PREMIERPROJECTS

1 March 2023

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7/03/2023

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Chris Varvaris
Town Planning Department
City Of Whitehorse
379-397 Whitehorse Road, Nunawading 3131

Dear Chris,

ADDRESS: **13 GLADYS STREET, NUNAWADING**
PROPOSAL: **DUAL OCCUPANCY**
APPLICATION NO.: **WH/2022/793**

Thank you both for your time recently with this application.

Please find attached revised plans for the development and use of a double storey detached dual occupancy with associated garages at 13 Gladys Street, Nunawading.

The revisions have incorporated additional information as required under section 54 of the Planning and Environment Act 1987 and addressed your planning concerns as noted in the RFI dated 6 October 2022, namely;

- Updated Architectural documentation,
- Planning Report,
- WSUD Report,
- Arborist Report,
- Landscape Plan,
- Council Flood Level approval.

In addition, the associated external reports as requested in the RFI have further justified the updated design response, including attempting to address the very vague subjective 'Bush Suburban Area 5' guidelines. New development along the 2 streets have completely disregarded the Council character guidelines, irrespective of the single dwelling site response, as they do set character standards. We have a mixture of weatherboards, brick veneer, French provincial, contemporary and the typical 60-70's brick veneers. There is absolutely no consistent architectural or built character pattern.
Our design response has merely 'modernized' the original building, being brick base with vertical boards and skillion roof forms. A modern building in its day.

Please also note the increased finished floor levels as per the requirements of the Council Civil Engineers to satisfy flood paths. Regardless, height and setback compliance has been met.

Chris, I trust these revised plans and associated consultant reports will alleviate your original concerns.

We hereby request to proceed to the advertising process at your earliest convenience.

I would like to, once again, thank you both for your assistance to date. Should you require any additional information please do not hesitate to contact this office.

Yours faithfully,

Dev Raj
Principal

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planning, development & subdivision consultants

PERMIT APPLICATION

WHITEHORSE CITY COUNCIL

PLANNING SUBMISSION

13 GLADYS STREET
NUNAWADING

FEBRUARY 2023

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REF: 11624

easton consulting ***phone (0438 807 833)***
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DESIGN RESPONSE

1. INTRODUCTION

1.1 This is a planning submission in support of the construction of two dwellings at 13 Gladys Street Nunawading. The proposal is based on the demolition of the existing dwelling and the construction of two double storey attached dwellings. One dwelling will face Gladys Street while the other dwelling will face Brae Grove.

1.2 This submission comprises a detailed comparison with all objectives and standards contained in Clause 55 of the scheme and needs to be read in conjunction with the other plans and supporting information submitted with the application. It also responds to Clauses 11, 15, 16 , 21.03, 21.05, 21.06, 22.03(Bush Suburban Precinct 15) and 22.04 raised in the RFI dated 6 October 2022.

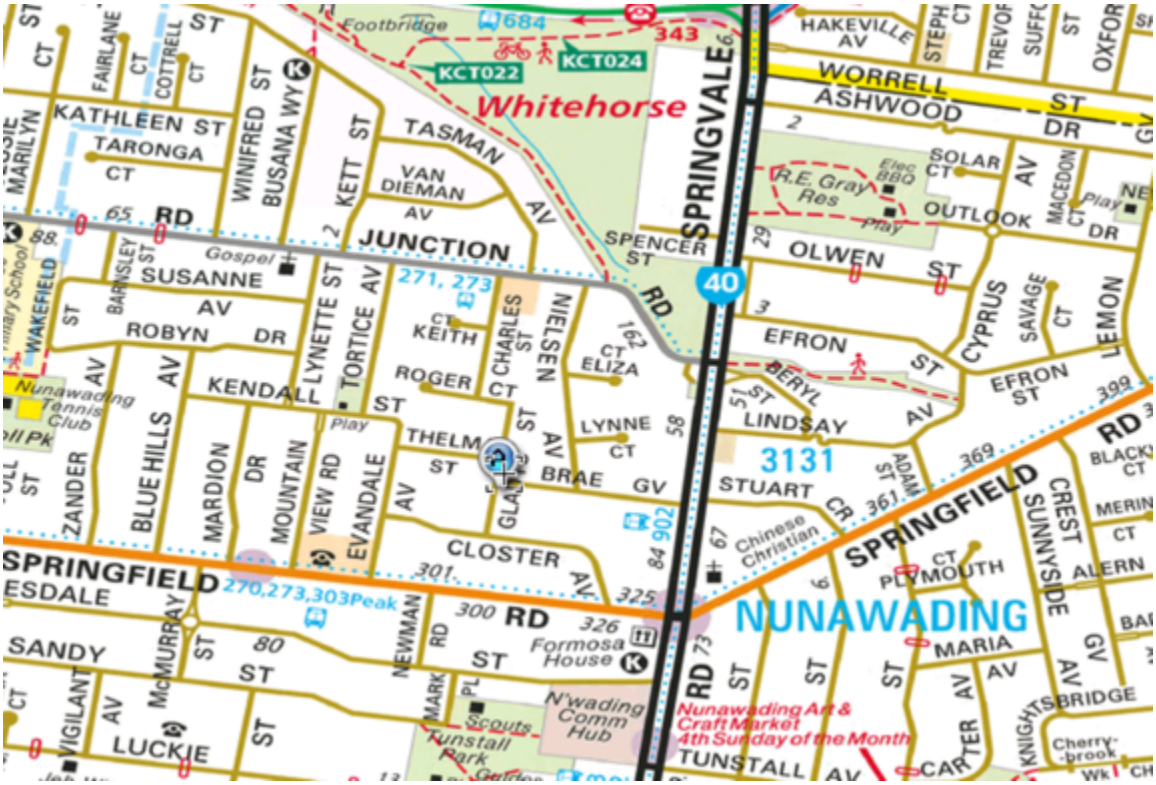

Figure 1: Melway extract showing subject land marked with a blue pointer

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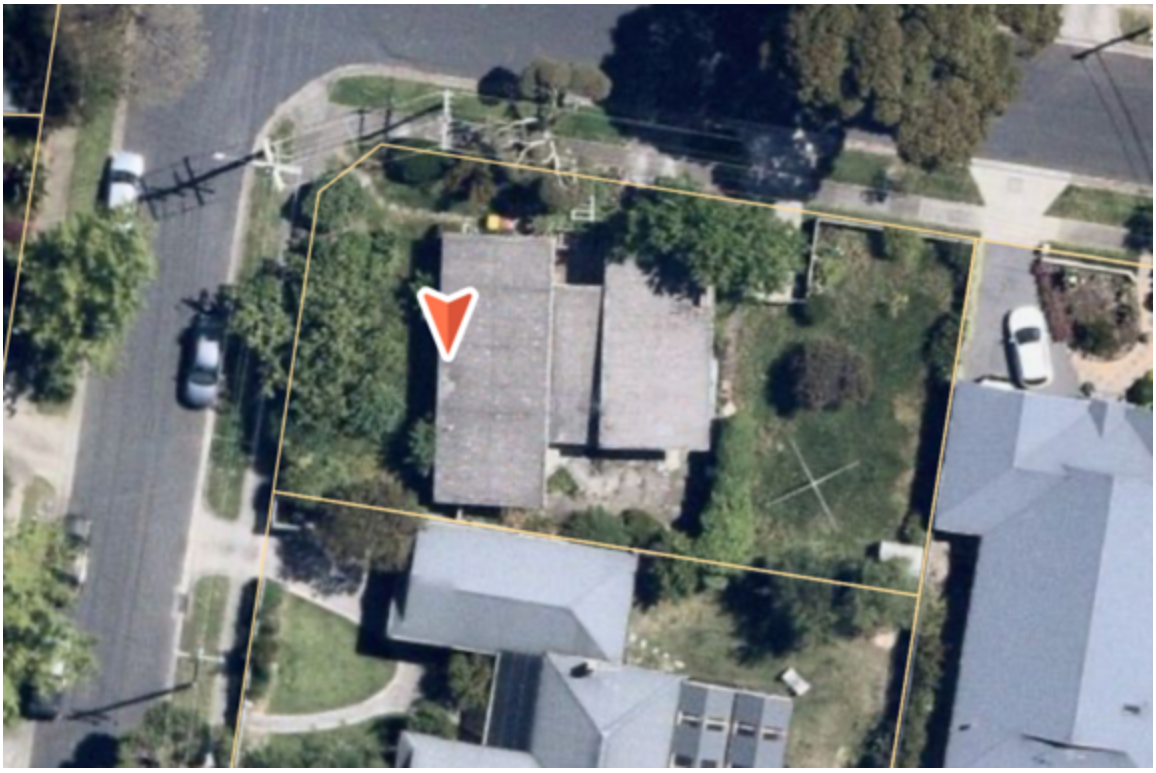

Figure 2: Aerial photo dated 3 December 2022 subject land marked with an orange pointer

2. THE LAND

2.1 The site analysis indicated that , save for the splay corner, the subject site was a rectangular shaped lot located on the south east corner of Gladys Street and Brae Grove approximately 200 metres west of its intersection with Springvale Road

2.2 The site has a slight fall from its western boundary to its north east corner of 2.4 metres.

2.3 The site presently contains a single storey dwelling with an undercroft garage and a low pitched roof.

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Figure 3: View of subject land from Gladys Street

Figure 4: View of subject land from Brae Grove

2.4 The proposal will result in the demolition of the existing dwelling and the construction of two double storey dwellings. One dwelling will be oriented to face Gladys Street while the other dwelling will front Brae Grove. The existing crossover on the northern side of the frontage will be modified to access dwelling 2. A new crossover on the western boundary will access dwelling 2..

2.5 The site has an area of 673 sq metres giving an overall density of 1:336.5 sq metres.

2.6 The following table is a summary of the main statistical features relevant to the subject proposal.

Summary of Proposal

Dwelling 1		
Ground Floor	1 x kitchen 1 x living 1 x dining 1 x guest bedroom/ensuite 1 x WC 1 x laundry	122.46 sq m
First floor	1 x bedroom/ensuite 2 x bedrooms 1 x bathroom 1 x wc 1 x retreat	120.46 sqm

Total Living		**242.92sq m**
Cars	2 in garage 1 in tandem	33 m
Private Open Space	North secluded south secluded **TOTAL SECLUDED POS** west front yard	48.5 sq m 9 sq m **57.5sq m** 102 sq m
Window Driveway Setback	N/A	N/A
Max Building Height	Peak of roof	7.88 m
Dwelling 2		
Ground Floor	1 x kitchen 1 x living 1 x dining 1 x guest bedroom/ensuite 1 x laundry	117.56 sq m
First Floor	1 x bedroom/ensuite 3 x bedrooms 1 x bathroom 1 x wc	108.16 sq m
Total Living		**225.72 sq m**
Cars	2 in garage 1 in tandem	33 sq m
Private Open Space	North secluded East secluded South secluded **TOTAL SECLUDED POS**	11 sq m 66.5 sq m 19 sq m **96.5 sq m**
Window Driveway Setback	N/A	N/A
Max Building Height	Peak of roof	8.08 m

2.7 Architectural detailing is typical of emerging developments in Whitehorse and includes a variety of external finishes and considerable articulation. The design is consistent with the range of styles in the area.

3. PLANNING CONTROLS

3.1 The land is included in a Neighbourhood Residential Zone (Schedule 4). This schedule covers residential areas in Whitehorse described as “Informal Bush Suburban Areas".

3.2 The purpose of the zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework*
- *To recognise areas of predominantly single and double storey residential development.*

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- *To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations*

Figure 5: Extract Neighbourhood Residential Zone 4 map

3.3 Within this zone, a permit is required to construct two or more dwellings on a lot. It is a requirement of the zone that an application must be accompanied by a site description and design response, as required by Clause 55.

3.4 It is now a mandatory requirement of the zone, as stated in Clause 32.09-4, that: *An application to construct or extend a dwelling or residential building on a lot must provide a minimum garden area as set out in the following table:*

Lot Size	***Minimum % of a lot set aside as garden area***
400 - 500 sq m	*25%*
501 - 650 sq m	*30%*
Above 650 sq m	*35%*

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3.5 Clause 73 of the Planning Scheme defines a *"Garden Area"* as:

Any area on a lot with a minimum dimension of 1 metre that does not include:

a) a dwelling or residential building, except for:

- an eave, fascia or gutter that does not exceed a total width of 600mm;

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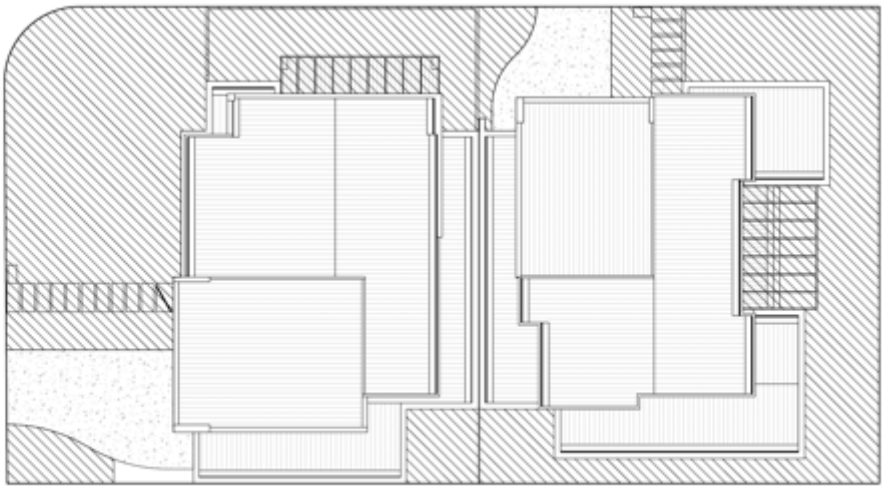
- *a pergola;*
- *unroofed terraces, patios, decks, steps or landings less than 800mm in height;*
- *a basement that does not project above ground level;*
- *any outbuilding that does not exceed a gross floor area of 10 square metres; and*
- *domestic services normal to a dwelling or residential building;*

b) a driveway; or

c) an area set aside for car parking



GARDEN AREA ANALYSIS PLAN

Figure 6: Extract of the Garden Area Plan of the proposal, showing hatched areas representing an actual garden area of 272 sq m or 40.43%, which complies with the 35% minimum requirement.

3.6 The maximum building height specified in the Zone is 9 metres unless the slope of the land is greater than 2.5 degrees in which case buildings may be 10 metres high. Schedule 4 to the NRZ does not vary this height. The proposed new dwellings will be 8.08 metres in height so complies with the provision.

3.7 Clause 32.09-7 of the zone allows the following standards of Rescode (Clause 55) to be varied. The scheme does not vary the objectives. *Standards B6, B8, B9, B13, B17, B18, B28 and B32 of Clause 55 of this scheme.*

3.8 Schedule 4 to the NRZ varies these Standards as follows:

B6: Minimum street setback: The front of a garage, carport and/or outbuilding should be set back at least 10 metres from the front boundary or 1 metre further that the average set back of the buildings on adjoining allotments, whichever is the lesser

B8: Site coverage: Maximum 40%

B9: Permeability: Minimum 40%

B13: Landscaping: Provision of at least two canopy trees per dwelling that have the potential of reaching a minimum mature height of 12 metres. At least one of those trees should be in the secluded private open space of the dwelling. The species of canopy trees should be native, preferably indigenous.

B17: Side and rear setbacks: A new building not on or within 200mm of a boundary should be set back 2 metres from the side boundary, plus 0.6 metres for every metre over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres

B18: Walls on boundaries: Walls should only be constructed on one side boundary.

B28: Private open space: A dwelling or residential building should have private open space consisting of an area of 40 square metres with one part of the private open space at the side or rear of the dwelling or residential building within a minimum area of 35 square metres, a minimum dimension of 5 metres and convenient access from a living room. It cannot include a balcony or roof top terrace.

B32: Front fence height: A front fence within 3 metres of a street should not exceed 1.2 metres in 'other streets'. Front fence height in streets in a Road Zone Category 1 or 2 should not exceed 1.8 metres

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4. OVERLAYS

4.1 The subject land is also included in a Significant Landscape Overlay Schedule 9. This requires a permit for the removal of trees of a nominated size. It does not require a permit for buildings and works. No significant trees need to be removed by the proposal, as can be read in accordance with the arborist report and marked on the plan. The street tree at the front of the site is not impacted by the proposed new driveway;

Figure 7: Extract Significant Landscape Overlay 9 Map

5. COVENANTS

5.1 Section 61(4) of the Planning and Environment Act requires that "..*if the grant of a* (planning*) permit* (for units etc.) *would result in a breach of a registered restrictive covenant, the responsible authority must refuse to grant the permit unless a permit has been issued, or a decision made to grant a permit, to allow the removal or variation of the covenant*.

5.2 No restrictive covenant applies.

CLAUSE 55 ASSESSMENT

6. CLAUSE 55 TWO OR MORE DWELLINGS ON A LOT & RESIDENTIAL BUILDINGS

6.1 Clause 55 contains the following purposes:

To implement the Municipal Planning Policy and the Planning Policy Framework

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To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character

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

To encourage residential development that is responsive to the site and the neighbourhood

6.2 The provisions of Clause 55 apply to the following types of applications. The provision relative to this application is marked in bold:

- Construct a dwelling if there is at least one dwelling existing on the lot,
- **Construct two or more dwellings on a lot,**
- Extend a dwelling if there are two or more dwellings on the lot,
- Construct or extend a dwelling on common property, or
- Construct or extend a residential building, in the Neighbourhood General Residential Zone, Residential Growth Zone, Residential Growth Zone, Mixed Use Zone and Township Zone.

7. CLAUSE 55.01-1 NEIGHBOURHOOD AND SITE DESCRIPTION

7.1 It is considered that the neighbourhood and site description required by 55.01-1 are adequately satisfied by the plans supplied and the margin notes thereon and this submission and that any items not included are not required for the purpose of making a determination on this application.

8. CLAUSE 55.01-2 DESIGN RESPONSE

8.1 The design response includes the street elevations and photographs supplied with the application. The subject land is within a "*limited change area"* and is specified as *Bush Suburban Precinct 5* in the *Whitehorse Neighbourhood Character Study 2014*. This report explains how the proposal satisfies the objectives in this neighbourhood character precinct and Clause 55. There are 33 objectives in Clause 55. Compliance with these objectives is mandatory. The related standards are discretionary but confirm that the objective is complied with.

55.02 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE

9. CLAUSE 55.02-1 NEIGHBOURHOOD CHARACTER OBJECTIVES

Objectives

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

Standard B1:

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

9.1 Response

The proposal is appropriate to the site. It respects the neighbourhood and does not impose itself on that neighbourhood. It is considered a modest increase in density from one single dwelling to two double storey dwellings on the lot. There are several multi unit developments fronting Brae Grove and a dual occupancy is located on the corner of Gladys Street and Closter Avenue.

10. CLAUSE 55.02-2 RESIDENTIAL POLICY OBJECTIVES

Objectives

- *To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Policy and the Planning Policy Framework*
- *To support medium densities in areas where development can take advantage of public transport and community infrastructure and services*

Standard B2:

- *An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Policy and the Planning Policy Framework*

State Planning Policy Framework

10.1 The relevant sections of the state planning policy framework are considered to be 15.01-1, 15.01-4, 15.02-1, 16.01-1, 16.01-2, 16.01-4 & 16.01-5 together with the responses relevant to this application are as follows:

Clause 15.01 Built environment

Clause 15.01-1S Urban design

Objective

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To create urban environments that are safe, functional and enjoyable and that contribute to a sense of place and cultural identity

Strategies

- *Require development to respond to its context in terms of character, cultural heritage, natural features, surrounding landscape and climate*
- *Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness*
- *Ensure the interface between public and private realm protects and enhances public safety*
- *Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport*
- *Ensure that the design and location of publicly private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use*
- *Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm*
- *Ensure that development, including signs, minimizes detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.*
- *Promote good urban design along and abutting transport corridors*

Clause 15.01-5S Neighbourhood Character

Objective

To recognise, support and protect neighbourhood character, cultural identity, and sense of place

Strategies

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character

Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasizing:

- *pattern of local urban structure and subdivision*
- *underlying natural landscape character and significant vegetation*
- *heritage values and built form that reflect community identity*

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10.2 Response

The above strategies are all general strategies which are repeated at numerous other locations in subsequent objectives and in detailed matters in Rescode. The proposal is consistent with all of these strategies. The development proposes to provide two new double storey dwellings of 4 to 5 bedrooms which will suit a mix of population needs. The development is modest increase in density from one to two dwellings in an area that has access to considerable amenities in close proximity. It consolidates the existing urban area and provides new dwellings. The proposal will blend with the existing neighbourhood character with low pitched roof to reduce its overall height..

Clause 15.01-4S Healthy Neighbourhoods

Objective

To achieve neighbourhoods that foster healthy and active living and community wellbeing

Strategies

Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:

- *connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life*
- *streets with direct, safe and convenient access to destinations*
- *conveniently located public spaces for active recreation and leisure*
- *accessibly located public transport stops*
- *amenities and protection to support physical activity in all weather conditions*

10.3 Response

The proposal is consistent with the above objectives. It provides a high level of supervision of the 2 street frontages. The proposed two new dwellings also include guest bedrooms at ground level for people with reduced mobility.

Clause 16.01 Residential development

Clause 16.01-1S Housing Supply

Objective

To facilitate well-located, integrated and diverse housing that meets community needs

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Strategies

- *Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities, and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing*
- *Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas*
- *Encourage higher density housing developments on sites that are well located to jobs, services and public transport.*
- *Identify opportunities for increased residential densities to help consolidate urban areas*
- *Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types*
- *Encourage the development of well-designed housing that:*
  - *Provides a high level of internal and external amenity*
  - *Incorporates universal design and adaptable internal dwelling design*
- *Support opportunities for a range of income groups to choose housing in well-services locations*
- *Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres*

10.4 Response

The proposal is consistent with promoting the housing market for modern dwellings within existing urban areas meeting the needs of a variety of community groups. The new dwellings provide opportunities for upgraded water and energy efficiency, and the two new 4 bedroom double storey dwellings will appeal to a large section of the population and their needs. Given one of the bedrooms/ensuite in each of the dwellings is located on the ground floor with direct access to the garage and to outdoor spaces, this would suit those in the population with limited mobility or the aged.

Clause 16.01-2S Housing affordability

Objective

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

Strategies

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Improve housing affordability by:

- *Ensuring land supply continues to be sufficient to meet demand*
- *Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities*
- *Promoting good housing and urban design to minimise negative environmental impacts and keep down costs for residents and the wider community*
- *Encouraging a significant proportion of new development to be affordable for households on low to moderate incomes*

Increase the supply of well located affordable housing by:

- *Facilitating a mix of private, affordable and social housing in activity centres and urban renewal precincts*
- *Ensuring the redevelopment and renewal of public housing stock better meets community needs*

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

10.5 Response

The above objective relates to the total supply of dwellings in Victoria and does not imply that a range of dwellings need to be provided on each and every lot. The subject site is in an area where there is a changing demand particularly for this type of development. It respects the neighbourhood character, makes a better use of infrastructure and is in a well-serviced location, in close proximity to a number of main roads, transport routes, services, recreational facilities, schools and shopping. The present increase in house prices has been partly attributed to the lack of supply of additional housing. Providing two new double storey 4 bedroom dwelling appeals to a large section of the population and their needs. The increase in density from one to two dwellings on the site is considered modest and appropriate.

Local Planning Policy Framework

Municipal Strategic Statement (MSS)

10.6 The most relevant section of the local planning policy framework and the MSS is considered to be 21.03, 21.05, 21.06, 22.03 and 22.04

10.7 Clause 21.03 **A Vision for the City of Whitehorse**

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It includes the following objectives for the next 4 years (Note: C177 is dated 14/07/2016)

- Appropriate multipurpose programs, services, facilities and initiatives that promote and deliver wellbeing and inclusive connected communities;
- Maintain, develop and enhance our built environment;
- Increase in the amount of quality open space and improvement in the sustainability of our natural environment;
- Strong leadership and governance in partnership with the community and supported through regional collaboration and cooperation; and
- Dynamic local economic environment that is regionally connected.

10.8 Clause 21.05 **Environment.**

The objectives of this clause are:

- To protect and enhance areas with special natural, environmental, cultural or historic significance for the future enjoyment of the community.
- To facilitate environmental protection and improvements to known assets including water, flora, fauna and biodiversity assets.
- To develop main thoroughfares as attractive boulevards with improved advertising signage, landscaping and building design.
- To protect and enhance air and water quality.
- To reduce automobile dependency and encourage sustainable transport use.
- To reduce energy and water consumption.
- To protect and enhance the tree canopy cover in residential areas of the municipality.
- To protect and enhance the preferred neighbourhood character and the liveability of residential areas within the municipality.
- To achieve best practice in addressing the principles of environmentally sustainable development

The strategies are implemented by

- Applying a Significant Landscape Overlay to Bush Environment character precincts.

In regard the exercise of discretion include;

- Using Clause 22.03 (Residential Development Policy) and Clause 22.04 (Tree Conservation) to supplement ResCode for the assessment of all residential applications.
- Ensuring that all tree removal, tree replanting and development complies with the Tree Conservation Policy at Clause 22.04.
- Apply the tall tree ratio in the Significant Landscape Overlay to all applications in the Bush Environment character precincts.
- Strongly encouraging the planting of indigenous species where appropriate.

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10.9 Clause 21.06 Housing

Under clause 21.06 the overview acknowledges that:

The City of Whitehorse is under increased pressure to accommodate more people who are attracted to the area due to its strategic location, high amenity residential areas and quality services and facilities. The community is concerned about maintaining the high quality residential environment and ensuring that areas of environmental, heritage or special character are protected as the City's population grows. The municipality's leafy character is particularly valued, strengthened by the presence of quality canopy trees and other native and exotic vegetation. Trees and vegetation are considered one of the most significant determinants of neighbourhood character in the municipality, and therefore tree preservation and regeneration is of vital importance if the character of residential areas is to be maintained and enhanced.

10.10 Clause 21.06-3 places the land in a *"limited change area"* as seen in the figure below. The relevant objectives are:

- Conserve and enhance those elements which contribute to the valued environmental, heritage and neighbourhood character of the place.
- Ensure new development protects and reinforces the environmental, heritage values and / or preferred future neighbourhood character of the area.
- Ensure new development mainly takes the form of renovations to existing houses, replacement of single dwellings with new dwellings and some limited medium density development.

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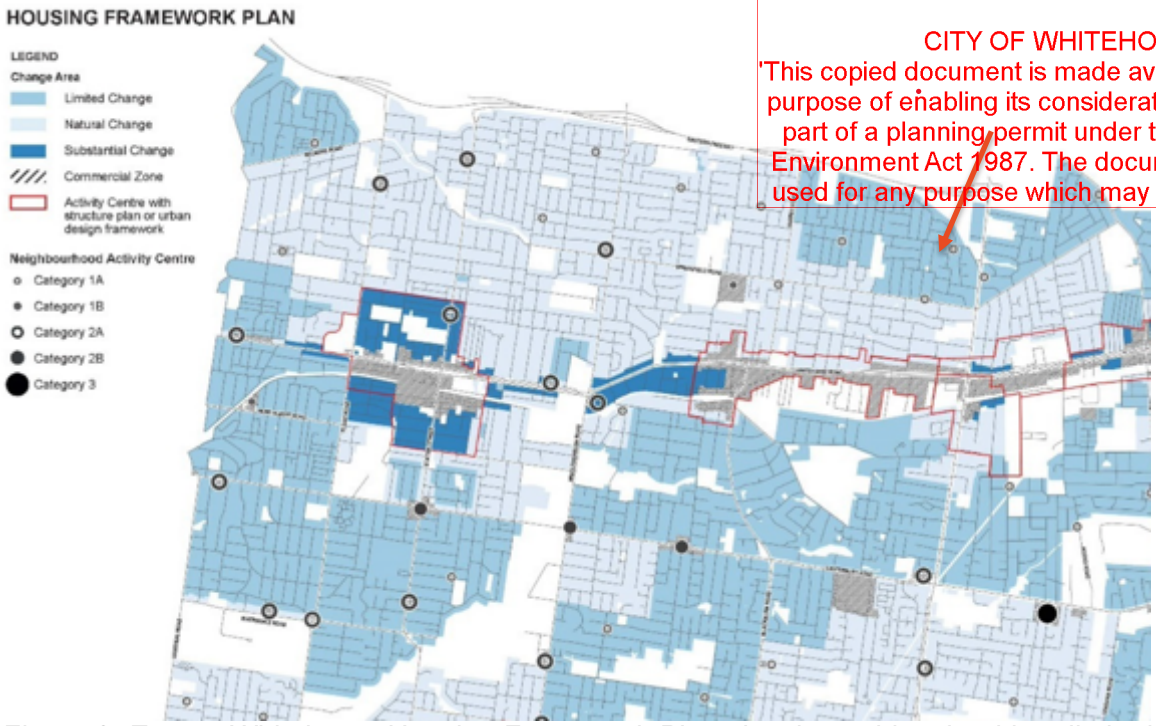

Figure 8: Extract Whitehorse Housing Framework Plan showing subject land in a limited change area arrowed red

10.11 Under clause 22.03-4 the land is in a Limited Change Area. The strategies for this area include:

- Ensure residential development is of a scale, form and character that is consistent with the surrounding area, and will predominantly comprise:
  - Detached dwellings
  - Semi-detached dwellings
- Provide some diversity of dwelling sizes and tenures, including affordable housing, where feasible.
- Ensure the scale and appearance of new housing respects the appearance of surrounding development and the environmental, heritage and neighbourhood character values of the area.
- Encourage the retention of older dwellings in areas where these buildings dominate, and limit new development to two dwellings per lot.

10.12 Under clause 22.03-5 the land is in a Bush Suburban Precinct 5 The clause specifies (relevant to this proposal) that:

Modest, low scale dwellings sit within well-established garden settings, including substantial native shrubs and tall canopy trees. Generous sized front and side setbacks will be maintained, allowing sufficient space for the continued planting and growth of new vegetation. The spaciousness of the area will be further complemented by the absence of front fencing, or low open style front fences, allowing views into front gardens. Properties abutting and close to parklands and

the Koonung Creek Trail will reflect and contribute to the landscape character of the creek corridor, incorporating large canopy trees and native vegetation. Street trees further contribute to the vegetation dominated character of the area

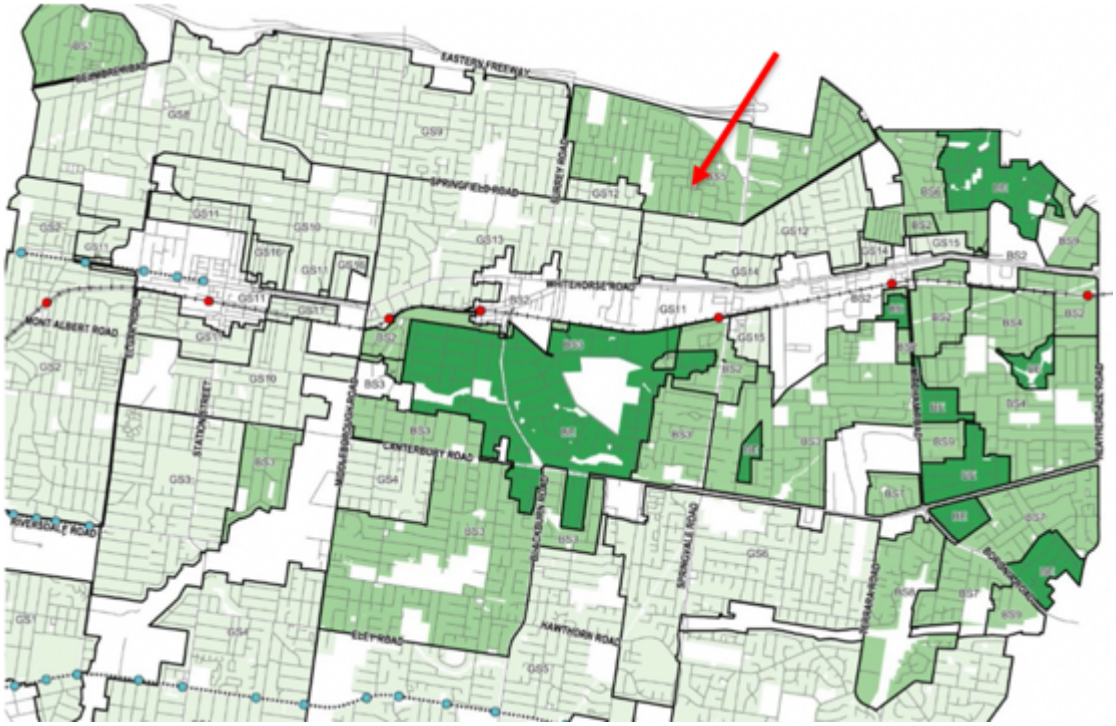

Figure 9: Extract Map 1 Neighbourhood Character Precincts . Subject Land arrowed red

10.13 Clause 22.04 Tree Retention

Under clause 22.04-4

The site for a new tree should be:

- Separated by a minimum distance of 3 metres from a building.
- For land not within a bush environment character precinct and included in a Significant Landscape Overlay, situated in a minimum area of 35 m² of open ground with a minimum dimension of 5 metres that is free of buildings and impervious surfaces and of other tree canopies, to minimise competition and facilitate normal growth.
- For land within a bush environment character precinct and included in a Significant Landscape Overlay, situated in a minimum area of 50 m² of open ground with a minimum dimension of 5 metres that is free of buildings and impervious surfaces and of other tree canopies, to minimise competition and facilitate normal growth.
- Is not within land encumbered by an easement.
- Juvenile trees should be used for replanting.

10.14 Response

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The proposal is consistent with the strategies of the Limited Change Area and the preferred character of the Bush Suburban Precinct 5 area. The provision of two new double storey 4 bedroom dwellings in an area close to transport routes, major roads, shopping, schools, recreation and other services, together with the landscaping and proposed planting of the front and side/rear gardens of the new dwellings is consistent with providing options for many sections of the populations' needs. The proposed dwellings will enhance the streetscape and blend with the existing nature of the street and appropriate for the site.

10.15 Overall Response to Standard B2

The above responses confirm that the proposal complies with the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

11. CLAUSES 52.06 (CAR PARKING) AND 55.02-3 TO 55.06-4

Standard B3 to B15 and B17 to B34:

A detailed response to each of these standards and related objectives is set out in the following table.

Objective/Standard	Comment	Compliance
55.02-3 Dwelling diversity objective • To encourage a range of dwelling sizes and types in development of ten or more dwellings		
Standard B3: Developments of ten or more dwellings should provide a range of dwelling sizes and types, included: • Dwellings with a different number of bedrooms. At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.	• Not applicable as there are only 2 dwellings.	Complies
55.02-4 Infrastructure objectives • To ensure development is provided with appropriate utility services and infrastructure. • To ensure development does not unreasonably overload the capacity of utility services and infrastructure.		
Standard B4 • Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available. • Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. • In areas where utility services or infrastructure have little or no spare capacity,	The development is to be located in an established area where there is adequate infrastructure. The proposal will not exceed the capacity of local infrastructure. The proposal provides for the consolidation of urban development in an existing urban area where it is expected to modestly increase dwelling numbers.	Complies.

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developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.		
55.02-5 Integration with the street objective • To integrate the layout of development with the street		
Standard B5 • Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. • Development should be oriented to front existing and proposed streets. • High fencing in front of dwellings should be avoided if practicable. • Development next to existing public open space should be laid out to complement the open space.	• Adequate pedestrian and vehicle links are provided in the design. • No open space adjoins the site. • Proposed front fences enclose larger areas of open space that can also be used for significant planting.	Complies.
55.03 SITE LAYOUT AND BUILDING MASSING		
55.03-1 Street setback objective • To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.		
Standard B6 (varied by NRZ4): Walls of buildings should be set back from streets: • At least the distance specified in the schedule to the zone, or • If no distance is specified in the schedule to the zone, the distance specified in Table B1. Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setback of this standard. Varied to The front of a garage, carport and/or outbuilding should be set back at least 10 metres from the front boundary or 1 metre further that the average set back of the buildings on adjoining allotments, whichever is the lesser	• As the site is on a corner the front setback of dwelling 1 is similar to the setback of the adjoining property to the south. Dwelling 2 is setback 3 metres from the frontage as allowed by the standard. • The setbacks of the garages are now setback 10 metres as this would not have made efficient use of the site. • Complies with the objective.	Complies.

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Table B1 Street setback

Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance 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.	Not applicable
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable
The site is on a corner.	If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser. If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser. Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.

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55.03-2 Building height objective • To ensure that the height of buildings respects the existing or preferred neighbourhood character.		
Standard B7: • The maximum building height should 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 height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than eight metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed ten metres. • Changes of building height between existing buildings and new buildings should be graduated.	• The maximum height of the dwellings is 8.08m and 7.88m to the peak of the roofs.	Complies
55.03-3 Site coverage objective • To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.		
Standard B8 (varied by NRZ4): The site area covered by building should not exceed: • **The NRZ4 varies the maximum site coverage to 40 per cent of the site** • The maximum site coverage specified in the schedule to the zone, or • If no maximum site coverage is specified in the schedule to the zone, 60 per cent.	• Site coverage is 54.49%, which is marginally above the varied requirement of 40% being the alternative site coverage is specified in the zone. However the site coverage has responded to the features of the site.	Complies with objective
55.03-4 Permeability objectives • To reduce the impact of increased stormwater run-off on the drainage system. • To facilitate on-site stormwater infiltration.		
Standard B9 (varied by NRZ4): The site area covered by the pervious surfaces should be at least:	• Permeable surfaces cover 40.43% of the site, which is greater than the varied	Complies

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• **NRZ4 specifies the minimum is 40 per cent of the site** • The minimum area specified in the schedule to the zone • If no minimum is specified in a schedule to the zone, 20 percent of the site.	requirement of 40%.	
55.03-5 Energy efficiency objectives • To achieve and protect energy efficient dwellings and residential buildings. • To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.		
Standard B10: Buildings should be: • Oriented to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. Living areas and private open space should be located on the north side of the development, if practicable. Developments should be designed so that solar access to north–facing windows is maximised.	• The dwellings are oriented to make appropriate use of solar energy to either part of the building or to the related open space. • As the site is on the south side of an east west street it was not practicable to have all secluded open space on the north side of the dwellings. • There was no negative impact on adjoining lots. • 5 star energy requirements are now in building controls.	Complies.
55.03-6 Open space objective • To integrate the layout of development with any public and communal open space provided in or adjacent to the development.		
Standard B11: If any public or communal open space is provided on site, it should: • Be substantially fronted by dwellings, where appropriate. • Provide outlook for as many dwellings as practicable. • Be designed to protect any natural features on the site. • Be accessible and useable.	There is no communal open space proposed	Complies
55.03-7 Safety objective • To ensure the layout of development provides for the safety and security of residents and property.		
Standard B12: • Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways. • Planting which creates unsafe spaces along streets and accessways should be avoided. • Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. • Private spaces within developments should be protected from inappropriate use as public thoroughfares.	• Both dwelling entrances are clearly visible from the relevant street frontage. • The private open space areas are unable to be used as public thoroughfares. • Car parking areas are observable.	Complies.
55.03-8 Landscaping objectives • To encourage development that respects the landscape character of the neighbourhood. • To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. • To provide appropriate landscaping. • To encourage the retention of mature vegetation on the site.		

Standard B13 (varied by NRZ4): The landscape layout and design should: • **Provision of at least two canopy trees per dwelling that have the potential of reaching a minimum mature he ight of 12 metres. At least one of those trees should be in the secluded private open space of the dwelling. The species of canopy trees should be native, preferably indigenous** • Protect any predominant landscape features of the neighbourhood. • Take into account the soil type and drainage patterns of the site. • Allow for intended vegetation growth and structural protection of buildings. • In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. • Provide a safe, attractive and functional environment for residents. Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood. Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made. The landscape design should specify landscape themes, vegetation (location and species), paving and lighting. Development should meet any additional landscape requirements specified in a schedule to the zone.	• A landscaping plan is anticipated to be a condition of permit. There are no significant trees to be removed for the proposal. • Adequate room exists for either the retention of or the replanting of trees and other vegetation.	Complies
55.03-9 Access objectives. • To ensure the number and design of vehicle crossovers respects the neighbourhood character.		
Standard B14: The width of accessways or car spaces should not exceed: • 33 per cent of the street frontage, or • if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. No more than one single-width crossover should be provided for each dwelling fronting a street. The location of crossovers should maximise the retention of on–street car parking spaces. The number of access points to a road in a Road Zone should be minimised. Developments must provide for access for service, emergency and delivery vehicles.	• The site presently has a wide crossover from Brae Grove. The proposal reduces this to 3 metres (8.6%) of the Brae Grove frontage • A new crossover fronting Gladys Grove will occupy 15% of that frontage. • Complies with the standard	Complies
55.03-10 Parking location objectives • To provide convenient parking for resident and visitor vehicles. • To protect residents from vehicular noise within developments.		
Standard B15: Car parking facilities should: • Be reasonably close and convenient to dwellings and residential buildings. • Be secure. • Be well ventilated if enclosed.	• Parking facilities are convenient to the dwellings. • The spaces are observable and secure.	Complies

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Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.	• Parking locations do not impact on windows and the amenity of future occupants. • The location of parking facilities is appropriate and useable.	
Car Parking Standard B16 was repealed by amendment VC90 on 5 June 2012.Car parking provisions are now contained within Clause 52.06. The following responses are made on Clause 52.06.		
52.06-5 Number of car parking spaces required: Car parking for residents should be provided as follows: • One space for each one or two bedroom dwelling. • Two spaces for each three or more bedroom dwelling, with one space under cover. (Studies or studios that are separate rooms counted as a bedroom.) One space for visitors to every five or more dwellings. **52.06-8 Design Standards for car parking** Design Standard 1 – Accessways must Be at least 3 metres wide Have an Internal radius of at least 4 m at changes of direction or intersection be at least 4.2 m wide. Provide 2.1 m headroom If 4 or more dwellings or fronts land in a Road zone exit in a forward direction Provide passing area 5 x 7 if accessway serves 10 or more car spaces, is more than 50 m long or connects to a road zone. Have a corner splay 2.5 m long at least 50% clear of visual obstructions. If an accessway to 4 or more car parking spaces is from land in a Road Zone, the access to the car spaces must be at least 6 metres from the road carriageway. **Design Standard 2 - car parking spaces** Car spaces and accessways should have the minimum dimensions specified in Table 2. Table 2 Car park and accessway dimensions: **Angle of car spaces to access way** / **Access way width** / **Car space width** / **Car space length** Parallel / 3.6 m / 2.3 m / 6.7 m 45° / 3.5 m / 2.6 m / 4.9 m 60° / 4.9 m / 2.6 m / 4.9 m 90° / 6.4 m / 2.6 m / 4.9 m 5.8 m / 2.8 m / 4.9 m 5.2 m / 3.0 m / 4.9 m 4.8 m / 3.2 m / 4.9 m A structure may project into the space if it is at	• There is a requirement for a total of 4 car spaces on site for residents. Both dwellings have double car garages with tandem parking available in front of the garages. • No visitor space is required.	Complies

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least 2.1 metres above the space. Car spaces in garages, carports should be at least 6 metres long and 3.5 metres wide for a single space and 5.5 metres wide for a double space measured inside the garage or carport. (Balance of Clause not relevant to this application)		
55.04 AMENITY IMPACTS		
55.04-1 Side and rear setbacks objective • To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.		
Standard B17 as(varied by NRZ4) A new building not on or within 200 mm of a boundary should be set back from side or rear boundaries **2 metres from the side boundary** plus **0.6 metres f**or 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. Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard. Landings, having an area of not more than two square metres and less than one metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.	The garage of dwelling one is on the boundary so complies with the standard. The balance of dwelling 1 is 3.5 metres from the boundary so also complies. The eastern side of dwelling 2 is 3 metres from the boundary so it also complies. The southern boundary of dwelling 2 is 1 metre from the boundary at ground level and 3 metres at the upper level. The average set back is 2 metres. Complies with the objective.	Complies
55.04-2 Walls on boundaries objective • To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.		
Standard B18 (as Varied by NRZ4): **Walls should only be constructed on one side boundary .** ~~A new wall constructed on or within 200 mm of a side or rear boundary of a lot or a carport constructed on or within one metre of a side or rear boundary of lot should not abut the boundary:~~ ~~• For a length of more than the distance specified in a schedule to the zone; or~~ ~~• If no distance is specified in a schedule to the zone, for a length of more than:~~ ~~• 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or~~ ~~• Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.~~ ~~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 200 mm from a boundary.~~ ~~The height of a new wall constructed on or within~~	The only wall constructed to a boundary is the garage to dwelling 1 . PLANNING AND ENVIRONMENT ACT 1987 WHITEHORSE PLANNING SCHEME 7/03/2023 ADVERTISED MATERIAL CITY OF WHITEHORSE 'This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning permit under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright.'	Complies

~~200 mm of a side or rear boundary or a carport constructed on or within one metre of a side or rear boundary should 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.~~		
55.04-3 Daylight to existing windows objective • To allow adequate daylight into existing habitable room windows.		
Standard B19: • Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of three square metres and minimum dimension of one metre clear to the sky. The calculation of the area may include land on the abutting lot. • Walls or carports more than three metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window. • Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.	The proposal enables adequate light to be provided for all needs within neighbouring dwellings.	Complies
55.04-4 North-facing windows objective • To allow adequate solar access to existing north-facing habitable room windows.		
Standard B20: If a north-facing habitable room window of an existing dwelling is within three metres of a boundary on an abutting lot, a building should be setback from the boundary one metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus one metre for every metre of height over 6.9 metres, for a distance of three metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.	The only north facing window in the adjoining dwelling is 6.29 metres from the boundary. Complies with the standard.	Complies
55.04-5 Overshadowing open space objective • To ensure buildings do not significantly overshadow existing secluded private open space.		
Standard B21: • Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of three metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9.00 a.m. and 3.00 p.m. on 22 September.	• There is no significant overshadowing to adjoining open space areas. • The shadows at 9am and 3pm on September 22 equinox only partially extend over the existing fence shadows onto adjoining properties and do not	Complies

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If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.	adversely impact on he secluded open space area. Complies with the standard.	
55.04-6 Overlooking objective • To limit views into existing secluded private open space and habitable room windows.		
Standard B22: A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of nine metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level. A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of nine metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either: • Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. • Have sill heights of at least 1.7 metres above floor level. • Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. • Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard. Screens used to obscure a view should be: • Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. • Permanent, fixed and durable. • Designed and coloured to blend in with the development. 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.	• There is no direct overlooking as all windows and decks are less than 0.8 metres above the corresponding ground level directly opposite and face a 1.8 m high fence • All upper level windows within 9 metres of adjoining properties are appropriately screened • Complies with the standard.	Complies
55.04-7 Internal views objective • To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.		
Standard B23: Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.	Not applicable. This provision relates to two storey flats and similar.	N/A

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55.04-8 Noise impacts objectives • To contain noise sources in developments that may affect existing dwellings. • To protect residents from external noise.		
Standard B24: • Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings. • Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties. • Dwellings and residential buildings close to busy roads, railway liens or industry should be designed to limit noise levels in habitable rooms.	There is no specific mechanical plant proposed and no noise sensitive rooms in the project.	Complies
55.05 ON-SITE AMENITY AND FACILITIES		
55.05-1 Accessibility objective • To encourage the consideration of the needs of people with limited mobility in the design of developments.		
Standard B25: The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.	There is only a one or two step rise to each new dwelling. Direct access is available from the garages	Complies
55.05-2 Dwelling entry objective • To provide each dwelling or residential building with it own sense of identity.		
Standard B26: Entries to dwellings and residential buildings should: • Be visible and easily identifiable from streets and other public areas. Provide shelter, a sense of personal address and a transitional space around the entry	• The proposed dwelling entries are all visible or easily identifiable from the relevant street frontage. • Each is sheltered and clearly relates to the relevant dwelling.	Complies
55.05-3 Daylight to new windows objective • To allow adequate daylight into new habitable room windows.		
Standard B27: A window in a habitable room should be located to face: • An outdoor space clear to the sky or a light court with a minimum area of three square metres and minimum dimension of one 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.	• All windows comply.	Complies
55.05-4 Private open space objective • To provide adequate private open space for the reasonable recreation and service needs of residents.		
Standard B28 (varied by NRZ4): • **A dwelling or residential building should have private open space consisting of an area of 40 sq m with one part of the private open space at the side of rear of the dwelling or residential building within a minimum area of 35 sq m, a minimum dimension of 5 m and convenient access from a living room.**	The POS areas were set out in the summary table after paragraph 2.6. All areas comply.	Complies

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It cannot include a balcony or roof top terrace •A dwelling or residential building should have private open space of an area and dimensions specified in the schedule to the zone. If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting of: _ An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or _ A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or _ A roof-top area of 10 square metres with a minimum width of two metres and convenient access from a living room.		
55.05-5 Solar access to open space objective • To allow solar access into the secluded private open space of new dwellings and residential buildings.		
Standard B29: • The private open space should be located on the north side of the dwelling or residential building, if appropriate. • The southern boundary of secluded private open space should be 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.	The bulk of the southern boundary of the secluded open space areas for the dwellings comply/ Dwellings 2's alfresco has a small area located 5 metres south of the doble storey section at the front that does not comply with the formula (2 + 0.9 * 7) = 9.9 . However there is still 35 sq m that does comply. Complies with the standard	Complies
55.05-6 Storage objective • To provide adequate storage facilities for each dwelling.		
Standard B30: Each dwelling should have convenient access to at least six cubic metres of externally accessible, secure storage space.	• The development provides adequate areas for storage of six cubic metres. • This is achieved by dedicated area in the 2 garages.	Complies
55.06 DETAILED DESIGN		
55.06-1 Design detail objective • To encourage design detail that respects the existing or preferred neighbourhood character.		
Standard B31: The design of buildings, including: • Facade articulation and detailing. • Window and door proportions, • Roof form, and	The design is considered appropriate in terms of design detail, form, scale and character in the design. The general building and roof form is appropriate within the existing neighbourhood.	Complies

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• Verandahs, eaves and parapets, should respect the existing or preferred neighbourhood character. Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.		
55.06-2 Front fences objective • To encourage front fence design that respects the existing or preferred neighbourhood character.		
Standard B32: The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties. A front fence within 3 metres of a street should not exceed: • The maximum height specified in the schedule to the zone, or • If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. Table B3 Maximum front fence height **STREET CONTEXT** / **MAXIMUM FRONT FENCE HEIGHT** Streets in a Road Zone, Category 1 / 2 metres **Other streets** / **1 metre**	A 1.8m high fence is proposed across part of the 2 street frontages. This is considered appropriate on a corner lot and was consistent with a high fence on the street fronatge of 12 Brae Grove. Complies with the objective	Complies
55.06-3 Common property objectives • To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. • To avoid future management difficulties in areas of common ownership.		
Standard B33: • Developments should clearly delineate public, communal and private areas. • Common property, where provided, should be functional and capable of efficient management.	• There is no common property	Complies
55.06-4 Site services objectives • To ensure that site services can be installed and easily maintained. • To ensure that site facilities are accessible, adequate and attractive.		
Standard B34: • The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically. • Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development. • Bin and recycling enclosures should be located for convenient access by residents. • Mailboxes should be provided and located for convenient access as required by Australia Post.	Adequate space is available for site services such as mailboxes, waste and recycle bin storage areas, either in the rear yard, side areas or the garage and carport. Mailboxes suitable for Australia post are shown on the plans.	Complies

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12. CONCLUSION

12.1 The proposed two dwellings at 13 Gladys Street Nunawading meet all of the objectives of Clause 55 and the majority of the standards of the clause. The standards not met are generally not applicable to the present proposal.

12.2 The proposal also complies with the mandatory 9 metre maximum height provided for in the NRZ4 and the 35% mandatory garden area specified in the zone.

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