



LATROBE CITY COUNCIL

**ATTACHMENTS FOR THE
ORDINARY COUNCIL MEETING MEETING**

11 JUNE 2015

CM463

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13.2

Planning Permit Application 2014/147 Development of 11 Dwellings at 1 Meredith Street, Traralgon (Lot 1 TP 809069).

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SITE STATISTICS

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| Total Site Area | 3374 m ² |
| Total Site Cover | 1494 m ² |
| Total Site Cover Ratio | 42 % |
| Driveway Area | 748 m ² |
| Total Hard Cover Area | 2244.0 m ² |
| Total Hard Cover Ratio | 63 % |
| Permeable Area | 1130 m ² |
| Permeable Area Ratio | 37 % |
| Carparking Required | 13 |
| Carparking Provided | 13 |
| Visitor Carparking | 2 |

SITE PLAN
SCALE 1:200

Proposed Residential Development
 Aspire Designer Homes
 2
 ISSUE # 13-0597
 Nov 2014
 DMW

28 NOV 2014

Clause 55 Objectives NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

| Standard Number | Standard | Does it meet the Standard or More information required |
|-----------------|--|---|
| Standard B1 | <p>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.</p> | <p>The design response identifies the site as being within an established residential area and close to a wide range of local and regional commercial / community infrastructure services and public transport networks.</p> <p>There is no identified neighbourhood character in the area, however the proposed dwellings are all single storey and of a traditional design with brickwork elevations and pitched roofs in keeping with surrounding dwellings. The site slopes down to the east and so the development will be built in to take account of the changing topography.</p> <p>Objective and Standard achieved.</p> |
| Standard B2 | <p>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 State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</p> | <p>Both the State Planning Policy Framework and the Municipal Strategic Statement encourage infill development within urban areas to prevent urban sprawl. In addition, they seek to improve housing affordability and diversity. This application proposes 11 single storey dwellings on smaller lots in a developed residential area but within close walking distance to public transport and schools and not overly far from Traralgon's activity centre. There is public open space immediately to the east of the application site. It is therefore considered that the proposal is consistent with both state and local planning policies.</p> |

Clause 55 Objectives NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

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| Standard B3 | <ul style="list-style-type: none">• 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. | <p>The application is for 11 single storey dwellings. Ten of the dwellings will have two bedrooms and the other dwelling will have three bedrooms.</p> <p>Objective and Standard achieved.</p> |
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Clause 55 Objectives NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

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| Standard B4 | <p>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</p> <p>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p> <p>In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</p> | <p>The applicant has advised that all dwellings will be connected to reticulated services. A drainage design/strategy has been submitted showing that stormwater will be treated through a WSUD design. It is not expected that the proposed development will exceed the capacity of existing services and infrastructure in the area.</p> <p>Objective and Standard achieved.</p> |
| Standard B5 | <p>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</p> <p>Development should be oriented to front existing and proposed streets.</p> <p>High fencing in front of dwellings should be avoided if practicable.</p> <p>Development next to existing public open space should be laid out to complement the open space.</p> | <p>The development is laid out so as to provide a vehicle link to the site from Meredith Street which maintains and enhances local accessibility. The proposed eleven dwellings are designed to promote the observation of the street and internal accessway, and the dwellings are appropriately setback from side and rear boundaries</p> <p>Objective and Standard achieved.</p> |
| Standard B6 | <ul style="list-style-type: none"> • 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. | <p>The proposed front setback for the development is 10m to Meredith Street, measured from the corner of Coates Street. The two adjoining existing buildings are set back 2.7 metres from Meredith Street and 9.7 metres from Coates Street, resulting in an average setback of 6.2 metres. Accordingly the proposed front setback demonstrates compliance with the standard.</p> <p>Objective and Standard achieved.</p> |

Clause 55 Objectives NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

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| Standard B7 | <p>The maximum building height should not exceed the maximum height specified in the schedule to the zone. If no maximum height is specified in the schedule to the zone, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres. Changes of building height between existing buildings and new buildings should be graduated.</p> | <p>The maximum building height of the proposed wholly single storey development at 5.8 metres will be less than 9 metres above ground level.</p> <p>Despite the noticeable change in topography, the proposal is still consistent with this standard.</p> <p>Objective and Standard achieved.</p> |
| Standard B8 | <p>The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none"> • 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. | <p>As submitted by the applicant, the proposed building site coverage area is 43% < 60%.</p> <p>Objective and Standard achieved.</p> |
| Standard B9 | <p>At least 20 per cent of the site should not be covered by impervious surfaces.</p> | <p>As submitted by the applicant, a permeable area of 39% of the site area is proposed will be permeable.</p> <p>Objective and Standard achieved.</p> |
| Standard B10 | <p>Buildings should be:</p> <ul style="list-style-type: none"> • 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. <p>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</p> | <p>All the proposed dwellings have their living areas oriented to the north. Where possible the private open space has also been designed to have northerly access.</p> <p>Objective and Standard achieved.</p> |

Clause 55 Objectives NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

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| Standard B11 | <p>north-facing windows is maximised.</p> <p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> • 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. | <p>No public or communal open space is proposed on site as part of this application.</p> <p>Not applicable</p> |
| Standard B12 | <p>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</p> <p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p> <p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p> <p>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p> | <p>Entrances to each dwelling are clear and obvious to the street and common accessway and have been designed to enable supervision by residents of these areas. All planting near the entrances is proposed to be low-moderate height. Each dwelling is provided with its own secure private open space area that is not traversed by residents of other dwellings. Subject to suitable conditions this provision is met.</p> <p>Objective and Standard achieved.</p> |
| Standard B13 | <p>The landscape layout and design should:</p> <ul style="list-style-type: none"> • 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 | <p>A landscaping layout has been provided to the satisfaction of the authority prior to construction. The type of vegetation and location of proposed planting is considered to be adequate and appropriate.</p> <p>Objective and Standard achieved.</p> |

Clause 55 Objectives NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

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| | <p>habitat and provide for new habitat for plants and animals.</p> <ul style="list-style-type: none"> • Provide a safe, attractive and functional environment for residents. | |
| Standard B14 | <p>Accessways should:</p> <ul style="list-style-type: none"> -Be designed to allow convenient, safe & efficient vehicle movements and connections within the development and to the street network. -Be designed to ensure vehicles can exit a development in a forwards direction if the accessway serves five or more car spaces, three or more dwellings, or connects to a road in a Road Zone. -Be at least 3 metres wide. -Have an internal radius of at least 4 metres at changes of direction. -Provide a passing area at the entrance that is at least 5 metres wide and 7 metres long if the access serves ten or more spaces and connects to a road in a Road Zone. | <p>Plans have been submitted that show that a service vehicle can turn within the site and exit the site in a forwards motion. The accessway is 5.5m wide and the internal radius is more than 4m.</p> <p>Objective and Standard achieved.</p> |
| Standard B15 | <p>Car parking facilities should:</p> <ul style="list-style-type: none"> -reasonably close & convenient to dwellings & residential buildings. -secure. -designed to allow safe and efficient movements within the development. -well ventilated if enclosed. <p>Large parking areas should be broken up with trees, buildings or different surface treatments.</p> <p>Shared access or car parks of other dwellings and residential buildings should be located at least 1.5 metres</p> | <p>The new car parking spaces are undercover in single garages with access directly servicing each of the units. The design of the access way is at least 1.5m from the any habitable room windows or window sills are at least 1.4m above the accessway.</p> <p>Storage is located within garage areas and will not protrude into the car parking area.</p> <p>Objective and Standard achieved.</p> |

Clause 55 Objectives NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

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| | 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 access. | |
| Standard B16 | <p>Car parking for residents should be provided as follows:</p> <ul style="list-style-type: none"> • One space for each one or two bedroom dwelling. • Two spaces for each three or more bedroom dwelling, with one space under cover. | <p>Clause 52.06 has superseded this provision.</p> <p>Each two bedroom unit has a single car undercover car parking space as required. A double garage is provided for the three bedroom unit. Three visitor vehicle spaces are all provided as per requirements.</p> <p>Objective and Standard achieved.</p> |
| Standard B17 | <p>A new building not on or within 150mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> • At least the distance specified in the schedule to the zone, or • If no distance is specified in the schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. | <p>The new buildings are within the side and rear setback guidelines. Refer TP C 111034 TP-02 for layout.</p> <p>Objective and Standard achieved.</p> |
| Standard B18 | <p>A new wall constructed on or within 150mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary for a length of more than:</p> <ul style="list-style-type: none"> • 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or • Where there are existing or simultaneously constructed walls or carports abutting the boundary | <p>Rear garage walls of Dwellings 11 and 12 are proposed to be built on the southern boundary for a total length of 6 metres at a height of less than 3 metres thereby complying with the objective of this clause.</p> <p>Objective and Standard achieved.</p> |

Clause 55 Objectives NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

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| | on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. | |
| 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 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot. | The shadow diagrams submitted illustrate that the proposed development will not cast a shadow across any existing habitable room windows of any adjacent dwellings to the east. Objective and Standard achieved. |
| Standard B20 | If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 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 abutting lot that has habitable windows within 3m of a boundary is 60 Shakespeare Street. Proposed unit 7 would be set 2.4m away from and would have an eaves height of 2.6m. No other dwellings on abutting lots have habitable windows within 3m of the boundary/ Objective and Standard achieved. |
| 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 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September. 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. | The submitted shadow diagrams show that there will be no unacceptable loss of sunlight to any existing dwellings. Objective and Standard achieved. |

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| Standard B22 | <p>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 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> • 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. | <p>The fencing along the northern boundary of the site would be 1.8m high timber fencing on top of a 1.2m high (max) retaining wall, thereby effectively screening any potential overlooking from units 1-6 to the dwellings to the north of the site.</p> <p>The fencing along the southern boundary would be high chain wire mesh. The only habitable south facing windows would be for unit 10, which would be adjacent to the rear gardens of 52 and 54 Shakespeare Street. These dwellings are set well over 9m away from the shared boundary.</p> <p>Objective and Standard achieved.</p> |
| Standard B23 | <p>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.</p> | <p>The proposed development has been designed to prevent direct views into the private open space and habitable room windows of each dwelling, through the use of:</p> <ul style="list-style-type: none"> • 1.8 metre high timber paling fences to delineate and screen each private open space area; <p>Objective and Standard achieved.</p> |
| Standard B24 | <p>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.</p> <p>Dwellings and residential buildings close to busy roads,</p> | <p>Each dwelling will be constructed with adequate noise attenuation to minimise any potential noise transmission within the development.</p> <p>The secluded areas of private open space for each dwelling have been located at ground level and at the rear of the development to limit noise impacts from vehicles using adjacent roads.</p> |

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| | railway lines or industry should be designed to limit noise levels in habitable rooms. | Objective and Standard achieved. |
| 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. | The proposal is a single storey development with both a rear and front access provided to address this standard. Objective and Standard achieved. |
| Standard B26 | Entries to dwellings and residential buildings should: <ul style="list-style-type: none"> • 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 development has been designed so that the front entry of each dwelling is easily identifiable and accessible from both its respective driveway and Meredith Street in terms of dwelling one. Front porches, verandahs or other transitional spaces are provided at entries for pedestrian protection and are designed to complement the scale and form of the Dwellings. Objective and Standard achieved. |
| Standard B27 | A window in a habitable room should be located to face: <ul style="list-style-type: none"> • An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or • A verandah provided it is open for at least one third of its perimeter, or • A carport provided it has two or more open sides and is open for at least one third of its perimeter. | The proposed dwellings have been designed to ensure that all habitable room windows are located to face an outdoor space clear to the sky with a minimum area of 3m ² . Objective and Standard achieved. |
| Standard B28 | A dwelling or residential building should have private open | Each dwelling is provided with adequate areas of private |

Clause 55 Objectives NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

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| | space of an area and dimensions specified in the schedule to the zone. | open space. It is considered that the location of the POS for Unit 11 is not appropriately located. Objective and Standard achieved. |
| 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. | Units 1-6 and unit 11 all have the private open space located to the north of the dwellings. Units 7-9, which are located along the southern section of the site, have private open space to the east of the dwellings and unit 10 has the POS to the west, with northern access. Objective and Standard generally achieved. |
| Standard B30 | Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space. | Each dwelling will be provided with 6 cubic metres of designated storage space located within its own garage. Objective and Standard achieved. |
| Standard B31 | The design of buildings, including: -Facade articulation and detailing, -Window and door proportions, -Roof form, and -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. | The choice of building materials, varying roof forms and level of landscaping is considered to be appropriate. Window and door proportions are acceptable. The design is considered to be general consistent with this clause. Objective and Standard achieved. |

Clause 55 Objectives NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

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| Standard B32 | 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 the schedule to the zone, the maximum height specified in Table B3. | No front fencing is proposed. Objective and Standard achieved. |
| Standard B33 | Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management. | Common land is contained within the internal driveway alignment and the management and control over the common area is to be administrated through a Body Corporate. Objective and Standard achieved. |
| 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. | Concerns have been raised by engineering in relation to waste collection on site. However, the applicant has advised that waste collection will be carried out by a private contractor and has provided turning diagrams to show that a waste collection vehicle can enter and exit in forward motion. Areas for bin collection will be provided as will letterboxes. Objective and Standard achieved. |