

PLANNING APPLICATION

Design Statement & ResCode Response for

31 Corrigan Avenue, Brooklyn VIC 3012

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DESIGN
DEVELOPMENT
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Introduction

Overview

This town planning submission, prepared by Xpress Building Design Group, outlines how the proposal complies with State and Local Planning Policies. The submission will include photographs of the site, site context and layout plans, elevations and streetscape. This will culminate into a design proposal that achieves a residential development that respects and contributes to neighbourhood character, encourages further development and meets the objectives and standards of Clause 55 of the Building Residential Code.

The proposed development is located at 31 Corrigan Avenue, Brooklyn where we propose to construct three (3) dwellings (two double-storey and one single-storey) to be built on-site.

Subject site

The site is currently occupied by a single-storey residence (to be demolished) and located in a general residential zone. The site is approximately 696.77m² in size. Located on a quiet residential street, the neighbourhood is largely occupied by single and double-storey dwellings alongside unit developments with potential for future residential growth.

Design Proposal

This report is to be read alongside the application for the use of the land at 31 Corrigan Avenue, Brooklyn for the purpose of a medium density residential development. Our proposal is for three (3) dwellings (two double-storey and one single-storey) to be built on site, taking into consideration adjoining properties, neighbourhood character, available amenities and infrastructure.

The proposed development consists of each dwelling positioned behind-one-another with Dwelling 1 facing Corrigan Avenue. Adequate turning circles are in place to allow for vehicles on site to egress in a forward direction. All dwellings are to be constructed of brickwork to ground-floors with combination render and cladding finishes to first-floors with colourbond pitched-roofing and 450mm eaves. We believe that the design will blend in with the immediate adjoining properties as well as promote diversity and residential growth, as we intend to use specific construction materials, building form and pitched-roofing reminiscent of the existing character. We believe the proposal adequately respects the current architectural style of the neighbourhood, and nestles well within the existing streetscape.

Access to all dwellings is via a proposed single-vehicle crossover on Corrigan Avenue that will lead into a shared accessway. All dwellings are accommodated by a single-vehicle garage each, with additional tandem carspaces servicing Dwelling's 1 and 3, providing adequate car space provisions on site. From street level, entrances are identifiable and the development will not interfere with any neighbouring properties. Any issues of overlooking have been addressed by the use of 1800h fences and obscure glazing where required. The development will not interfere with any neighbouring properties. Any issues of overlooking have been addressed by the use of 1800h fences and obscure glazing where required. We believe that this proposed development will be a great addition to Brooklyn and its existing properties.

ResCode Assessment

The purpose of Clause 55 is:

- to implement the State Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement and Local Planning Policies
- to achieve residential development that respects and contributes to the existing 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

Neighbourhood Site Description & Design Response

Clause 55.01(1) - Neighbourhood and site description

With a number of single and double storey residences existing alongside medium density developments in the area, Brooklyn is characterised by its varying front and side fences, leafy frontages and reasonably-shaped residences.

Dimensions & Easements

The land at 31 Corrigan Avenue, Brooklyn, located within an established area, is regular in shape with a 696.77m²-north-orientation facing Corrigan Avenue. The site has an overall length of 45.72 metres and width of 15.24 metres. There is a 3.048m easement located along the rear boundary of the subject site.

Orientation & Slope

The site is relatively flat with some crossfall. Given the site's orientation, the best opportunity for direct sunlight is along the north side boundary, and shadows will generally be cast to the property from the east to the west. With the land's current shape, its regularity and good depth will assist in its redevelopment potential.

Use of Surrounding Land, Fences, Boundaries & Secluded Open Space

There are single-storey residences located to both eastern and western adjoining properties of the site. There are eastern and western boundary walls proposed that do not exceed an average 3.2m in height. We have taken into consideration that surrounding properties have habitable room windows in view of secluded private open spaces, and have determined that these windows are relatively well setback from common boundaries and sufficient enough to maintain good daylight access.

Local Amenities and Access Points

The land is located in close proximity to a range of open space areas such as parklands and a variety of public transport services. With no potential views from the site, the land is free from high levels of noise due to its position in a street where the traffic is to a minimum. Current access to the property is through the existing crossover along Corrigan Avenue.

Solar Access, Drainage & Services

The adjoining properties are setback sufficiently from the boundaries and have adequate solar access. The design takes into consideration the impact of the existing solar access to these properties. The land has access to all infrastructure services – including sewer, electricity, gas and telephone.

Vegetation

There is little vegetation on the subject site, with little to no vegetation on adjoining properties that will not impact the development.

Street Frontage Features

There is a pit and an existing street-tree to be retained at the frontage of the site. There is an existing vehicle crossover and typical kerb and channels.

The above information has been shown graphically on the neighbourhood and site description and site context plan that accompanies this application, with the above text to elaborate on its content.

Clause 55.01(2) - Design response

The proposal involves the construction of three (3) dwellings (two double-storey and one single-storey) onto the currently occupied land at 31 Corrigan Avenue, Brooklyn that takes into full consideration the above neighbourhood and site description. To maintain the modest surroundings and character of Brooklyn, the proposed dwellings will be constructed of brickwork to ground-floors with combination render and cladding finishes to first-floors with colourbond pitched-roofing and 450mm eaves. The design has considered all of the site's constraints and opportunities, and the proposed development sits comfortably on the site.

Through the specific selection of materials and refined design palette, we believe that the proposed development reflects Brooklyn's existing charm and streetscape, as well as promoting residential and housing growth in the community.

The design proposes the construction of one new single-vehicle crossover on Corrigan Avenue, that will allow access to all dwellings via a shared accessway. This supports the position of the dwellings behind-one-another, allowing for adequate access for vehicles and pedestrians to all dwellings from Brooklyn.

The dwellings are clearly identified from street level and the development does not interfere with existing properties. Each dwelling is accommodated by a single-vehicle garage each, with additional tandem carspaces servicing Dwelling's 1 and 3 providing satisfactory car space provisions on site. Overlooking has been addressed by proposing 1800h fences and obscure glazing used to overlooking windows.

Furthermore:

- The proposed use and density respond to:
 - (i) the site's location within an established residential precinct, where medium density developments are common;
 - (ii) proximity to services and facilities including shops, public transport and open space as well as;
 - (iii) the site dimensions and overall area.
- The proposed dwellings are to be constructed of brickwork to ground-floors with combination render and cladding finishes to first-floors with colourbond pitched-roofing and 450mm eaves, which reflects and responds to the immediate adjoining properties
- Limiting dwelling heights to reduce scale and bulk
- Designing dwellings with more than 40 square metres of secluded open space in a series of integrated parcels (front gardens, rear courtyards)
- Specifically positioning secluded open spaces in areas that achieve good access to north sun
- Providing sufficient setbacks to allow good daylight access to habitable room windows
- Providing appropriate landscaping opportunities internally within the development
- Providing dwelling entry points which are visible and providing of good access
- Providing adequate on-site car parking for all dwellings

The design minimises the impact on the adjoining residential properties by:

- Limiting potential for overshadowing to the adjoining properties through comfortable setbacks from boundaries.
- Maintaining daylight access to habitable room windows of adjoining dwellings through appropriate setbacks.
- Providing screen planting and landscaping along common boundaries;
- Providing screening or the treatment of ground and first-floor windows.

The design avoids future management difficulties by:

- Ensuring that private areas and spaces comprise a significant portion of the development.
- Negating the need for any shared spaces.

The proposed development respects, acknowledges and improves neighbourhood character by:

- The use of materials (brick, render, cladding and colourbond), which are found in the area
- Retention of any existing landscaping in the front setback areas.

Neighbourhood Character & Infrastructure

55.02(1) – Neighbourhood character objectives

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

To ensure that development responds to the features of the site and the surrounding area.

Standard B1

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

Response:

We believe that the design is appropriate for the existing character of Brooklyn. The use of materials and specific styling was chosen with the neighbourhood's character in full consideration. The proposed development at the site will comfortably blend into the varied streetscape around it, respects existing street frontages and would only contribute to the character of Brooklyn, not misconstrue it. Our design is intended to not only fit in well with the prevailing character of the Brooklyn, but to also be flexible when it comes to the ever-evolving nature of neighbourhood growth and development in modern times.

55.02(2) – Residential policy objectives

To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.

Standard B2

An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

Response:

The proposed development uses adequate materials and incorporates a specific design style that is consistent with the local architectural style, complements the surrounding area well and will improve the quality and value of the neighbourhood and its existing residents.

This includes:

- addressing desired amenities
- designing functional space and living areas
- allowing for ample car parking both on and off site

Clause 15.01 - Built Environment

Clause 15.01 (Built Environment) of the Hobsons Bay City Planning Scheme sets out the key built environment issues and objectives for the municipality. Clause 15.01 identifies the area as a residential location in Melbourne and aims *'to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.'*

Through this clause, Council has prepared Urban Design Guidelines for Victoria, *'to create a distinctive and liveable city with quality design amenity'*.

Clause 15.01-5S – Neighbourhood Character

Clause 15.01-5S Objectives & Strategies sets out the following objectives:

- Ensure development responds to cultural identity and contributes to existing or preferred neighbourhood character.
- Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the:
 - Pattern of local urban structure and subdivision.
 - Underlying natural landscape character and significant vegetation.
 - Heritage values and built form that reflect community identity

This clause aims to *'recognise, support and protect neighbourhood character, cultural identity, and sense of place'*.

The proposed development is located within an established general residential area and satisfies the objectives set out. This area is characterised by brick veneer dwellings with tiled roofs and varying setbacks between 6 – 9 metres. The surrounding dwellings are generally single and double storey detached dwellings with some recent unit development evident within surrounding streets.

The proposed development has been designed so as to ensure that Dwelling 1 will have direct frontage to Corrigan Avenue at a 7.6 metre setback, with the remaining dwellings located at rear. A front garden is also proposed with low level plantings and a canopy tree. The current landscape consists of some shrubs and lawn area. The proposed landscaping of the front setback will provide a positive and longer-term contribution to the local landscape. The landscaping along the boundary abutting the driveway will soften the appearance of the driveway.

The garages for all dwellings are setback behind the building line. The design and location of the garages are consistent with the character and urban design principles for infill development as set out in Clause 15.01-5S.

The proposed development will be constructed of brickwork to ground-floors with combination render and cladding finishes to first-floors with colourbond pitched-roofing and 450mm eaves, which is consistent with existing development. The dwellings are well-articulated and - although modern in design - the development incorporates similar building materials, general built form and roofing to that found in existing development in the streetscape.

It is considered that the proposed development integrates with and complements the existing built environment and meets the character objectives for area.

Clause 15.01-1S - Urban Design

Clause 15.01-1S sets out Objectives & Strategies for Urban Design. Its main objective is *'to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.'*

The proposed development meets the strategies set out under this clause and the following is noted:

- The development is well articulated and incorporates decorative elements such as rendered porticos with pitched-roofing to provide for an appropriate degree of visual interest and design articulation.
- Site coverage is consistent with new developments in the area and well below the recommended maximum as per Clause 55.
- The proposal does not dominate the existing street frontage as the setback is adequate for the subject site and therefore will not impact on the streetscape.
- The development incorporates elements of the existing built form such as roof pitches, materials and well-articulated facades.

Overall, the proposed development makes a positive contribution to the appearance and amenity the streetscape and does not adversely affect the existing or preferred character of the neighbourhood.

55.02(3) – Dwelling diversity objective

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

Standard B3

Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:

- *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*

Response:

Not applicable as it only applies to developments of 10 or more units.

55.02(4) – Infrastructure objectives

To ensure development is provided with appropriate utility services and infrastructure.

To ensure development does not unreasonably overload the capacity of utility services and infrastructure.

Standard B4

Development should be connected to reticulated services, including reticulated sewerage, draining, electricity and gas, if available

Response:

All proposed dwellings shall be connected to reticulated services, including sewerage, draining, electricity and gas. We believe that the scale of this development will not overload existing capacity of utility services, infrastructure and/or roads.

55.02(5) – Integration with the street objective*To integrate the layout of development with the street***Standard B5**

Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. Development should be oriented to front existing and proposed streets. High fencing in front of dwellings should be avoided if practicable. Development next to existing public open space should be laid out to complement the open space.

Response:

The proposed development provides adequate access for vehicles and pedestrians to easily enter the site and access to all dwellings. The development does not have front-fencing across which supports its integration with the street as it allows for a leafy frontage abutting the driveway that blends well with the streetscape and is not out of character. The proposed single-vehicle crossover on Corrigan Avenue will allow access to all dwellings via a shared accessway. Please refer to the site layout plan for further details.

Site Layout & Building Massing**55.03(1) – Street setback objective***To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site***Standard B6**

Walls of buildings should be set back from streets:

- *at least the distance specified in a schedule to the zone, or;*
- *if no distance is specified in a schedule to the zone*

Response:

The eastern adjoining residence is approximately setback 8.8m, with the western adjoining residence approximately setback 7.2m from the street-front. The proposal has Dwelling 1 setback at 7.6m from Corrigan Avenue. We are seeking a concession on this standard as we believe that the proposed design is not out of character with the surrounding area as it will not interrupt the rhythm of development within this residential streetscape. Sitting alone does not determine character, and the front setback provides ample opportunity for appropriate landscaping which will achieve a better outcome and contribution to the neighbourhood character than existing development. Permit conditions could be included to request specific vegetation of local species that will add to and improve the landscape character of the area.

55.03(2) – Building height objective

To ensure that the height of buildings respects the existing or preferred neighbourhood character

Standard B7

The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.

If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum 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.

Response:

The proposal involves the construction of three (3) dwellings (two double-storey and one single-storey) which do not exceed 9m in height. With single and double storey constructions dominating the local vicinity of 31 Corrigan Avenue, the proposal will blend in well with the scale of the neighbourhood.

55.03(3) – Site coverage objective

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

Standard B8

The site area covered by buildings should not exceed:

- *the maximum site coverage specified in a schedule to the zone, or;*
- *if no maximum site coverage is specified in a schedule to the zone, 60%*

Response:

The development has total site coverage of 296.11m² resulting in a total of 42.49%. The site coverage does not exceed the maximum 60%

55.03(4) – Permeability objectives

To reduce the impact of increased stormwater run-off on the drainage system

To facilitate on-site stormwater infiltration

Standard B9

The site area covered by the previous surfaces should be at least:

- o the minimum area specified in a schedule to the zone, or;*
- o if no minimum is specified in a schedule to the zone, 20% of the site*

Response:

The proposed development has 229.01m² of permeable surface which calculates to 32.86% permeability of the total site area. The design meets the requirements of the schedule to the zone and facilitates on-site stormwater infiltration and reduces run-off on the drainage system.

55.03(5) – Energy efficiency objectives

To achieve and protect energy efficient dwellings and residential buildings

To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy

Standard B10

Buildings should be:

- o oriented to make appropriate use of solar energy*
- o sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced*

Living areas and private open space should be located on the north side of the development if practicable. Developments should be designed so that solar access to north-facing windows is maximised.

Response:

The development makes appropriate use of solar energy. The site is orientated to the north (facing Corrigan Avenue) and we have undertaken measures to ensure that energy efficiency to adjoining lots and their existing dwellings are not reduced. We have also maximised the use of solar energy on the subject site by providing appropriately zoned functional spaces, such as bedrooms and services, and have living areas and private open spaces orientated to face north. The proposed dwellings shall also be fully insulated, and comply with the 6-star energy rating required at a later stage.

55.03(6) – Open space objective

To integrate the layout of development with any public and communal open space provided in or adjacent to the development

Standard B11

If any public or communal open space is provided on site, it should:

- *be substantially fronted by dwellings, where appropriate;*
- *provide outlook for as many dwellings as practicable;*
- *be designed to protect any natural features on the site;*
- *be accessible and useable*

Response:

There is no public open space adjacent to the subject site, nor is there any provision of public open space within the development (Please refer to the response under Clause 55.05(4) – Private open space objective (Standard B28)).

55.03(7) – Safety objective

To ensure the layout of development provides for the safety and security of residents and property

Standard B12

Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal access ways. Planting which creates unsafe spaces along streets and access ways should be avoided. Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal access ways.

Response:

All entrances to the proposed dwellings are located appropriately, and are not obscured or isolated them from Corrigan Avenue. The entrances are clearly positioned to maximise their surveillance and access to and from the street “parade”. Any new plantings will endeavour to create safe spaces alongside Corrigan Avenue, and will not overcrowd the streetscape and interfere with the existing appeal of Brooklyn. Our proposal ensures that entries are clearly identifiable and accessible, and designed to ensure that all dwellings are visible to and from car parks, internal accessways and free from inappropriate use as public through-fares. To ensure that the dwellings are visible at night, we will implement front sensor lights so that the safety of Corrigan Avenue and its residents are not compromised.

55.03(8) – Landscaping objectives

To encourage development that respects the landscape character of the neighbourhood

To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance

To provide appropriate landscaping

To encourage the retention of mature vegetation on the site

Standard B13

The landscape layout and design should:

- *protect any predominant landscape features of the neighbourhood;*
- *take into account the soil type and draining patterns of the site;*
- *allow for intended vegetation growth and structural protection of buildings;*
- *in locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals*
- *provide a safe, attractive and functional environment for residents*

Development should provide for the retention of planting of trees, where these are a part of the character of the neighbourhood. Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made. The landscape design should specify landscape themes, vegetation (location and species), paving and lighting. Development should meet any additional landscape requirements specified in a schedule to the zone.

Response:

Please note that landscaping plans shall be submitted at a later stage by a qualified landscape architect, who will ensure that all council requirements are met. Areas for landscaping have been accounted for in the development drawings.

55.03(9) – Access objective

To ensure the number and design of vehicle crossovers respects the neighbourhood character

Standard B14

The width of accessways or car spaces should not exceed:

- 33 per cent of the street frontage, or;
- if the width of the street frontage is less than 20 metres, 40 percent of the street frontage

No more than one single-width crossover should be provided for each dwelling fronting a street. The location of crossovers should maximise the retention of on-street car parking spaces. The number of access points to a road in a Road Zone should be minimised. Developments must provide access for service, emergency and delivery vehicles.

Response:

Vehicles may enter and exit with ease from the property, allowing for convenient, safe and efficient vehicle movements. There is one proposed single-vehicle crossover on Corrigan Avenue that will allow access to all dwellings via a shared accessway. The proposed crossover at Corrigan Avenue is characteristic of the area and complies with the Standard.

55.03(10) – Parking location objectives

To provide convenient parking for resident and visitor vehicles

To protect residents from vehicular noise within developments

Standard B15

Car parking facilities should:

- be reasonably close and convenient to dwellings and residential buildings
- be secure
- be well ventilated if enclosed

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 accessways.

Response:

Car parking facilities are located proportionately to the site with a visitor car space available on site, where it is immediately accessible and efficient. The car parking facilities are secure, well ventilated and appropriate for the site and dwellings. There are no windows located within 1.5m of the shared accessway with window sills below 1.4m in height from ground-level.

Amenity Impacts

55.04(1) – Side and rear setbacks objective

To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings

Standard B17

A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:

- 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

Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.

Landings have an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.

Response:

All dwellings have been setback from side and rear boundaries to the distance specified in the relevant schedule to the zone. The proposed dwellings comply with all relevant standards and restrictions, and there are no planned encroachments into the setback areas.

55.04(2) – Walls on boundaries objective

To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings

Standard B18

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:

- for a length of more than the distance specified in a schedule to the zone; or
- if no distance is specified in a schedule to the zone, for a length of more than:
 - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or
 - where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports,
 Whichever is greater.

A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary. A building on the boundary includes a building set back up to 200mm from a boundary.

The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary 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.

Response:

There are eastern and western boundary-walls proposed that will not exceed an average 3.2m in height and comply with the standard.

55.04(3) – Daylight to existing windows objective

To allow adequate daylight into existing habitable room windows

Standard B19

Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot. Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window. Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

Response:

We have taken into account the windows to each adjoining property, and therefore the proposal does not impact any of these existing windows. Please refer to the site layout plan.

55.04(4) – North-facing window objective

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

Standard B20

If a north-facing habitable room window of an existing dwelling is within 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.

Response:

There are no north-facing habitable room windows adjoining the subject site within 3m. Please refer to shadow diagrams.

55.04(5) – Overshadowing open space objective

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

Standard B21

Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3pm on September 22. 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.

Response:

The design allows for neighbouring properties receive a minimum of five hours of sunlight on the September Equinox. Refer to shadow diagrams that demonstrate how the design allows for 5+ hours of sunlight between 9am and 3pm on September 22.

55.04(6) – Overlooking objective

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

Standard B22

A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 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.

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:

- offset a minimum of 1.5 metres from the edge of one window to the edge of the other
- have still 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 eternal screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent

Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.

Screens used to obscure a view should be:

- perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels

- *permanent, fixed and durable*
- *designed and coloured to blend in with the development*

This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

Response:

We have limited the views into existing secluded private open spaces and habitable room windows by providing 1800mm high fences, and obscure glass to overlooking windows where required.

55.04(7) – Internal views objective

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

Standard B23

Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development

Response:

Views into secluded private open spaces and habitable room windows within the development itself have been limited through the use of 1800h timber pailing fences and an offset of the windows and private open spaces where possible.

55.04(8) – Noise impacts objectives

To contain noise sources in developments that may affect existing dwellings

To protect residents from external noise

Standard B24

Noise sources, such as a mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take into account of noise sources on immediately adjacent properties. Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.

Response:

The potential for noise will be kept to a minimum as the proposed development is setback approximately 7.6m from Corrigan Avenue, therefore reducing unreasonable noise impacting the development and future residents. Other sources of noise, such as mechanical plants, will not compromise the development as we have designed for noise levels to be limited when affecting habitable rooms.

On-site amenity & facilities**55.05(1) – Accessibility objective**

To encourage the consideration of the needs of people with limited mobility in the design of developments

Standard B25

The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.

Response:

Entrances to each dwelling are appropriate for use and meet the needs for people with limited mobility. The entrances are also easily identifiable and accessible.

55.05(2) – Dwelling entry objective*To provide each dwelling or residential building with its own sense of identity***Standard B26**

Entries to dwellings and residential buildings should:

- *be visible and easily identifiable from streets and other public areas*
- *provide shelter, a sense of personal address and a transitional space around the entry*

Response:

The entrance and porch to each dwelling is easily identifiable once vehicles and pedestrians have made their way down the driveway, with a level of visibility that distinguishes each individual dwelling with adequate sheltering and transitional space.

55.05(3) – Daylight to new windows objective*To allow adequate daylight into new habitable room windows***Standard B27**

A window in a habitable room should be located to face:

- *an outdoor space clear to the sky or a light court with a minimum area of 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*

Response:

Each proposed window faces outdoor open space within a minimum of 3m² clear to the sky to allow for adequate daylight to enter new habitable room windows. These spaces are at least 1m clear to the sky.

55.05(4) – Private open space objective

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

Standard B28

A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.

If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have a private open space consisting of:

- o 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 of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or*
- o a balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or*
- o a roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.*

Response:

We have provided each dwelling a private open space specifically dimensioned to meet the requirements of the zone, and clear of any storage and utilities where possible. All dwellings have a secluded private open space accessible from a living/meals room and designed at a minimum dimension of 3m each. Dwelling 1 has a total 41.91m² of secluded private open space, while Dwelling 2 has a total of 35.02m² and Dwelling 3 with 58.63m². The development provides sufficient private open space for the reasonable recreation and service needs of its residents.

55.05(5) – Solar access to open space objective

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

Standard B29

The private open space should be located on the north side of the dwelling or residential building, if appropriate. The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.

Response:

The design allows for solar access into secluded private open spaces by positioning them to a north-orientation where possible and has their width at a minimum of 3 and 4 metres where possible. This will permit for appropriate solar access to the open spaces, and complies with Standard B29. Any south-facing private open space has been considered and the widths of these spaces have been increased to comply with the Standard. Please refer to the site layout plan for exact dimensions.

55.05(6) – Storage objective*To provide adequate storage facilities for each dwelling***Standard B30***Each dwelling should have convenient access to at least 6 cubic metres of accessible, secure storage space.***Response:**

The development allows for adequate access to storage facilities for each dwelling, with sufficient space to accommodate storage and bin spaces located behind the garages. It is to be noted that mail boxes are located at the front of the property with convenient access.

Detailed design**55.06(1) – Design detail objective***To encourage design detail that respects the existing or preferred neighbourhood character***Standard B31**

The design of buildings, including:

- o façade articulation and detailing,*
- o window and door proportions,*
- o roof form, and*
- o 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.

Response:

The proposal involves the construction of three (3) dwellings (two double-storey and one single-storey) onto the currently occupied land at 31 Corrigan Avenue, Brooklyn that takes into full consideration the above neighbourhood and site description. To maintain the modest surroundings and character of Brooklyn, the proposed dwellings will be constructed of brickwork to ground-floors with combination render and cladding finishes to first-floors with colourbond pitched-roofing and 450mm eaves. The design has considered all of the site's constraints and opportunities, and the proposed development sits comfortably on the site.

Through the specific selection of materials and refined design palette, we believe that the proposed development reflects Brooklyn's existing charm and streetscape, as well as promoting residential and housing growth in the community.

The design proposes the construction of one new single-vehicle crossover on Corrigan Avenue, that will allow access to all dwellings via a shared accessway. This supports the position of the dwellings behind-one-another, allowing for adequate access for vehicles and pedestrians to all dwellings from Brooklyn.

The dwellings are clearly identified from street level and the development does not interfere with existing properties. Each dwelling is accommodated by a single-vehicle garage each, with additional tandem carspaces servicing Dwelling's 1 and 3 providing satisfactory car space provisions on site. Overlooking has been addressed by proposing 1800h fences and obscure glazing used to overlooking windows.

55.06(2) – Front fences objective

To encourage front fence design that respects the existing or preferred neighbourhood character

Standard B32

The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.

A front fence within 3 metres of a street should not exceed:

- o the maximum height specified in a schedule to the zone, or*
- o if no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3*

Table B3 Maximum front fence height

Street Context	Maximum front fence height
Streets in a Road Zone, Category 1	2 metres
Other streets	1.5 metres

Response:

The proposed development does not include any front fencing.

55.06(3) – Common property objectives

To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained

To avoid future management difficulties in areas of common ownership

Standard B33

Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management.

Response:

The proposed development has a shared accessway. Communal open spaces, car parking, access areas and site facilities will be easily maintained and are practical, and the development avoids management difficulties in areas of common ownership.

55.06(4) – Site services objectives

To ensure that site services can be installed and easily maintained

To ensure that site facilities are accessible, adequate and attractive

Standard B34

The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically. Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development. Bin and recycling enclosures should be located for convenient access by residents. Mailboxes should be provided and located for convenient access as required by Australia Post.

Response:

The design proposes for mailboxes to be provided at the front of the property alongside utility service metres in a functional and accessible manner. Bin storage facilities are to be located at the sides of the property – either behind the garage or to the rear point of the yard. In doing so, we have ensured that such facilities are hidden from the public but adequately accessible.

Clause 52.06

Car Parking

Purpose

To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework

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

To support sustainable transport alternatives to the motor car

To promote the efficient use of car parking spaces through the consolidation of car parking facilities. To ensure that car parking does not adversely affect the amenity of the locality

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

Response:

The proposed development consists of a re-development of an occupied lot into a multi-unit occupancy located in a general residential zone. The proposed dwellings shall be of single and double storey scale and built of brickwork to ground-floors with combination render and cladding finishes to first-floors with colourbond pitched-roofing and 450mm eaves. Dwellings are of a two-three-bedroom scale and accommodated by a single-vehicle garage each, with additional tandem carspaces servicing Dwelling's 1 and 3 providing satisfactory car space provisions on site (refer to the site layout plan). The parking provisions and locations are in accordance with Table 1 of this clause.

The site does not connect to a Road Zone 1, rather, a quiet suburban street. The entry/exit lane is clear of obstructions for 2m at the frontage, and 2.5m along the entry/exit lane.

It is considered that the subject land is situated in an area suitable for a medium density development. Developments of this scale and form are already evident within the area. The proposed development is considered appropriate having regard to the positive attributes of the site and the size and design of the proposed dwellings. The design of the proposal will result in a positive contribution to the neighbourhood character of the area. It also achieves a high level of compliance with all the standards and clauses of ResCode.

Reformed Residential Zones – New Minimum Garden Area Requirement

A minimum garden area requirement is being introduced into the Neighbourhood Residential Zone and the General Residential Zone. It will protect the open garden character of our suburbs, towns and cities.

A Garden Area does not include driveways, areas set aside for car parking, or any buildings or roofed areas.

The requirement allows for areas that are normally associated with the use of garden area, such as open entertaining areas, lawns, garden beds, swimming pools, and tennis courts to be included in the calculation of the garden area.

Table – New Minimum Garden Area Requirement

Lot Size	Minimum percentage of a lot set aside as a garden area
400 – 500 square metres	25%
501 – 650 square metres	30%
Above 650 square metres	35%

Response:

The proposed development has 244.22m² of the lot set aside as garden area.

Conclusion

It is considered that the subject land is situated in an area suitable for a medium density development. The proposed development is considered appropriate having regard to the positive attributes of the site and the size and design of the proposed dwellings. The design of the proposal will result in a positive contribution to the neighbourhood character of the area, and will not set any new precedent in the area. It also achieves a high level of compliance with all the standards and clauses of ResCode. We believe that the design successfully meets the site's constraints, while maximising the site's opportunities.