



Planography

# Planning Report

**122-124 Saxton Street, Numurkah**

**Lot 1 TP20328**

Use and development of land for eight (8) dwellings

**Amended 8<sup>th</sup> May 2024**

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## 1. Executive Summary

### Site Details

Address	122-124 Saxton Street, Numurkah
Lot Description	Lot 1 TP20328
Area	1373.56m <sup>2</sup>
Local Authority	Moira Shire Council
Current Use	Dwelling, shed & outbuilding
Title	Lot 1 on Title Plan 20328
Registered Proprietors	Shelly Thomas & Elizabeth Gregory

### Planning Authority

State	Department of Transport and Planning – Victorian Government
Local	Moira Shire Council

### Planning Scheme Provisions

Planning Scheme	Moira Planning Scheme
Locality	Numurkah
Zone	General Residential Zone (GRZ1)
Permit Triggers	Clause 32.08-7 Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings.

### Application Details

Applicant	Planography Pty Ltd
Proposal	Construction of eight (8) dwellings (units)
Application Type	Use and Development

## **2. Introduction**

This report has been prepared in support of a planning permit application to use and develop land at 122-124 Saxton Street, Numurkah. The planning permit is sought for the construction of eight (8) dwellings (units).

The site is located within the General Residential Zone (GRZ1) of the Moira Planning Scheme.

This report provides an assessment of the proposal against the provisions of the Planning Policy Framework, and other relevant provisions of the Moira Planning Scheme.

This report is to be read in conjunction with the following accompanying documentation:

- Appendix 1 – Clause 55 Assessment
- Appendix 2 – Certificate of Title
- Appendix 3 – Site, Floor & Elevation Plans, Shadow Diagrams, Existing Site Plan & Survey, Site Analysis, Landscape Plan, Roof Plan, Site Plan Vehicle Movements in and out.

Through this report, and the enclosed supporting documentation, it is demonstrated that the proposed development represents an appropriate response to the application planning policies of the Moira Planning Scheme and the relevant neighbourhood character objectives of the area.

### 3. Site Description

The site is legally described as Lot 1 TP20328. The property contains an existing dwelling, shed and outbuildings and has an area of 1373.56m<sup>2</sup>.

**The subject site:**

*Figure 1: Subject Site*



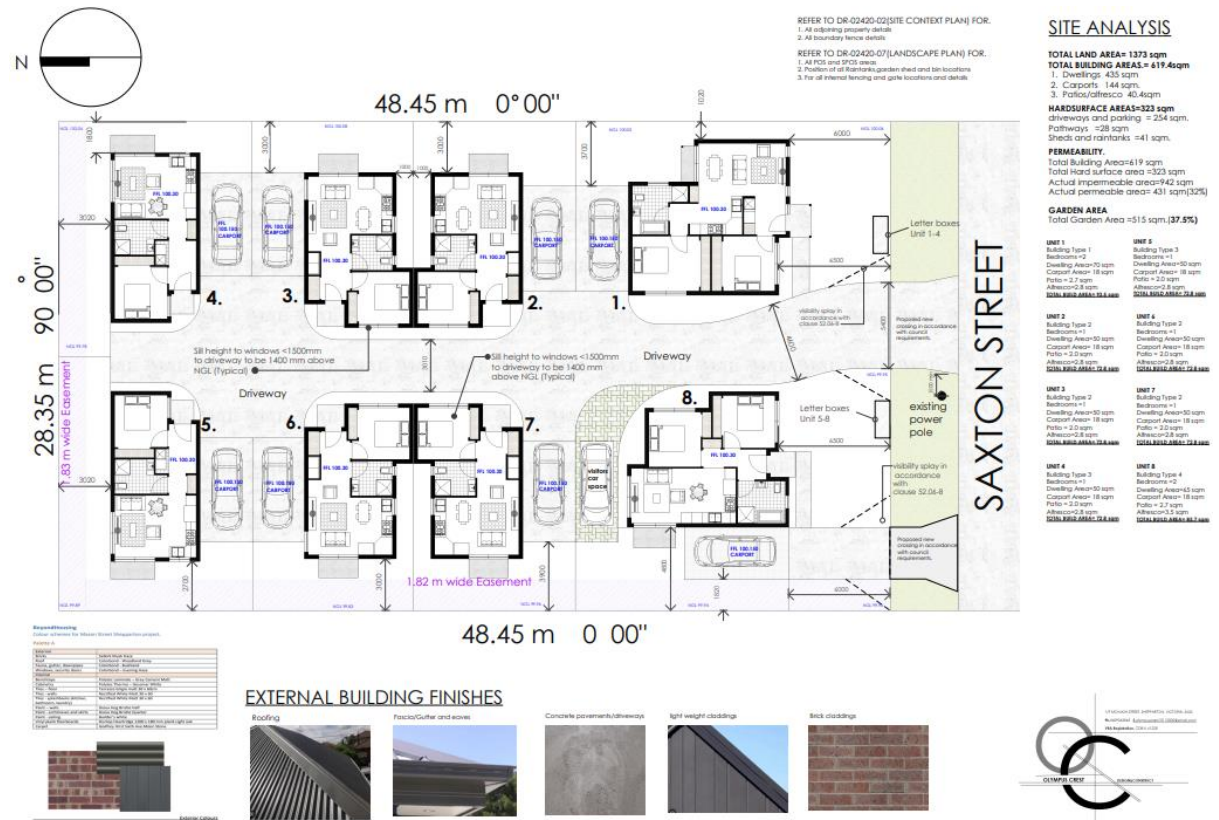
*Subject Site*

#### 4. Proposal

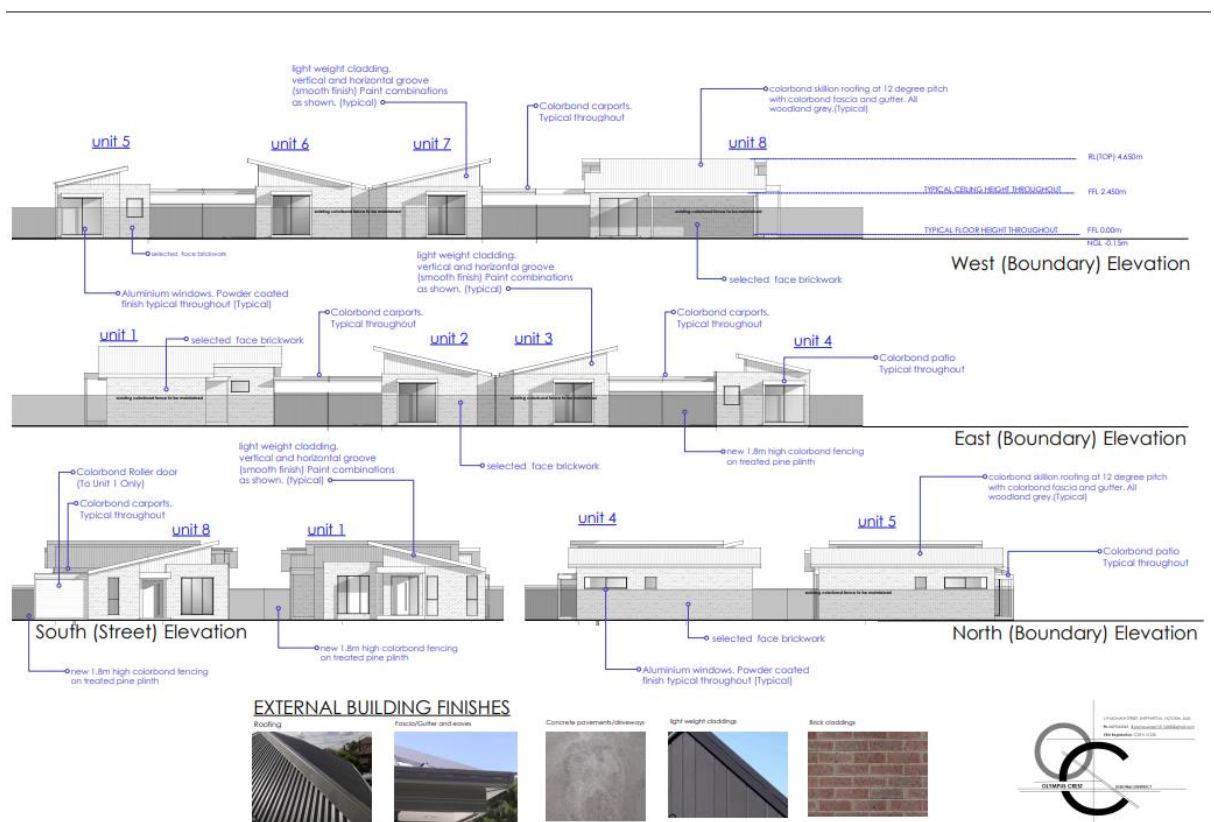
This application seeks a permit for the use and development of land for eight (8) dwellings (units) on land that is 1373.56m<sup>2</sup>. The proposed total building area is 619.4m<sup>2</sup>.

- Unit 1 – 93.5m<sup>2</sup>, 2 Bedrooms
- Unit 2 – 72.8m<sup>2</sup>, 1 Bedroom
- Unit 3 – 72.8m<sup>2</sup>, 1 Bedroom
- Unit 4 – 72.8m<sup>2</sup>, 1 Bedroom
- Unit 5 – 72.8m<sup>2</sup>, 1 Bedroom
- Unit 6 – 72.8m<sup>2</sup>, 1 Bedroom
- Unit 7 – 72.8m<sup>2</sup>, 1 Bedroom
- Unit 8 – 85.7m<sup>2</sup>, 2 Bedrooms

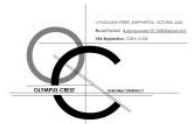
Figure 2: Site, Floor & Elevation Plans



Site & Floor Plan



**EXTERNAL BUILDING FINISHES**



**Elevation Plans**

**5. Planning Assessment**

**5.1 Moira Planning Scheme**

The land is governed by the Moira Planning Scheme, with Moira Shire Council being the Responsible Authority. The relevant clauses of the Moira Planning Scheme include:

VPP

- Clause 02.03-1 Settlement (Numurkah)
- Clause 02.03-6 Housing
- Clause 11.01-1S Settlement
- Clause 11.01-1L Settlement – Urban growth and consolidation
- Clause 15.01-1L Urban design
- Clause 15.01-5S Neighbourhood character
- Clause 16.01-S Housing supply
- Clause 16.01L Housing supply in Moira
- Clause 16.01-2S Housing affordability
- Clause 19.03-3S Integrated water management

## Zones & Overlays

- Clause 32.08 General Residential Zone 1

The permit triggers include:

Clause No.	Clause name	Details
32.08-7	GRZ1	Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings.

## 5.2 Planning Provisions

### 5.2.1 Planning policy Framework

#### Clause 02.03-1 Settlement (Numurkah)

*Numurkah is an attractive residential lifestyle location thanks to its health, education and sporting facilities and its convenient location from Shepparton, Cobram and Nathalia. Agriculture and processing industries drive local employment and the broader economy with major oilseed processors and rail freight servicing the town. Numurkah is also home to the Kinnaird's Wetlands.*

*Council seeks to:*

- *Promote the orderly development of urban areas.*
- *Direct residential use and development to existing urban centres and rural living areas, where there is no adverse impact on rural activities.*
- *Focus the growth of smaller towns and settlements to areas where existing infrastructure provides capacity to accommodate the growth.*
- *Maintain and enhance the role of each settlement.*

#### **Comment:**

It is considered appropriate to encourage infill residential development, particularly affordable housing into established residential areas. Numurkah provides its community with sporting clubs and facilities, public parks, public transport, aged care, schools and a well set-out shopping centre. The additional housing in Saxton Street is key to the shortfall in supply of housing in this rural township.

#### Clause 02.03-6 Housing

*Moira's ageing population and diverse population mix is likely to lead to an increasing demand for a range of housing and community services.*

*This includes alternatives to traditional family housing, especially the provision of medium density housing, accommodation to suit the housing needs of young people and affordable housing.*



*Increased housing options are needed particularly in the four large urban centres of Cobram, Yarrawonga, Numurkah and Nathalia, where there is greater access to both physical and social services.*

*Council seeks to:*

- *Encourage a diverse range of housing options for the existing and future population.*
- *Facilitate the provision of housing that is affordable within walking distance to facilities or where such facilities are accessible by public transport.*

**Comment:**

The development of the land to construct eight new alternative style homes that will accommodate a diverse population mix will achieve the intent of this provision. The proposed layout of each dwelling has been carefully designed to be cost effective and more affordable when compared to the current housing stock available in Numurkah. The location is situated within close proximity to community infrastructure and public transport which is important to ensure that there is a connection with community.

**Clause 11.01-1S Settlement**

*To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.*

**Comment:**

The proposed unit development is consistent with the settlement objective and supports the strategy for growth within the regional town of Numurkah. There is a current demand for affordable and diverse housing opportunities in Numurkah and the State Government have ensured that the supply is being met through policy objectives and through the encouragement of fast approvals for dwellings statewide.

**Clause 11.01-1L Settlement – Urban growth and consolidation**

*Discourage residential growth outside the nominated settlement boundaries.*

**Comment:**

The infill development implements the settlement strategy by providing affordable housing within close proximity to key urban locations. The additional eight dwellings in Saxton Street will implement the objectives of the *Numurkah Structure Plan*.

**Clause 15.01-1L Urban design**

*Encourage landscaping in new development to mitigate the impact of buildings on the surrounds and provide additional vegetation in the canopy.*

**Comment:**

Landscaping within the unit development will assist to provide green space and permeable areas. A landscaping plan has been prepared for the proposal. The layout of the homes within this development includes common property which will be landscaped with plants and surfaces that provide attractive and enjoyable open space.

**Clause 15.01-5S Neighbourhood character**

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

**Comment:**

The site is located in an established residential area where the predominant built form is a combination of single dwellings on single allotments. The proposal has been designed to maximise integration with the surrounding urban environment. The integration of landscaping with plantings that will enhance the property and its street appeal will be in-keeping with the character of Numurkah.

**Clause 16.01-S Housing supply**

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

**Comment:**

The proposed homes to be constructed address key elements in housing needs for diversity in age and family types throughout the Numurkah community. The stand-out portion of this rural population includes the retired farming community who need to be closer to a range of key facilities including medical, social and transport services. There are also small families who do not need traditional style or sized homes or yards. It is considered that the proposal is achieving a supply of homes that are currently lacking within this community.

**Clause 16.01-L Housing supply in Moira**

*Encourage medium density housing in Cobram and Nathalia within walking distance to:*

- *The town centre.*
- *Public open space.*
- *Public transport.*

*Encourage medium density housing in Numurkah:*

- *Around the commercial fringe of the town centre, particularly near public open space.*
- *On land in Development Plan Overlay (Schedule 11), east of Corke Street.*

*Encourage a mix of housing types, particularly smaller housing units in Yarrowonga near the Central Business District.*

*Promote a wide range of housing opportunities in urban areas that respond to the housing needs of the population through all stages of the lifecycle.*

*Locate alternative forms of supported housing, such as retirement and nursing homes, in existing urban centres that are accessible to community and social infrastructure.*

**Comment:**

It is considered that the township of Numurkah is in need of appropriate housing for all of its population. The existing housing stock has its place with larger yards and more bedrooms, however there is a growing need for the distribution of a more diverse type of housing style and size that caters for the greater population and future generations. The sustainability of Numurkah as a vibrant town is reliant upon a settled and content community that not only want to continue living in the township but can also find a home to live in and is affordable to do so. The construction of eight new affordable dwellings are in direct response to a current supply shortfall in housing that is occurring in Numurkah.

**Clause 16.01-2S Housing affordability**

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

*Increase the supply of well-located affordable housing by:*

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

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

**Comment:**

The homes being proposed in this development are well-designed with the needs of smaller families in mind. The homes are attractive and have landscaped gardens with communal space in addition to their own private yards. There is safe parking and accessibility throughout. The affordability of these homes in comparison to the current housing stock currently available in Numurkah is important if this objective is to be achieved. The ability to achieve affordable homes largely depends on the government requirements and bureaucracy. The timeframe for providing the homes whilst obtaining a profit from the build is very marginal and can destroy the project if delayed.

**Clause 19.03-3S Integrated water management**

*To sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.*

**Comment:**

The proposed stormwater management system will be designed in accordance with the Infrastructure Design Manual and to the Council's regulation. There are several methods available in water management and each site has its own specific needs. We will rely on the advice and direction of the Council Engineering Department.

### 5.3 Zones & Overlays

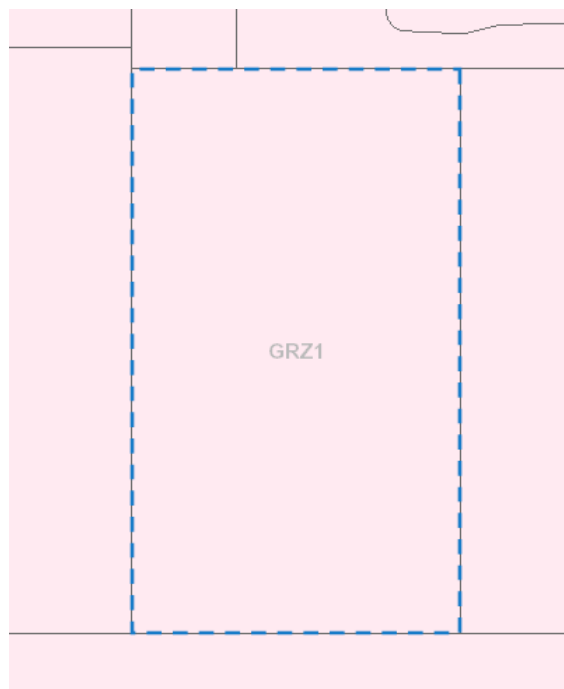
#### Clause 32.08 General Residential Zone 1

##### *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.*

##### *Comment*

A permit is required to use and develop this site for more than one (1) dwelling. The proposal increases the density and provides a diversity of housing types within close proximity to the centre of Numurkah. The design of the dwellings achieves the relevant objectives of Clause 55.



General Residential Zone 1

## 5.4 General Provisions

Relevant Issues	Response
The matters set out in Section 60 of the Planning & Environment Act 1987.	A review of section 60 did not identify any matters of concern that were considered to prevent this planning application from being approved.
The Municipal Planning Strategy and the Planning Policy Framework.	The proposal generally meets all of the objectives of the Planning Scheme in relation to the Municipal Planning Strategy and the Planning Policy Framework.
The purpose of the zone, overlay or other provision.	The proposal generally meets all of the objectives of the GRZ1.
Any matter required to be considered in the zone, overlay or other provisions.	The proposal generally meets the purpose of the GRZ1.
The orderly planning of the area.	Complies as it provides higher density housing within the central Numurkah area.
The effect on the amenity of the area.	The proposed development is not considered to be in a location that will impact on the amenity of the area. The proposed setbacks ensure adequate distance from adjoining properties and the road frontage.
The proximity of the land to any public land.	The land is not abutting any public land.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality.	The proposal has taken into account the need for the protection of soil on the land.
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site	The stormwater will be managed according to the requirements of the Responsible Authority.

The extent and character of native vegetation and the Likelihood of its destruction.	No native vegetation will be removed.
Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	The site does not contain native vegetation.
The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.	There are no significant environment concerns for the subject site.
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	This proposal is not considered to be a generator of heavy traffic.

## **6. Planning Discussion**

The proposed multi-unit development is considered to meet the objectives of the General Residential Zone (GRZ1), and other related provisions for infill residential development.

Planning policy seeks to provide a good quality urban environment and encourages adherence to good urban design principles in designing new development. In achieving this outcome, Clause 15.01-15 "Urban Design" aims to create a safe, healthy and functional sense of place. The dwellings incorporate liveable spaces both inside and outside including open spaces that are suitable for a quality lifestyle. The passive nature of the layout will ensure that social inclusiveness is provided to residents.

## **7. Conclusion**

It is submitted that the above planning submission and supporting documentation demonstrate the application is in accordance with the relevant provisions of the Moira Planning Scheme. In summary the proposal:

- Is well-considered and in accordance with relevant provisions of the Planning Scheme and local policies.
- Is of a scale, design, and siting that respects the established neighbourhood character of the area and environmental landscape values of the land.
- Responds appropriately to the provisions of the General Residential Zone (GRZ1), and other related provisions for a multi-unit development.

It is therefore submitted that a permit should be issued for the use and development of land for eight (8) units.

**Appendix 1\_ CLAUSE 55 ASSESSMENT**

<b>55.02-1 Neighbourhood Character</b>	<b>Standard B1</b>	<b>Met</b>	<b>Comments</b>
<p><i>To ensure that the design respects the existing neighbourhood character or contributes to neighbourhood character.</i></p> <p><i>To ensure that development responds to the features of the site and the surrounding area</i></p>	<p><i>The design response must be appropriate to the neighbourhood and the site.</i></p>	Yes	<p>The site is located in an established residential area of Numurkah. The predominant built form in town is a combination of single dwellings on large allotments.</p> <p>The proposal has been designed to maximise integration with Saxton Street, with generous setbacks consistent with adjoining and nearby dwellings.</p> <p>The architectural style and built form of the existing residential development in the surrounding area is varied and typically detached dwellings.</p> <p>The dwellings are considered to be designed in a site responsive manner with generous site coverage and adequate landscaping opportunities.</p> <p>The dwellings will also feature materials which will be in accord with the streetscape.</p> <p>On balance, the proposed development is site responsive and will make efficient use of the site.</p>
	<p><i>The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site</i></p>	Yes	



			<p>There is no preferred character specifically identified in the planning scheme.</p> <p>The existing character has been considered within the immediate locality which is generally residential.</p>
<b>55.02-2 Residential Policy</b>	<b>Standard B2</b>	<b>Met</b>	<b>Comments</b>
<p><i>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.</i></p> <p><i>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services</i></p>	<p><i>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.</i></p>	Yes	<p>Please refer to the Section 5.2 of the Planning Report submitted.</p> <p>The proximity of the property to available infrastructure and public transport supports the proposed density of housing proposed.</p>
<b>55.02-3 Dwelling Diversity</b>	<b>Standard B3</b>	<b>Met?</b>	<b>Comments</b>
<p><i>To encourage a range of dwelling sizes and types in</i></p>	<p><i>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</i></p>	N/A	<p>The application is for eight dwellings (units). A variety of 3 housing sizes are being proposed.</p>

<i>developments of ten or more dwellings</i>	<ul style="list-style-type: none"> <li><i>Dwellings with a different number of bedrooms.</i></li> <li><i>At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.</i></li> </ul>		
<b>55.02-4 Infrastructure</b>	<b>Standard B4</b>	<b>Met?</b>	<b>Comments</b>
<i>To ensure development is provided with appropriate utility services and infrastructure.</i>	<i>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</i>	Yes	The site is connected to all utility services and will not unreasonably overload the capacity.
<i>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</i>	<i>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</i>	Yes	
	<i>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.</i>	Yes	
<b>55.02-4 Integration With The Street</b>	<b>Standard B5</b>	<b>Met?</b>	<b>Comments</b>
<i>To integrate the layout of development with the street</i>	<i>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</i>	Yes	Each dwelling is orientated towards proposed vehicle access.  Clear pedestrian access is provided to the dwelling entries, with open landscaped front setbacks.
	<i>Development should be oriented to front existing and proposed streets</i>	Yes	
	<i>High fencing in front of dwellings should be avoided if practicable</i>	Yes	
	<i>Development next to existing public open space should be laid out to complement the open space.</i>	Yes	

55.03-1 Street Setback	Standard B6	Met?	Comments
<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 the distance specified below:</p> <p>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</p> <p>The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.</p> <p>There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner:</p> <ul style="list-style-type: none"> <li>▪ The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</li> </ul> <p>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</p> <p>6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</p> <p>The site is on a corner.</p> <p>Min front setback if there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</p> <p>Min front setback if there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road</p>	Yes	<p>The front setback on the adjoining allotments facing the same street as the subject site are 6.51m (126 Saxton) and 6.0m (120 Saxton). The average being 6.255m. The proposed setback for Unit 1 and 8 is 6.0m. Consideration is sought from Council to allow a variation to the setback. A reduction of 0.255m is requested.</p>

		<p><i>Zone, Category 1, and 4 metres for other streets.</i></p> <p><i>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</i></p> <p><i>Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</i></p>		
		<i>Porches, pergolas and verandahs that are &lt; 3.6m high and eaves may encroach ≤ 2.5m into the setbacks of this standard</i>	Yes	The front porches for units 1 and 8 encroach less than 3.6m high and eaves are less than 2.5m into the setback.
<b>55.03-2</b>	<b>Building Height</b>	<b>Standard B7</b>	<b>Met?</b>	<b>Comments</b>
	<i>To ensure that the height of buildings respects the existing or preferred neighbourhood character</i>	<i>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.</i>	Yes	The proposal complies with the maximum height limit of the zone. The maximum height of the eight dwellings is less than 9.0 metres.
		<i>Changes of building height between existing buildings and new buildings should be graduated.</i>	N/A	
<b>55.03-3</b>	<b>Site Coverage</b>	<b>Standard B8</b>	<b>Met?</b>	<b>Comments</b>
	<i>To ensure that the site coverage respects the existing or preferred neighbourhood character and</i>	<i>The site area covered by buildings should not exceed 60 percent</i>	Yes	The site coverage is 45 percent.

<i>responds to the features of the site</i>			
<b>55.03-4 Permeability</b>	<b>Standard B9</b>	<b>Met?</b>	<b>Comments</b>
<i>To reduce the impact of increased stormwater run-off on the drainage system</i>	<i>The site area covered by the permeable surfaces should be at least 20% of the site</i>	Yes	The permeable areas available equate to 32 percent.
<i>To facilitate on-site stormwater infiltration</i>	<p><i>The stormwater management system should be designed to:</i></p> <ul style="list-style-type: none"> <li><i>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).</i></li> <li><i>Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.</i></li> </ul>	Yes	Stormwater Management Plan will be approved in accordance with the infrastructure design manual.
<b>55.03-5 Energy Efficiency</b>	<b>Standard B10</b>	<b>Met?</b>	<b>Comments</b>

<p><i>To achieve and protect energy efficient dwellings and residential buildings</i></p> <p><i>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy</i></p>	<p><i>Buildings should be:</i></p> <ul style="list-style-type: none"> <li><i>• Orientated to make appropriate use of solar energy</i></li> <li><i>• Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced</i></li> </ul>	Yes	<p>The open space areas enjoy a northerly aspect ensuring that the dwellings will receive excellent solar access from all open space areas and internal living areas.</p> <p>The proposed dwellings have been sited to ensure that energy efficiency will not be impacted to dwellings on adjoining lots.</p>
	<p><i>Living areas and private open space should be located on the north side of the development if practicable</i></p>	Yes	<p>Where possible, private open space has been located to the north.</p>
	<p><i>Developments should be designed so that solar access to north-facing windows is maximised</i></p>	Yes	<p>Where possible, the design provides solar access to the north facing windows.</p>
	<p><i>The stormwater management system should be designed to:</i></p> <ul style="list-style-type: none"> <li><i>• 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).</i></li> <li><i>• Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.</i></li> </ul>	Yes	<p>The stormwater management system will be provided in accordance with the infrastructure design manual.</p>
<b>55.03-6 Open Space</b>	<b>Standard B11</b>	<b>Met?</b>	<b>Comments</b>
<p><i>To integrate the layout of the development with any public and communal open space provided in or adjacent to the development</i></p>	<p><i>If any public or communal open space is provided on site, it should:</i></p> <ul style="list-style-type: none"> <li><i>• Be substantially fronted by dwellings, where appropriate</i></li> <li><i>• Provide outlook for as many dwellings as practicable</i></li> <li><i>• Be designed to protect any natural features on the site</i></li> <li><i>• Be accessible and useable</i></li> </ul>	Yes	<p>The unit development includes common property.</p>

<i>55.03-7 Safety</i>	<i>Standard B12</i>	<i>Met?</i>	<i>Comments</i>
<i>To ensure the layout of development provides for the safety and security of residents and property</i>	<i>Entrances to dwellings should not be obscured or isolated from the street and internal accessways</i>	Yes	<p>Each dwelling will have an individual entry point. From the common property access.</p> <p>A landscaping plan has been prepared and addresses visibility and safety issues.</p> <p>Safe, secure and convenient access is provided to each dwelling.</p> <p>The open frontages and large windows to the street also provide for passive surveillance.</p>
	<i>Planting which creates unsafe spaces along streets and accessways should be avoided</i>	Yes	
	<i>Developments should be designed to provided good lighting, visibility and surveillance of car parks and internal accessways</i>	Yes	
	<i>Private spaces within developments should be protected from inappropriate use as public thoroughfares</i>	Yes	
<i>55.03-8 Landscaping</i>	<i>Standard B13</i>	<i>Met?</i>	<i>Comments</i>
<p><i>To encourage development that respects the landscape character of the neighbourhood</i></p> <p><i>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance</i></p> <p><i>To provide appropriate landscaping</i></p>	<p><i>The landscape layout and design should:</i></p> <ul style="list-style-type: none"> <li>• <i>Protect any predominant landscape features of the neighbourhood</i></li> <li>• <i>Take into account the soil type and drainage patterns of the site</i></li> <li>• <i>Allow for intended vegetation growth and structural protection of buildings</i></li> <li>• <i>In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals</i></li> <li>• <i>Provide a safe, attractive and functional environment for residents</i></li> </ul>	Yes	<p>The proposal provides adequate areas for landscaping within the front setback to enhance the existing and proposed neighbourhood character.</p> <p>The front setback landscaping will also complement the road reserve landscaping, contributing to the overall landscape character of the development.</p>
	<i>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood</i>	Yes	
	<i>Development should provide for the replacement of any significant trees that</i>	Yes	

To encourage the retention of mature vegetation on the site	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	Yes	
55.03-9 Access	Standard B14	Met?	Comments
To ensure the number and design of vehicle crossovers respects the neighbourhood character	The width of accessways or car spaces should not exceed: <ul style="list-style-type: none"> <li>• 33% of the street frontage, or</li> <li>• if the width of the street frontage is less than 20m, 40% of the street frontage</li> </ul>	Yes	The access ways provided allow for safe and efficient vehicle movements to and from the subject site.  The proposed carports are located to the side of the dwellings with access to the common property driveway.
	No more than one single-width crossover should be provided for each dwelling fronting a street	Yes	
	The location of crossovers should maximize the retention of on-street car parking spaces	Yes	
	The number of access point to a road in a Road Zone should be minimised	Yes	
	Developments must provide access for service, emergency and delivery vehicles	Yes	
55.03-10 Parking Location	Standard B15	Met?	Comments
To provide convenient parking for resident and visitor vehicles  To protect residents from vehicular noise within developments	Car parking facilities should: <ul style="list-style-type: none"> <li>• Be reasonably close and convenient to dwellings and residential buildings</li> <li>• Be secure</li> <li>• Be well ventilated if enclosed</li> </ul>	Yes	Each dwelling is provided with covered parking for one vehicle, with vehicle access from common property access.  All vehicle entry and egress points are designed to allow for safe and efficient vehicle movements.
	Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5m from the	Yes	



	<i>windows of habitable rooms. This setback may be reduced to 1m where there is a fence at least 1.5m high or where window sills are at least 1.4m above the accessway</i>		given that the proposed window sills are over 1.4m above the accessway.
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<i>55.04-1 Side And Rear Setback</i>	<i>Standard B17</i>	<i>Met?</i>	<i>Comments</i>
<i>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</i>	<i>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries 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.</i>	Yes	A variation in the side setback for unit 1 is requested. The required setback is 1.315m, however we have requested it to be allowed at 1.02m due to the low point of the skillion roof being on this elevation. The setback would remain greater than the side setback on the neighbouring property and visually appear to be open as viewed from the street due to the slope of the skillion roof.
	<i>A new building not on or within 200mm of a boundary should be setback from side or rear boundaries 1m, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m</i>	Yes	
	<i>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 0.5m into the setbacks of this standard</i>	Yes	
	<i>Landings having an area of not more than 2sqm and less than 1m high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard</i>	Yes	
<i>55.04-2 Wall On Boundaries</i>	<i>Standard B18</i>	<i>Met?</i>	<i>Comments</i>
<i>To ensure that the location, length and height of a wall on a boundary respects</i>	<i>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 a lot</i>	Yes	A party wall is proposed for units 2, 3, 6 & 7.

<p><i>the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings</i></p>	<p><i>should not abut the boundary for a length of more than:</i></p> <p><i>10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</i></p> <p><i>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,</i></p> <p><i>whichever is the greater.</i></p>	
	<p><i>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1m of a side or rear boundary of a lot should not abut the boundary for a length of more than:</i></p> <p><i>10m plus 25% of the remaining length of the boundary of an adjoining lot, or</i></p> <p><i>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,</i></p> <p><i>whichever is the greater.</i></p>	Yes
	<p><i>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.</i></p>	Yes
	<p><i>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</i></p>	Yes

	<i>metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</i>		
<i>55.04-3 Daylight to Existing Windows</i>	Standard B19	Met?	Comments
<i>To allow adequate daylight into existing habitable room windows</i>	<i>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3sqm and minimum dimensions of 1m clear to the sky. The calculation of the area may include land on the abutting lot</i>	Yes	Daylight into existing habitable windows will be achieved for the proposed design.
	<i>Walls or carports more than 3m in height opposite an existing habitable room window should be set back from the window at least 50% of the height of the new wall if the wall is within a 55° arc from the centre of the existing window. The arc may be swung to within 35° of the plane of the wall containing the existing window</i>  <i>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window</i>  <i>Refer to Diagram B2</i>	Yes	
<i>55.04-4 North Facing Windows</i>	Standard B20	Met?	Comments
<i>To allow adequate solar access to existing north-facing habitable room windows</i>	<i>If a north-facing habitable window of an existing dwelling is within 3m of a boundary on an abutting lot, a building should be setback from the boundary 1m, plus 0.6m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m, for a distance of 3m from the edge of each side of the window.</i>  <i>A north-facing window is a window with an axis perpendicular to its surface</i>	Yes	Where possible, adequate solar access is available to north facing windows.

	<p><i>oriented north 20 degrees west to north 30 degrees east.</i></p> <p><i>Refer to Diagram B3</i></p>		
<b>55.04-5 Overshadow Open Space</b>	<b>Standard B21</b>	<b>Met?</b>	<b>Comments</b>
<i>To ensure buildings do not significantly overshadow existing secluded private open space</i>	<i>Where sunlight to secluded private open space of an existing dwelling is reduced, at least 75%, or 40sqm with minimum dimension of 3m, 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 22 September</i>	Yes	The proposal does not result in overshadowing to neighbouring lots.
	<i>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</i>	Yes	
<b>55.04-6 Overlooking</b>	<b>Standard B22</b>	<b>Met?</b>	<b>Comments</b>
<i>To limit views into existing secluded private open space and habitable room windows</i>	<i>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 9m (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45° angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7m above the floor level</i>	Yes	No overlooking is caused by the proposed development. All windows are screened where required.
	<i>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of an existing dwelling within a horizontal distance of 9m (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</i>	Yes	

	<ul style="list-style-type: none"> <li>• <i>offset a minimum of 1.5m from the edge of one window to the edge of the other</i></li> <li>• <i>have sill heights of at least 1.7m above floor level</i></li> <li>• <i>have fixed, obscure glazing in any part of the window below 1.7m above floor level</i></li> <li>• <i>have permanently fixed external screens to at least 1.7m above floor level and be no more than 25% transparent</i></li> </ul>		
	<i>Obscure glazing in any part of the window below 1.7m above floor level may be openable provided that there are no direct views as specified in this standard</i>	Yes	
	<p><i>Screens used to obscure a view should be:</i></p> <ul style="list-style-type: none"> <li>• <i>perforated panels or trellis with a maximum of 25% openings or solid translucent panels</i></li> <li>• <i>permanent, fixed and durable</i></li> <li>• <i>designed and coloured to blend with the development</i></li> </ul>	Yes	
<b>55.04-7 Internal Views</b>	<b>Standard B23</b>	Met?	Comments
<i>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development</i>	<i>Windows and balconies should be designed to prevent overlooking of more than 50% of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development</i>	Yes	Windows will be screened in accordance with the standard if necessary, as indicated on the elevations to avoid internal view lines.
<b>55.04-8 Noise Impacts Objective</b>	<b>Standard B24</b>	Met?	Comments
<i>To contain noise sources in developments that may affect existing dwellings</i>	<i>Noise sources, such as mechanical plant, should not be located near boundaries of immediately adjacent existing dwellings</i>	Yes	There are no potential noise sources.
	<i>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account</i>	Yes	

To protect residents from external noise	<i>of noise sources on immediately adjacent properties</i>		
	<i>Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms</i>	Yes	

<i>55.05-1 Accessibility</i>	<i>Standard B25</i>	<i>Met?</i>	<i>Comments</i>
<i>To encourage the consideration of the needs of people with limited mobility in the design of developments</i>	<i>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.</i>	Yes	All dwelling entries are located on the ground floor.
<i>55.05-2 Dwelling Entry</i>	<i>Standard B26</i>	<i>Met?</i>	<i>Comments</i>
<i>To provide each dwelling or residential building with its own sense of identity</i>	<i>Entries to dwellings and residential buildings should:</i> <ul style="list-style-type: none"> <li>• <i>be visible and easily identifiable from streets and other public areas</i></li> <li>• <i>provide shelter, a sense of personal address and a transitional space around the entry</i></li> </ul>	Yes	Each dwelling entry contains an individual pedestrian accessway, porch and large front door which makes the entries easily identifiable.
<i>55.05-3 Daylight To New Windows</i>	<i>Standard B27</i>	<i>Met?</i>	<i>Comments</i>
<i>To allow adequate daylight into new habitable room windows</i>	<i>A window in a habitable room should be located to face:</i> <ul style="list-style-type: none"> <li>• <i>an outdoor space or a light court with a minimum area of 3sqm and minimum dimension of 1m clear to the sky, not including land on an abutting lot, or</i></li> <li>• <i>a verandah provided it is open for at least one third its perimeter, or</i></li> </ul>	Yes	All habitable room windows are provided with a light court clear to the sky.

	<ul style="list-style-type: none"> <li>• a carport provided it has two or more open sides and is open for at least one third of its perimeter</li> </ul>		
<i>55.05-4 Private Open Space</i>	<i>Standard B28</i>	Met?	Comments
<i>To provide adequate private open space for the reasonable recreation and service needs of residents</i>	<p><i>A dwelling or residential building should have private open space:</i></p> <ul style="list-style-type: none"> <li>• an area of 40sqm, with one part secluded at the side or rear with a min area of 25sqm, a min dimension of 3m and convenient access from a living room, or</li> <li>• a balcony of 8sqm with a min width of 1.6m and convenient access from a living room, or</li> <li>• a roof-top area of 10sqm with a min width of 2m and convenient access from a living room</li> </ul>	Yes	<p>All dwellings are provided with private open space areas that exceeds the minimum requirement of Standard B28. Please refer to the plans for areas and dimensions.</p> <p>Units 4 and 5 SPOS is not directly accessed via the living room, however POS is accessed directly which is an alfresco area which is connected to the SPOS and considered to be reasonable access. All other units are accessed directly from the living room to the SPOS.</p>
<i>55.05-5 Solar Access To Open Space</i>	<i>Standard B29</i>	Met?	Comments
<i>To allow solar access into the secluded private open space of new dwellings and residential buildings</i>	<i>The private open space should be located on the north side of the dwelling or residential buildings</i>	Yes	The private open space areas are orientated to the north to allow for maximum solar access to the open space area and the internal living areas of the dwellings.
	<p><i>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</i></p> <p>Refer to Diagram B29</p>	Yes	
<i>55.05-6 Storage</i>	<i>Standard B30</i>	Met?	Comments
<i>To provide adequate storage facilities for each dwelling</i>	<i>Each dwelling should have convenient access to at least 6m<sup>3</sup> of externally accessible, secure storage space</i>	Yes	Storage is capable of being provided within the garages of each dwelling.

<i>55.06-1 Design Detail</i>	<i>Standard B31</i>	<i>Met?</i>	<i>Comments</i>
<i>To encourage design detail that respects the existing or preferred neighbourhood character</i>	<i>The design of buildings, including:</i> <ul style="list-style-type: none"> <li>• <i>Facade articulation and detailing,</i></li> <li>• <i>Window and door proportions,</i></li> <li>• <i>Roof form, and</i></li> <li>• <i>Verandahs, eaves and parapets,</i></li> </ul> <i>should respect the existing or preferred neighbourhood character.</i>	Yes	The dwellings provide well-articulated facades, utilising quality materials and finishes.  The proposal will provide a contemporary High-density development which responds to the existing and future character of the Numurkah township. The dwellings are visually compatible with the existing approved residential development.
	<i>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character</i>	Yes	
<i>55.06-2 Front Fences</i>	<i>Standard B32</i>	<i>Met?</i>	<i>Comments</i>
<i>To encourage front fence design that respects the existing or preferred neighbourhood character</i>	<i>The design of front fences should complement the design of the dwelling and any front fences on adjoining properties</i>	N/A	There is no front fencing proposed however internal fencing between dwellings will be 1.8m high Colourbond fences with timber plinth.
	<i>A front fence within 3m of a street should not exceed:</i> <ul style="list-style-type: none"> <li>• <i>Streets in a Road Zone – 2m</i></li> <li>• <i>Other Streets – 1.5m</i></li> </ul>	N/A	
<i>55.06-3 Common Property</i>	<i>Standard B33</i>	<i>Met?</i>	<i>Comments</i>
<i>To ensure that communal open space, car parking, access lanes and site facilities are practical, attractive and easily maintained</i>  <i>To avoid future management difficulties in areas of common ownership</i>	<i>Developments should clearly delineate public, communal and private areas</i>	Yes	The common property is delineated through fencing of yards associated with each unit. There is also a paved driveway access and landscaping that is outside of the units and yards that is common property. The visitor car parking is within the unfenced area whilst the carports define what is associated with the units and where the common property ends.
	<i>Common property, should be functional and capable of efficient management</i>	Yes	
<i>55.06-4 Site Service</i>	<i>Standard B34</i>	<i>Met?</i>	<i>Comments</i>



<p><i>To ensure that site services can be installed and easily maintained</i></p>	<p><i>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</i></p>	<p>Yes</p>	<p>All site services are provided for and conveniently located.</p>
<p><i>To ensure that site facilities are accessible, adequate and attractive</i></p>	<p><i>Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development</i></p>	<p>Yes</p>	
	<p><i>Bin and recycling enclosures should be located for convenient access</i></p>	<p>Yes</p>	
	<p><i>Mailboxes should be provided and located for convenient access</i></p>	<p>Yes</p>	