

CLAUSE 55 ASSESSMENT

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PLAN**

PROPOSED 25 APARTMENTS DEVELOPMENT WITH CAR-PARKING AT 27-31 PLUNKETT STREET BELLFIELD VIC 3081

55.02-1 - Neighbourhood character objectives

Standard B1 ✓ Complies

The proposed development meets the neighbourhood character objective by responding and blending in with the emerging neighbourhood character (note 15 Rich Crescent., 44 Plunkett St., 294 Bell St., near subject property, refer to dwg. TP03), which has generally materialised in a double, triple or just multi storey construction, as townhouses or apartments similar in scale to the proposed development.

Attached dwellings (with party walls) at the boundary from the mid-20th century are also a common architectural pattern in the area. While the intent of the standards are met in general terms with ease, the response is a contemporary architectural solution that speaks to the needs of the community today and generations to come.

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Also refer to submitted Architectural drawings prepared by Ferencz Baranyay Architects PL. and supporting consultants' reports.

55.02-2 - Residential policy objectives

Standard B2 ✓ Complies

The development is consistent with policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework.

55.02-3 - Dwelling diversity objective

Standard B3 ✓ Complies

While dwelling diversity is the objective of this standard, the development satisfies this standard per se. The proposal is for 25 dwellings, comprising 15 x 1 bedroom, 8 x 2 bedrooms and 2 x 3 bedrooms apartments, with Kitchen, Bathroom, Laundry and WC facilities. Each dwelling has an accessible balcony physically linked to the indoor living area, above ground level, while at ground level suitable landscaped outdoor areas are provided in a traditional sense also linked to indoor living areas.

Apartments G01 and G02 have access to the street via a gate in the street fence.

55.02-4 - Infrastructure objectives

Standard B4 ✓ Complies

The dwellings will be provided with appropriate utility services and infrastructure including reticulated sewerage, drainage and electricity. (Refer to service engineers report)

55.02-5 - Integration with the street objective

Standard B5 ✓ Complies

The building has been oriented to the street articulated vertically and horizontally, and integrates appropriately within its context. The vertical divisions provide an added layer of reference to previously existing attached dwellings on the site.

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The building height is commensurate with recently built multi dwelling developments in the area (see dwg. TP03, 44 Plunkett St), and nearby dwellings with hip or gable roofs, especially as the proposal is stepped in from the north and south boundaries to comply with setback standards.

The cladding to the main section of the building is amortised to respond to neighbouring terra cotta tiled roofs.

55.03-1 – Street setback objective

Standard B6 Variation required

The existing street setbacks vary and have no strict consistency, with some recently built dwellings having 5-6m setbacks (eg. 13, 17, 34 and 36 Plunkett St). The proposed setback allows for sufficient landscaping opportunities and therefore will maintain and enhance the streetscape character of open landscaped front gardens.

Parallel to the street frontage, the development proposes a minimum street setback of 6m from Plunkett Street, in line with recently built dwellings in the street.

55.03-2 - Building height objective

Standard B7 ✓ Complies

The building height does not exceed 11 metres or three storeys, except for parts of the services such as the lift overrun and air-conditioning units, which are located centrally on the roof to reduce any view of same.

55.03-3 - Site coverage objective

Standard B8 Variation required

The total site coverage of the redevelopment area within the site is 63%.

The development achieves state government objectives relating to the provision of housing to meet the needs of communities (refer to Clause 16.01-1S), justifying a minor variation to this standard.

The proposal provides a high standard of accessibility, and makes best use of the combination of indoor and outdoor living, thus arriving at a harmonious relationship between the site coverage and outdoor spaces. The variation is a positive contribution to the development, and this standard is well balanced in the overall outcome.

55.03-4 - Permeability objectives

Standard B9 ✓ Complies

Approximately 20% of the development area within the site is not covered by impervious surfaces.

55.03-5 - Energy efficiency objectives

Standard B10

N/A

55.03-6 - Open space objective

Standard B11

N/A

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55.03-7 - Safety objective

Standard B12 ✓ Complies

The proposed building will provide an adequate level of safety. Dwelling entrances are via a main entrance lobby and clearly identifiable and easily accessible dwelling doors. The development incorporates good lighting, visibility and opportunities for surveillance of car parks and internal pathways.

A lift car which is accessible from a secure entry at ground floor level is provided for accessing the upper levels.

55.03-8 - Landscaping objectives

Standard B13

N/A

55.03-9 - Access objectives

Standard B14 ✓ Complies

The proposal seeks to maintain the existing access pattern from Plunkett Street into the car-parking at the northern end of the site. To create the new crossover all three previous crossings will be removed and the nature strip reinstated potentially for new landscaping.

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The neighbourhood character of vehicle crossovers is therefore maintained by the proposal, featuring only one crossover into the site.

55.03-10 - Parking location objectives

Standard B15 ✓ Complies

The development incorporates ground level car parking accessed from Plunkett Street. Car parks have been located in excess of 1.5 metres from the windows of habitable rooms, and future residents will be protected from vehicular noise within the development.

The on site car-parking is separated from the ground floor apartments by the Entry foyer and storage rooms. All car parks will be conveniently accessible to dwellings.

55.04-1 - Side and rear setback objectives

Standard B17 ✓ Complies

Proposed sub station is located on the northern boundary, while the main building is comfortably meeting the required setbacks at all levels.

We submit that the proposed setbacks satisfy the relevant objective of this standard.

55.04-2 - Walls on boundaries objective

Standard B18 ✓ Complies

One short wall section is proposed to be built on the northern boundary, which is 6m long.

Other boundaries are free from construction.

The proposed wall on the boundary meets the requirements of this standard.

55.04-3 - Daylight to existing windows objective

Standard B19 N/A

The building is not located opposite any existing habitable room windows requiring a light court to allow daylight access.

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55.04-4 - North facing windows objective

Standard B20 N/A

There are no north-facing windows within 3 metres of the common boundary of the subject site.

55.04-5 - Overshadowing open space objective

Standard B21 ✓ Complies

The proposal is shown to cast some additional shadow (compared with existing) to No. 25 Plunkett Street to the south. The additional shadow is mainly on the driveway and adjacent shed, with some minimal additional shadow between the house and the shed on the 22nd Sep between 10am and 11am.

The siting of the proposed building allows for at least 40 square metres (with a minimum dimension of 3 metres) of the secluded private open space of No. 25 Plunkett Street, receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September, which results in compliance with Standard B21.

The proposed building will not significantly overshadow existing secluded private open space adjoining the subject site.

55.04-6 - Overlooking objective

Standard B22 ✓ Complies

East

The east elevation faces the street and no screening is required.

West

The west elevation is located at 9m or greater from the neighbouring boundaries and no screening is required to meet this standard.

North and South

The windows in the north and south elevation are less than 9m from the neighbouring boundary and therefore will require screening.

Screening is shown to windows and balconies in the north and south elevations, refer to dwgs. TP13 and TP14.

55.04-7 - Internal views objective

Standard B23 ✓ Complies

Deep reveals are proposed to upper level windows along with metal shrouds to balcony openings that project horizontally to restrict internal views both in a sideways and downward direction. Refer to section 03.08 - 03.10 of the URC for further information.

55.04-8 - Noise impacts objectives

Standard B24 ✓ Complies

N/A

55.05-1 - Accessibility objective

Standard B25

N/A

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55.05-2 - Dwelling entry objective

Standard B26

N/A

55.05-3 - Daylight to new windows objective

Standard B27 ✓ Complies

All habitable room windows have direct access to an outdoor space clear to the sky. Living areas have windows open directly to the outside, while bedrooms have windows open to a balcony greater than 3 square meters.

55.05-4 - Private open space objective

Standard B28 ✓ Complies

Each dwelling at ground floor level has its private outdoor space directly linked to the internal living area.

First floor, and second floor, dwellings have been allocated a balcony directly outside the internal living area.

All dwellings have access to private outdoor open space.

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55.05-5 - Solar access to open space objective

Standard B29 ✓ Complies

Private open space is located outside of each dwelling at ground floor level which are open to solar access. Some of the dwellings at first and second floor levels have balconies for solar access. The upper level corner apartments have opportunity for solar access from two different directions. All outdoor spaces have opportunity for solar access.

55.05-6 Storage objective

Standard B30 Variation required

N/A

55.06-1 - Design detail objective

Standard B31 ✓ Complies

The proposed design is respectful of the existing neighbourhood character especially noting the recently constructed dwelling units; e.g. three storey dwelling units at 44 Plunkett St, refer to dwg. TP03.

The proposal provides for an appropriate level of articulation, detailing, material variation and colour to express a relationship with the existing built environment.

The light coloured brickwork to the ground floor level detaches the two levels above from the ground and reduces the weight of the building, while the darker colours at the north and south end of the first floor allow for the ends to be overshadowed, and appear less significant to express a sense of absence.

55.06-2 - Front fences objective

Standard B32 ✓ Complies

A steel picket fence with brick piers of height 1.5 metres is proposed, which is the maximum height permitted in a street zone. The fence provides permeability and maintains visibility to the landscaped front setback. The fence respects neighbourhood

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character, which exhibits varied fence typologies including low brick pier and pickets, high corrugate iron or solid paling fencing.

The proposed front fence secures the outdoor areas for the ground floor apartments and filters the landscaped setbacks to the development, thus having a functional and aesthetic affect on the proposal.

55.06-3 - Common property objectives

Standard B33 ✓ Complies

Communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.

55.06-4 - Site services objective

Standard B34 ✓ Complies

The development will ensure site services and facilities can be installed, and are accessible and easily maintained.

55.07-1 – Energy efficiency objectives

Standard B35 ✓ Complies

The design incorporates sun light from different orientations to habitable areas that will allow for adequate ventilation and solar access. The development makes appropriate use of daylight access to all elevations.

55.07-2 – Communal Open Space Objective

Standard B36 ✓ Complies

The development is within walking distance of a number of communal open spaces such Ford Park approx. 630m, and Darwin Creek Park within 750m.

The proposed development has a community open space just to the north of the main entry within the front setback.

55.07-3 – Solar Access to communal outdoor open space objective

Standard B37 ✓ Complies

The communal outdoor open space is located on the east side of the site in the front setback which has at least 2 hours of sunlight between 9am and 3pm on the 21st June.

55.07-4 – Deep soil areas and canopy trees objective

Standard B38 ✓ Complies

The landscape layout and design is responsive to the site context and provides landscaping opportunities to reduce heat absorption through the incorporation of canopy trees within the front and rear garden areas and will provide on-site storm water infiltration.

55.07-5 – Integrated water and stormwater management objectives

Standard B39 ✓ Complies

The building can incorporate design features to collect rainwater for non-drinking purposes such as flushing toilets, laundry appliances and garden use. The development reduces the impact of stormwater run-off on the drainage system through providing permeable ground level garden area to filter sediment and waste from stormwater prior to discharge from the site.

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55.07-6 – Noise impacts objectives

Standard B40 ✓ Complies

Residents will be protected from external and internal noise sources, with car parks located in excess of 1.5 metres (refer to dwg. TP09) from the windows of habitable rooms to protect residents from vehicular noise within the development.

55.07-7 – Accessibility objective

Standard B41 Meets the objective

Each dwelling can accommodate design measures to allow adaptation to meet the needs of people with limited mobility with step-less entries, wide corridors and lift access to upper level apartments.

55.07-8 – Building entry and circulation objectives

Standard B42 ✓ Complies

The development incorporates a dedicated secure central entrance that provides access to each apartment via a wide common passage. Additionally, the ground floor apartments along the front setback have their own personalised gated entrances directly off Plunkett Street. Entries to each dwelling are easily identifiable, within internal space that is secure and weatherproof.

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The front door widths are hinged to open against the wall with a minimum of 850mm clear opening.

55.07-9 – Private open space above ground floor objective

Standard B43 Variation required

Each dwelling on the ground floor is provided with private open space that is conveniently accessible from a living room. Not all dwellings have outdoor spaces with minimum 3m dimensions. Dwelling G03 (1br) has private open space with a dimension of 2.29m, while upper level dwellings have balconies with varying dimensions that meet the minimum standards.

Dwellings at first and second floor level have outdoor spaces to balconies with due weather protection as recessed spaces, and privacy screening to protect the POS areas at ground floor level.

55.07-10 – Storage objective

Standard B44 ✓ Complies

All apartments meet the minimum internal and total storage volumes required.

Total Storage		Within dwelling
1 bedroom	min 10m ³	min 6m ³
2 bedroom	min 14m ³	min 9m ³
3 bedroom	min 18m ³	min 12m ³

55.07-11 – Waste and recycling objectives

Standard B45 ✓ Complies

The dwellings have been designed to encourage waste recycling, with individual waste and recycling facilities that are accessible, adequate and attractive. The waste and recycling facilities are designed to minimise impacts on residential amenity, health and the

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public realm. This is achieved through individual bins being located within a bin room that is accessed from the carpark, that is appropriate for residents and waste collection.

55.07-12 – Functional layout objective

Standard B46 ✓ Complies

All dwellings have bedrooms that meet the minimum dimension requirement of 3 x 3.4 metres, with all other bedrooms meeting the minimum dimension requirement of 3 x 3 metres.

All dwellings meet or exceed the minimum living area dimensions and areas.

55.07-13 – Room depth objective

Standard B47 ✓ Complies

No single aspect habitable rooms will exceed a room depth of 2.5 times the ceiling height, allowing adequate daylight access.

55.07-14 – Windows objective

Standard B48 ✓ Complies

All habitable rooms comprise a window in an external wall of the building. It is considered that adequate daylight access into new habitable room windows is achieved.

55.07-15 – Natural ventilation objectives

Standard B49 ✓ Complies

Each dwelling benefits from openable windows and doors to be incorporated to achieve natural ventilation in accordance with the requirements of this standard.

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