

Application for Planning Permit

Planning Enquiries
Phone: 03 9205 2200
Web: <http://www.hume.vic.gov.au>

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#).

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

⚠ Questions marked with an asterisk (*) are mandatory and must be completed.

⚠ If the space provided on the form is insufficient, attach a separate sheet.

Clear Form

The Land **i** ① Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 3	St. Name: Joffre Street
Suburb/Locality: Broadmeadows		Postcode: 3047

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title.

A	Lot No.: 31	<input checked="" type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No.: 7022
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

If this application relates to more than one address, please click this button and enter relevant details. **Add Address**

The Proposal **⚠** You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

② For what use, development or other matter do you require a permit? *



If you need help about the proposal, read: [How to Complete the Application for Planning Permit Form](#)

Construction of a double storey dwelling to the rear of the existing dwelling

📎 Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

③ Estimated cost of development for which the permit is required *



Cost \$400,000

⚠ You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit www.sro.vic.gov.au for information.

Existing Conditions **i**

④ Describe how the land is used and developed now *



eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Single dwelling

📎 Provide a plan of the existing conditions. Photos are also helpful.


Title Information i

5 Encumbrances on title *

If you need help about the title, read: [How to complete the Application for Planning Permit form](#)

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.)

Applicant and Owner Details i

6 Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

*Please provide at least one contact phone number **

Owner *


The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:		
Title:	First Name:	Surname:
Organisation (if applicable): Vibe Building Design		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 461	St. Name: Lygon Street
Suburb/Locality: Brunswick East	State: VIC	Postcode: 3057
Contact person's details * Same as applicant (if so, go to 'contact information') <input checked="" type="checkbox"/>		
Name:		
Title:	First Name:	Surname:
Organisation (if applicable): Vibe Building Design		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 461	St. Name: Lygon Street
Suburb/Locality: Brunswick East	State: VIC	Postcode: 3057
Contact information		
Business Phone: 03 9943 8098	Email: vince@vibebuildingdesign.com.au	
Mobile Phone:	Fax:	

Declaration i

7 This form must be signed by the applicant *

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature: Vince Gelsomino

Date: 28 May 2024

day / month / year

Need help with the Application?

If you need help to complete this form, read [How to complete the Application for Planning Permit form](#)
General information about the planning process is available at www.delwp.vic.gov.au/planning

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

8 **Has there been a pre-application meeting with a Council planning officer?**


No Yes


Checklist

9 **Have you:**

Filled in the form completely?

Paid or included the application fee?

 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

 **Provided all necessary supporting information and documents?**

A full, current copy of title information for each individual parcel of land forming the subject site

A plan of existing conditions.

Plans showing the layout and details of the proposal

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).

If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

Completed the relevant Council planning permit checklist?

Signed the declaration (section 7)?

Lodgement

Lodge the completed and signed form, the fee payment and all documents with:

Hume City Council
PO Box 119 Dallas VIC 3047
Pascoe Vale Road Broadmeadows VIC 3047

Contact information:

Telephone: 61 03 9205 2200

Email: email@hume.vic.gov.au

DX: 94718

Translation: 03 9205 2200 for connection to Hume Link's multilingual telephone information service

Deliver application in person, by fax, or by post:

Print Form

Make sure you deliver any required supporting information and necessary payment when you deliver this form to the above mentioned address. This is usually your local council but can sometimes be the Minister for Planning or another body.

Save Form:

Save Form To
Your Computer

You can save this application form to your computer to complete or review later or email it to others to complete relevant sections.

**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 1 of 1

VOLUME 08375 FOLIO 867

Security no : 124115379190Q
Produced 29/05/2024 02:43 PM

LAND DESCRIPTION

Lot 31 on Plan of Subdivision 007022.
PARENT TITLE Volume 04000 Folio 875
Created by instrument B396524 04/04/1962

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

AU011784E 03/02/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AU011785C 03/02/2021
COMMONWEALTH BANK OF AUSTRALIA

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP007022 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 3 JOFFRE STREET BROADMEADOWS VIC 3047

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA
Effective from 03/02/2021

DOCUMENT END

PLAN OF SUBDIVISION OF
PART OF CROWN ALLOTMENT A, SEC. 11
PARISH OF WILL WILL ROOK

COUNTY OF BOURKE
VOL.4000 FOL.875

Measurements are in Feet & Inches
Conversion Factor
FEET x 0.3048 = METRES

LP 7022

EDITION 5
PLAN MAY BE LODGED
13/12/16

COLOUR CODE

E-1 = BLUE
R1 & E-2 = BROWN

ROADS COLOURED BROWN

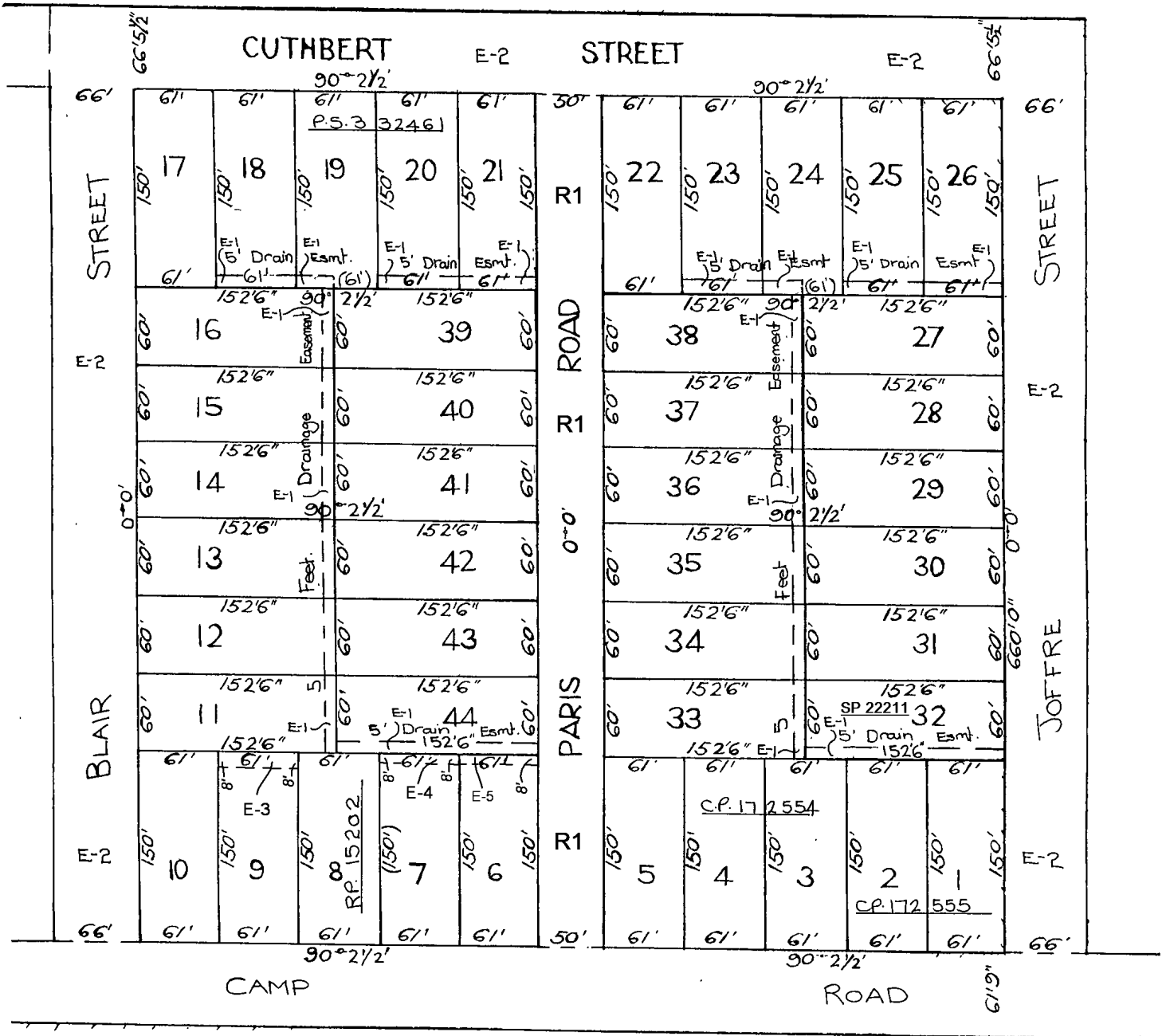
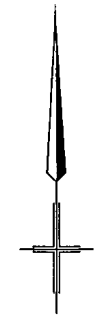
STREET NAME AMENDED
FROM CUTHBERT ROAD
TO CUTHBERT STREET
VIDE CORR.28/19643 & 30/31324

STREET NAME AMENDED
FROM BROADMEADOWS ROAD
TO CAMP ROAD
VIDE GOV.GAZ.84 P.3654

ENCUMBRANCES

AS TO THE LAND MARKED E-3
THE EASEMENT TO THE MMBW
CREATED IN C/E A743692

AS TO THE LAND MARKED E-4 & E-5
THE EASEMENT TO THE MMBW
CREATED BY A983353



WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.

TOWN PLANNING ASSESSMENT

DESIGN RESPONSE AND RESCODE (CLAUSE 55) ASSESSMENT

3 JOFFRE STREET, BROADMEADOWS

PROPOSED DWELLING TO THE REAR OF AN EXISTING

Project No. 24034



ViBE
BUILDINGDESIGN

MAY 2024

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1.0 PROJECT DESCRIPTION & MAPS

Vibe Building Design has been engaged to prepare and manage the proposal to develop the land for a proposed dwelling to the rear of an existing located at 3 Joffre Street, Broadmeadows

In the course of preparing this planning submission the subject site and its environs have been inspected, and the development plans have been reviewed and commented on.

Pursuant to the Hume Planning Scheme, the subject site is situated within a General Residential Zone – Schedule 1 (GRZ1) and is affected by the Melbourne Airport Environs Overlay – Clause 45.08 MAE02.

This planning submission highlights the proposed development's ability to comply with the relevant Clauses, Objectives, and Standards of the Hume Planning Scheme.

Figure 1.0 – Location Map:

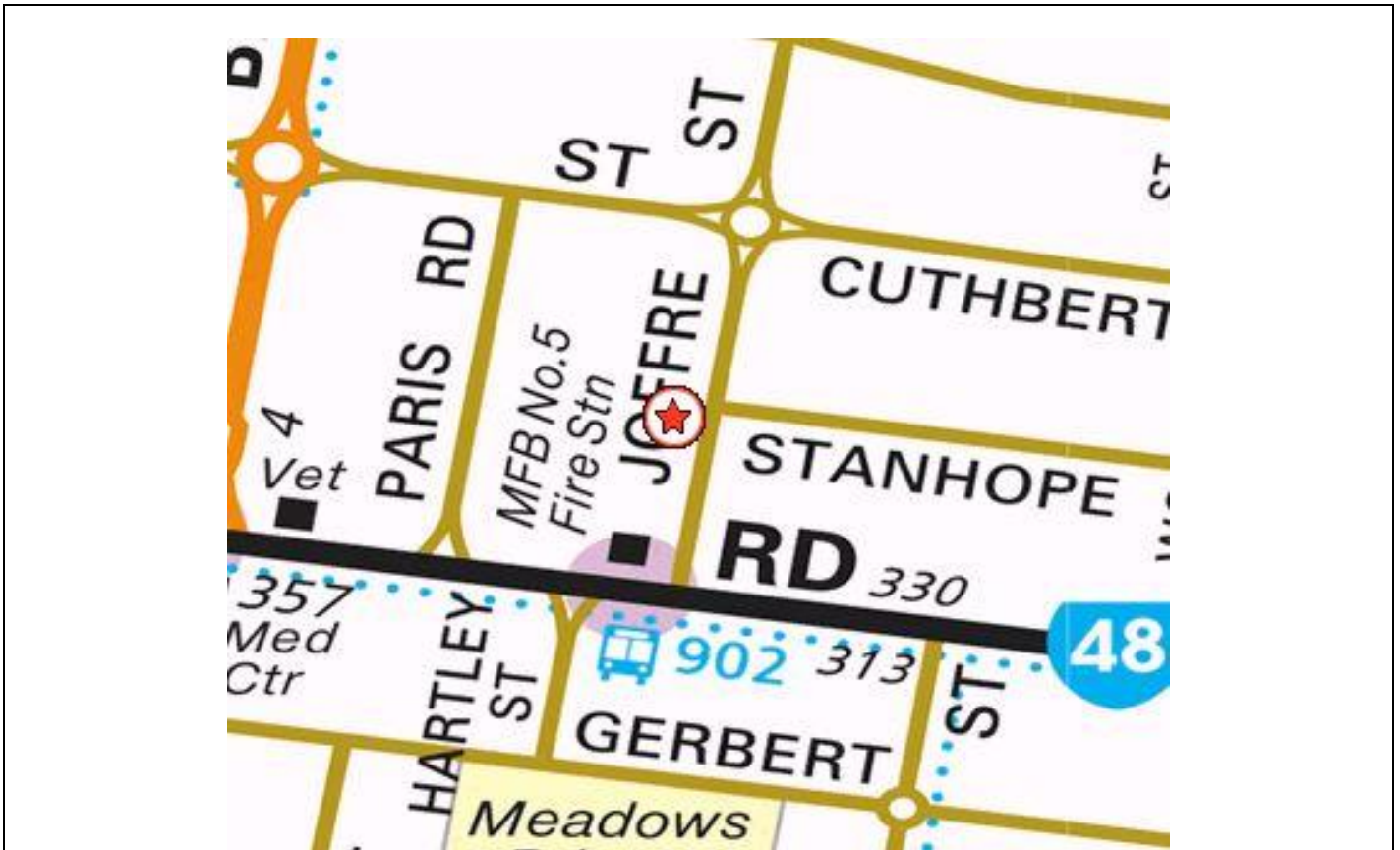


Figure 1.1 – Zoning Map:

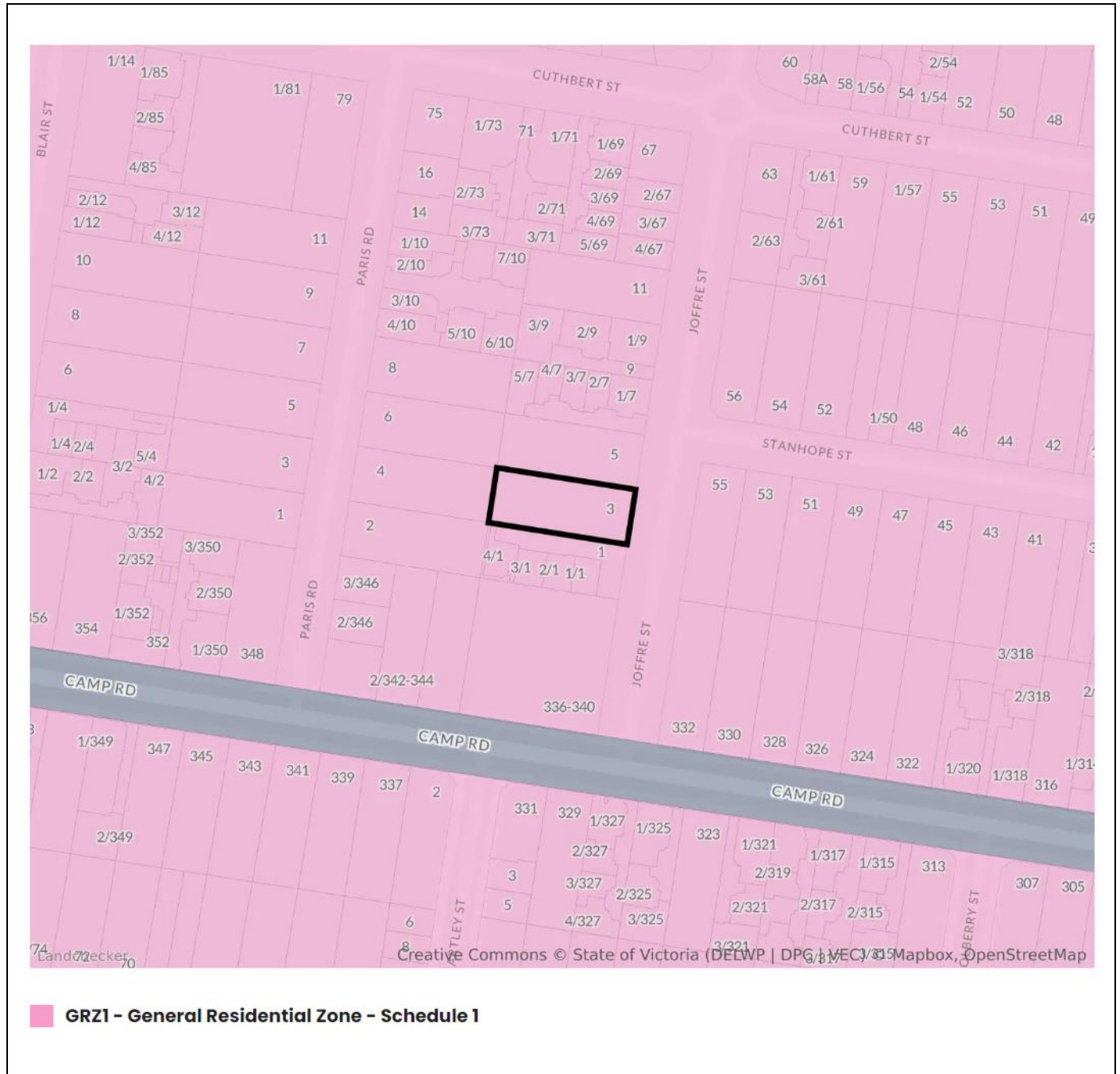
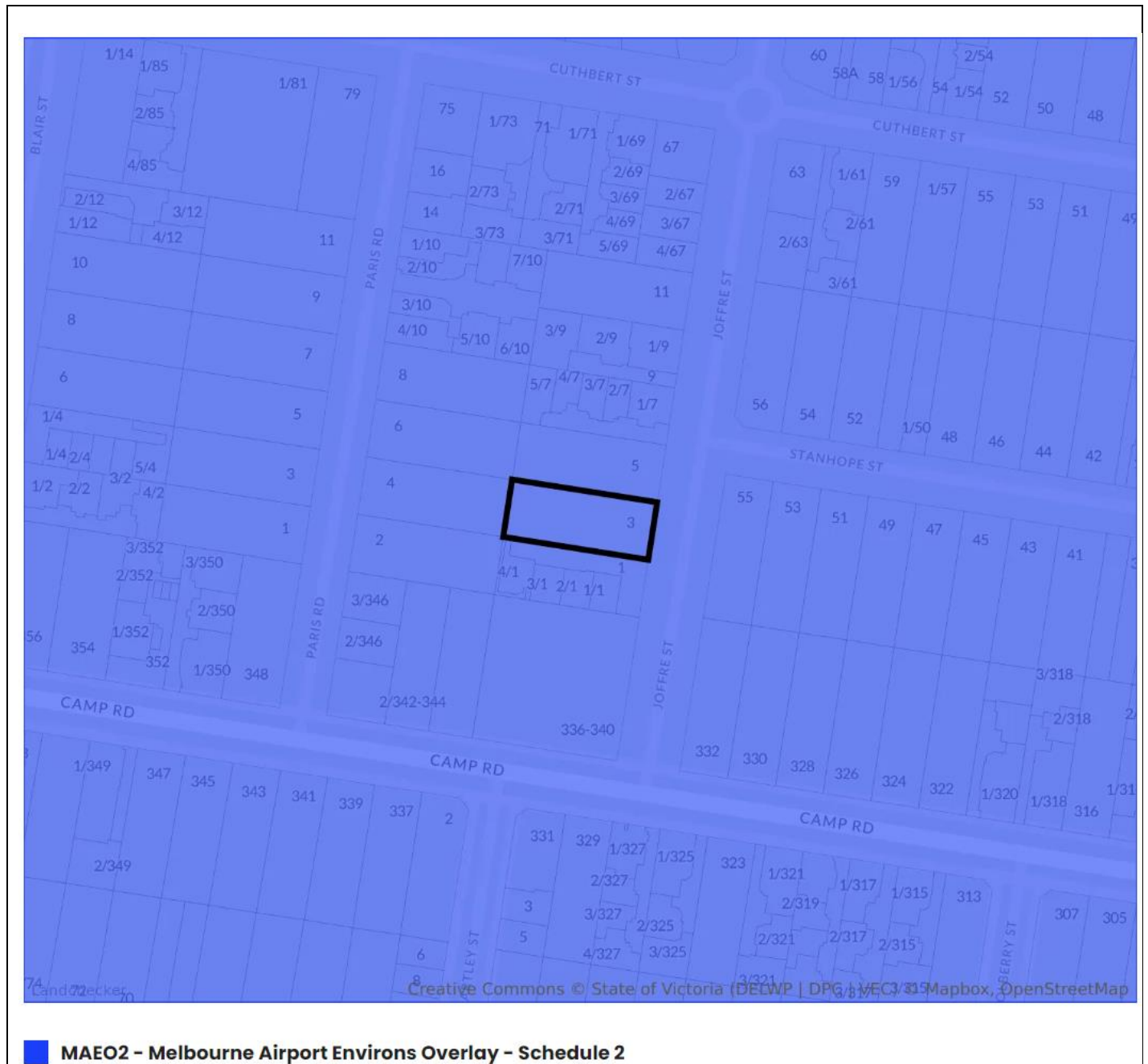


Figure 1.2 – Overlay Map: Melbourne Airport Environs Overlay



2.0 DEVELOPMENT SUMMARY

2.1 The Proposal

Construction of two single storey dwellings with on-site car parking and associated landscaping.

Figure 2.0 - Development Summary:

Areas:	
Site Area	850m ²
Site Coverage	353m ² (42%)
Permeable Area	363m ² (43%)
Garden Area	321m ² (38%)
Number of Dwellings	Two
Secluded Private Open Space:	
Dwelling 1 (Existing)	100m ² Courtyard
Dwelling 2 (Proposed)	124m ² Courtyard
Parking On-site:	
Dwelling 1 (three bedrooms)	Two car spaces (single car garage plus tandem carspace)
Dwelling 2 (four bedrooms)	Two car spaces (double car garage)

3.0 PLANNING CONTROLS

An assessment according to the Municipal Planning Strategy and the Planning Policy Framework, and Clause 55 of the Hume Planning Scheme was carried out as follows.

CLAUSE 15 BUILT ENVIRONMENT AND HERITAGE

Planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.

Planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.

Planning should protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.

Planning must support the establishment and maintenance of communities by delivering functional, accessible, safe and diverse physical and social environments, through the appropriate location of use and development and through high quality buildings and urban design.

Planning should promote development that is environmentally sustainable and should minimise detrimental impacts on the built and natural environment.

Planning should promote excellence in the built environment and create places that:

- Are enjoyable, engaging and comfortable to be in.
- Accommodate people of all abilities, ages and cultures.
- Contribute positively to local character and sense of place.
- Reflect the particular characteristics and cultural identity of the community.
- Enhance the function, amenity and safety of the public realm.

15.01-1S Urban Design	
Objective:	Response:
To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.	<p>The design response is understanding of its context and has created dwellings that are of considered design to ensure a local environment on the site that is safe, healthy, functional, and enjoyable.</p> <p>It responds appropriately to the site features and constraints, adjoining land uses, streetscape, and amenity needs of future occupants to create a sense of place and identity.</p>

15.01-5S Neighbourhood Character	
Objective:	Response:
To recognise, support and protect neighbourhood character, cultural identity, and sense of place.	The design response is understanding of its context drawing on the surrounding architectural types to give it a sense of identity and character which suits the surrounding area and environment, while proposing a considered design response which aims to demonstrate a high standard of, and for, the emerging character of newer development in the surrounding locale.

15.02-1S Energy and Resource Efficiency	
Objective:	Response:
To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.	The design response proposes good sized, double storey dwelling that have principle living zones with dual-aspect windows. The new dwelling will be constructed to the latest building and efficiency standards, including exceeding minimum requirements in some areas. Furthermore, their reasonable proximity to transport services and retail services means future residents will be encouraged to avoid car use and reliable on more sustainable public transport.

CLAUSE 16 HOUSING

Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.

Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.

Planning for housing should include the provision of land for affordable housing.

16.01-1S Housing Supply	
Objective:	Response:
To facilitate well-located, integrated and diverse housing that meets community needs.	The proposed development contributes to the range of housing stock available in the locality via the introduction of smaller and varied dwellings which results in a greater yield over the existing single dwellings still seen in the area (i.e. an under-utilisation of urban land).

16.01-2S – Housing Affordability	
Objective:	Response:
To deliver more affordable housing closer to jobs, transport and services.	The proposed development provides lower cost dwellings in an area of good activity, including reasonable access to transport. The lower cost dwellings offer the opportunity for more people to enter the area.

CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To encourage development that respects the neighbourhood character of the area.

To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

32.08-6 Construction And Extension Of Two Or More Dwellings On A Lot, Dwellings On Common Property And Residential Buildings

Permit Requirement

A permit is required to:

- 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 if it is on common property
- Construct or extend a residential building

A permit is required to construct or extend a front fence within 3 metres of a street if:

- The fence is associated with 2 or more dwellings on a lot or a residential building, and
- The fence exceeds the maximum height specified in Clause 55.06-2.

A development must meet the requirement of Clause 55. This does not apply to a development of five or more storeys, excluding a basement.

An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.

A permit is not required to construct one dependent person's unit on a lot.

Response:

It is proposed to construct a double storey dwelling to the rear of an existing on the lot and therefore planning approval is required pursuant to this Clause.

32.08-4 Minimum garden area requirement

Minimum garden area requirement

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 percentage of a lot set aside as garden area
400 - 500 sqm	25%
Above 500 - 650 sqm	30%
Above 650 sqm	35%

Response:

As this lot is 850m² in area, a minimum 35% (300m²) of the lot must be considered "garden area". The proposed development has a garden area of 321m² (38%) and therefore meets the requirements of this Clause.

SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

4.0 Requirements of Clause 54 and Clause 55

	Standard	Requirement	Response
Minimum street setback	B6	None specified	N/A
Site coverage	B8	None specified	N/A
Permeability	B9	None specified	N/A
Landscaping	B13	None specified	N/A
Side and rear setbacks	B17	None specified	N/A
Walls on boundaries	B18	None specified	N/A
Private open space	B28	None specified	N/A
Front fence height	B32	None specified	N/A

SCHEDULE 2 TO CLAUSE 45.08 MELBOURNE AIRPORT ENVIRONS OVERLAY

Purpose

To identify areas that are or will be subject to moderate levels of aircraft noise based on the 20-25 Australian Noise Exposure Forecast (ANEF) contours and to limit use and development to that which is appropriate to that level of exposure.

Below is a summary of items stipulated by Clause 45.08 relevant to this planning application:

1.0 Use of Land

Dwelling

A permit is required to use land for a Dwelling.

The development of a single lot for two or more Dwellings must not exceed a density of one dwelling per 300 square metres.

2.0 Buildings and works

A permit is required to construct a building or construct or carry out works for a use in Clause 1.0

3.0 Subdivision

A permit is required to subdivide land.

Each lot must be at least 300 square metres.

Response:

It is proposed to construct a double storey dwelling on the lot and therefore planning approval is required pursuant to this Clause.

As this lot is 850m² in area, the construction of a single dwelling (density of approximately 254m²) meets the purpose of this Clause.

CLAUSE 52.06 CAR PARKING

Purpose

To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.

To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.

To support sustainable transport alternatives to the motor car.

To promote the efficient use of car parking spaces through the consolidation of car parking facilities.

To ensure that car parking does not adversely affect the amenity of the locality.

To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

52.06-1 Scope

Clause 52.06 applies to:

- a new use; or

- an increase in the floor area or site area of an existing use; or
- an increase to an existing use by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.

Clause 52.06 does not apply to:

- the extension of one dwelling on a lot in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone; or
- the construction and use of one dwelling on a lot in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone unless the zone or a schedule to the zone specifies that a permit is required to construct or extend one dwelling on a lot.

52.06-2 Provision of car parking spaces

Before:

- a new use commences; or
- the floor area or site area of an existing use is increased; or
- an existing use is increased by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use,

the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay must be provided to the satisfaction of the responsible authority in one or more of the following ways:

- on the land; or
- in accordance with a permit issued under Clause 52.06-3; or
- in accordance with a financial contribution requirement specified in a schedule to the Parking Overlay.

If a schedule to the Parking Overlay specifies a maximum parking provision, the maximum provision must not be exceeded except in accordance with a permit issued under Clause 52.06-3.

52.06-3 Permit requirement

A permit is required to:

- Reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay.
- Provide some or all of the car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay on another site.
- Provide more than the maximum parking provision specified in a schedule to the Parking Overlay.

This does not apply if:

- A schedule to the Parking Overlay specifies that a permit is not required under this Clause; or
- Clause 52.06-3A applies.

52.06-3A No permit required

Unless a schedule to the Parking Overlay specifies otherwise, a permit is not required under Clause 52.06-3 if:

- the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay for a new use of land is less than or equal to the number of car parking spaces required under Clause 52.06-5 or in a schedule to the Parking Overlay for the existing use of the land; and
- the number of car parking spaces currently provided in connection with the existing use is not reduced after the new use commences.

Response:

The required number of car parking spaces has been provided for each dwelling. Please see the Development Summary on Page (TP04) for details.

No visitor car parking spaces are required to be provided, and consequently none have been.

Vehicle access has been provided in-line with this Clause.

TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDINGS

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

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.

Application

These provisions apply to an application to:

- 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 Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone and Township Zone.

These provisions do not apply to an application to construct or extend a development of five or more storeys, excluding a basement.

Requirements

A development:

- Must meet all of the objectives of this clause.
- Should meet all of the standards of this clause.

If a zone or a schedule to a zone specifies a requirement of a standard different from a requirement set out in this clause, the requirement in the zone or a schedule to the zone applies.

If the land is included in a Neighbourhood Character Overlay and a schedule to the overlay specifies a requirement of a standard different from a requirement set out in this clause or a requirement in the zone or a schedule to the zone, the requirement in the schedule to the overlay applies.

If the land is included in an overlay, other than a Neighbourhood Character Overlay, and a schedule to the overlay specifies a requirement different from a requirement of a standard set out in this clause or a requirement of a standard

CLAUSE 55.01 NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

An application must be accompanied by:

- A neighbourhood and site description.
- A design response.

55.01-1 Neighbourhood and site description

The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:

In relation to the neighbourhood:

- The pattern of development of the neighbourhood.
- The built form, scale and character of surrounding development including front fencing.
- Architectural and roof styles.
- Any other notable features or characteristics of the neighbourhood.

In relation to the site:

- Site shape, size, orientation and easements.
- Levels of the site and the difference in levels between the site and surrounding properties.
- 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.
- The use of surrounding buildings.
- The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres.
- Solar access to the site and to surrounding properties.
- 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.
- Any contaminated soils and filled areas, where known.
- Views to and from the site.
- Street frontage features such as poles, street trees and kerb crossings.
- The location of local shops, public transport services and public open spaces within walking distance.
- Any other notable features or characteristics of the site.

If in the opinion of the responsible authority a requirement of the neighbourhood and site description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

Satisfactory neighbourhood and site description

The responsible authority must inform the applicant in writing:

- Before notice of an application is given, or
- If notice of an application is not required to be given, before deciding the application, that the neighbourhood and site description meets the requirements of Clause 55.01-1 and is satisfactory or does not meet the requirements of Clause 55.01-1 and is not satisfactory.

If the responsible authority decides that the neighbourhood and site description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.

The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the neighbourhood and site description meets the requirements of Clause 55.01-1 and is satisfactory.

This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.

55.01-2 Design response

The design response must explain how the proposed design:

- Derives from and responds to the neighbourhood and site description.
- Meets the objectives of Clause 55.
- Responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood Character Overlay.

The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.

CLAUSE 55.02 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE (B1-B5)					
<i>Refer to Clause 55 of the Planning Scheme for further details.</i>					
Objective:	Standard:	Remarks:	Complies	N/A	Variation
<p>55.02-1 Neighbourhood Character Objectives:</p> <p>B1</p> <p>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</p> <p>To ensure that development responds to the features of the site and the surrounding area.</p>	<p>The design response must be appropriate to the neighbourhood and the site.</p> <p>The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</p>	<p>As outlined in the response in the preceding pages, the proposed development has been composed to respond to the local area while proposing a considered example of potential future development.</p> <p>The proposed development meets the objectives of B1.</p>	Y		
<p>55.02-2 Residential Policy Objectives:</p> <p>B2</p> <p>To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework.</p> <p>To support medium densities in areas where development can take advantage of public & community infrastructure & services.</p>	<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 Municipal Planning Strategy and the Planning Policy Framework.</p>	<p>The proposed development of a double storey dwelling is consistent with the Municipal Planning Strategy and the Planning Policy Framework by increasing housing diversity within an established residential area that is reasonably well served by shops, community facilities, schools, parks, and public transport.</p> <p>The proposed development meets the objectives of B2.</p>	Y		

<p>55.02-3 Dwelling Diversity Objective:</p> <p>B3</p> <p>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</p>	<p>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</p> <p>Dwellings with a different number of bedrooms.</p> <p>At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.</p>	<p>As the proposed development is for two dwellings only, the objective is not applicable.</p>		N/A	
<p>55.02-4 Infrastructure Objectives:</p> <p>B4</p> <p>To ensure development is provided with appropriate utility services and infrastructure.</p> <p>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</p>	<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>Given that the site is located within an established urban area, reticulated services are readily available and already connected to the existing dwelling.</p> <p>The proposed dwellings should not unreasonably impact upon the capacity of the existing services and infrastructure.</p> <p>The proposed development meets the objectives of B4.</p>	Y		
<p>55.02-5 Integration With The Street Objective:</p> <p>B5</p> <p>To integrate the layout of development with the street.</p>	<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. 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 has one street frontage and the other has been designed to the rear.</p> <p>The existing dwelling has a living room with windows that overlook the street, providing passive surveillance and activation of the street. Porches and entry doors are clearly delineated to create a sense of address and provide legible pedestrian access.</p> <p>High front fencing has been avoided (with a low and open front fence proposed).</p> <p>The proposed development meets the objective of B5.</p>	Y		

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CLAUSE 55.03 SITE LAYOUT AND BUILDING MASSING (B6-B15)

Refer to Clause 55 of the Planning Scheme for further details.

Objective:	Standard:	Remarks:	Complies	N/A	Variation
<p>55.03-1 Street Setback Objective:</p> <p>B6</p> <p>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p>	<p>Walls of buildings should be set back from streets:</p> <ul style="list-style-type: none"> - At least the distance specified in a schedule to the zone, or - If no distance is specified in a schedule to the zone, the distance specified in Table B1. <p>Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.</p>	<p>The existing front setback is approximately 7.6m.</p> <p>The adjoining neighbours have an average setback of 7.6m (7.6m and 7.6m). Both adjoining dwellings each have a sizable porch forward of this.</p> <p>The proposed development has a setback of 6.00m to the main wall of the rear of the existing. The porch is appropriate to the character of the streetscape, and the setback allows for appropriate space for landscaping and maintaining a front setback corridor with the neighbours.</p> <p>The proposed development meets the objective of B6 but varies the standard.</p>	Y		

<p>55.03-2 Building Height Objective:</p> <p>B7</p> <p>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</p>	<p><i>Clause 32.08-10 specifies:</i></p> <p>If no maximum building height or maximum number of storeys is specified in a schedule to this zone:</p> <ul style="list-style-type: none"> ▪ the building height must not exceed 11 metres; and ▪ the building must contain no more than 3 storeys at any point. 	<p>The development proposed achieves a maximum overall height of 7.70m (South elevation of Dwelling 2), thus satisfying the provisions of Standard B7 and the Building Height objective.</p>	<p>Y</p>		
<p>55.03-3 Site Coverage Objective:</p> <p>B8</p> <p>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</p>	<p>The site area covered by buildings should not exceed:</p> <p>The maximum site coverage specified in a schedule to the zone, or</p> <p>If no maximum site coverage is specified in a schedule to the zone, 60 per cent.</p>	<p>The site coverage has been calculated at 42%.</p> <p>The proposed development meets the objective of B8.</p>	<p>Y</p>		
<p>55.03-4 Permeability Objectives:</p> <p>B9</p> <p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p>	<p>The site area covered by the pervious surfaces should be at least:</p> <ul style="list-style-type: none"> ▪ The minimum area specified in a schedule to the zone, or ▪ If no minimum is specified in a schedule to the zone, 20 percent of the site. <p>The stormwater management system should be designed to:</p> <ul style="list-style-type: none"> ▪ Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). ▪ Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces. 	<p>The permeability has been calculated at 43%.</p> <p>The proposed development meets the objectives of B9.</p>	<p>Y</p>		

<p>55.03-5 Energy Efficiency Objectives:</p> <p>B10</p> <p>To achieve and protect energy efficient dwellings and residential buildings.</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p>	<p>Buildings should be:</p> <p>Oriented to make appropriate use of solar energy.</p> <p>Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</p> <p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>Developments should be designed so that solar access to north-facing windows is maximised.</p>	<p>The proposed dwelling incorporate a number of energy efficiencies to provide for cost-effective housing, which include:</p> <ul style="list-style-type: none"> - Principle living areas provided with dual-aspect windows for maximum daylight access to both dwellings; - Sizable courtyards; and - Generous clear-to-sky setbacks to all habitable windows. <p>The development will not significantly compromise the energy efficiency of neighbouring properties due to its positioning, setbacks and single-storey form.</p> <p>The proposed development meets the objectives of B10.</p>	Y		
<p>55.03-6 Open Space Objective:</p> <p>B11</p> <p>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</p>	<p>If any public or communal open space is provided on site, it should:</p> <p>Be substantially fronted by dwellings, where appropriate.</p> <p>Provide outlook for as many dwellings as practicable.</p> <p>Be designed to protect any natural features on the site.</p> <p>Be accessible and useable.</p>	<p>The development does not contain or abut any areas of public open space.</p>		N/A	

<p>55.03-7 Safety Objective:</p> <p>B12</p> <p>To ensure the layout of development provides for the safety and security of residents and property.</p>	<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>The proposed dwelling layouts provide an appropriate sense of address to the rear. Both dwellings have a clear and legible porch and entry door from the street.</p> <p>There are no spaces that are able to be used as public thoroughfares.</p> <p>The proposed development meets the objective of B12.</p>	<p>Y</p>		
<p>55.03-8 Landscaping Objectives:</p> <p>B13</p> <p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature vegetation on the site.</p>	<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 habitat and provide for new habitat for plants and animals. - Provide a safe, attractive and functional environment for residents. <p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p> <p>Development should meet any additional landscape requirements specified in a schedule to the zone.</p>	<p>The existing site has minimal vegetation. None is significant and therefore will not be retained.</p> <p>New canopy trees will be provided in the front setback, which will be an improvement over current landscaping.</p> <p>The courtyards are also provided with appropriate landscaping (including trees where possible).</p> <p>Smaller and suitable landscaping will be provided where possible.</p> <p>Further detail of the landscape layout will be provided in due course in the form of a Landscape Plan.</p> <p>The proposed development meets the objectives of B13.</p>	<p>Y</p>		

<p>55.03-9 Access Objective:</p> <p>B14</p> <p>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p>	<p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> - 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. <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p>	<p>The existing crossover servicing the property will be retained (with modification) and service Dwelling 1.</p> <p>The neighbouring crossover to the south of the site will be extended to form a joint crossover and will service Dwelling 2.</p> <p>The total width of crossover is under 40% of the frontage.</p> <p>On-street parking and access conditions will not be unreasonably affected due to the very slight increase in traffic. One on-street car parking space remains in the frontage.</p> <p>The development meets the objectives of B14.</p>			X
<p>55.03-10 Parking Location Objectives:</p> <p>B15</p> <p>To provide convenient parking for resident and visitor vehicles.</p> <p>To protect residents from vehicular noise within developments.</p>	<p>Car parking facilities should:</p> <ul style="list-style-type: none"> - Be reasonably close and convenient to dwellings and residential buildings. - Be secure. - Be well ventilated if enclosed. <p>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.</p>	<p>The vehicle accommodation for each dwelling is in the form of one single-car garage, plus a tandem car space for the existing and a double-car garage for the proposed, with convenient direct access into each dwelling.</p> <p>See the Development Summary on Page 5 for further detail.</p> <p>The proposed development meets the objectives of B15.</p>	Y		

CLAUSE 55.04 AMENITY IMPACTS (B17-B24)

Refer to Clause 55 of the Planning Scheme for further details.

Objective:	Standard:	Remarks:	Complies	N/A	Variation
<p>55.04-1 Side And Rear Setbacks Objective:</p> <p>B17</p> <p>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.</p>	<p>A new building not on or within 200mm 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 a schedule to the zone, or- If no distance is specified in a 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>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.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	<p>All setbacks at all relevant boundaries either meet or exceed the requirements.</p> <p>The proposed development meets the objective of B17.</p>	Y		

<p>55.04-2 Walls On Boundaries Objective:</p> <p>B18</p> <p>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.</p>	<p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none"> - 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: <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 on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. <p>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.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary 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.</p>	<p>One new wall is to be constructed within 200mm along the southern boundary.</p> <p>The proposed wall on boundary measure at 6.46m in length, occupying 7.20% of the boundary length.</p> <p>The proposed wall on boundary do not exceed an average maximum height of 3.2m.</p> <p>The proposed development meets the objectives of B18.</p>	<p>Y</p>		
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<p>55.04-3 Daylight To Existing Windows Objective:</p> <p>B19</p> <p>To allow adequate daylight into existing habitable room windows.</p>	<p>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.</p> <p>Walls or carports more than 3 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.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	<p>Habitable room windows belonging to adjoining properties have generous setbacks to the subject site; hence there are no habitable room windows to consider.</p> <p>The proposed development meets the objective of B19.</p>	Y		
<p>55.04-4 North-Facing Windows:</p> <p>B20</p> <p>To allow adequate solar access to existing north-facing habitable room windows.</p>	<p>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.</p> <p>A north-facing window is a window with an axis perpendicular to its surface orientated north 20 degrees west to north 30 degrees east.</p>	<p>There is a few north-facing habitable room window to consider (relating to the south neighbour, 1/b Joffre Street).</p> <p>The development has been appropriately set back from this window to ensure adequate solar access remains.</p> <p>The proposed development meets the objective of B20.</p>	Y		

<p>55.04-5 Overshadowing Open Space Objective:</p> <p>B21</p> <p>To ensure buildings do not significantly overshadow existing secluded private open space.</p>	<p>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.</p> <p>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.</p>	<p>There will be negligible reduction in sunlight to the existing secluded private open spaces of any neighbours due to the siting and single-storey form of the development.</p> <p>There are no further overshadowing to our southern neighbours at No. 1/b & 1/c Joffre Street.</p> <p>See Shadow Diagrams for further detail.</p> <p>The proposed development meets the objective of B21.</p>	<p>Y</p>		
<p>55.04-6 Overlooking Objective:</p> <p>B22</p> <p>To limit views into existing secluded private open space and habitable room windows.</p>	<p>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 9 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.</p> <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>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.</p> <p>Screens used to obscure a view</p>	<p>The proposed development is of a single-storey typology in a generally level site. There are no direct outlooks to habitable room windows or secluded private open spaces of adjacent properties.</p> <p>The amenity and privacy of the occupants of adjoining properties will therefore be protected.</p> <p>The proposed development meets the objective of B22.</p>	<p>Y</p>		

	<p>should be:</p> <ul style="list-style-type: none"> - 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. <p>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.</p>			
<p>55.04-7 Internal Views Objective:</p> <p>B23</p> <p>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</p>	<p>Windows and balconies should be designed to prevent overlooking of more than 50 percent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.</p>	<p>Internal views into the secluded private open space and habitable room windows within the development are avoided by incorporating appropriate fencing.</p> <p>The proposed development meets the objective of B23.</p>	Y	
<p>55.04-8 Noise Impacts Objectives:</p> <p>B24</p> <p>To contain noise sources in developments that may affect existing dwellings.</p> <p>To protect residents from external noise.</p>	<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, railway lines or industry should be designed to limit noise levels in habitable rooms.</p>	<p>There will be no applicable significant noise sources located within the proposed dwellings.</p> <p>All bedrooms and areas of private open space have been adequately separated and screened from any potential noise impacts from adjoining dwellings as well.</p> <p>The proposed development meets the objectives of B24.</p>	Y	

CLAUSE 55.05 ON-SITE AMENITY AND FACILITIES (B25-B30)

Refer to Clause 55 of the Planning Scheme for further details.

Objective:	Standard:	Remarks:	Complies	N/A	Variation
<p>55.05-1 Accessibility Objective:</p> <p>B25</p> <p>To encourage the consideration of the needs of people with limited mobility in the design of developments.</p>	<p>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.</p>	<p>Each dwelling has a porch and entry door that is easily accessible. The proposed development has a bedroom, bathroom and living downstairs with wide hall ways and doors to easily meet the needs of people with limited mobility.</p> <p>The proposed development meets the objective of B25.</p>	Y		
<p>55.05-2 Dwelling Entry Objective:</p> <p>B26</p> <p>To provide each dwelling or residential building with its own sense of identity.</p>	<p>Entries to dwellings and residential buildings should:</p> <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. 	<p>The dwelling has there own sense of identity and address, and are identifiable directly from the street.</p> <p>The entrances also provide shelter and incorporate features to enable casual surveillance of visitors.</p> <p>The proposed development meets the objective of B26.</p>	Y		
<p>55.05-3 Daylight To New Windows Objective:</p> <p>B27</p> <p>To allow adequate daylight into new habitable room windows.</p>	<p>A window in a habitable room should be located to face:</p> <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. 	<p>The proposed development has been designed to provide adequate daylight into new habitable room windows.</p> <p>Habitable room windows of the proposed development have been designed to face a generous clear open space. The principal living areas benefit from dual aspect windows to maximise daylight access.</p> <p>The proposed development meets the objective of B27.</p>	Y		

<p>55.05-4 Private Open Space Objective:</p> <p>B28</p> <p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	<p>A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>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:</p> <ul style="list-style-type: none"> - 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 2 metres and convenient access from a living room. 	<p>The proposed dwelling is provided with a courtyard of generous proportions for secluded private open space needs.</p> <p>With a covered alfresco area to promote year-round use of the private open space for future occupants.</p> <p>Please see the Development Summary on Page 5 for further details.</p> <p>The proposed development meets the objective of B28.</p>	Y		
<p>55.05-5 Solar Access To Open Space:</p> <p>B29</p> <p>To allow solar access into the secluded private open space of new dwellings and residential buildings.</p>	<p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p> <p>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.</p>	<p>The proposed dwelling has a courtyard of generous proportions.</p> <p>The proposed development meets the objective of B29.</p>	Y		
<p>55.05-6 Storage Objective:</p> <p>B30</p> <p>To provide adequate storage facilities for each dwelling.</p>	<p>Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p>	<p>The proposed dwelling is provided with at least 6m³ of externally accessible, secure storage space, located in the garage.</p> <p>The proposed development meets the objective of B30.</p>	Y		

CLAUSE 55.06 DETAILED DESIGN (B31-B34)

Refer to Clause 55 of the Planning Scheme for further details.

Objective:	Standard:	Remarks:	Complies	N/A	Variation
<p>55.06-1 Design Detail Objective:</p> <p>B31</p> <p>To encourage design detail that respects the existing or preferred neighbourhood character.</p>	<p>The design of buildings, including:</p> <ul style="list-style-type: none"> - Facade articulation and detailing, - Window and door proportions, - Roof form, and - Verandahs, eaves and parapets, <p>should respect the existing or preferred neighbourhood character.</p> <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	<p>The local area is composed of a limited mix of architectural styles and types of dwellings, including some multi-unit developments. There is a mix of one- and two-storey dwellings seen.</p> <p>The proposed development has been designed to ensure an appropriate level of integration within the street by providing a modest development that uses traditional forms and materials.</p> <p>Garages have been designed to integrate with the new development. The front setbacks facilitate the planting of canopy trees to ensure the proposal enhances the character of the streets.</p> <p>See earlier responses for more detail.</p> <p>The proposed development meets the objective of B31.</p>	Y		
<p>55.06-2 Front Fences Objective:</p> <p>B32</p> <p>To encourage front fence design that respects the existing or preferred neighbourhood character.</p>	<p>The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.</p> <p>A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"> - The maximum height specified in a schedule to the zone, or - If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. 	<p>Low and open front fencing is already provided to the existing dwelling to the street.</p> <p>The proposed development meets the objective of B32.</p>	Y		

<p>55.06-3 Common Property Objectives:</p> <p>B33</p> <p>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</p> <p>To avoid future management difficulties in areas of common ownership.</p>	<p>Developments should clearly delineate public, communal and private areas.</p> <p>Common property, where provided, should be functional and capable of efficient management.</p>	<p>There is no communal property to consider.</p>		N/A	
<p>55.06-4 Site Services Objectives:</p> <p>B34</p> <p>To ensure that site services can be installed and easily maintained.</p> <p>To ensure that site facilities are accessible, adequate and attractive.</p>	<p>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.</p> <p>Mailboxes should be provided and located for convenient access as required by Australia Post.</p>	<p>The dwellings have been provided with their areas for facilities and services. These areas are designed to be easily maintained and hidden from casual observation.</p> <p>Individually issued Council bins will be stored in each area with space allocated.</p> <p>External features such as mailboxes (installed and positioned to Australia Post requirements) will blend adequately into the proposed building forms and surrounding streetscape (each dwelling to have their own mailbox).</p> <p>The proposed development meets the objectives of B34.</p>	Y		

Based on this assessment, the proposed development at 3 Joffre St, Broadmeadows meets the objectives of the Hume Planning Scheme (including Clause 55) and should receive Council support.

The proposal will supplement housing choice available within the area and as such is in conformity with the purpose of the General Residential Zone and the objectives of urban consolidation (including increased affordability and availability).

The proposal is a site-specific designed development that is respectful of the existing residential form of the streetscape and respects the amenity of adjoining properties.

Figure 3.0





Figure 1: Subject Site (3 Joffre Street, Broadmeadows interface)



Figure 2: Subject Site (5 Joffre Street, Broadmeadows interface)



Figure 3: Subject Site (1/1 Joffre Street, Broadmeadows interface)



Figure 4: Subject Site (1/7 Joffre Street, Broadmeadows interface)

3 JOFFRE STREET,
BROADMEADOWS

TPA COUNCIL LODGEMENT

MAY 2024 | REV A



DEVELOPMENT SUMMARY

NO. DWELLINGS		2
NO. CAR SPACES		4
SITE AREA		850 m ²
SITE COVERAGE	42%	353 m ²
PERMEABLE AREA	43%	363 m ²
GARDEN AREA	38%	321 m ²

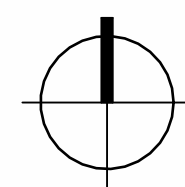
CONTENTS

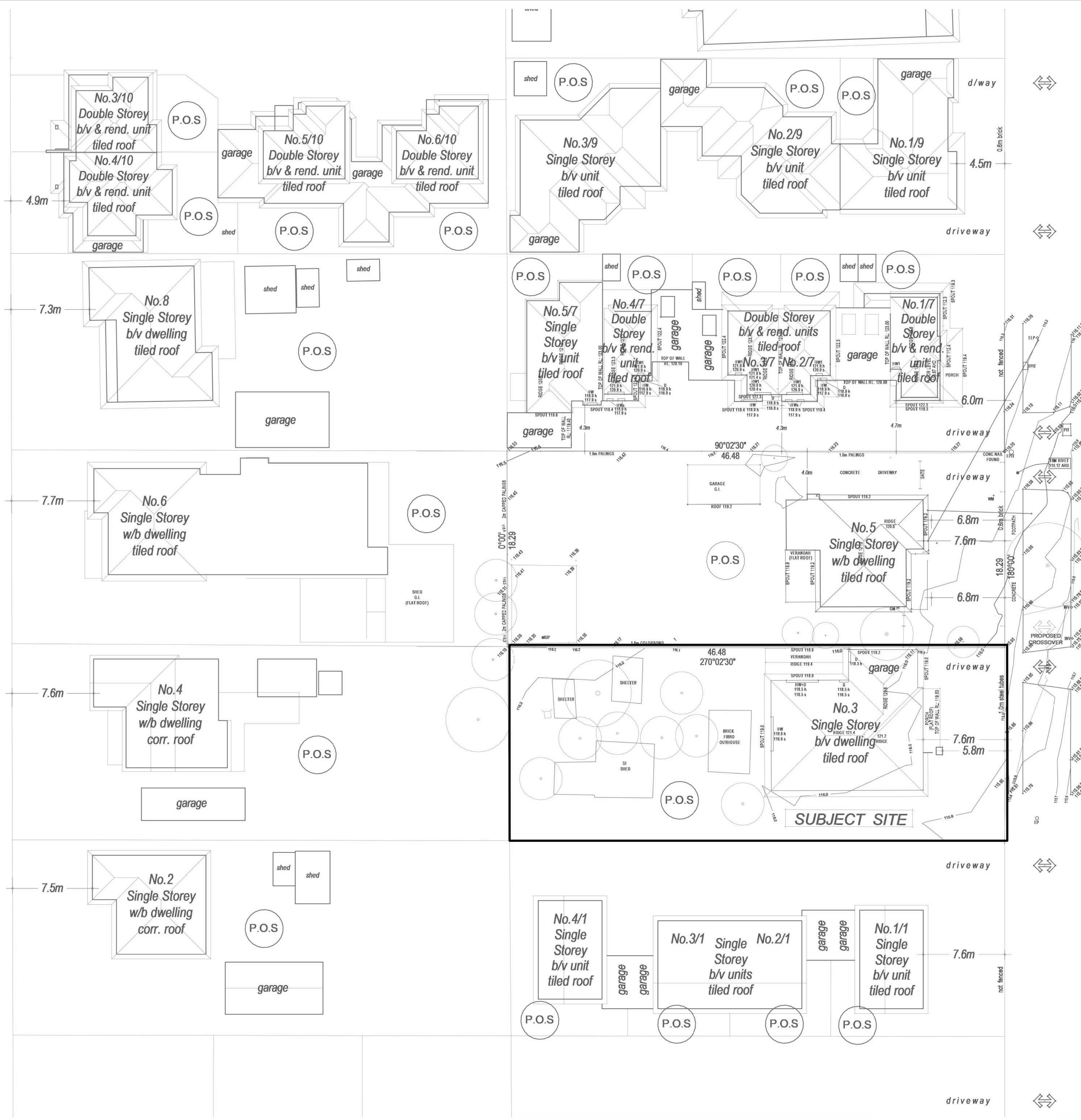
COVER PAGE	TP00
URBAN CONTEXT PLAN	TP01
SITE ANALYSIS PLAN	TP02
DESIGN RESPONSE PLAN	TP03
SITE/GROUND FLOOR PLAN	TP04
FIRST FLOOR PLAN	TP05
ELEVATIONS	TP06
GARDEN AREA PLAN	TP07
9AM, 12PM, 3PM SHADOW DIAGRAMS (22 SEP EQUINOX)	TP08



URBAN CONTEXT LEGEND

SITE LOCATION	SL
FRV FIRE STATION	A
SEABROOK RESERVE	B
ST DOMINICS PRIMARY SCHOOL	C
BROADMEADOWS STATION	D
BROADMEADOWS CENTRAL	E
PENOLA CATHOLIC COLLEGE	F
PASCOE VALE ROAD	G
BROADMEADOWS VET	H
MEADOWS PRIMARY SCHOOL	I
2.0km 15 MINUTE WALK RADIUS	





STREET
JOFFRE



3 JOFFRE ST, BROADMEADOWS - SUBJECT SITE



3 JOFFRE ST, BROADMEADOWS - SUBJECT SITE



1/1 JOFFRE ST, BROADMEADOWS



5 JOFFRE ST, BROADMEADOWS



1/7 JOFFRE ST, BROADMEADOWS



56 STANHOPE ST, BROADMEADOWS



55 STANHOPE ST, BROADMEADOWS

SITE ANALYSIS LEGEND

PRIVATE OPEN SPACE	POS
HABITABLE ROOM WINDOW	H/W
NON-HABITABLE ROOM WINDOW	N/H
WEATHERBOARD DWELLING	W/B
BRICK VENEER DWELLING	B/V
EXISTING TREE	
CROSSOVER	

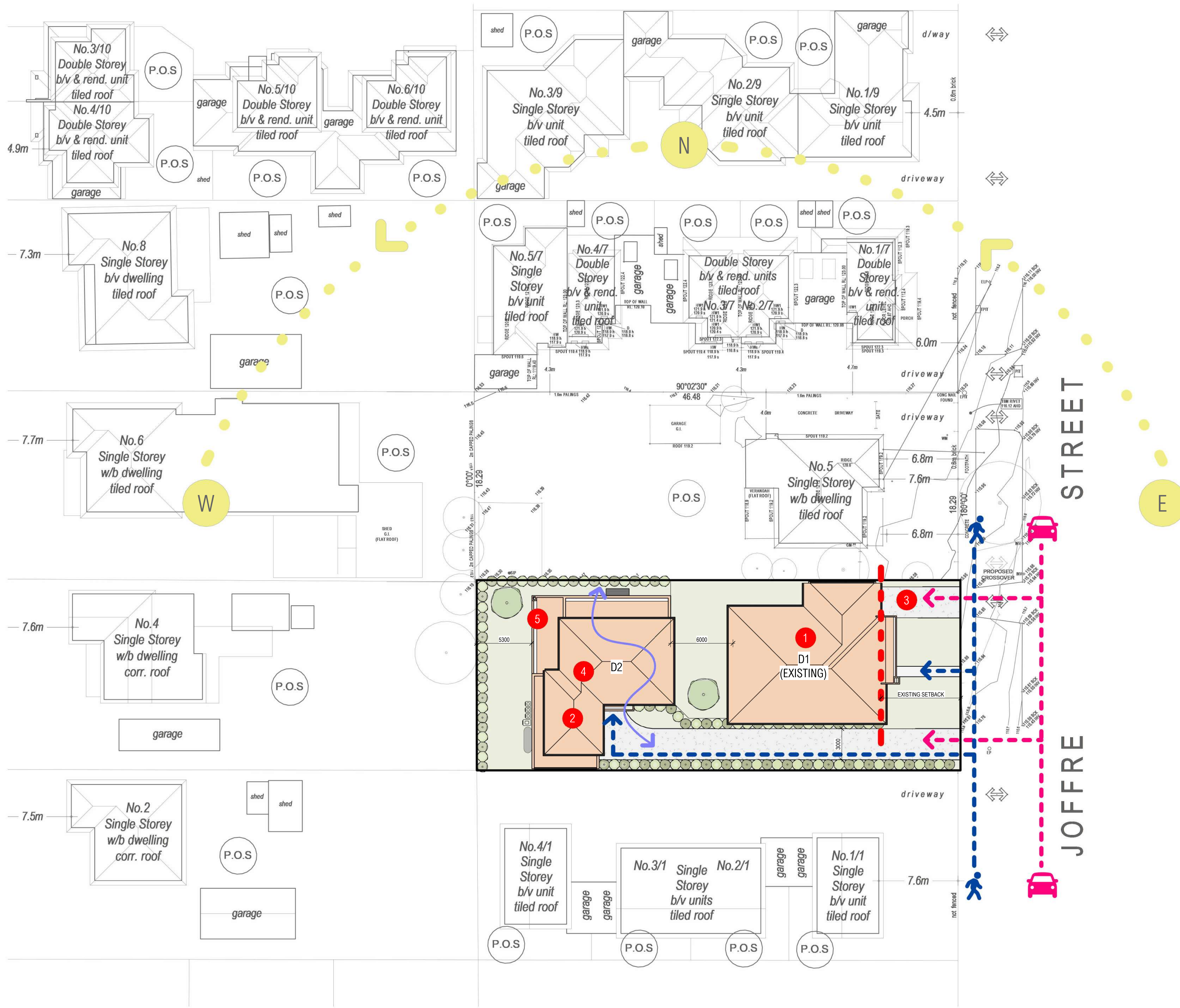
REVISION DESCRIPTION	REVISION DATE	REV. NO.

TPA CONCEPT MAY 2024 A

PROJECT: PROPOSED DWELLING TO THE REAR OF AN EXISTING
 ADDRESS: 3 JOFFRE STREET, BROADMEADOWS

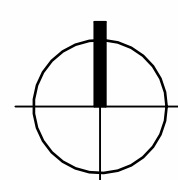
PROJECT STATUS:		
TPA COUNCIL LODGEMENT		
JOB NO.: 24034	REVISION NO.: A	DRAWN: JF
		CHECKED: VG

SHEET NO.: TP02
 SHEET NAME: SITE ANALYSIS PLAN



DESIGN RESPONSE LEGEND

PROPOSED BUILDING ENVELOPE	
LANDSCAPED AREA	
TREES TO BE PLANTED	
EXISTING STREET SETBACK	
PEDESTRIAN ACCESS FROM JOFFRE STREET	
VEHICULAR ACCESS FROM JOFFRE STREET	
SUNLIGHT ANALYSIS	
CROSS FLOW VENTILATION TO LIVING AREAS	
RETAINING THE EXISTING	
TRADITIONAL ROOF FORMS	
EXISTING CROSSOVER TO BE RETAINED	
NO LOSS OF STOCK AS TWO UNITS REPLACES ONE	
NORTHERN LIGHT TO EXTERNAL COURTYARD	



DEVELOPMENT SUMMARY

NO. DWELLINGS	2
NO. CAR SPACES	4
SITE AREA	850 m ²
SITE COVERAGE	42% 353 m ²
PERMEABLE AREA	43% 363 m ²
GARDEN AREA	38% 321 m ²

ALL LEVELS SHOWN TO AUSTRALIAN HEIGHT DATUM (AHD)

AREA ANALYSIS

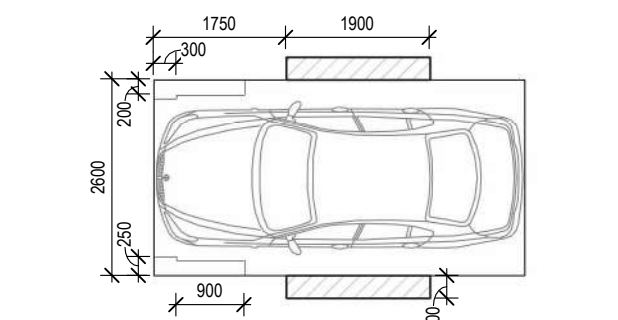
D1 (EXISTING)	
GROUND FLOOR	173 m ²
	173 m ²
DRIVEWAY	24 m ²
	24 m ²
	197 m ²
D2	
GROUND FLOOR	110 m ²
GARAGE	44 m ²
FIRST FLOOR	99 m ²
	254 m ²
ALFRESCO	22 m ²
DRIVEWAY	110 m ²
PORCH	3 m ²
	135 m ²
	389 m ²

LANDSCAPING LEGEND

- EXISTING TREE TO BE RETAINED
 - SRZ - STRUCTURAL ROOT ZONE
 - TPZ - TREE PROTECTION ZONE
 - EXISTING TREE TO BE REMOVED TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY
 - PROPOSED TREE TO BE PLANTED
 - PERMEABLE SURFACE / VEGETATED AREA
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL LANDSCAPE DETAILS

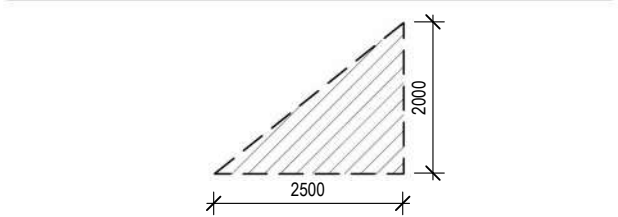
TRANSPORT PROVISIONS

CLEARANCE TO CAR PARKING

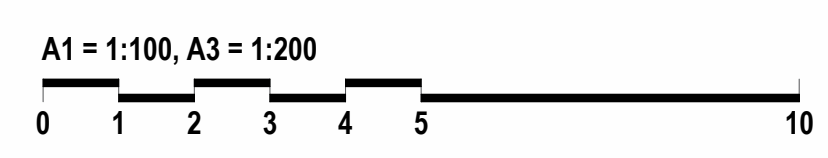
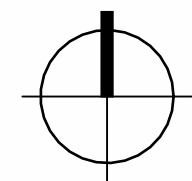
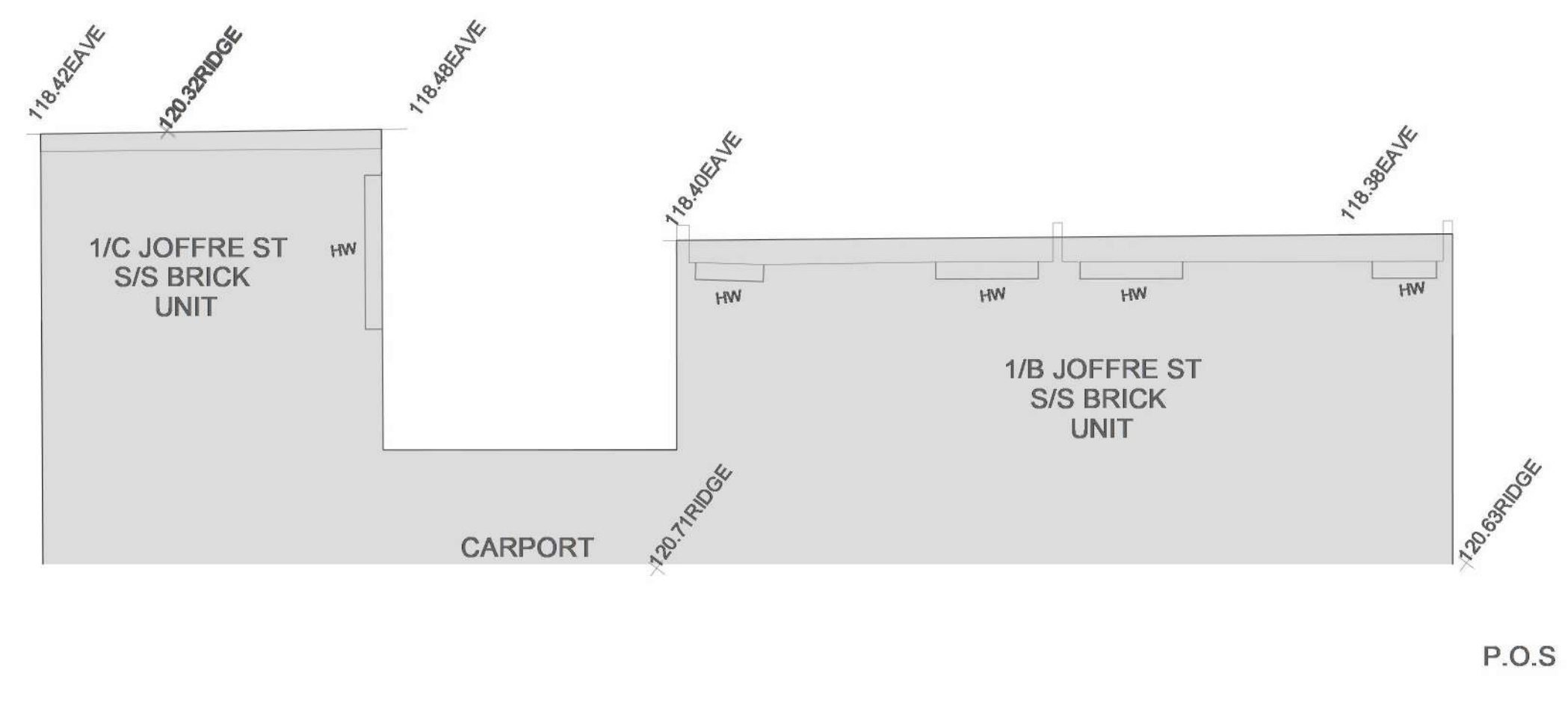


FOR ADDITIONAL CLEARANCE REQUIREMENTS, REFER TO DIAGRAM 1 OF CLAUSE 52.06 OF THE PLANNING SCHEME

PEDESTRIAN VISIBILITY SPAY



ANY STRUCTURES OR VEGETATION WITHIN VISIBILITY SPAYS MUST NOT BE MORE THAN 0.9 METRES IN HEIGHT OR BE AT LEAST 50% CLEAR



REVISION DESCRIPTION	REVISION DATE	REV. NO.

TPA CONCEPT MAY 2024 A

PROJECT:
PROPOSED DWELLING TO THE REAR OF AN EXISTING

ADDRESS:
3 JOFFRE STREET, BROADMEADOWS

PROJECT STATUS:

TPA COUNCIL LODGEMENT

JOB NO.:	REVISION NO.:	DRAWN:	JF
24034	A	CHECKED:	VG

SHEET NO.:

TP04

SHEET NAME:

SITE/GROUND FLOOR PLAN

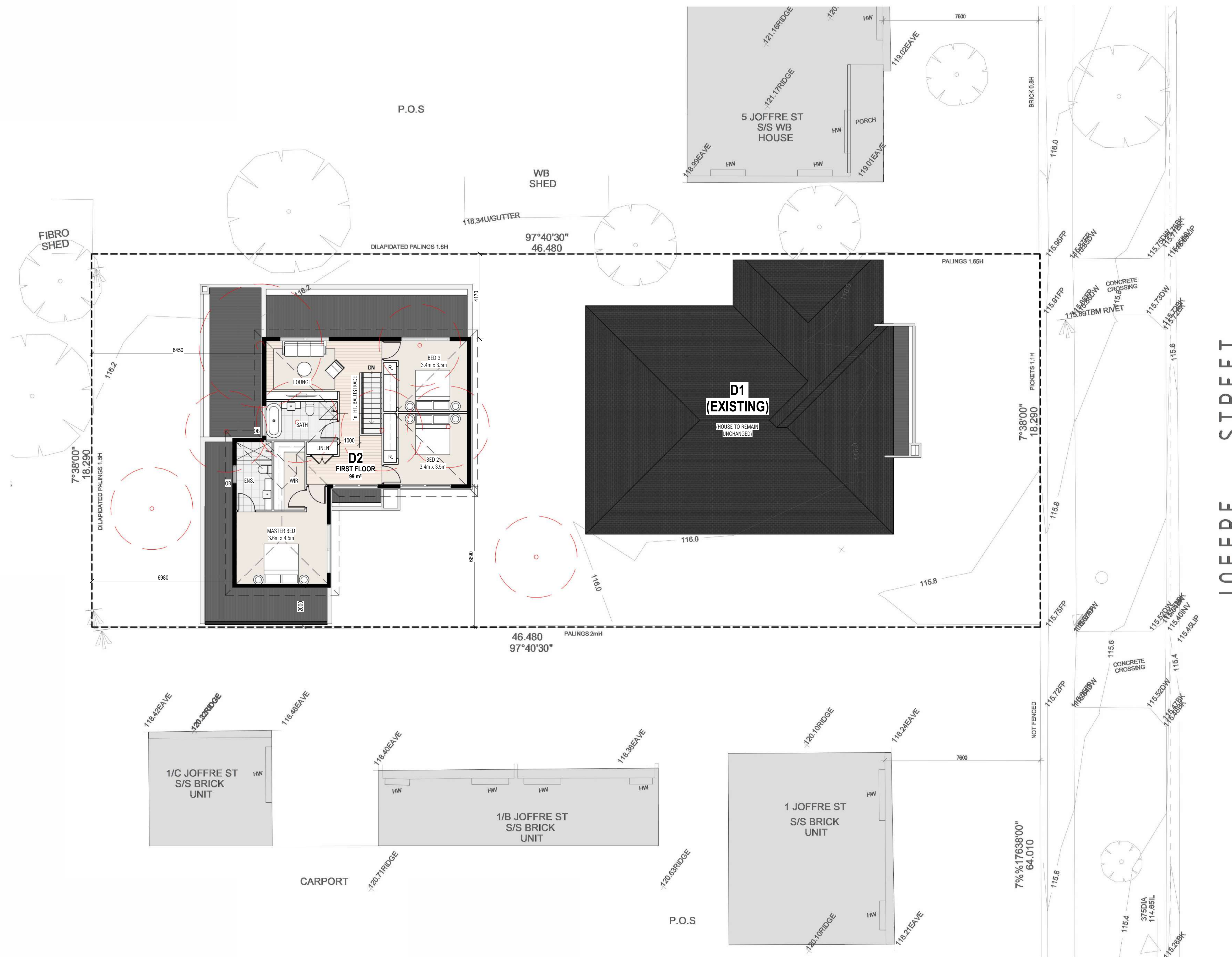
DEVELOPMENT SUMMARY

NO. DWELLINGS	2
NO. CAR SPACES	4
SITE AREA	850 m ²
SITE COVERAGE	42% 353 m ²
PERMEABLE AREA	43% 363 m ²
GARDEN AREA	38% 321 m ²

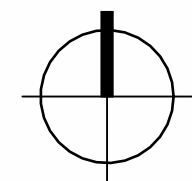
ALL LEVELS SHOWN TO AUSTRALIAN HEIGHT DATUM (AHD)

AREA ANALYSIS

D1 (EXISTING)	
GROUND FLOOR	173 m ²
	173 m ²
DRIVEWAY	
	24 m ²
	24 m ²
D2	
GROUND FLOOR	110 m ²
GARAGE	44 m ²
FIRST FLOOR	99 m ²
	254 m ²
ALFRESCO	22 m ²
DRIVEWAY	110 m ²
PORCH	3 m ²
	135 m ²
	389 m ²



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REVISION DESCRIPTION	REVISION DATE	REV. NO.

TPA CONCEPT MAY 2024 A

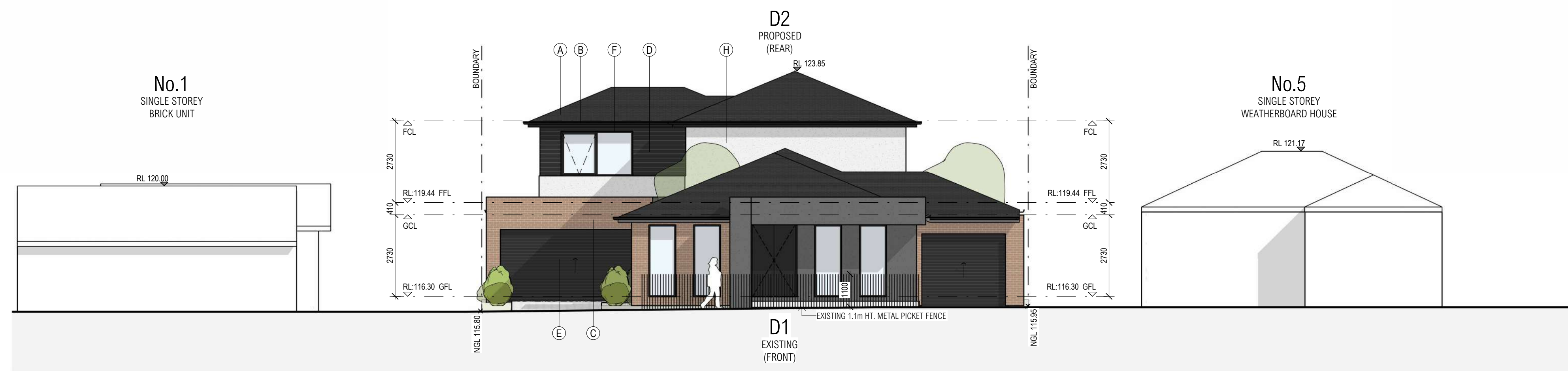
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PROPOSED DWELLING TO THE REAR OF AN EXISTING

ADDRESS:
3 JOFFRE STREET, BROADMEADOWS

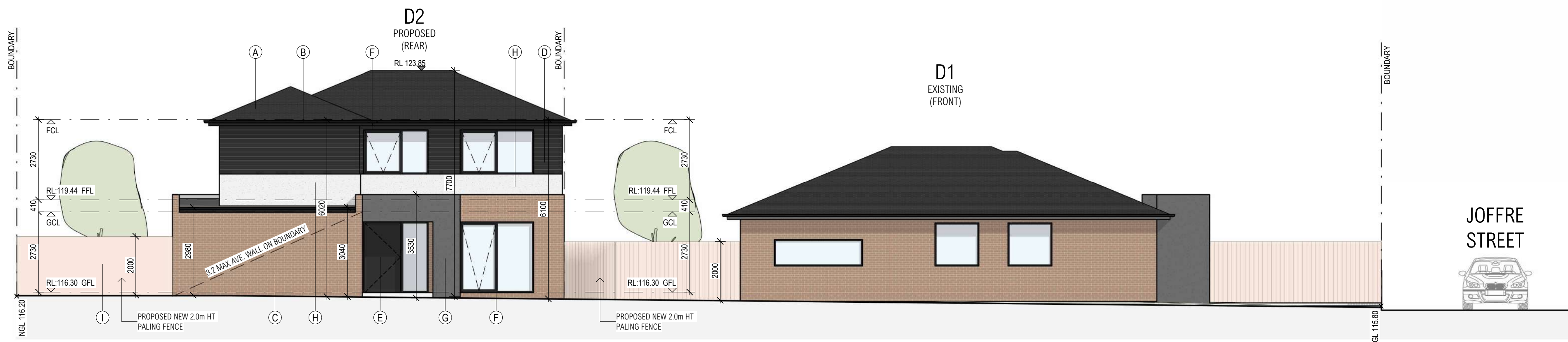
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JOB NO.:	REVISION NO.:	DRAWN:	JF
24034	A	CHECKED:	VG

SHEET NO.: **TP05**

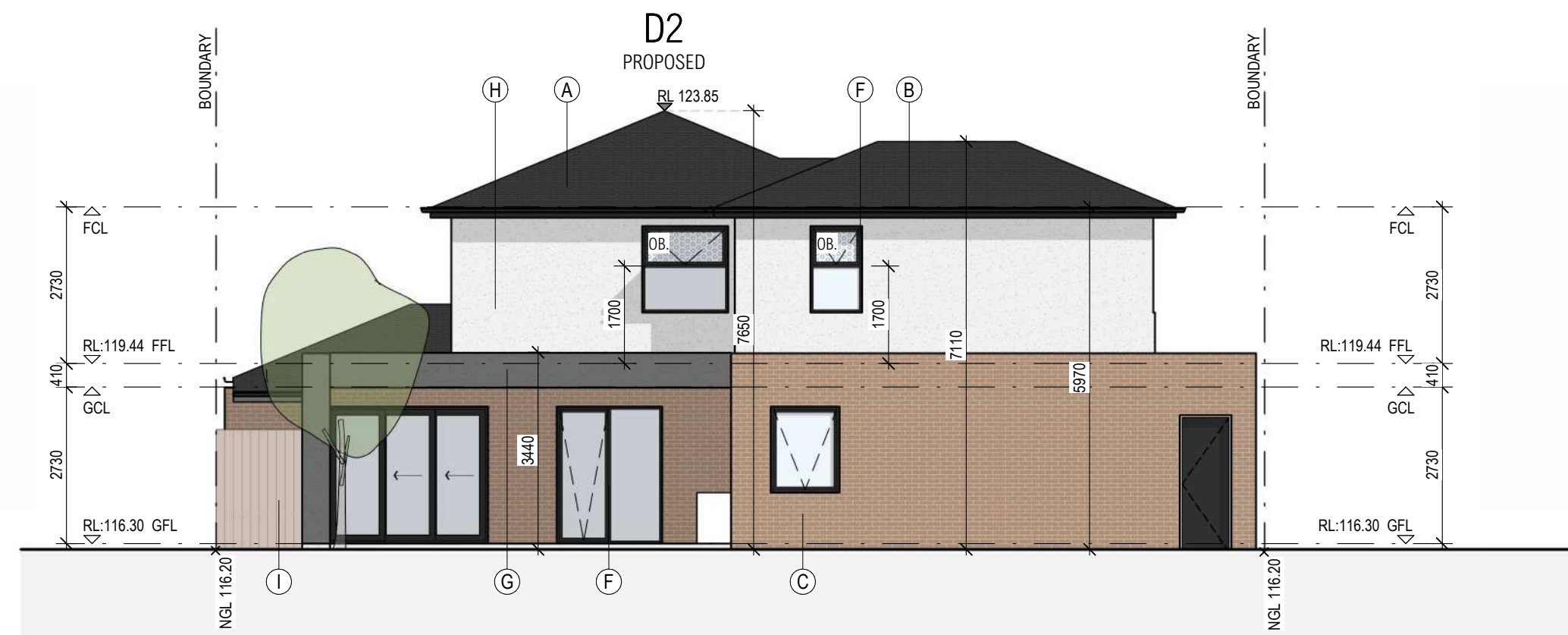
SHEET NAME: **FIRST FLOOR PLAN**



EAST ELEVATION - JOFFRE ST 1:100



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100



NORTH ELEVATION 1:100

FINISHES SCHEDULE

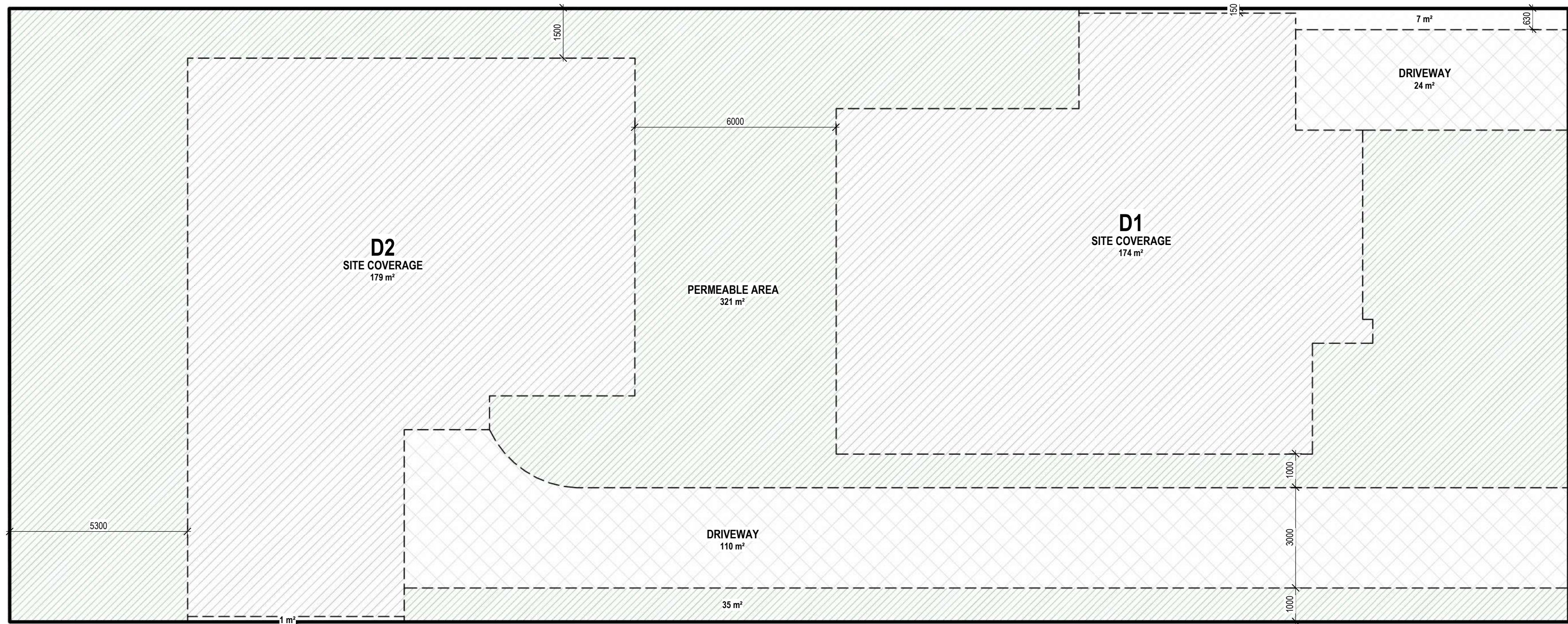
REF	MATERIAL / SUPPLIER / FINISH
A	TILED ROOFING - MONIER - MARSEILLE 'TITAN GLOSS' OR SIMILAR
B	GUTTERS, FACIAS, CAPPING & FLASHING - COLORBOND 'MONUMENT'
C	FACE BRICKWORK - PGH - STANDSTOCK 'MITCHELL BLEND OR SIMILAR
D	JAMES HARDIE LINEAR CLADDING 150mm - COLORBOND 'MONUMENT'
E	ENTRY/GARAGE DOORS - COLORBOND 'MONUMENT'
F	POWDERCOAT FINISH TO ALUMINIUM WINDOW AND DOOR FRAMES - COLORBOND 'MONUMENT'
G	SMOOTH RENDER FINISH - COLORBOND 'BASALT'
H	SMOOTH RENDER FINISH - DULUX 'LEXICON QUARTER'
I	BOUNDARY FENCING - TIMBER PALING
OB.	OBSCURE GLAZING TO MIN 1700MM ABOVE FINISHED FLOOR LEVEL. WHERE OPERABLE, WINDOWS WILL BE OPENED MAX 150MM
DG	DOUBLE GLAZING TO ALL HABITABLE ROOM WINDOWS

GARDEN AREA PLAN LEGEND

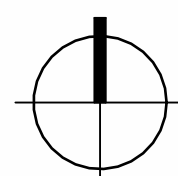
- ROOFED AREA (BUILDING OR OTHER)
- DRIVEWAY
- GARDEN AREA (AS DEFINED BY CLAUSE 73.01)
- OTHER GARDEN (OUTSIDE DEFINITION INCLAUSE 73.01)

GARDEN AREA PLAN SUMMARY

SITE AREA		850 m ²
ROOFED AREA (BUILDING OR OTHER)	42%	353 m ²
GARDEN AREA (OUTSIDE DEFINITION DEFINED IN CLAUSE 73.01):	1%	7 m ²
GARDEN AREA (AS DEFINED BY CLAUSE 73.01):	42%	356 m ²
DRIVEWAY	16%	134 m ²



GARDEN AREA PLAN 1 : 100



REVISION DESCRIPTION	REVISION DATE	REV. NO.

PROJECT:
PROPOSED DWELLING TO THE REAR OF AN EXISTING

ADDRESS:
3 JOFFRE STREET, BROADMEADOWS

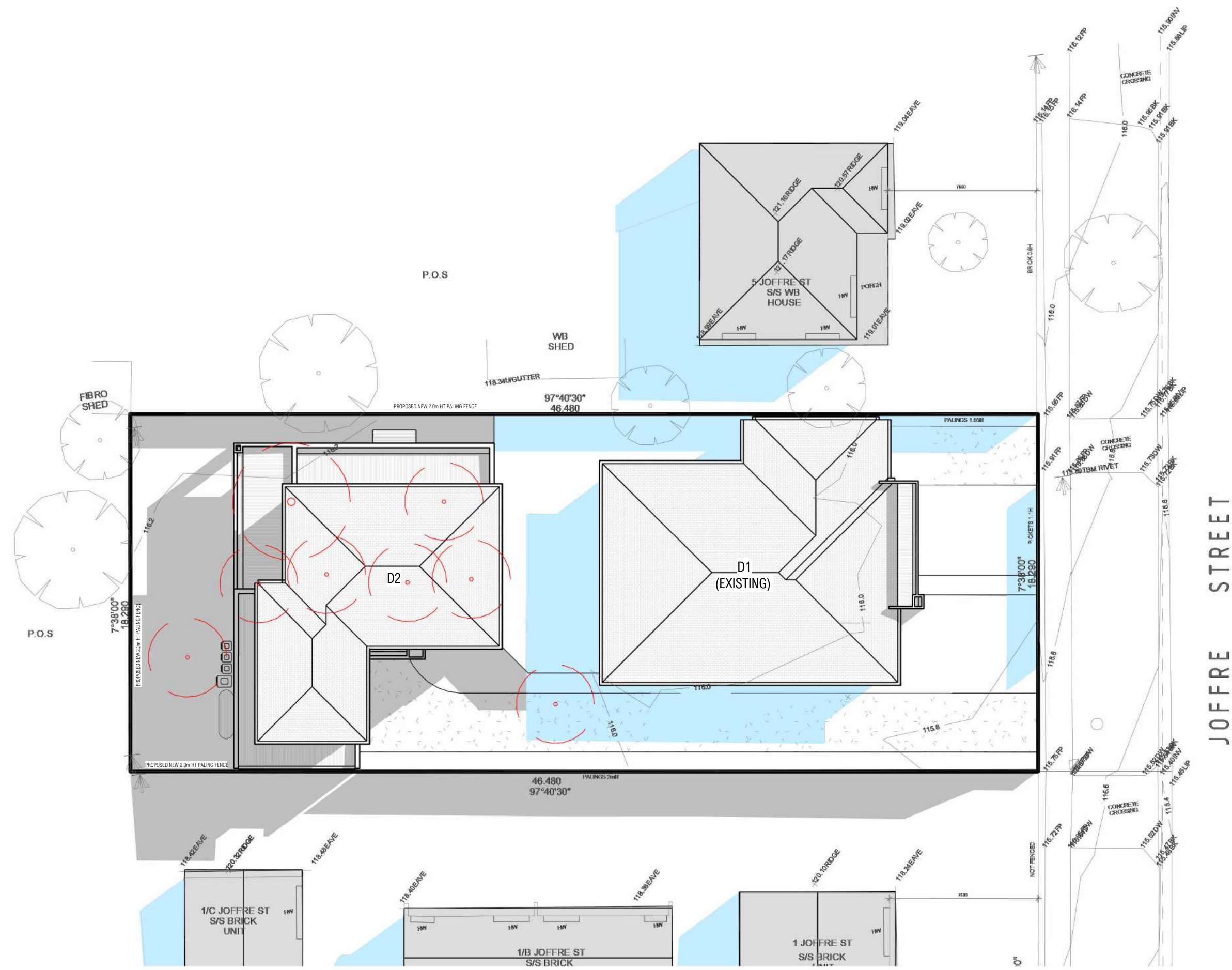
PROJECT STATUS:
TPA COUNCIL LODGEMENT

JOB NO.: **24034** REVISION NO.: **A** DRAWN: **JF**
CHECKED: **VG**

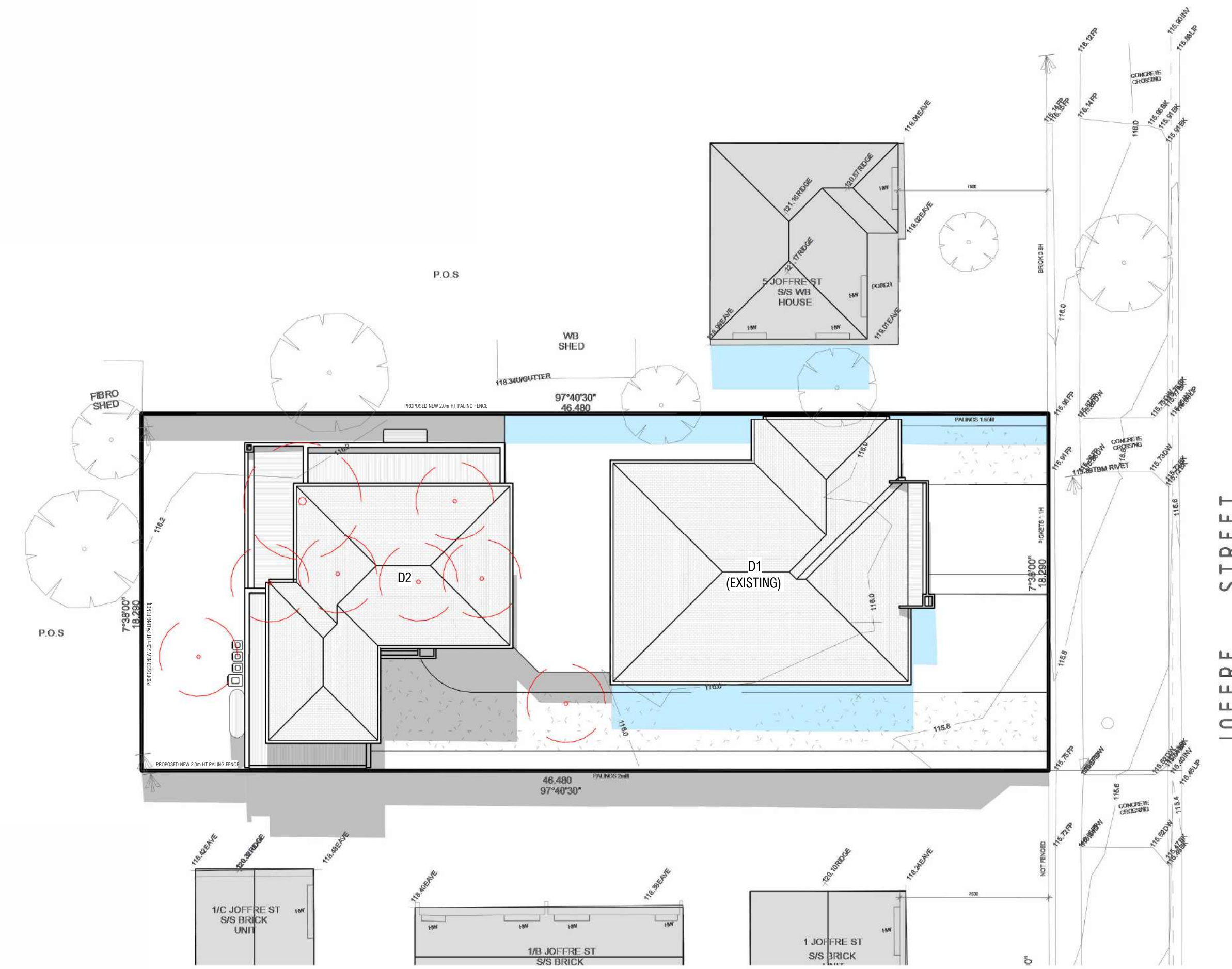
SHEET NO.: **TP07**
SHEET NAME: **GARDEN AREA PLAN**

SHADOW DIAGRAM LEGEND

- ADJOINING PROPERTY BUILDING ENVELOPE
- GENERAL SHADOW CAST FROM PROPOSED BUILDING ENVELOPE AND ADJOINING PROPERTIES
- EXISTING SHADOW CAST ON TO ADJOINING PROPERTY BY PALING FENCE / BUILT FORM



SHADOW DIAGRAM - 9AM 1:200



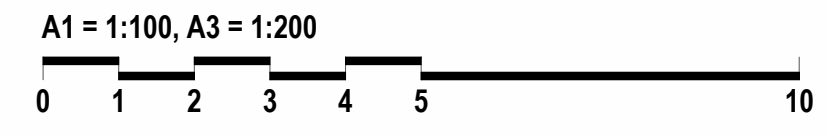
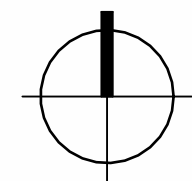
SHADOW DIAGRAM - 12PM 1:200



SHADOW DIAGRAM - 3PM 1:200



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REVISION DESCRIPTION	REVISION DATE	REV. NO.

PROJECT: PROPOSED DWELLING TO THE REAR OF AN EXISTING
ADDRESS: 3 JOFFRE STREET, BROADMEADOWS

PROJECT STATUS: TPA COUNCIL LODGEMENT
JOB NO.: 24034 REVISION NO.: A DRAWN: JF CHECKED: VG

SHEET NO.: TP08
SHEET NAME: 9AM, 12PM, 3PM SHADOW DIAGRAMS (22 SEP EQUINOX)