourhood, and that the proposed development generally meets the objectives and standards of Clause 52.06 and 55 of the Geelong City Council Planning Scheme. The development is compliant with clause 55 and it fit comfortably within the overall context of Station Street as well as surrounding neighbourhood.

For all of the above reasons, this application for the development of two double storey dwellings at 9 Station Street, Norlane should be supported by the City of *Geelong* with the delegation available to the officers of the municipality.

**David Calleja**