

# 81 Orchard Crescent, Mont Albert North Planning Report

Application to Construct a Multi-Dwelling Development



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## 1. EXECUTIVE SUMMARY

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This planning report supports the suitability of the site to accommodate a new, two storey, four-bedroom dwelling to the rear of the existing dwelling and to widen the existing access onto Jackson Avenue.

The development will ensure the site continues to address the State and Council strategic objectives in relation to the provision of housing near public transport and centres of activity, as outlined in the Whitehorse Planning Scheme.

The proposed development addresses the specific design issues associated with the location of the site in a residential area.

In summary, the proposal presents an attractive design that will:

- a) Limit any off-site impacts,
- b) Make good use of valuable urban land to provide one additional new dwelling that address today's housing requirements,
- c) Provide a high level of amenity for future residents,
- d) Improve the character of the area.

## 2. APPLICATION SUMMARY

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- Site Address: 81 Orchard Crescent, Mont Albert North 3129
- Title Details: Lot 46 LP21008
- Proposal: Application to construct a multi dwelling development
- Applicant: Belfield Planning Consultants P/L
- Zoning: Neighbourhood Residential Zone (Sch 2)
- Overlay: SLO(9), VPO (Sch 2),
- Covenants: No restrictive covenants are present on the title
- Existing Use: A single dwelling on the lot
- CHMP Req: No (Exempt activities)

## 3. PLANNING HISTORY

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- a. The subject site has no planning history.

#### 4. PROPOSAL

- a. The proposal seeks to construct a new multi-level dwelling to the rear of an existing dwelling comprising the following:

##### Existing Dwelling

- Two-storey dwelling with **NO** off-street parking
- Lower level rumpus room
- Upper level three bedrooms, one bathroom and one open plan kitchen/living area.
- The only new components to the existing dwelling will be a west facing timber deck and door adjacent to the existing chimney that will improve access to the SPOS on the north west side of the dwelling.

##### Dwelling 2 [New Dwelling]

- A two-storey flat roof dwelling that will step down the steep slope
- A basement ancillary room, laundry, store and powder room
- Ground floor kitchen, guest bedroom, garage and open plan living/ meals area opening out onto a north facing timber deck,
- Three bedrooms and two bathrooms on the first floor.

##### General Appearance

- The façade of Dwelling 2 will adopt a contemporary appearance with dark and natural timber above recycled bricks and a flat roof with no eaves.

Diagram 1 – Jackson Avenue Façade Schedule of Materials (Façade – illustrative purpose only)



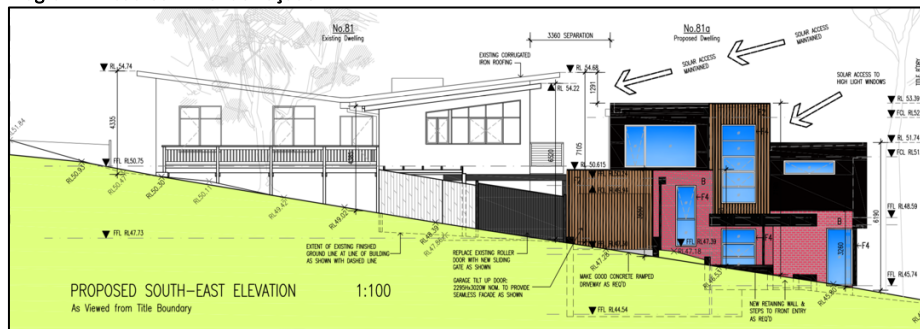


- Dwelling 1 will relocate the existing recessed double roller door that faces onto Jackson Avenue (see Photograph 1) out to the property boundary. Unfortunately, even this enlarged space isn't sufficient to accommodate a formal car space as the dimension of the enlarged area will be only 5.14m x 5m. At present a pillar divides this area but the proposal is to relocate the pillar to abut Dwelling 2 to permit this area to be used informally for small cars. There will be no significant changes to that Dwelling.

Photograph 2 – Jackson Avenue façade of Dwelling 1

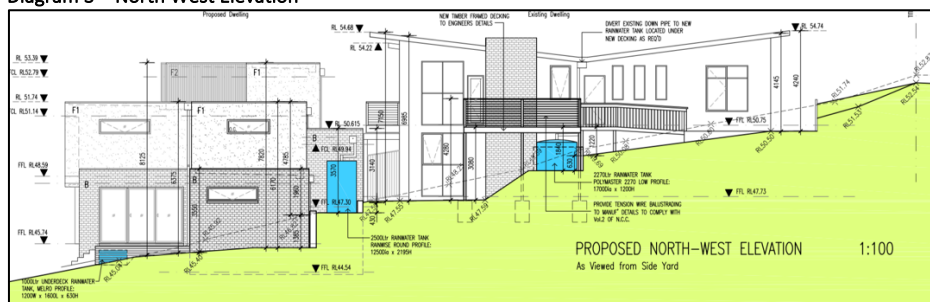


Diagram 2 – Jackson Avenue Façade



- Dwelling 1 has an internal circular stair to allow access to the lower level rumpus room.

Diagram 3 – North West Elevation



- The front garden (for both Dwellings) will be well landscaped and open to the street which will complement the existing canopy trees on the site.
- Particular care has gone into the design to ensure the provision of a light, bright contemporary appearance that will provide a high-quality living environment for future residents. The level of passive surveillance will also be high due to the level of clear glazing proposed to overlook Jackson Avenue and the park to the rear.

## 5. DESIGN PHILOSOPHY

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- a. A number of design issues have had to be addressed. These include:
- Maximise interaction with Orchard Crescent/ Jackson Avenue
    - This will be addressed by incorporating large windows into Dwelling 2 that will face out to Jackson Avenue providing an active interface.
  - Minimise the bulk of the development on abutting neighbours.
    - The height of the development will be limited to two storeys.
    - The design will utilise a high degree of articulation at the first-floor level.
  - Provision of a roof design and a range of materials to reflect the character of newer development in the neighbourhood.
    - The area is dominated by a mix of pitched and flat roofs (including the unusual butterfly roof of the existing dwelling), single and two storey dwellings. The proposed Dwelling 2 will provide a contemporary development designed to complement the surrounding character.
  - Maximise the landscaping around the development.
    - The landscaping opportunities within the front and rear (and side) setbacks will provide a greater pedestrian friendly and ESD aware approach to the development. This will facilitate on-site permeability.
  - Maximise solar access to the living areas and SPOS.
    - The design aligns all SPOS so that each area will capture northern light.
    - Each living room is designed to capture daylight through the placement of large courtyard windows to the living areas. For this reason Dwelling 2's roof will be kept low to allow light to penetrate the lounge room of Dwelling 1.
  - Provision of setbacks reflective of the neighbourhood character.
    - Provision of a front setback to Jackson Avenue is reflective of the neighbourhood character. The setback to Orchard Crescent will not change.

## 6. SUBJECT SITE AND SURROUNDS

- a. The subject site is located at 81 Orchard Crescent, Mont Albert North which is on the north west corner of Orchard Crescent and Jackson Avenue.
- b. The site has a significant slope to the rear, where it abuts the Koonung Creek reserve.
- c. The site is currently occupied by an older style 1970's timber dwelling (as shown in Photograph 2) with an unusual butterfly roof.
- d. There is also an existing crossing on the southern side of the site which is proposed to be retained.

Photograph 2 – Subject Site



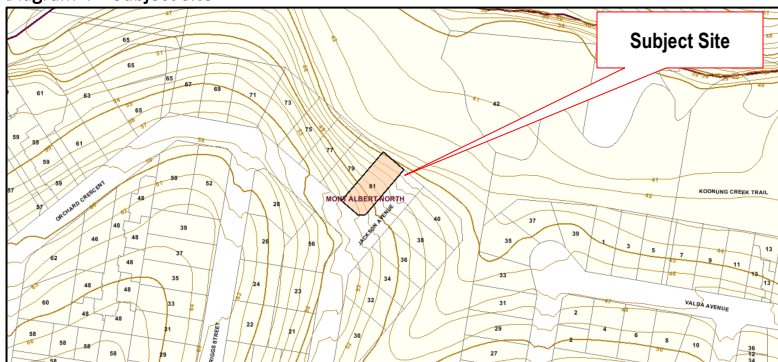
Photographs 3-5 – Rear of Existing Dwelling





**Photograph 6 – North West Side of Existing Dwelling**

- e. Dwelling 1 is separated from the dwelling to the northwest (79 Orchard Crescent) by a 6m as shown above.
- f. The subject site does not have substantial landscaping in the front setback ensuring any new landscaping will significantly and positively alter the garden character presented to the street.
- g. The site is a large rectangular lot with a width of 16.59m, a depth of 38.40m and an area of 633m<sup>2</sup>.

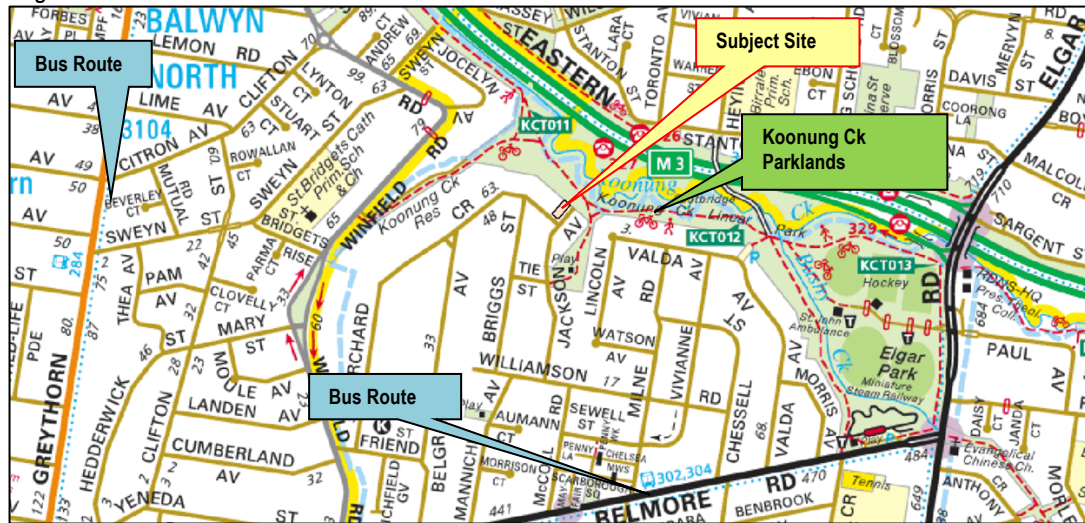
**Diagram 4 – Subject Site**

- h. The character of the site is mostly derived from its position at the end of Jackson Avenue where it abuts the heavily vegetated Koonung Creek Reserve as shown below.

**Photograph 7- Aerial View of Subject Site**

- i. The site is not well located to public transport or Activity Centres. It does however abut the Koonung Cr Parklands and off-road bicycle path along the Koonung Creek. The lack of nearby services ensures that this site is only suited to limited growth, as proposed.

Diagram 4 – Wider Site Context



Source: Melways

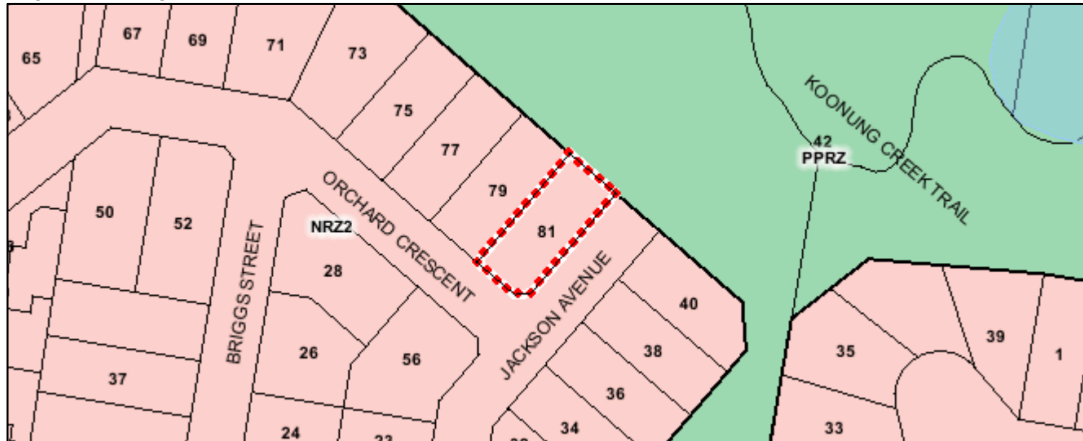
## 7. WHITEHORSE PLANNING SCHEME – STATUTORY CONTROLS

- a. An assessment of the subject site has identified the following statutory provisions:

Planning Scheme	Zone	Overlays	Use	Building and Works	Other Clauses
Whitehorse	NRZ (2)– CI 32.09	VPO(2) & SLO(9)	Section 1	Section 2	55

### Zone - CI 32.09-Neighbourhood Residential Zone (2)

Diagram 4 - Zoning Plan



Source: Planning Certificate

### Purpose

- b. The proposed development is consistent with the purpose of the Neighbourhood Residential Zone (Sch 2) which is:
- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
  - To recognise areas of predominantly single and double storey residential development.
  - 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 nonresidential uses to serve local community needs in appropriate locations

### Garden Area

- c. As the site is 633m<sup>2</sup> in area CI32.09-4 requires 30% (or 190m<sup>2</sup>) of the site to be devoted to garden area. The area schedule indicates that 56% (or 355m<sup>2</sup>) of the site will be devoted to gardens thus complying with the requirement.

### Building and Works Provisions

- d. A permit is required pursuant to Clause 32.09-5 to construct two or more dwellings on a lot.

### Schedule to the Neighbourhood Residential Zone

- e. The subject site is located within Schedule 1 to the Neighbourhood Residential Zone. The Schedule's key differences to cl 55 are:
- B8 – Site Coverage 40% – (Complies – 39%)
  - B9 – Permeability 40% – (Complies – 50%)



- 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. **(Complies)**
  - B17 – Side Setbacks - A new building not within 200mm of a boundary should be set back from side and rear boundaries 1.2 metres, plus 0.3 metres for every height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre over 6.9 metres. **(Complies)**
  - B18 – Walls on Boundaries - No walls to be constructed on boundaries. **(Complies)**
  - 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. **(Complies)**
  - B32 – A front fence within 3 metres of a street should not exceed 1 metre in 'other streets'. **(Complies – No Front fence proposed)**
- f. Discussion on each of these matters are contained in the following cl55 assessment.

### **Abutting Zones**

- g. The subject site abuts land zoned Neighbourhood Residential (2) on all sides except to the rear of the site where the site abuts PPRZ (Koonung Creek Trail).

### **Overlays - CI 42.03 – Significant Landscape Overlay**

#### **Purpose**

- h. The purpose of the Overlay is:
- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
  - *To identify significant landscapes. To conserve and enhance the character of significant landscapes.*

#### **Permit Requirement**

- i. A permit is required to construct a building or carry out work if within 4m of a protected tree.
- j. A permit is required to remove or lop any tree. (Note – As no trees are proposed to be removed this does not apply in this instance)

#### **Decision Guidelines**

- k. The Responsible Authority must consider, as appropriate, the following:
- *The contribution of the tree to neighbourhood character and the landscape.*
  - *The need to retain trees that are significant due to their species age, health and/or growth characteristics.*
  - *Where the trees are located, their relationship to existing vegetation and their role in providing habitat and corridors for fauna and their contribution to local ecological systems.*
  - *Where the location of new and existing footings and impervious areas are in relation to the root zone of established trees.*
  - *The compatibility of any buildings and works with existing vegetation proposed to be retained.*
  - *The effect of any proposed lopping on the significance, health or appearance of the tree.*
  - *Whether there is a valid reason for removing the tree and whether alternative options to removal have been fully explored.*

- *If retention cannot be achieved, or a tree is considered appropriate for removal, consider whether the site provides adequate space for offset planting of indigenous or native trees that can grow to a mature height similar to the mature height of the tree to be removed.*
- *If it is not appropriate to select an indigenous or native tree species, the selected species should be drought tolerant.*
- *Whether the planting location of the replacement vegetation will enable the future growth of the canopy and root system of the tree to maturity.*
- *Whether the replacement tree species and planting locations conflict with existing or proposed overhead wires, buildings, easements and existing trees.*

#### **Expiry**

- l. If the permit is not decided by 30 June 2019 then this overlay ceases to have effect and should not be considered as part of the assessment.

#### **Overlays – CI42.02 – Vegetation Protection Overlay**

- m. A permit is required to: *remove, destroy or lop vegetation having a single trunk circumference of 1.0 metre or more at a height of one metre above ground level.*
- n. As no vegetation of that description is proposed to be removed this overlay is not triggered.

#### **Aboriginal Cultural Heritage Sensitivity**

- o. As the site is less than 0.11ha and only two dwellings the proposed development is an exempt activity.

## 8. STRATEGIC ASSESSMENT

### State Planning Policy

#### Clause 11- Settlement

- a. Given the site's location, away from Activity Centres, Public Transport and other services, the site is best suited to limited infill development accommodating only one additional dwelling. This is consistent with the objectives expressed in this clause. In particular, there is a requirement that: "Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities"

#### Clause 11.06 – Metropolitan Melbourne

- b. This clause requires planning authorities to:
- *Manage the supply of new housing in locations that will meet population growth and create a sustainable city.*
  - *Maintain a permanent urban growth boundary around Melbourne to create a more consolidated, sustainable city.*
  - *Allow for a spectrum of minimal, incremental and high change residential areas that balance the need to protect valued areas with the need to ensure choice and growth in housing.*
  - *Facilitate diverse housing that offers choice and meets changing household needs through:*
    - *provision of a greater mix of housing types.*
- c. The proposal to add a single dwelling to the rear of an existing dwelling within the urban area is consistent with this policy.
- d. The clause also seeks to create more sustainable development (cl11.06-6) that addresses climate change, water consumption, drainage and pollution. The additional of a new highly efficient single dwelling is considered to address the requirement for sustainable development.

#### Clause 15.01 – Built Environment

- e. This clause is aimed at encouraging development that provides attractive, safe, functional and quality urban environments. As part of this planning is to encourage development that seeks the retention of existing vegetation as well as responding to its context in terms of urban character, natural features and surrounding landscape and climate.
- f. Development should also achieve architectural and urban design outcomes that contribute positively to the local urban character and the public realm while minimising amenity impacts on the neighbouring properties.

#### Clause 15.02 – Sustainable Development

- g. The proposed new dwelling will be highly sustainable.

#### Clause 16.01 – Residential Development

- h. Planning seeks to increase the supply of appropriately designed, increased density, environmentally sustainable, quality housing in existing urban areas that have good access to services.
- i. Planning seeks also to provide a range of housing likely to address future demand.
- j. This development will achieve a key objective: To deliver more affordable housing closer to jobs, transport and services. (cl16.01-5)

## Local Planning Policy

### Municipal Strategic Statement

#### Clause 21.01 - Municipal Profile

- a. The Council recognises that much of the municipality has a number of significant environments:
  - *The waterways of Gardiners, Mullum Mullum, Dandenong and Koonung Creeks are significant environmental, landscape and recreation location. These creeks form part of an advanced open space network that is highly valued by the community.*
  - *An increasing number of bicycle trails provide linkages to major open space and recreation facilities and provide an alternative form of transport for the community.*
  - *The City is characterised by pleasantly undulating topography, with some steeply sloping areas, enhanced by a range of native and exotic landscapes. Trees are an integral aspect of the City and are a key determinant of the character of the residential areas of the city. Parts of the municipality are dominated by an upper tree canopy which covers a significant proportion of the City, ranging from the exotic tree lined streets of Mont Albert*
- b. Whitehorse City Council recognises the shift in recent years towards smaller, less maintenance orientated dwellings to accommodate the change in household makeup, size and demand.
  - *Medium density development in the City has been strong in more recent years and reductions in household size, greater numbers of single parent families and older single person households is likely to mean that the demand for smaller dwelling sites with less garden maintenance will increase over the next decade.*
- c. Strategically the proposal addresses changing demographics and the location of the site adjacent to an extensive park network.

#### Clause 21.05 - Environment

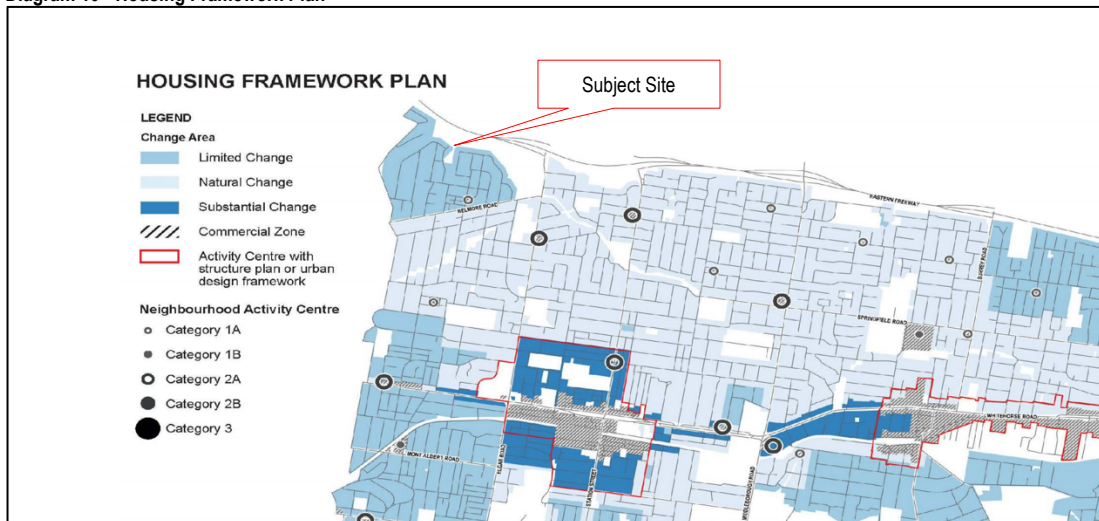
- d. In Clause 21.05 Council identifies a number of relevant objectives:
  - *To reduce automobile dependency and encourage sustainable transport use.*
  - *To reduce energy and water consumption.*
  - *To achieve best practice in addressing the principles of environmentally sustainable development.*
- e. The proposed development will address these objectives, in particular, the proposal seeks to construct a highly sustainable environmentally sound new dwelling which will assist in minimising the need for additional housing in the outer, less serviced, suburbs.
- f. The Scheme also identifies the following relevant strategies and actions:
  - *Ensuring development is of a high quality design that is compatible with the character and appearance of the area.*
  - *Providing adequate open space and landscaping for new development.*
  - *Requiring the planting of upper canopy trees and other vegetation that enhances the character of the area.*
  - *Reducing the visual impact of on-site car parking from the street by locating parking areas to the side or rear of buildings and the provision of appropriate landscape buffers to soften hard surfaced areas.*
  - *Implementing ecological sustainability principles and Council's Sustainability Strategy.*
  - *Encouraging development in those areas with adequate infrastructure and excellent public transport links.*
  - *Encouraging water and energy efficient practices through Council's Energy and Water Action Plans.*

- *Requiring professional landscape plans (including the planting of upper canopy trees) for all new developments.*
  - *Requiring the submission of a waste management plan for all multi-dwelling developments.*
- g. The submitted proposal addresses each of the above matters and will provide a quality development that will be:
- a) ESD compliant, water sensitive and heavily landscaped, and b) will be sensitive to the significant landscape character of the area by retaining a number of the existing trees in addition to the existing dwelling instead of wasting valuable resources by demolishing the dwelling.
- h. In the implementation section of the clause it states:
- *Ensuring that lot sizes in the area affected by the Significant Landscape Overlay are generally in accordance with the prevailing minimum lot size of 650 square metres.*
- i. VCAT determined in *Coad v Whitehorse CC [2018] VCAT 136* [para 44], with respect to this issue, that this clause does not relate to a normal development application (only a subdivision application).

#### Clause 21.06 Housing

- j. This is a key clause in the consideration of the proposal. Council is clear in supporting changing housing forms that address future demand particularly where they address the particular characteristics of the area.
- k. Council, in this clause, identifies the need to follow the directions of the *Housing Strategy 2014*. A review of the Housing Framework Plan indicates that the subject site is classified as being within a Limited Change Area.

Diagram 10 - Housing Framework Plan



- l. The Council's objectives for housing in Limited Change areas are to:
- *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.*
- m. The proposed restoration of the existing dwelling and construction of a new dwelling within the rear garden of the existing dwelling is considered to be consistent with the objectives above.
- n. With respect to housing design, Council has identified the following key matters:
- *Ensuring new developments do not result in a loss of the existing vegetation coverage and tree canopy.*
  - *Encouraging appropriate development within the municipality's established areas.*
  - *Maintaining the preferred neighbourhood character of Limited Change Areas.*
  - *Providing adequate space for substantial vegetation in Limited and Natural Change Areas.*

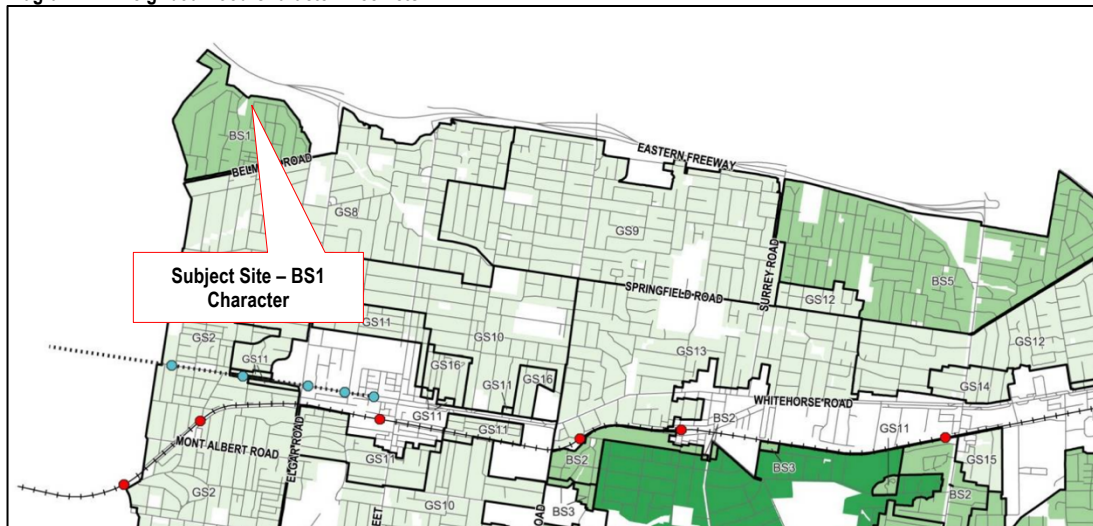
- *Ensuring new developments adjoining or close to environmentally significant and sensitive areas are carefully and respectfully designed.*
  - *Ensuring that physical and community infrastructure is adequate and maintained at a standard to meet the future demand.*
  - *Encouraging private sector provision of housing that improves the environmental performance of the municipality and minimises ongoing running costs for the residents.*
- o. Each of the above points have been addressed in the proposed development as the 39% site coverage will allow ample space for the existing vegetation to be retained and new vegetation planted. It also makes good use of a corner site that abuts the Koonung Creek Reserve.
- p. The retention of the existing dwelling will retain the character of Orchard Crescent whilst the dead-end nature of Jackson Avenue will ensure the new dwelling will be discrete and largely not visible.

## Local Planning Policies

### Clause 22.03 Residential Development

- q. The key local policy is Clause 22.03 Residential Development as it sets the framework for development and its assessment.

**Diagram 11 – Neighbourhood Character Precincts**



- r. The following are the relevant matters to be considered in a Limited Change Area:
- *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*

**Comment – The surrounding area consists of large single dwellings or two dwelling developments.**

- s. The subject site is identified as being in a Bush Suburban (BS1) Area. The clause stipulates:
- *Dwellings will be dominated by the vegetated surrounds and sit within the landscape. While often visible from the street, buildings will not dominate the streetscape or penetrate the predominant tree canopy height and will fit within the contours of the site. The established pattern of front and side setbacks will be maintained, allowing sufficient space for retention, planting and growth of trees. All redeveloped properties within the area will contribute to the bushy landscape character of the public realm, incorporating large native / indigenous canopy trees and vegetation. The vegetated character of the streetscape will be complemented by the absence of front fencing, or low open style front fences, allowing views into private gardens.*



- *This precinct is identified for the lowest scale of intended residential growth in Whitehorse (Limited Change area) and the preservation of its significant landscape character and environmental integrity is the highest priority.*

**Comment – The flat roof and low scale nature of the building, with its large open landscaped front setbacks will ensure the new dwelling will be subservient to the natural landscaping thus will address this aspect of the character statement.**

**In addition, the retention of the existing building will result in the character of Orchard Crescent not changing.**

**Limiting the development to two dwellings utilising the existing dwelling and discretely locating the new dwelling to the rear of the existing dwelling, will result in a development that reflects the prevailing character of the area.**

#### Clause 22.04 Tree Conservation

- t. The Council requires the following criteria to be addressed:
  - *To assist in the management of the City's tree canopy by ensuring that new development minimises the loss of significant trees.*
  - *To ensure that new development does not detract from the natural environment and ecological systems.*
  - *To identify techniques to assist in the successful co-existence of trees and new buildings or works.*
  - *To promote the regeneration of tall trees through the provision of adequate open space and landscaping areas in new development.*
- u. No additional vegetation is to be removed and the proposal incorporates a significant landscaping program.
- v. The utilisation of a basement garage minimises the amount of driveways and thus allows for more landscaping with a site coverage of 39%.

#### Clause 22.10 Environmentally Sustainable Development

- w. Whitehorse City Council is committed to achieving environmentally sustainable development as is demonstrated by their principle objective:
  - *The overarching objective is that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation.*
- x. The attached ESD report provides information on the environmental initiatives proposed.

## 9. STATUTORY ASSESSMENT

### Clause 52.06 Car Parking Assessment

- a. The development proposes to provide 2 car spaces for the new dwelling and no formal spaces for the existing dwelling as that dwelling does not currently have any car space that comply with current regulations. (Note: An area of 5.14m x 5m will be provided for the existing dwelling which will allow informal parking however that is an improvement over the existing situation which has a pillar in the middle of the area, which is proposed to be moved, and a depth of only 4.3m)
- b. This accords with the cl52.06-5 which states:  
*Where an existing use is increased by the measure specified in Column C of Table 1 for that use, **the car parking requirement only applies to the increase**, provided the existing number of car parking spaces currently being provided in connection with the existing use is not reduced.*
- c. The development addresses the requirements of Clause 52.06-9 as shown below:

DESIGN STANDARDS	RESPONSE
1- Access ways	<ul style="list-style-type: none"> <li>Access ways are 3m wide – <b>Complies</b></li> <li>Internal radius 4m – <b>N/A</b></li> <li>Forward direction – <b>N/A</b></li> <li>Headroom – <b>Complies</b></li> <li>Exit in Forward Direction – <b>N/A</b></li> <li>Passing Bay – <b>N/A</b></li> <li>Corner Splay – <b>Complies</b> – The existing crossing will be provided with visibility splay in front of the proposed dwelling.</li> <li>Car space distance from main road – <b>N/A</b></li> </ul>
2 – Car Spaces	<ul style="list-style-type: none"> <li>Dimensions – <b>Complies</b> - The garage for Dwelling 2 will be 3.5m x 7m.</li> <li>Intrusions – <b>Complies</b></li> <li>Structure – <b>Complies</b></li> <li>Two or More Cars with One Undercover – <b>Complies</b></li> </ul>
3 - Gradients	<ul style="list-style-type: none"> <li>Ramp – <b>N/A</b></li> </ul>
4 – Mechanical Parking	<ul style="list-style-type: none"> <li>Height – <b>N/A</b></li> <li>Visitors – <b>N/A</b></li> </ul>
5- Urban Design	<ul style="list-style-type: none"> <li>Garages not to visually dominate – <b>Complies</b>. The single garage proposed for Dwelling 2 will be recessed behind the line of the dwelling.</li> <li>Screening of Car Parking – <b>Complies</b>. The car park location inside the garage will be discrete.</li> </ul>

	<ul style="list-style-type: none"> <li>Car park entry – <b>Complies</b>. The entrance to the garage will be attractive and visually recessive and located behind a vertical timber panel.</li> </ul>
6 - Safety	<ul style="list-style-type: none"> <li>Car park well lit – <b>Complies</b> - Lighting will be provided within the garage.</li> <li>Natural Surveillance – <b>Complies</b> - Each dwelling will overlook the road.</li> <li>Pedestrian Access – <b>Complies</b> – Dwelling 2 will have direct access to the garage.</li> </ul>
7- Landscaping	<ul style="list-style-type: none"> <li>WSUD of landscaping – <b>N/A</b>.</li> <li>Shelter/Shade and Softening – <b>Complies</b> - Shade will be provided within the garage.</li> <li>Landscape Species – <b>N/A</b> – Parking will be provided within a garage therefore will not be landscaped.</li> </ul>

- d. The car park will be constructed in accordance with cl52.06-10.

### Clause 55 Assessment

- a. The following table accords with the Department's guidelines for assessment of multi-dwelling developments and addresses each area. Unless specified in an Overlay or Schedule a development has generally only to meet the requirements of Clause 55 to be deemed to comply unless the development does not address the objectives. Where the Overlay/Schedule is applicable the development has been specifically designed to address those requirements.

STANDARD	ASSESSMENT
Neighbourhood Character	<p>Neighbourhood Character Objectives</p> <ul style="list-style-type: none"> <li>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</li> <li>To ensure that development responds to the features of the site and the surrounding area.</li> </ul>
B1	<p><b>Complies –</b></p> <ul style="list-style-type: none"> <li>Neighbourhood Description <ul style="list-style-type: none"> <li>The attached site analysis plan illustrates: <ul style="list-style-type: none"> <li>The pattern of development in the neighbourhood.</li> <li>The built form, scale and character of surrounding development including front fencing</li> <li>The architectural and roof styles, and</li> <li>Other notable features of the site.</li> </ul> </li> <li>The Plan also shows: <ul style="list-style-type: none"> <li>Site shape, size, orientation and easements - <b>Complies –</b> Plan is to read in conjunction with the provided survey plan.</li> </ul> </li> </ul> </li> </ul>


	<ul style="list-style-type: none"> <li>▪ Levels of the site and the difference in levels between the site and surrounding properties (where access can be obtained) – <b>See attached Feature survey.</b></li> <li>▪ The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site – <b>See Feature Survey</b></li> <li>▪ The use of surrounding buildings – <b>Complies - All land is used for residential uses.</b></li> <li>▪ The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres – <b>Partial Compliance – The SPOS of 79 Orchard Crescent is provided. The habitable room windows of 79 Orchard Crescent are shown in the existing site plan. Given the existing dwelling is being retained the outlook from the habitable room windows will not be impacted.</b></li> <li>▪ Solar access to the site and to surrounding properties – <b>Complies – Solar diagram included.</b></li> <li>▪ Location of significant trees existing on the site and any significant trees removed from the site 12 months prior to the application being made, where known – <b>Partial Compliance (Four mature Eucalyptus trees were removed from the site in August 2018 with the approval of Council – See Attached Council Authorisation Letter – The location of those trees have not been shown on the SA plans).</b></li> <li>▪ Any contaminated soils and filled areas, where known. – <b>Not Complied with. <u>No history of contamination. Existing use is residential.</u></b></li> <li>▪ Views to and from the site – <b>N/A - There are no significant views to or from the site.</b></li> <li>▪ Street frontage features such as poles, street trees and kerb crossovers – <b>Complies - See Feature Survey</b></li> <li>▪ The location of local shops, public transport services and public open spaces within walking distance - <b>Complies.</b></li> <li>▪ Any other notable features or characteristics of the site <b>Complies - No other notable features of the site.</b></li> </ul> <ul style="list-style-type: none"> <li>• Design Response <ul style="list-style-type: none"> <li>○ The attached design response and elevations provided as part of the package illustrates how the development will address the neighbourhood and site issues.</li> <li>○ The design is unashamedly a modern interpretation of the surrounding context which is robust enough to accommodate change. This reflects the minimal change occurring in Orchard Crescent and surrounding streets.</li> <li>○ The development has sought to address the character by principally focussing on the provision of garden areas to each dwelling and the</li> </ul> </li> </ul>
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	<p>location of Dwelling 2 in a discrete location to the rear of the existing dwelling and off all boundaries.</p> <ul style="list-style-type: none"> <li>○ In addition, the materials chosen and the stepping of the dwelling down the slope will ensure Dwelling 2 interacts in a positive fashion with the only abutting neighbour at 79 Orchard Crescent.</li> </ul>
Residential Policy	<p>Residential Policy Objectives</p> <ul style="list-style-type: none"> <li>• To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.</li> <li>• To support medium densities in areas where development can take advantage of public transport and community infrastructure and services</li> </ul>
B2	<p><b>Complies –</b></p> <ul style="list-style-type: none"> <li>• The proposed increase of only one dwelling on the site is consistent with the direction to see only limited growth in this area.</li> <li>• The local policy is clear in encouraging a heavily landscaped open garden character. In this case the garden along Orchard Crescent and Jackson Avenue will form the dominant character.</li> <li>• The clause is also opposed to high front fences whilst also encouraging landscaped gardens. The proposed development has sought to respond to this wherever possible.</li> <li>• The scale of the development has paid credence to the emerging development in the wider area.</li> </ul>
Dwelling Diversity	<p>Dwelling Diversity Objective</p> <ul style="list-style-type: none"> <li>• To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</li> </ul>
B3	<p><b>N/A</b></p> <ul style="list-style-type: none"> <li>• Less than ten dwellings are proposed.</li> </ul>
Infrastructure	<p>Infrastructure Objectives</p> <ul style="list-style-type: none"> <li>• To ensure development is provided with appropriate utility services and infrastructure.</li> <li>• To ensure development does not unreasonably overload the capacity of utility services and infrastructure</li> </ul>
B4	<p><b>Complies –</b></p> <ul style="list-style-type: none"> <li>• The provision of one additional dwelling (over that of the existing dwelling) will not impact on the infrastructure (sewerage, drainage, electricity and gas) currently provided to the site.</li> <li>• The road infrastructure can accommodate the slight increase in demand that is expected to be generated by the additional dwelling.</li> <li>• The stormwater system will satisfactorily accommodate any additional demand generated by the development particularly as rain water tanks will be provided to each dwelling as specified in the attached STORM Report.</li> </ul>

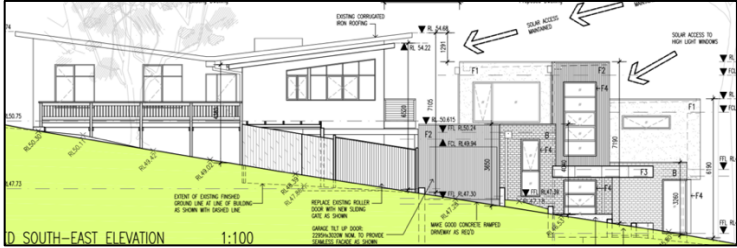
Integration with the street	<p>Integration with The Street Objective</p> <ul style="list-style-type: none"> <li>To integrate the layout of development with the street</li> </ul>
B5	<p><b>Complies –</b></p> <ul style="list-style-type: none"> <li>Dwelling 2 will be orientated to front Jackson Avenue whilst the existing dwelling will continue to be orientated towards both Orchard Crescent and Jackson Avenue.</li> <li>No high front fences are proposed along either Orchard Crescent or Jackson Avenue.</li> <li>Significant windows will face out to Jackson Avenue ensuring Dwelling 2 interacts with the street.</li> <li>The proposed development abuts the thick bush of Konung Creek Parkland. To ensure some level of secluded private open space for Dwelling 2 it is proposed to maintain the existing rear fence. It is worth noting that the thick bush does not lend itself to integration with the development and passive surveillance, rather, it forms an attractive view from the rear windows.</li> </ul>
Street Setback	<p>Street Setback Objective</p> <ul style="list-style-type: none"> <li>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site</li> </ul>
B6	<p><b>Complies -</b></p> <ul style="list-style-type: none"> <li>The proposal is for Dwelling 2 to have a 3m front setback to Jackson Avenue. This will ensure compliance with the Standard as Dwelling 1 has a 2m side setback.</li> <li>In addition, the living room of Dwelling 2 will be setback 4.2m from Jackson Avenue and the garage 5.5m. This will respect the character of the area and make the most efficient use of the site.</li> </ul>
Building Height	<p>Building Height Objective</p> <ul style="list-style-type: none"> <li>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</li> </ul>
B7	<p><b>Complies –</b></p> <ul style="list-style-type: none"> <li>The zone and schedule to the zone has no height specified. Standard B7 indicates a preferred height of 9m. The provided elevations indicate that Dwelling 2 will, at 7.9m (to NGL or 8.1m to cutting) be below the 9m allowed. (Dwelling 1 is existing at 7.2m) This height has been adopted to keep the height of the roof low to allow sunlight to enter the living room of Dwelling 1 over the roof of Dwelling 2 as shown by the red arrow in the following diagram.</li> </ul>

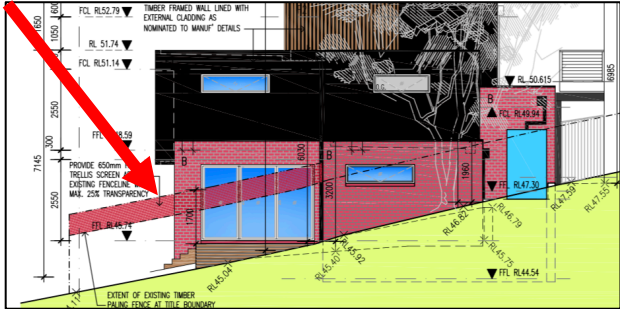
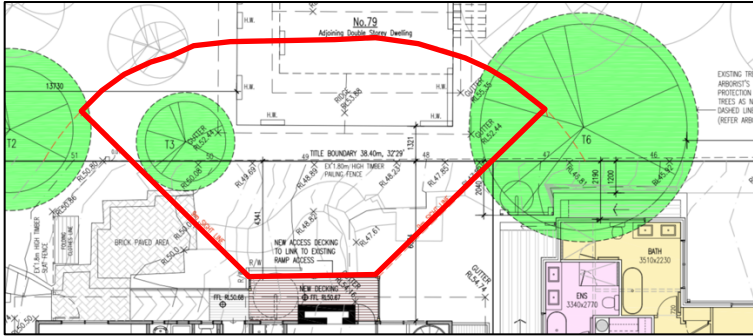


Site Coverage	<p><b>Site Coverage Objective</b></p> <ul style="list-style-type: none"> <li>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</li> </ul>
B8	<p><b>Complies –</b></p> <ul style="list-style-type: none"> <li>The Schedule to the zone requires a maximum 40% site coverage. A site coverage of 39% is proposed.</li> </ul>
Permeability	<p><b>Permeability Objectives</b></p> <ul style="list-style-type: none"> <li>To reduce the impact of increased stormwater run-off on the drainage system.</li> <li>To facilitate on-site stormwater infiltration.</li> <li>To encourage stormwater management that maximises the retention and reuse of stormwater.</li> </ul>
B9	<p><b>Complies –</b></p> <ul style="list-style-type: none"> <li>At a permeability of 50%, the proposed development is greater than the minimum 40% specified in the Schedule in the Zone. This level of permeability will assist with on-site absorption.</li> <li>The provision of 3500lt rain water tank for Dwelling 2 and 2270lt for Dwelling 1 will ensure the impact of stormwater run-off addresses Melbourne Water requirements.</li> </ul>
Energy Efficiency	<p><b>Energy Efficiency Objectives</b></p> <ul style="list-style-type: none"> <li>To achieve and protect energy efficient dwellings and residential buildings.</li> <li>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy</li> </ul>
B10	<p><b>Complies –</b></p> <ul style="list-style-type: none"> <li>The energy efficiency of the abutting dwelling at 79 Orchard Crescent will not be impacted by the proposed new Dwelling 2 as the new dwelling will be largely to the south east of 79 Orchard Crescent and will be lower given it will be further down the site. (Note: There are no solar panels on the roof of 79 Orchard Crescent)</li> <li>The benefit of the site is its location on the corner of Orchard Crescent and Jackson Avenue and presence of the Park to the rear. This will result in only one abutting lot.</li> </ul>

	<ul style="list-style-type: none"> <li>The private open space and living areas of each dwelling will be orientated to the north to gain solar access.</li> <li>A SDA Report addressing the development's sustainability credentials is provided.</li> <li>Each dwelling is provided with windows to allow through ventilation.</li> </ul>
Communal Open Space	<p>Open Space Objective</p> <ul style="list-style-type: none"> <li>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</li> </ul>
B11	<p><b>Partial Compliance –</b></p> <ul style="list-style-type: none"> <li>The existing fence at the rear of the site is proposed to be retained to provide privacy to Dwelling 2's SPOS. Whilst it would be ideal to provide an open outlook to the park at the rear the simple reality, as shown in the following photograph, is that there is thick bush directly abutting the property boundary which does not lend to integration with the site.</li> </ul> 
Safety	<p>Safety Objective</p> <ul style="list-style-type: none"> <li>To ensure the layout of development provides for the safety and security of residents and property.</li> </ul>
B12	<p><b>Complies –</b></p> <ul style="list-style-type: none"> <li>The entrances to each dwelling (existing and proposed) will not be obscured or isolated from Orchard Crescent or Jackson Avenue.</li> <li>No high landscaping is proposed at the front entrance to the dwellings except in the case of strategically placed landscaping. There will be no hiding room which will ensure the safety and security of residents.</li> <li>The development has been designed to provide good lighting, (sensor lights in the porches) visibility and surveillance of the POS and front gardens.</li> <li>The living and entrance windows to each Dwelling will overlook the abutting street.</li> <li>The low-level vegetation in the front garden will ensure a high level of passive surveillance.</li> </ul>

Landscaping	<p>Landscaping Objectives</p> <ul style="list-style-type: none"> <li>• To encourage development that respects the landscape character of the neighbourhood.</li> <li>• To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</li> <li>• To provide appropriate landscaping.</li> <li>• To encourage the retention of mature vegetation on the site.</li> </ul>
B13	<p><b>Complies –</b></p> <ul style="list-style-type: none"> <li>• A landscape plan illustrating the proposed landscaping types and theme is attached.</li> <li>• The subject site is not in a habitat of importance.</li> <li>• There are two trees on the site at the worthy of retention.</li> <li>• A canopy tree is proposed in: 1) the front garden and 2) each area of private open space, in accordance with the Schedule requirements.</li> </ul>
Access	<p>Access Objectives</p> <ul style="list-style-type: none"> <li>• To ensure the number and design of vehicle crossovers respects the neighbourhood character.</li> </ul>
B14	<p><b>Complies –</b></p> <ul style="list-style-type: none"> <li>• The proposal to widen the existing double crossover on Jackson Avenue will ensure there is limited change to parking in Jackson Avenue (NO change in Orchard Crescent).</li> <li>• Whilst it is acknowledged that the existing crossing will be widened</li> </ul>
Parking location	<p>Parking Location Objectives</p> <ul style="list-style-type: none"> <li>• To provide convenient parking for resident and visitor vehicles</li> <li>• To protect residents from vehicular noise within developments.</li> </ul>
B15	<p><b>Complies –</b></p> <ul style="list-style-type: none"> <li>• The provision of a car space directly to Dwelling 2 will be convenient for future residents.</li> <li>• Residents will not be affected by vehicular noise from cars entering/exiting the garage.</li> <li>• The car parking proposed for Dwelling 2 will address the requirements of this clause.</li> </ul>
Side and rear setbacks	<p>Side and Rear Setbacks Objective</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>
B17	<p><b>Complies –</b></p> <ul style="list-style-type: none"> <li>• As a result of Dwelling 2 being cut into the site the proposed guest bedroom will be between 1.9m to 3.2m above NGL. This will be well within the requirement specified in the Schedule.</li> </ul>

	<ul style="list-style-type: none"> <li>The abutting neighbour at 79 Orchard Crescent will not suffer any impact on their amenity as Dwelling 2 will be located further down the slope than the existing dwelling at 79 Orchard Crescent.</li> </ul>
Walls on Boundaries	<p>Walls on Boundaries Objectives</p> <ul style="list-style-type: none"> <li>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.</li> </ul>
B18	<p><b>Complies –</b></p> <ul style="list-style-type: none"> <li>No walls are proposed to be built on the boundary.</li> </ul>
Daylight existing windows	<p>Daylight to Existing Windows Objective</p> <ul style="list-style-type: none"> <li>To allow adequate daylight into existing habitable room windows.</li> </ul>
B19	<p><b>Complies –</b></p> <ul style="list-style-type: none"> <li>As the existing dwelling and Jackson Avenue are south of the proposed Dwelling 2 there will be NO impact on abutting dwellings.</li> </ul>
North facing windows	<p>North Facing Windows Objective</p> <ul style="list-style-type: none"> <li>To allow adequate solar access to existing north facing habitable room windows</li> </ul>
B20	<p><b>Complies –</b></p> <ul style="list-style-type: none"> <li>The existing dwelling on the site (Dwelling 1) will be to the south of Dwelling 2. Solar access to the living room of Dwelling 1 will be maintained over the roof of Dwelling 2.</li> </ul> 
Overshadowing open space	<p>Overshadowing Open Space Objective</p> <ul style="list-style-type: none"> <li>To ensure buildings do not significantly overshadow existing secluded private open space.</li> </ul>
B21	<p><b>Complies –</b></p> <ul style="list-style-type: none"> <li>The shadow diagrams provided on drawings TP AO7 illustrate that there will be <b>NO</b> overshadowing of the abutting neighbour's SPOS.</li> </ul>
Overlooking	<p>Overlooking Objective</p> <ul style="list-style-type: none"> <li>To limit views into existing secluded private open space and habitable room windows.</li> </ul>
B22	<p><b>Complies -</b></p> <ul style="list-style-type: none"> <li>Overlooking of the neighbouring SPOS from Dwelling 2 will be prevented by the use of highlight windows where they face towards the SPOS.</li> </ul>

	<ul style="list-style-type: none"> <li>The timber deck to Dwelling 2 would have permitted overlooking, however, it is proposed to utilise lattice on top of the existing fence to screen any views. (See red arrow)</li> </ul>  <ul style="list-style-type: none"> <li>The living room windows and rear balcony of Dwelling 1 currently overlook the SPOS of 79 Orchard Crescent however the construction of Dwelling 2 will restrict views into the neighbour's SPOS. The proposed terrace to the side of the living room window, to allow improved access to Dwelling 1's SPOS, will be located so that the main area of SPOS for 79 Orchard Crescent will be more than 9m away as shown in the following plan.</li> </ul> 
Internal views	<p><b>Internal Views Objective</b></p> <ul style="list-style-type: none"> <li>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development</li> </ul>
B23	<p><b>Complies –</b></p> <ul style="list-style-type: none"> <li>The location of Dwelling 2's SPOS in front of the dwelling will prevent internal overlooking from Dwelling 1 which is located to the rear of Dwelling 2 and up the slope.</li> </ul>
Noise impacts	<p><b>Noise Impacts Objectives</b></p> <ul style="list-style-type: none"> <li>To contain noise sources in developments that may affect existing dwellings.</li> <li>To protect residents from external noise.</li> </ul>
B24	<p><b>Complies –</b></p> <ul style="list-style-type: none"> <li>There are NO noise sources within the vicinity of the subject site.</li> </ul>

Accessibility	<p>Accessibility Objective</p> <ul style="list-style-type: none"> <li>To encourage the consideration of the needs of people with limited mobility in the design of development.</li> </ul>
B25	<p><b>Complies –</b></p> <ul style="list-style-type: none"> <li>The ground floor of each dwelling will be accessible by people with limited mobility.</li> </ul>
Dwelling Entry	<p>Dwelling Entry Objective</p> <ul style="list-style-type: none"> <li>To provide each dwelling or residential building with its own sense of identity</li> </ul>
B26	<p><b>Complies –</b></p> <ul style="list-style-type: none"> <li>The entrances to each dwelling will be highly accessible and easily identifiable from the street.</li> <li>Each entry will provide shelter, a clear sense of address and a transitional space.</li> </ul>
Daylight to new windows	<p>Daylight to New Windows Objective</p> <ul style="list-style-type: none"> <li>To allow adequate daylight into new habitable room windows.</li> </ul>
B27	<p><b>Complies –</b></p> <ul style="list-style-type: none"> <li>All habitable room windows will face an outdoor space clear to the sky greater than the minimum 3m<sup>2</sup> and 1m width.</li> </ul>
Private Open Space	<p>Private Open Space Objective</p> <ul style="list-style-type: none"> <li>To provide adequate private open space for the reasonable recreation and service needs of residents.</li> </ul>
B28	<p><b>Complies –</b></p> <ul style="list-style-type: none"> <li>The Schedule to the Zone stipulates an area of 40m<sup>2</sup> with an area of 35m<sup>2</sup> and a minimum dimension of 5m.</li> <li>The provision of the following areas of SPOS/POS ensures compliance: <ul style="list-style-type: none"> <li>i. Dwelling 1 – 97m<sup>2</sup></li> <li>ii. Dwelling 2 – 61m<sup>2</sup></li> </ul> </li> </ul>
Solar access to open space	<p>Solar Access to Open Space Objective</p> <ul style="list-style-type: none"> <li>To allow solar access into the secluded private open space of new dwellings and residential buildings.</li> </ul>
B29	<p><b>Complies –</b></p> <ul style="list-style-type: none"> <li>Private open space will be located on the north side of each dwelling.</li> </ul>
Storage	<p>Storage Objective</p> <ul style="list-style-type: none"> <li>To provide adequate storage facilities for each dwelling.</li> </ul>
B30	<p><b>Complies -</b></p> <ul style="list-style-type: none"> <li>Each dwelling will be provided with 6m<sup>3</sup>+ of storage shed.</li> </ul>



Design detail	<b>Design Detail Objective</b> <ul style="list-style-type: none"> <li>To encourage design detail that respects the existing or preferred neighbourhood character.</li> </ul>
B31	<b>Complies –</b> <ul style="list-style-type: none"> <li>The development will adopt design elements from the surrounding urban context. It will be innovative and modern yet still respectful of the elements that create the preferred character.</li> <li>The design elements include: <ul style="list-style-type: none"> <li>the use of a high degree of vertical and horizontal articulation with the separation between the dwellings to ensure they read as two separate dwellings each fronting a different street.</li> <li>the use of a range of colours and materials in the design, and;</li> <li>the adoption of a variety of angles across the site, all of which reflect the surrounding character.</li> </ul> </li> <li>Dwelling 2 will clearly present as an infill development however, the stepping down of the dwelling along Jackson Avenue with an attractive landscaped front garden will ensure the character at the end of Jackson Avenue will remain consistent.</li> </ul>
Front Fences	<b>Front Fences Objective</b> <ul style="list-style-type: none"> <li>To encourage front fence design that respects the existing or preferred neighbourhood character.</li> </ul>
B32	<b>Complies –</b> <ul style="list-style-type: none"> <li>NO front fence is proposed which respects the surrounding character.</li> </ul>
Common property	<b>Common Property Objectives</b> <ul style="list-style-type: none"> <li>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</li> <li>To avoid future management difficulties in areas of common ownership.</li> </ul>
B33	<b>Complies –</b> <ul style="list-style-type: none"> <li>NO common property is proposed.</li> </ul>
Site services	<b>Site Services Objectives</b> <ul style="list-style-type: none"> <li>To ensure that site services can be installed and easily maintained.</li> <li>To ensure that site facilities are accessible, adequate and attractive</li> </ul>
B34	<b>Complies –</b> <ul style="list-style-type: none"> <li>Mail boxes are to be incorporated at the front of the development.</li> <li>A recycling and rubbish bin will be provided for each dwelling.</li> <li>Gas, water and electricity meters will build on the existing services provided to the site.</li> </ul>

	<ul style="list-style-type: none"> <li>• Council waste collection will be utilised given the length of frontage to Orchard Crescent and/or Jackson Avenue and the limited number of bins.</li> </ul>
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## 10. OTHER PLANNING MATTERS

### Clause 65 - Decision Guidelines

- The proposed development will address the key issues specified under clause 65. In particular the design will ensure no flood impacts and the amenity of the area will be protected.

### Clause 53.18 – Stormwater Management in Urban Development

- The attached SDA also includes the STORM assessment. This assessment indicates that the stormwater will be largely collected in rain water tanks and used for landscaping and toilet purposes. This will result in Standard W2 being addressed with improvements to the local habitat occurring as a result of the native landscaping being planted and irrigated.
- A site management plan, describing how the site will be managed prior to and during the construction phases, is requested to be a condition on the planning permit to be provided prior to commencement of construction.

## 11. DISCUSSION

### Strategic context for the development

- The Whitehorse City Council's MSS identifies that household sizes are changing in a manner which is consistent with metropolitan wide change. Whitehorse CC acknowledges that it needs to play a part in this process.
- The Scheme addresses the need to achieve a balance between the pursuit of urban consolidation objectives and recognition of the neighbourhood character of residential areas in Whitehorse.
- This application seeks to address the balance between current and future character and development. The Council's strategic policies clearly try to address this dilemma by encouraging higher densities within infill areas proximate to the PPTN and lower densities away from PPPTN and services. This development provides an example of how to undertake a lower density development without impacting on the existing amenity of current residents.
- The single new dwelling proposed will be a reflection of the limited change that has been occurring for some time in the wider area particularly on large enough sites.
- The site is suitable for new development particularly as the site has only a single dwelling abutting it and two street frontages to take advantage of. Existing developments along Orchard Crescent support this.
- This site is also considered fortunate in having good access to the public park and off-road bicycle path network to the north and the SPOS of the abutting dwelling development to the north west ensuring there are NO sensitive interfaces.
- The proposal also addresses the various matters outlined in the SPPF and LPP.

#### Urban Character

- h. The design response ensures that the proposal will read well from Jackson Avenue and will respect the evolving character of the wider area.
- i. The character of the area facilitates the use of a range of materials and built forms.
- j. Importantly, the design has sought to address the current shift towards providing highly sustainable, well insulated, well-lit dwellings. The materials proposed will be contemporary ensuring a clear demarcation between the old and the new development on the site.

#### Internal Amenity

- k. The proposal will provide each dwelling with ample light, air circulation, and private open space and will be easily accessed. This, in conjunction with the orientation of the dwellings, will contribute to the future occupants having a high degree of comfort and amenity.
- l. Each dwelling will be environmentally sustainable.

## **12. CONCLUSION**

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- a. The very limited nature of this residential development will cater to the residential needs of future residents while adopting a contemporary design tailored to address the characteristics of the area. This, in combination with meeting the objectives of Clause 55 of the Planning Scheme, will ensure the development contributes to the provision of accommodation within an area identified to undergo limited change.