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Report on

Planning Permit Application

**Use and development of land for the construction of ten
(10) units and associated common property**

Version: A

13/12/2023



| Document Control | | | | | |
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| Version | Date | Author | | | |
| | | Name | Initials | | |
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1. Executive Summary

Site Details

| | |
|------------------------|----------------------------------------------|
| Address | 67 Robertson Street, Nathalia |
| Lot Description | Lot 1 PS829016 |
| Area | 2417m ² |
| Local Authority | Moira Shire Council |
| Current Use | Vacant |
| Title | Lot 1 Plan of Subdivision 829016 |
| Registered Proprietors | Wayne & Pamela Limbrick Kevin & Nina Pell |

Planning Authority

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

Planning Scheme Provisions

| | |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Planning Scheme | Moira Planning Scheme |
| Locality | Nathalia |
| Zone | General Residential Zone (GRZ1) |
| Overlay | N/A |
| Permit Triggers | Clause 32.08-6 Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings. |

Application Details

| | |
|------------------|---------------------------------------------------------------|
| Applicant | CAF Consulting Pty Ltd |
| Proposal | Construction of Ten (10) Units and Associated Common Property |
| 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 67 Robertson Street, Nathalia. The planning permit is sought for the construction of ten (10) units and associated common property.

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.
- Appendix 4 – Site & Context Description and Design Response

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 PS829016. The property contains vacant pasture and has no easements or restrictive covenants on the title.

The subject site:

Figure 1: Subject Site



Subject Site

4. Proposal

This application seeks a permit for the construction of ten (10) units and associated common property.

Figure 2: Site Plan



Proposed Site Plan



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 11.01-1S Settlement
- Clause 11.01-1L-01 Settlement in Moira
- Clause 15.01-1L Urban design
- Clause 15.01-5S Neighbourhood character
- Clause 16.01-1L Housing Supply in Moira

Zones & Overlays

- Clause 32.08 General Residential Zone

The permit triggers include:

| Clause No. | Clause name | Details |
|------------|-------------|-----------------------------------------------------------------------------------------------------------------------|
| 32.08-6 | 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 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.

The proposed unit development is consistent with the settlement objective and supports the strategy for growth within the township of Nathalia.

Clause 11.01-1L-01 Settlement in Moira

Direct the growth of small towns and settlements to those settlements where there are existing community services and facilities.

The infill development implements the settlement strategy by providing affordable housing within close proximity to key urban locations. The additional ten (10) dwellings is consistent with and implements the *Major Towns Strategy Plan Review (Yarrawonga, Cobram, Numurkah and Nathalia June 2018)*.

Clause 15.01-1S Urban design

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

The proposal has used landscaping within the unit development to provide green space and permeable areas. The design of the dwellings provides a welcoming appearance, with a central outlook from each home into the communal space.

Clause 15.01-5S Neighbourhood character

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

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.

Clause 16.01-1L Housing Supply in Moira

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

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

The proposed development aims to provide for infill housing opportunities through the utilisation of existing vacant land within the township.

5.2.2 Zone & Overlays

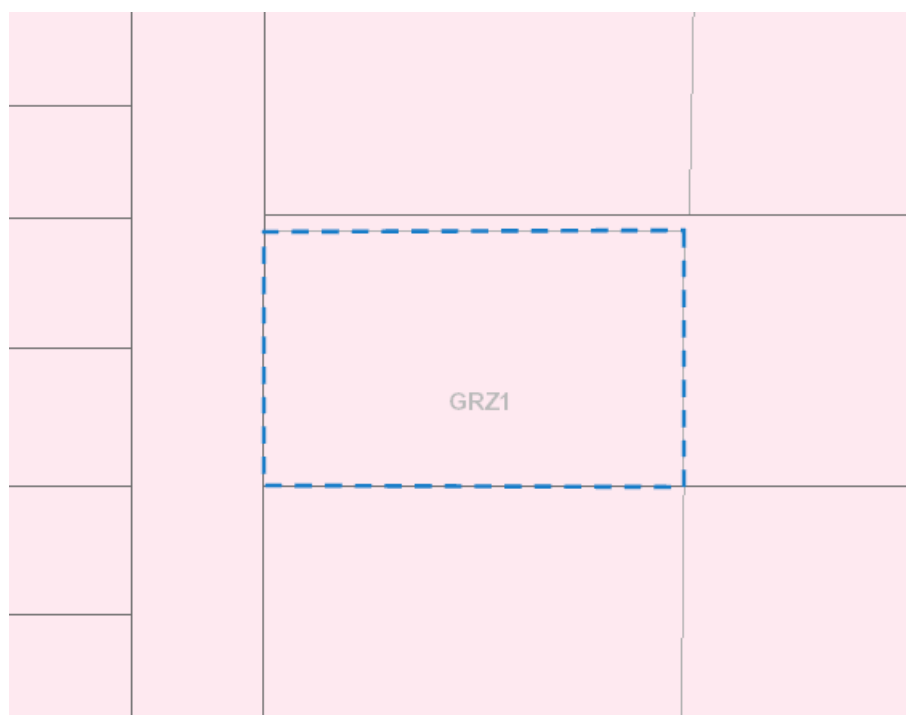
Clause 32.08 General Residential Zone

Purpose

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Comments

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 Nathalia. The additional ten (10) homes will contribute to a diversity of housing types in Nathalia and implement the purpose of the zone for growth in housing affordability. There are no overlays affecting the land.



General Residential Zone 1

5.2.3 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 Nathalia 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. |

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| 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 15.01-1S “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 development of land for a multi-unit development.

Appendix 1_ CLAUSE 55 ASSESSMENT

| 55.02-1 <i>Neighbourhood Character</i> | <i>Standard B1</i> | Met | Comments |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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 where the predominant built form is a combination of single dwellings on single allotments.</p> <p>The proposal has been designed to maximise integration with the street.</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. The predominant materials within the area are brick and tiles for the roof.</p> <p>On balance, the proposed development is site responsive and will make efficient use of the site. 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> |
| | <p><i>The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site</i></p> | Yes | |
| 55.02-2 Residential Policy | <i>Standard B2</i> | Met | Comments |
| <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,</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> |

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| <p><i>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>55.02-3 Dwelling Diversity</p> | <p>Standard B3</p> | <p>Met?</p> | <p>Comments</p> |
| <p><i>To encourage a range of dwelling sizes and types in developments of ten or more dwellings</i></p> | <p><i>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</i></p> <ul style="list-style-type: none"> <i>• Dwellings with a different number of bedrooms.</i> <i>• At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.</i> | <p>N/A</p> | <p>The application is for ten dwellings. A variety of 5 housing styles and types is being proposed.</p> |
| <p>55.02-4 Infrastructure</p> | <p>Standard B4</p> | <p>Met?</p> | <p>Comments</p> |
| <p><i>To ensure development is provided with appropriate utility services and infrastructure.</i></p> | <p><i>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</i></p> | <p>Yes</p> | <p>The site is connected to all utility services and will not unreasonably overload the capacity.</p> |
| <p><i>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</i></p> | <p><i>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</i></p> | <p>Yes</p> | |
| <p><i>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</i></p> | <p><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></p> | <p>Yes</p> | |
| <p>55.02-4 Integration With The Street</p> | <p>Standard B5</p> | <p>Met?</p> | <p>Comments</p> |
| <p><i>To integrate the layout of development with the street</i></p> | <p><i>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</i></p> | <p>Yes</p> | <p>Each dwelling is orientated towards proposed vehicle access.</p> |
| <p><i>To integrate the layout of development with the street</i></p> | <p><i>Development should be oriented to front existing and proposed streets</i></p> | <p>Yes</p> | <p>Clear pedestrian access is provided to the dwelling entries, with open landscaped front setbacks.</p> |
| <p><i>To integrate the layout of development with the street</i></p> | <p><i>High fencing in front of dwellings should be avoided if practicable</i></p> | <p>Yes</p> | |
| <p><i>To integrate the layout of development with the street</i></p> | <p><i>Development next to existing public open space should be laid out to complement the open space.</i></p> | <p>Yes</p> | |

| 55.03-1 Street Setback | Standard B6 | Met? | Comments |
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| <p><i>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site</i></p> | <p><i>Walls of buildings should be set back from streets the distance specified below:</i></p> <p><i>There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.</i></p> <p><i>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.</i></p> <p><i>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:</i></p> <ul style="list-style-type: none"> ▪ <i>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.</i> <p><i>There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</i></p> <p><i>6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</i></p> <p><i>The site is on a corner.</i></p> <p><i>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.</i></p> <p><i>Min front setback if there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road 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> | <p>Yes</p> | <p>The front setback is reduced to accord with neighbouring properties.</p> <p>All setbacks accord with the standards available.</p> |

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| | <i>Porches, pergolas and verandahs that are < 3.6m high and eaves may encroach ≤2.5m into the setbacks of this standard</i> | Yes | |
| 55.03-2 Building Height | Standard B7 | Met? | Comments |
| <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 five dwellings is less than 9.0 metres. |
| | <i>Changes of building height between existing buildings and new buildings should be graduated.</i> | N/A | |
| 55.03-3 Site Coverage | Standard B8 | Met? | Comments |
| <i>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site</i> | <i>The site area covered by buildings should not exceed 60 percent</i> | Yes | The site coverage is 34.51 percent. |
| 55.03-4 Permeability | Standard B9 | Met? | Comments |
| <i>To reduce the impact of increased stormwater run-off on the drainage system To facilitate on-site stormwater infiltration</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 45 percent. |
| | <i>The stormwater management system should be designed to:</i> <ul style="list-style-type: none"> • <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> • <i>Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.</i> | Yes | Stormwater Management Plan will be approved in accordance with the infrastructure design manual. |

| 55.03-5 Energy Efficiency | Standard B10 | Met? | Comments |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>To achieve and protect energy efficient dwellings and residential buildings</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy</p> | <p>Buildings should be:</p> <ul style="list-style-type: none"> • Orientated to make appropriate use of solar energy • Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced | 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>Living areas and private open space should be located on the north side of the development if practicable</p> | Yes | Where possible, private open space has been located to the north. |
| | <p>Developments should be designed so that solar access to north-facing windows is maximised</p> | Yes | Where possible, the design provides solar access to the north facing windows. |
| | <p>The stormwater management system should be designed to:</p> <ul style="list-style-type: none"> • Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). • Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces. | Yes | The stormwater management system will be provided in accordance with the infrastructure design manual. |
| 55.03-6 Open Space | Standard B11 | Met? | Comments |
| <p>To integrate the layout of the development with any public and communal open space provided in or adjacent to the development</p> | <p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> • Be substantially fronted by dwellings, where appropriate • Provide outlook for as many dwellings as practicable • Be designed to protect any natural features on the site • Be accessible and useable | Yes | The unit development includes common property. |
| 55.03-7 Safety | Standard B12 | Met? | Comments |
| <p>To ensure the layout of development provides for the safety and security of residents and property</p> | <p>Entrances to dwellings should not be obscured or isolated from the street and internal accessways</p> | Yes | Each dwelling will have an individual entry point. From the common property access. |
| | <p>Planting which creates unsafe spaces along streets and accessways should be avoided</p> | Yes | A landscaping plan has been prepared and addresses visibility and safety issues. |
| | <p>Developments should be designed to provided good lighting, visibility and surveillance of car parks and internal accessways</p> | Yes | Safe, secure and convenient access is provided to each dwelling. |

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| | <i>Private spaces within developments should be protected from inappropriate use as public thoroughfares</i> | Yes | The open frontages and large windows to the street also provide for passive surveillance. |
| 55.03-8 Landscaping | Standard B13 | Met? | Comments |
| <i>To encourage development that respects the landscape character of the neighbourhood</i> | The landscape layout and design should: <ul style="list-style-type: none"> • <i>Protect any predominant landscape features of the neighbourhood</i> • <i>Take into account the soil type and drainage patterns of the site</i> • <i>Allow for intended vegetation growth and structural protection of buildings</i> • <i>In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals</i> • <i>Provide a safe, attractive and functional environment for residents</i> | 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>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance</i> | | Yes | |
| <i>To provide appropriate landscaping</i> | | Yes | |
| <i>To encourage the retention of mature vegetation on the site</i> | | Yes | |
| | | Yes | |
| 55.03-9 Access | Standard B14 | Met? | Comments |
| <i>To ensure the number and design of vehicle crossovers respects the neighbourhood character</i> | <i>The width of accessways or car spaces should not exceed:</i> <ul style="list-style-type: none"> • <i>33% of the street frontage, or</i> • <i>if the width of the street frontage is less than 20m, 40% of the street frontage</i> | Yes | <p>The access ways provided allow for safe and efficient vehicle movements to and from the subject site.</p> <p>The proposed carports are located to the side of the dwellings with access to the common property driveway.</p> |
| | <i>No more than one single-width crossover should be provided for each dwelling fronting a street</i> | Yes | |
| | <i>The location of crossovers should maximize the retention of on-street car parking spaces</i> | Yes | |
| | <i>The number of access point to a road in a Road Zone should be minimised</i> | Yes | |
| | <i>Developments must provide access for service, emergency and delivery vehicles</i> | Yes | |
| 55.03-10 Parking Location | Standard B15 | Met? | Comments |
| <i>To provide convenient parking for resident and visitor vehicles</i> | Car parking facilities should: <ul style="list-style-type: none"> • <i>Be reasonably close and convenient to dwellings and residential buildings</i> • <i>Be secure</i> | Yes | Each dwelling is provided with covered parking for one vehicle, with vehicle access from common property access. |

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| <p><i>To protect residents from vehicular noise within developments</i></p> | <ul style="list-style-type: none"> <i>Be well ventilated if enclosed</i> | | <p>All vehicle entry and egress points are designed to allow for safe and efficient vehicle movements.</p> |
| | <p><i>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5m from the 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></p> | Yes | |

| 55.04-1 Side And Rear Setback | Standard B17 | Met? | Comments |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------------------------------------------------------------------------|
| <p><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></p> | <p><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></p> | Yes | <p>The proposal complies with Standard B17.</p> |
| | <p><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></p> | Yes | |
| | <p><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></p> | Yes | |
| | <p><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></p> | Yes | |
| 55.04-2 Wall On Boundaries | Standard B18 | Met? | Comments |
| <p><i>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</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 1 metre of a side or rear boundary of a lot should not abut the boundary 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,</i></p> | Yes | <p>A party wall is proposed to external lot boundaries where required.</p> |

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| | <i>whichever is the greater.</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 1m of a side or rear boundary of a lot should not abut the boundary for a length of more than: 10m plus 25% of the remaining length of the boundary of an adjoining lot, or Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater.</i> | Yes | |
| | <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> | Yes | |
| | <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 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</i> | Yes | |
| 55.04-3 Daylight to Existing Windows | 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 Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window Refer to Diagram B2</i> | Yes | |

| 55.04-4 North Facing Windows | Standard B20 | Met? | Comments |
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| <p>To allow adequate solar access to existing north-facing habitable room windows</p> | <p>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.</p> <p>A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</p> <p>Refer to Diagram B3</p> | Yes | Where possible, adequate solar access is available to north facing windows. |
| 55.04-5 Overshadow Open Space | Standard B21 | Met? | Comments |
| <p>To ensure buildings do not significantly overshadow existing secluded private open space</p> | <p>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</p> <p>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced</p> | Yes | The proposal does not result in overshadowing to neighbouring lots. |
| 55.04-6 Overlooking | Standard B22 | Met? | Comments |
| <p>To limit views into existing secluded private open space and habitable room windows</p> | <p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 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</p> <p>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:</p> <ul style="list-style-type: none"> • offset a minimum of 1.5m from the edge of one window to the edge of the other • have sill heights of at least 1.7m above floor level | Yes | No overlooking is caused by the proposed development. All windows are screened where required. |

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| | <ul style="list-style-type: none"> • <i>have fixed, obscure glazing in any part of the window below 1.7m above floor level</i> • <i>have permanently fixed external screens to at least 1.7m above floor level and be no more than 25% transparent</i> | | |
| | <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"> • <i>perforated panels or trellis with a maximum of 25% openings or solid translucent panels</i> • <i>permanent, fixed and durable</i> • <i>designed and coloured to blend with the development</i> | Yes | |
| 55.04-7 Internal Views | Standard B23 | 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. |
| 55.04-8 Noise Impacts Objective | Standard B24 | 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>To protect residents from external noise</i> | <i>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties</i> | Yes | |
| | <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 | |
| 55.05-1 Accessibility | Standard B25 | Met? | Comments |
| <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. |

| 55.05-2 Dwelling Entry | Standard B26 | Met? | Comments |
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| <i>To provide each dwelling or residential building with its own sense of identity</i> | <p><i>Entries to dwellings and residential buildings should:</i></p> <ul style="list-style-type: none"> <i>be visible and easily identifiable from streets and other public areas</i> <i>provide shelter, a sense of personal address and a transitional space around the entry</i> | Yes | Each dwelling entry contains an individual pedestrian accessway, porch and large front door which makes the entries easily identifiable. |
| 55.05-3 Daylight To New Windows | Standard B27 | Met? | Comments |
| <i>To allow adequate daylight into new habitable room windows</i> | <p><i>A window in a habitable room should be located to face:</i></p> <ul style="list-style-type: none"> <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> <i>a verandah provided it is open for at least one third its perimeter, or</i> <i>a carport provided it has two or more open sides and is open for at least one third of its perimeter</i> | Yes | All habitable room windows are provided with a light court clear to the sky. |
| 55.05-4 Private Open Space | Standard B28 | 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"> <i>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</i> <i>a balcony of 8sqm with a min width of 1.6m and convenient access from a living room, or</i> <i>a roof-top area of 10sqm with a min width of 2m and convenient access from a living room</i> | Yes | 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. |
| 55.05-5 Solar Access To Open Space | Standard B29 | 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. |
| | <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> Refer to Diagram B29 | Yes | |
| 55.05-6 Storage | Standard B30 | Met? | Comments |
| <i>To provide adequate storage facilities for each dwelling</i> | <i>Each dwelling should have convenient access to at least 6m³ of externally accessible, secure storage space</i> | Yes | Storage is capable of being provided within the garages of each dwelling. |

| 55.06-1 Design Detail | Standard B31 | Met? | Comments |
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| <p><i>To encourage design detail that respects the existing or preferred neighbourhood character</i></p> | <p><i>The design of buildings, including:</i></p> <ul style="list-style-type: none"> • <i>Facade articulation and detailing,</i> • <i>Window and door proportions,</i> • <i>Roof form, and</i> • <i>Verandahs, eaves and parapets,</i> <p><i>should respect the existing or preferred neighbourhood character.</i></p> | Yes | <p>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 Shepparton township. The dwellings are visually compatible with the existing approved residential development.</p> |
| | <p><i>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character</i></p> | Yes | |
| 55.06-2 Front Fences | Standard B32 | Met? | Comments |
| <p><i>To encourage front fence design that respects the existing or preferred neighbourhood character</i></p> | <p><i>The design of front fences should complement the design of the dwelling and any front fences on adjoining properties</i></p> | N/A | <p>Timber fencing selected for internal fencing. There is no front fencing proposed to the road frontage.</p> |
| | <p><i>A front fence within 3m of a street should not exceed:</i></p> <ul style="list-style-type: none"> • <i>Streets in a Road Zone – 2m</i> • <i>Other Streets – 1.5m</i> | N/A | |
| 55.06-3 Common Property | Standard B33 | Met? | Comments |
| <p><i>To ensure that communal open space, car parking, access lanes and site facilities are practical, attractive and easily maintained</i></p> <p><i>To avoid future management difficulties in areas of common ownership</i></p> | <p><i>Developments should clearly delineate public, communal and private areas</i></p> | Yes | <p>The proposed property boundaries are clearly identified.</p> |
| | <p><i>Common property, should be functional and capable of efficient management</i></p> | Yes | |
| 55.06-4 Site Service | Standard B34 | Met? | Comments |
| <p><i>To ensure that site services can be installed and easily maintained</i></p> <p><i>To ensure that site facilities are accessible, adequate and attractive</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> | Yes | <p>All site services are provided for and conveniently located.</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> | Yes | |
| | <p><i>Bin and recycling enclosures should be located for convenient access</i></p> | Yes | |
| | <p><i>Mailboxes should be provided and located for convenient access</i></p> | Yes | |