

## Report to the Future Melbourne Committee

Agenda item 6.1

### Planning Permit Application: TP-2020-453 16 Chetwynd Street, West Melbourne

5 October 2021

**Presenter:** Larry Parsons, Head of Statutory Planning

#### Purpose and background

1. The purpose of this report is to advise the Future Melbourne Committee of a planning permit application seeking approval for partial demolition and construction of an extension to the existing dwelling at 16 Chetwynd Street, West Melbourne (Refer to Attachment 2, Locality Plan).
2. The applicant and architect is Krisna Cheung Architects Pty Ltd. The owner is Lazzaro De Cata.
3. The land is located within the Mixed Use Zone (MUZ) and is affected by the Heritage Overlay Schedule 3 (HO3), Design and Development Overlay Schedule 32 (DDO32) and Parking Overlay Schedule 12 (PO12). A planning permit is required under the provisions of the MUZ, HO3 and DDO32.
4. The building is listed as 'Significant' within the Heritage Places Inventory February 2020 Part A (Amended July 2020).
5. Public notice of the proposal has been undertaken and one objection has been received. A second objection was received during the process, but was later withdrawn.

#### Key issues

6. Key issues for consideration are built form and amenity impacts (Clause 54: One dwelling on a lot); heritage, given a 'Significant' graded building is proposed to undergo substantial redevelopment; and any other matters raised in objections.
7. The proposed development is considered to be consistent with the relevant built environment and heritage policies that apply to the land. The partial demolition proposed to the significant building is acceptable in this instance as the works are required to obtain a habitable dwelling, do not impact the appearance of the building from the public realm, do not affect its notable features, and will not adversely impact the heritage character of the place.
8. The proposed addition respects the existing historic built form typical in this area with the proposed addition being fully concealed (not visible) from Chetwynd Street. The rear wing wall and chimney, visible from the lane, are to be retained, and the infill is of a distinct modern character.
9. The proposal complies with the objectives of Clause 54 of the Melbourne Planning Scheme, is considered an appropriate design response in this inner city context and will not result in unreasonable amenity impacts to surrounding properties.

#### Recommendation from management

10. That the Future Melbourne Committee resolves to issue a Notice of Decision to Grant a Permit subject to the conditions outlined in the Delegate Report (refer Attachment 4 of the report from management).

#### Attachments:

1. Supporting Attachment (Page 2 of 52)
2. Locality Plan (Page 3 of 52)
3. Selected Plans (Page 4 of 52)
4. Delegate Report (Page 22 of 52)

## Supporting Attachment

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### Legal

1. Division 1 of Part 4 of the *Planning and Environment Act 1987 (Act)* sets out the requirements in relation to applications for permits pursuant to the relevant planning scheme.
2. As an objection has been received, sections 64 and 65 of the Act provide that the responsible authority must give the applicant and the objector notice in the prescribed form of its decision to either grant a permit or refuse to grant a permit. The responsible authority must not issue a permit to the applicant until the end of the period in which the objector may apply to the VCAT for a review of the decision or, if an application for review is made, until the application is determined by the VCAT.

### Finance

3. There are no direct financial issues arising from the recommendations contained in this report.

### Conflict of interest

4. No member of Council staff or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

### Health and Safety

5. Relevant planning considerations such as waste management and potential amenity impacts that could impact on health and safety have been considered within the planning permit application and assessment process.

### Stakeholder consultation

6. Public notice of the application has been undertaken to surrounding owners and occupiers, pursuant to Section 52 of the Act.

### Relation to Council policy

7. Relevant Council policies are discussed in the attached Delegate Report (refer Attachment 4).

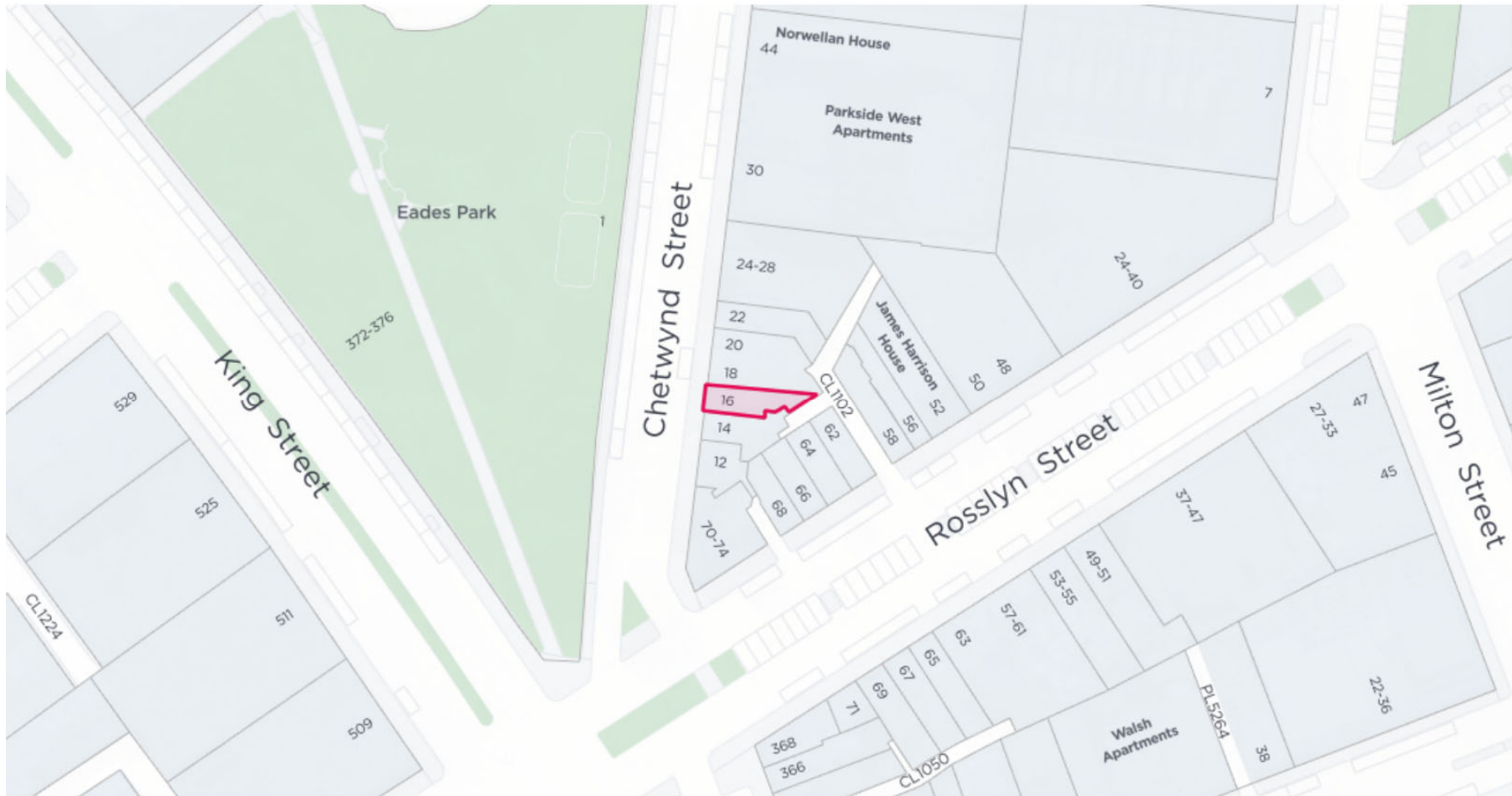
### Environmental sustainability

8. The proposed development include several ESD features and will achieve the relevant performance measures set out in Clause 22.19 (Energy, Water and Waste Efficiency), Clause 22.23 (Stormwater Management) and Clause 53.18 (Stormwater Management in Urban Development) of the Melbourne Planning Scheme.

# Locality Plan

Attachment 2  
Agenda item 6.1  
Future Melbourne Committee  
5 October 2021

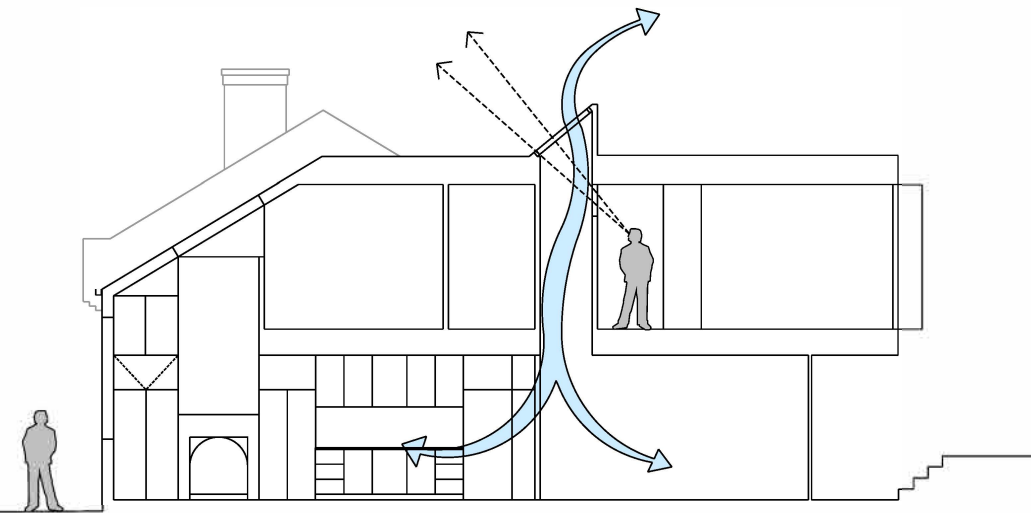
16 Chetwynd Street, West Melbourne



# town planning submission

06.07.2020

11.08.2021 RE-ISSUED TO TOWN PLANNING





**DRAWING SCHEDULE**

| DWG No | DESCRIPTION  | SCALE     |
|--------|--|-----------|
| TP_00  | DRAWING SCHEDULE, AERIAL PHOTO & CHETWYND STREET ELEVATION       | NTS @A3   |
| TP_01  | EXISTING & PROPOSED SITE ANALYSIS PLANS                          | 1:300 @A3 |
| TP_02  | EXISTING & DEMOLITION FLOOR PLAN                                 | 1:100 @A3 |
| TP_03  | EXISTING / DEMOLITION ROOF PLAN                                  | 1:100 @A3 |
| TP_04  | EXISTING / DEMOLITION ELEVATIONS                                 | 1:100 @A3 |
| TP_05  | EXISTING / DEMOLITION ELEVATIONS                                 | 1:100 @A3 |
| TP_06  | PROPOSED GROUND FLOOR PLAN                                       | 1:100 @A3 |
| TP_07  | PROPOSED 1st FLOOR PLAN & OVERLOOKING SECTION A                  | 1:100 @A3 |
| TP_08  | PROPOSED ROOF PLAN   | 1:100 @A3 |
| TP_09  | PROPOSED ELEVATIONS  | 1:100 @A3 |
| TP_10  | PROPOSED ELEVATIONS & MATERIALS & FINISHES SCHEDULE              | 1:100 @A3 |
| TP_11  | LOCAL CONTEXT & 3D IMGAEs OF THE PROPOSAL                        | N.T.S @A3 |
| TP_12  | PROPOSED ADDITION VISIBILITY FROM STREET VIEW                    | N.T.S @A3 |
| TP_13  | SIGHTLINE DIAGRAMS, SECTION A & B                                | 1:100 @A3 |
| TP_14  | EXISTING & PROPOSED SHADOW DIAGRAM SEPTEMBER 22 9AM, 10AM & 11AM | 1:500 @A3 |
| TP_15  | EXISTING & PROPOSED SHADOW DIAGRAM SEPTEMBER 22 12PM, 1PM & 2PM  | 1:500 @A3 |
| TP_16  | EXISTING & PROPOSED SHADOW DIAGRAM SEPTEMBER 22 3PM              | 1:500 @A3 |



**AERIAL PHOTO** SUBJECT SITE NO.16 CHETWYND STREET



**CHETWYND STREET ELEVATION**

**DATE: 06.07.2020**

status  
**WORK IN PROGRESS**  
**NOT FOR CONSTRUCTION**

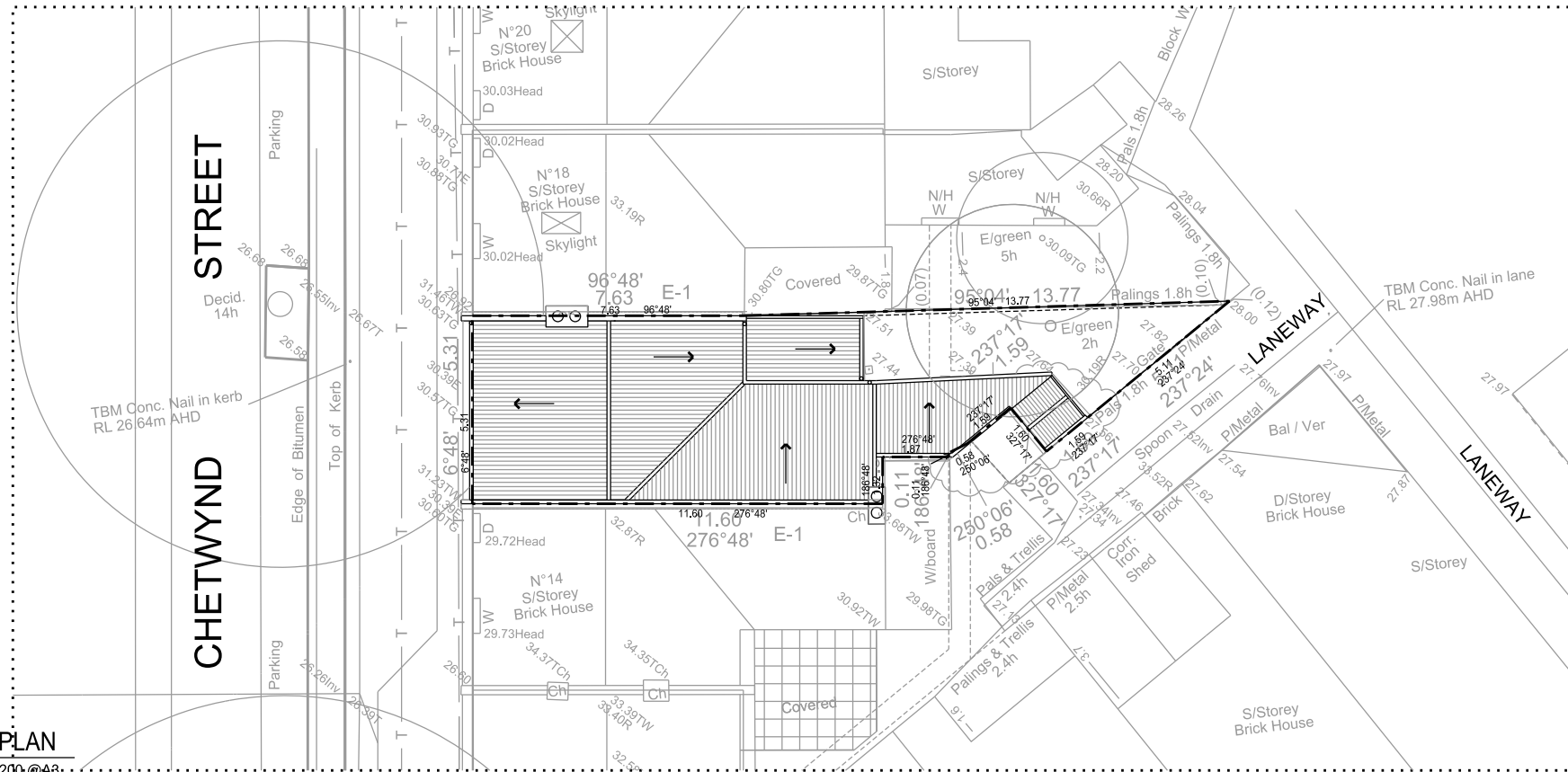
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| 06.07.20 | 01        | ISSUED FOR TOWN PLANNING    |      |           |             |
| 11.08.21 | 02        | RE-ISSUED FOR TOWN PLANNING |      |           |             |
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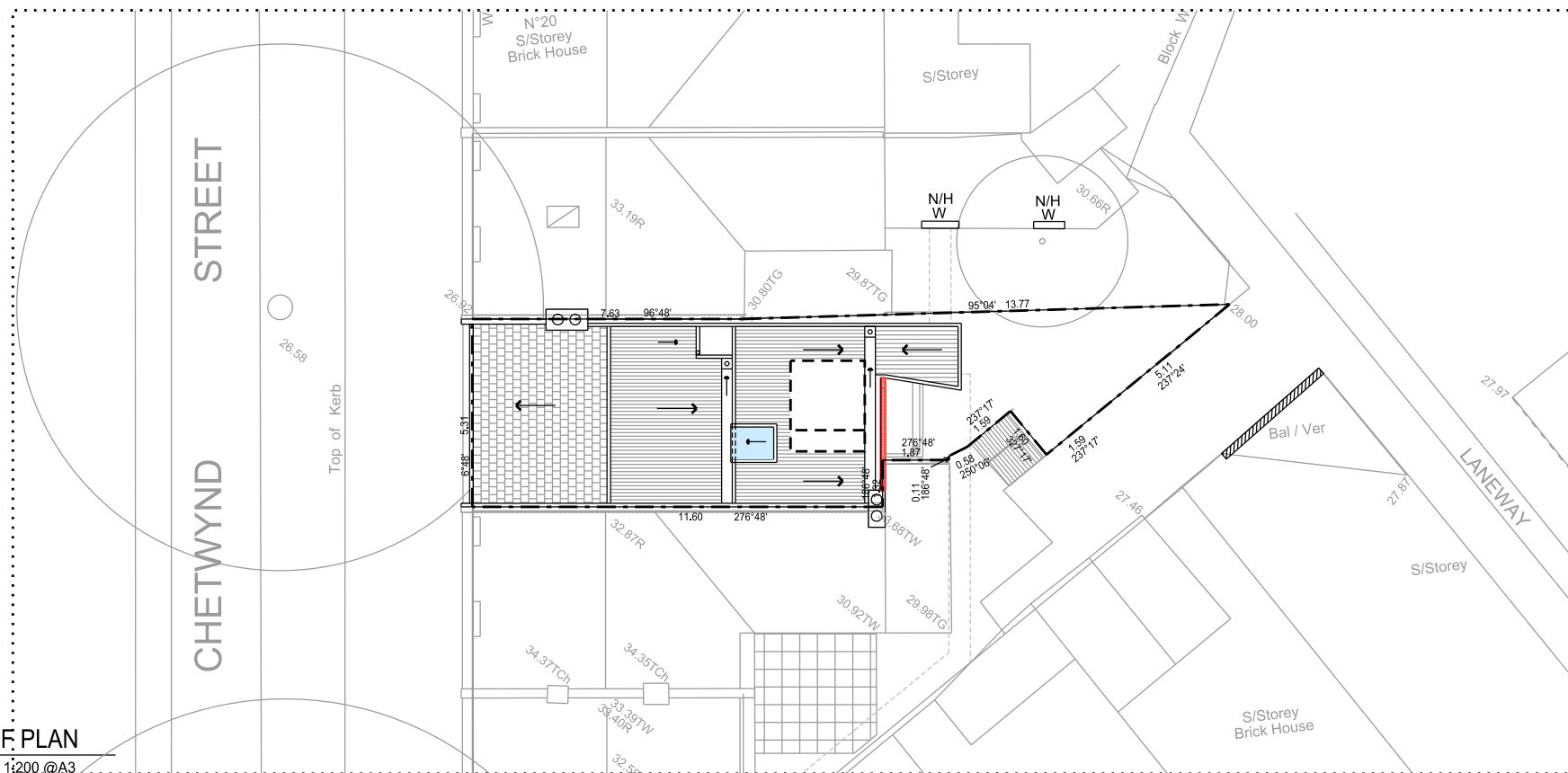
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|---|---------------------------------------|------------|
| Alteration & Addition to<br>16 Chetwynd Street<br>West Melbourne Vic.3003 | KCA - 050719                          | N          |
|   | date Plot Date<br>FEB. 2021 FEB. 2021 |            |
| drawing Title   | scale                                 | drawing no |
| DRAWING SCHEDULE<br>AERIAL PHOTO & EXISTING STREETSCAPE                   | revision no revision date<br>02       | TP_00      |





**SITE ANALYSIS**

|                              |  |
|------------------------------|--|
| TOTAL SITE AREA              | 90sqm  |
| PRIVATE OPEN SPACE           | 26sqm  |
| TOTAL OPEN SPACE             | 26sqm  |
| TOTAL FLOOR AREA             | 128sqm   |
| EXISTING SITE COVERAGE       | 77%  |
| PROPOSED SITE COVERAGE       | 77%  |
| EXISTING PEREABLE AREA       | 19sqm  |
| PROPOSED PEREABLE AREA       | 19sqm  |
| GARDEN AREA                  | PERCENTAGE NOT REQUIRED AS SITE AREA IS LESS THAN 400sqm |
| EXISTING UNDER COVER CARPARK | 0  |
| PROPOSED UNDER COVER CARPARK | 0  |



status  
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**NOT FOR CONSTRUCTION**



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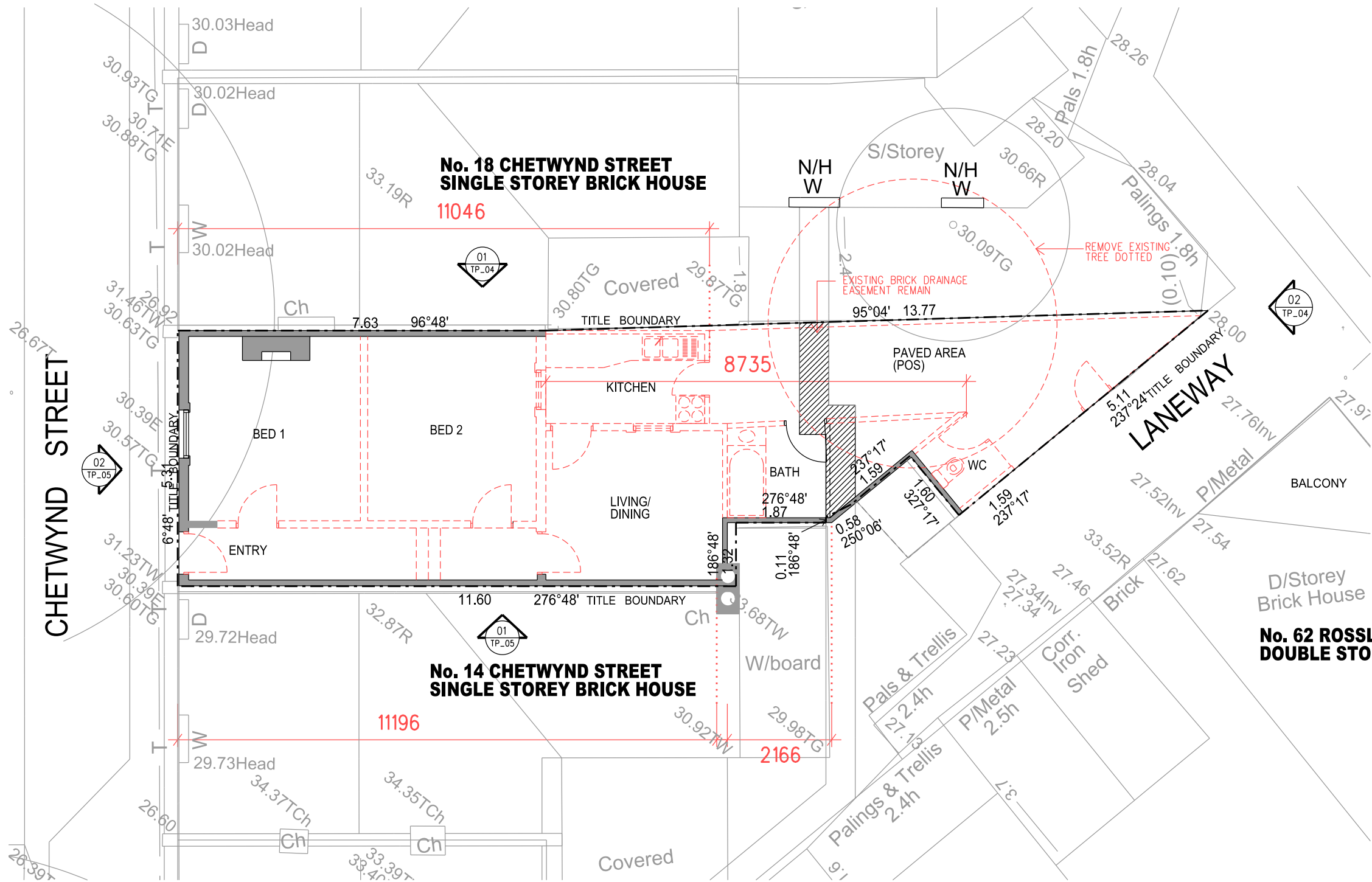
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|---|---|------------|
| Alteration & Addition to<br>16 Chetwynd Street<br>West Melbourne Vic.3003 | KCA - 050719                            |            |
| drawing Title   | EXISTING & PROPOSED SITE ANALYSIS PLANS |            |
| scale   | 1:200 @ A3                              | drawing no |
| revision no   | 02                                      | TP_01      |
| revision date   |   |            |

LEGEND

-  EXISTING STRUCTURE REMAIN
-  ITEMS TO BE DEMOLISHED OR REMOVED SHOWN DOTTED

NOTE:  
ITEMS TO BE DEMOLISHED OR REMOVED SHOWN DOTTED




01 EXISTING & DEMOLITION FLOOR PLAN  
1:100 @A3

status  
**TOWN PLANNING ISSUE  
NOT FOR CONSTRUCTION**



| date     | issue no. | description              | date | issue no. | description |
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| 06.07.20 | 01        | ISSUED FOR TOWN PLANNING |      |           |             |
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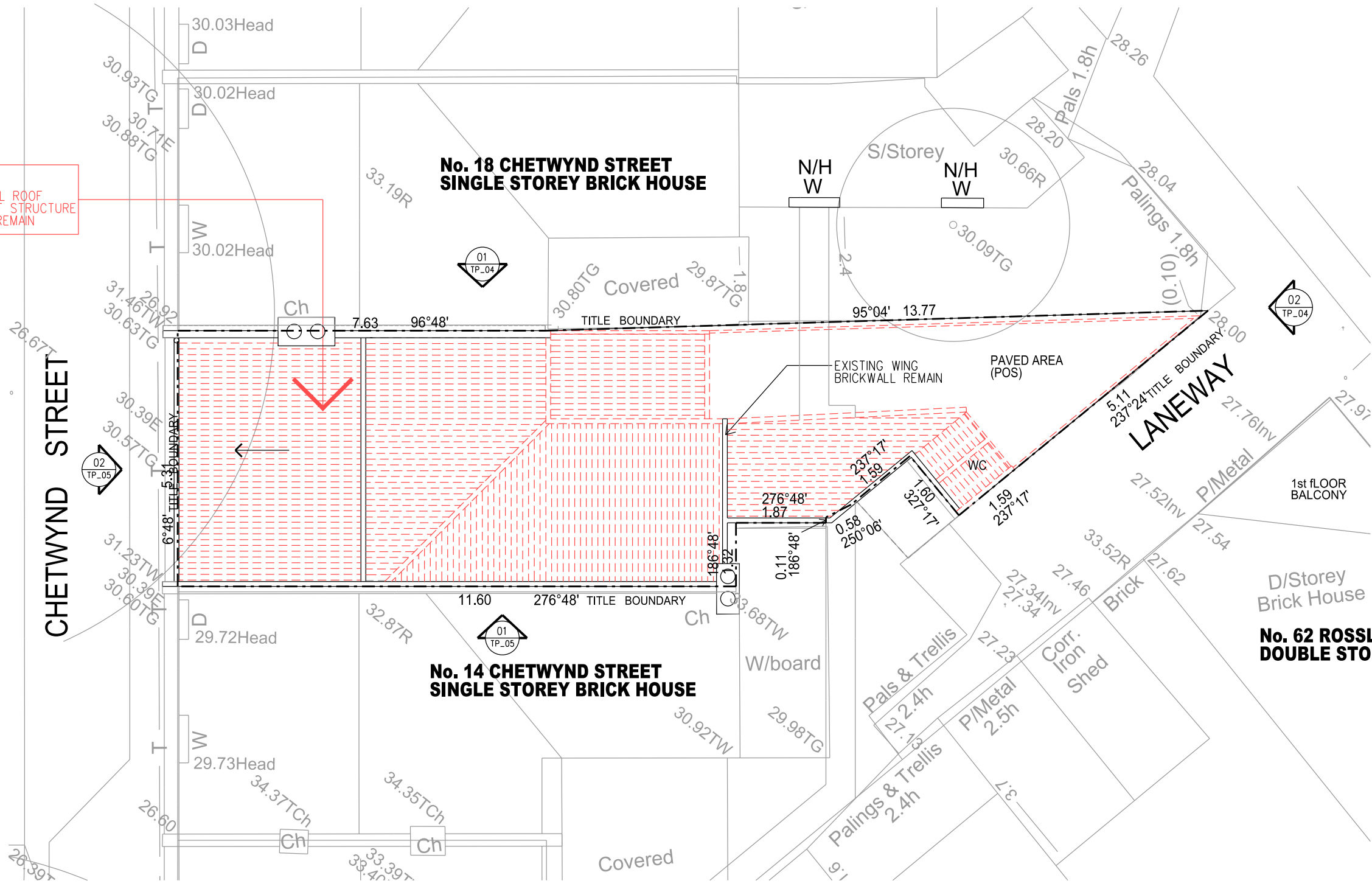
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|   | date   Plot Date            |   |
|   | Nov. 2019   Nov. 2019       |   |
| drawing Title   | scale                       | drawing no.   |
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|   | revision no   revision date |   |
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LEGEND

-  EXISTING STRUCTURE REMAIN
-  ITEMS TO BE DEMOLISHED OR REMOVED SHOWN DOTTED

NOTE:  
ITEMS TO BE DEMOLISHED OR REMOVED SHOWN DOTTED

NOTE:  
REMOVE EXISTING METAL ROOF BUT KEEPING THE ROOF STRUCTURE SLOPE OF ROOF WILL REMAIN




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1:100 @A3

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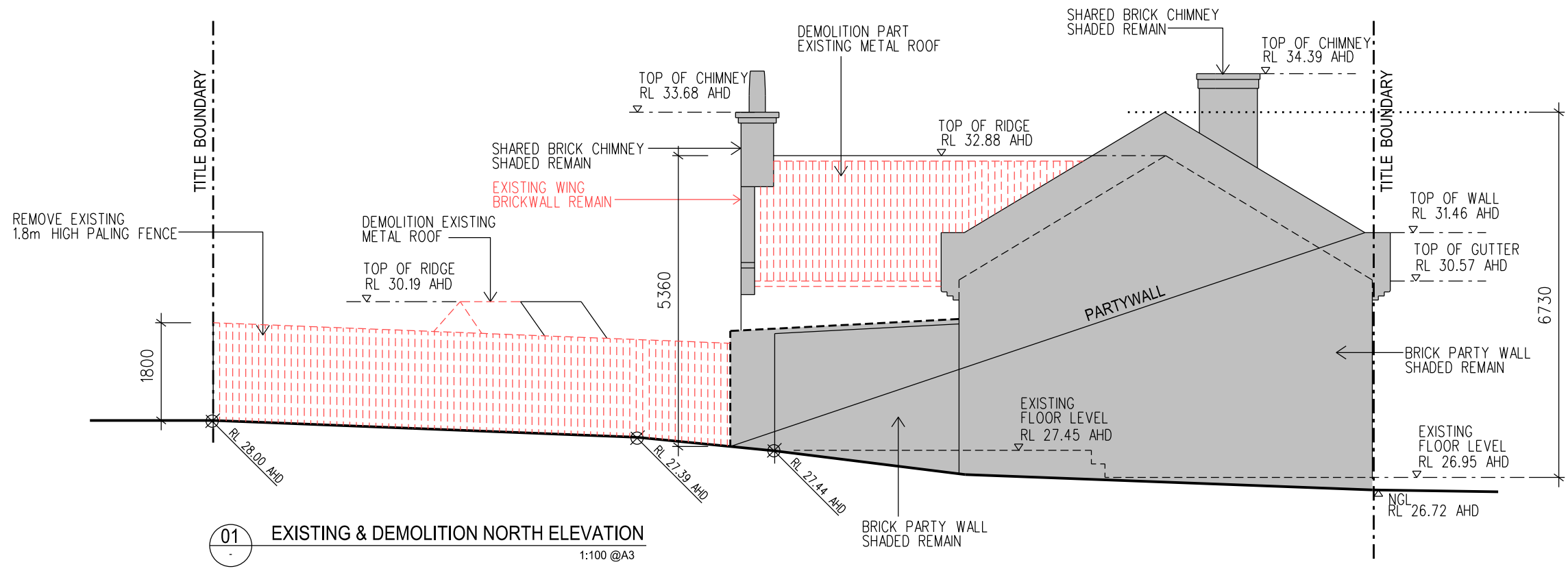
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|   | date   Plot Date            |   |
|   | FEB. 2021   FEB. 2021       |   |
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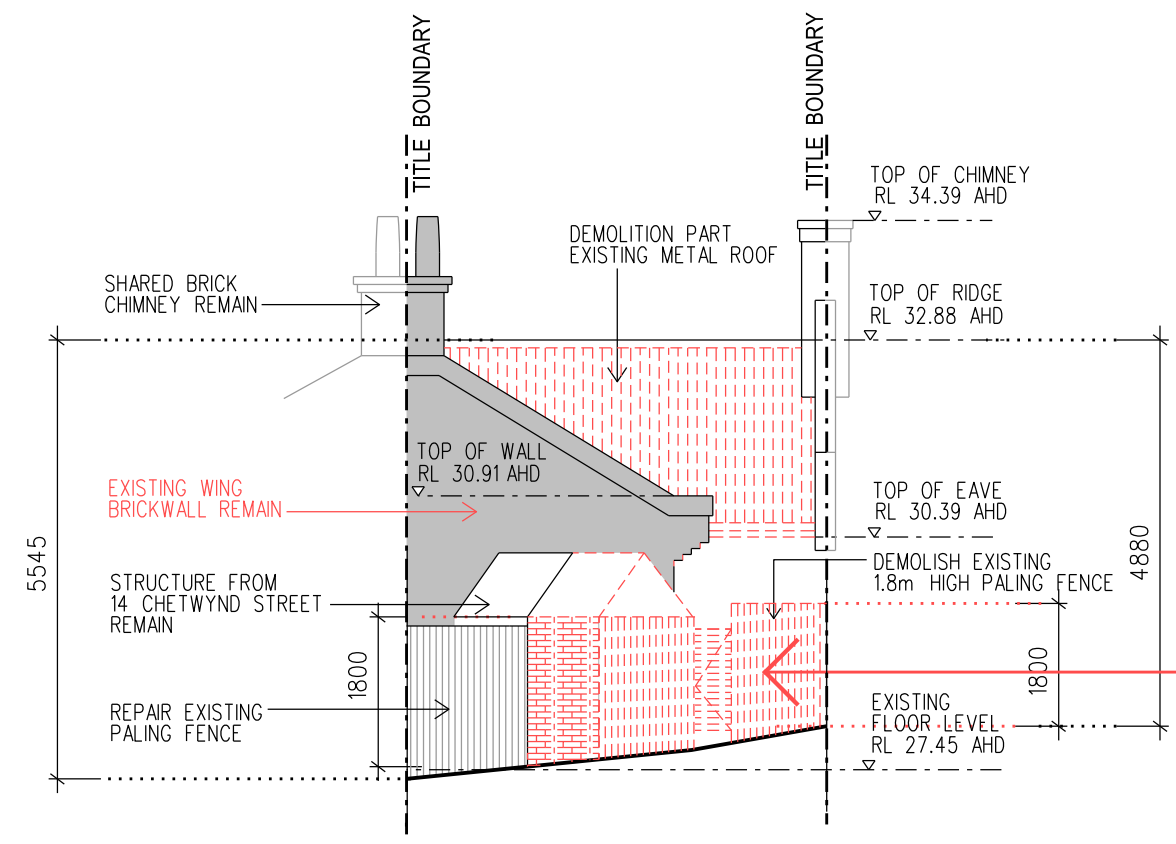
LEGEND

-  EXISTING STRUCTURE REMAIN
-  ITEMS TO BE DEMOLISHED OR REMOVED SHOWN DOTTED



01 EXISTING & DEMOLITION NORTH ELEVATION  
1:100 @A3

CHETWYND STREET



02 EXISTING & DEMOLITION EAST ELEVATION  
1:100 @A3




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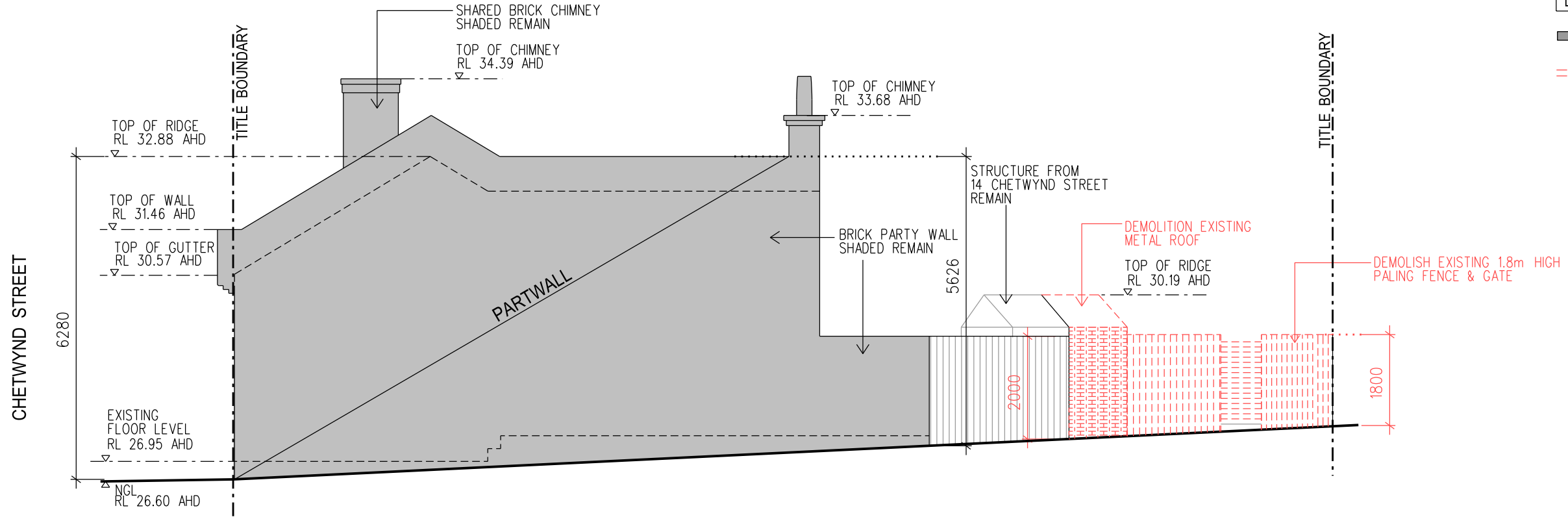
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|---|---------------------------------------|---|
| Alteration & Addition to<br>16 Chetwynd Street<br>West Melbourne Vic.3003 | KCA - 050719                          |  |
|   | date Plot Date<br>FEB. 2021 FEB. 2021 |   |
| drawing Title   | scale                                 | drawing no.   |
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|   | revision no. revision date            | TP_04   |
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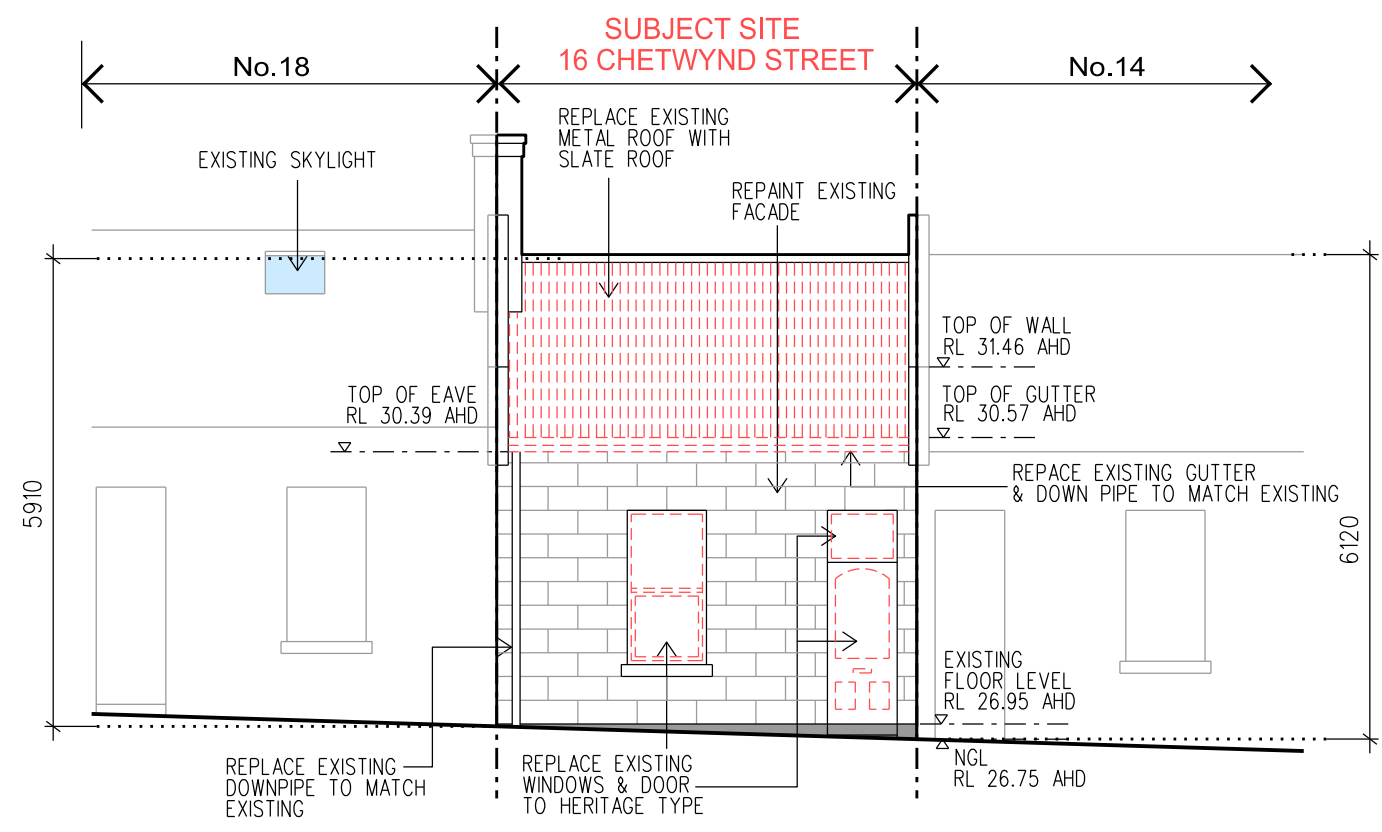


LEGEND

- EXISTING STRUCTURE REMAIN
- ITEMS TO BE DEMOLISHED OR REMOVED SHOWN DOTTED



01 EXISTING & DEMOLITION SOUTH ELEVATION  
1:100 @A3



02 EXISTING & DEMOLITION WEST (CHETWYND STREET) ELEVATION  
1:100 @A3

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**WORK IN PROGRESS**  
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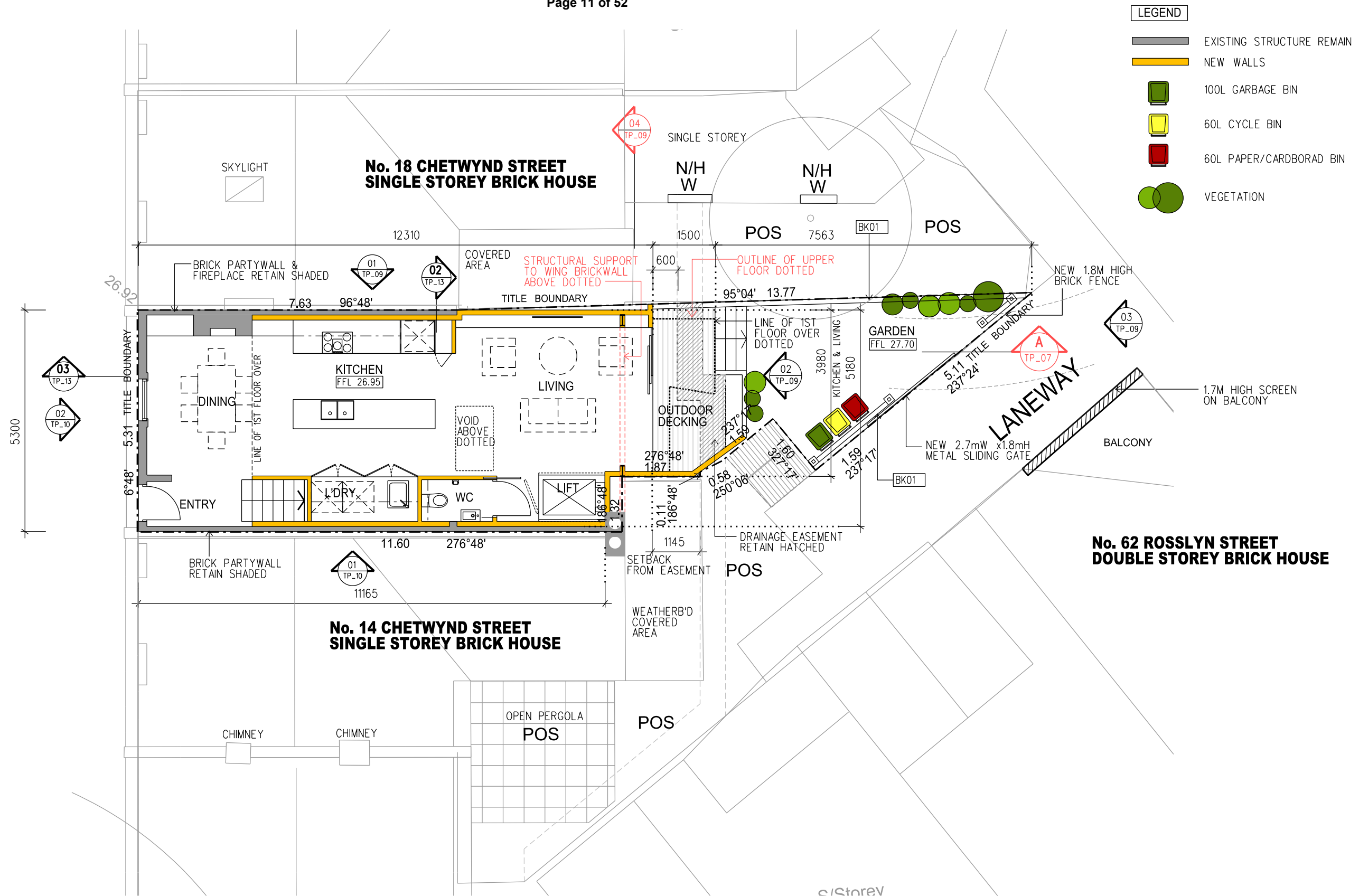
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|   | date Plot Date            |             |
|   | FEB. 2021 FEB. 2021       |             |
| drawing Title   | scale                     | drawing no. |
| EXISTING & DEMOLITION SOUTH &<br>WEST ELEVATIONS                          | 1:100 @ A3                | TP_05       |
|   | revision no revision date |             |
|   | 02                        |             |

CHETWYND STREET



- LEGEND**
- EXISTING STRUCTURE REMAIN
  - NEW WALLS
  - 100L GARBAGE BIN
  - 60L CYCLE BIN
  - 60L PAPER/CARDBORAD BIN
  - VEGETATION

**01** PROPOSED GROUND FLOOR PLAN  
1:100 @A3

status  
**WORK IN PROGRESS**  
**NOT FOR CONSTRUCTION**






| date     | issue no. | description                 | date | issue no. | description |
|----------|-----------|-----------------------------|------|-----------|-------------|
| 29.06.20 | 01        | ISSUED FOR TOWN PLANNING    |      |           |             |
| 11.08.21 | 02        | RE-ISSUED FOR TOWN PLANNING |      |           |             |
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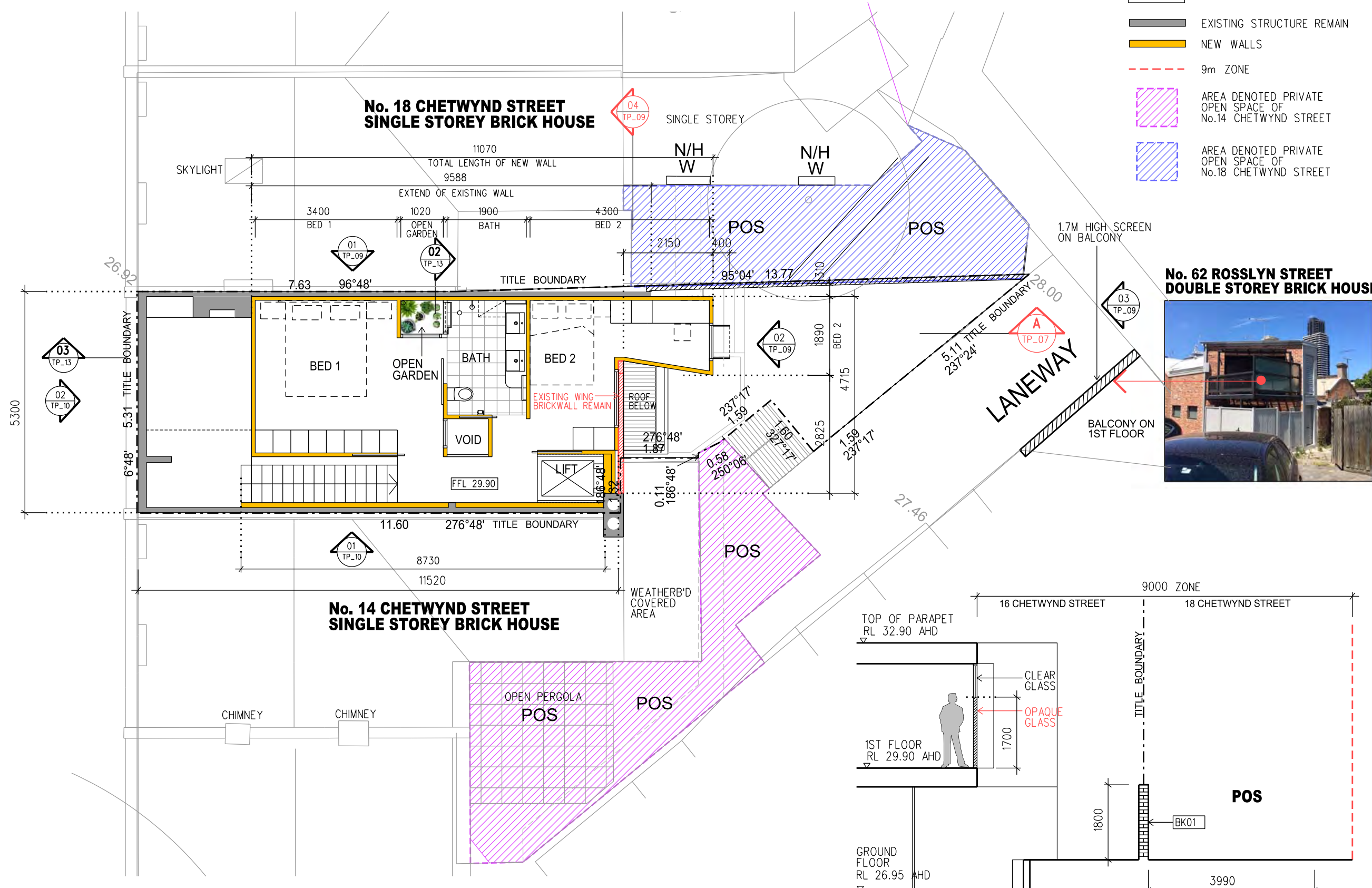
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| project   | project number             | north       |
|---|----------------------------|-------------|
| Alteration & Addition to<br>16 Chetwynd Street<br>West Melbourne Vic.3003 | KCA - 050719               | N<br>↑      |
| drawing Title   | PROPOSED GROUND FLOOR PLAN |             |
| date  | Plot Date                  | drawing no. |
| FEB. 2021   | FEB. 2021                  | TP_06       |
| scale   | 1:100 @ A3                 |             |
| revision no   | revision date              |             |
| 02  |                            |             |

LEGEND

-  EXISTING STRUCTURE REMAIN
-  NEW WALLS
-  9m ZONE
-  AREA DENOTED PRIVATE OPEN SPACE OF No.14 CHETWYND STREET
-  AREA DENOTED PRIVATE OPEN SPACE OF No.18 CHETWYND STREET

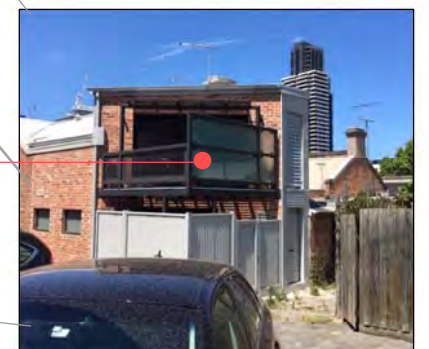
CHETWYND STREET



01 PROPOSED 1ST FLOOR PLAN  
1:100 @A3

02 OVERLOOKING SECTION A  
1:100 @A3

No. 62 ROSSLYN STREET  
DOUBLE STOREY BRICK HOUSE




status  
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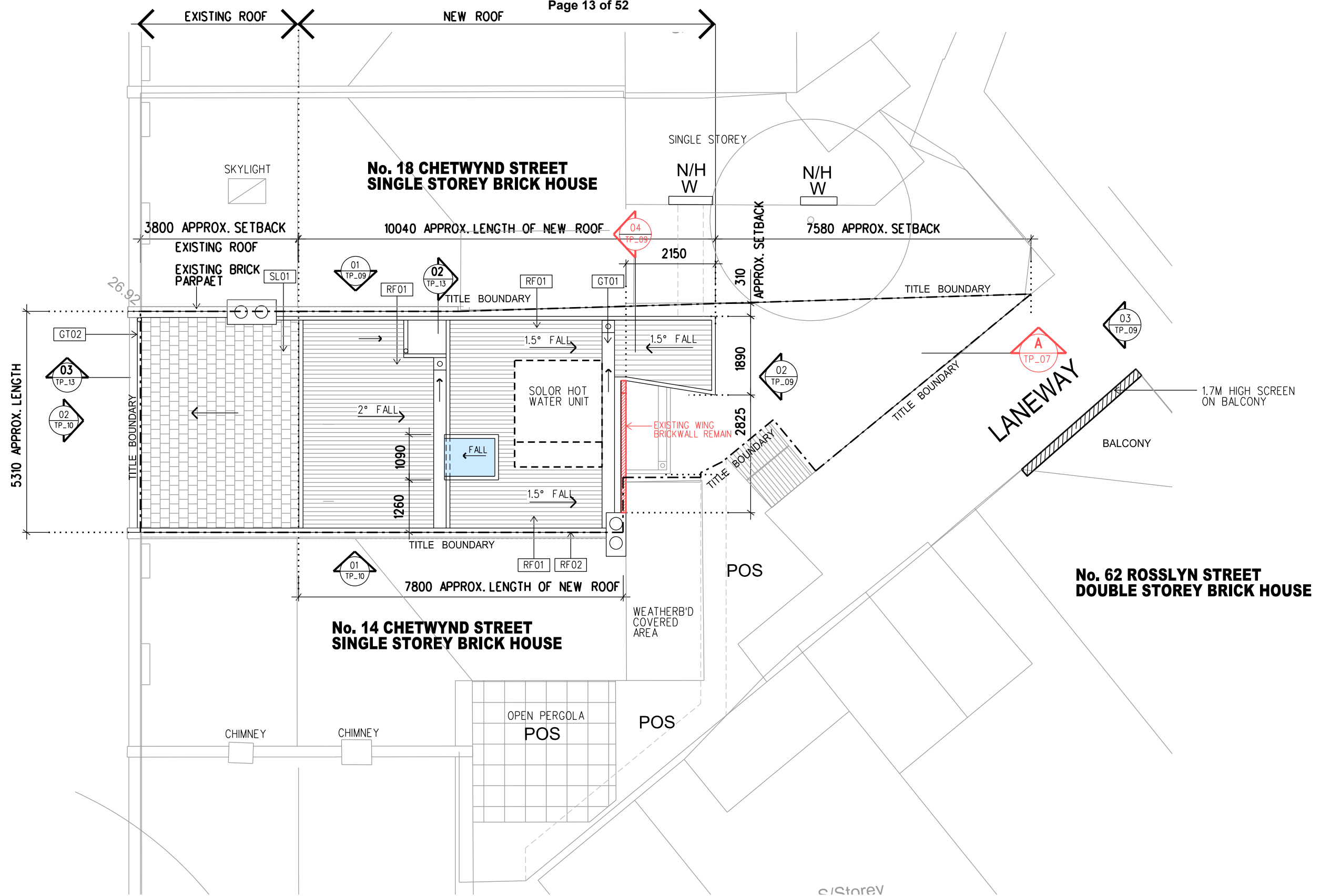
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|   | date Plot Date             |   |
|   | FEB. 2021 FEB. 2021        | drawing no.   |
| PROPOSED 1ST FLOOR PLAN   | scale                      | TP_07   |
|   | 1:100 @ A3                 |   |
|   | revision no. revision date |   |
|   | 02                         |   |



CHETWYND STREET



01 PROPOSED ROOF PLAN  
1:100 @A3

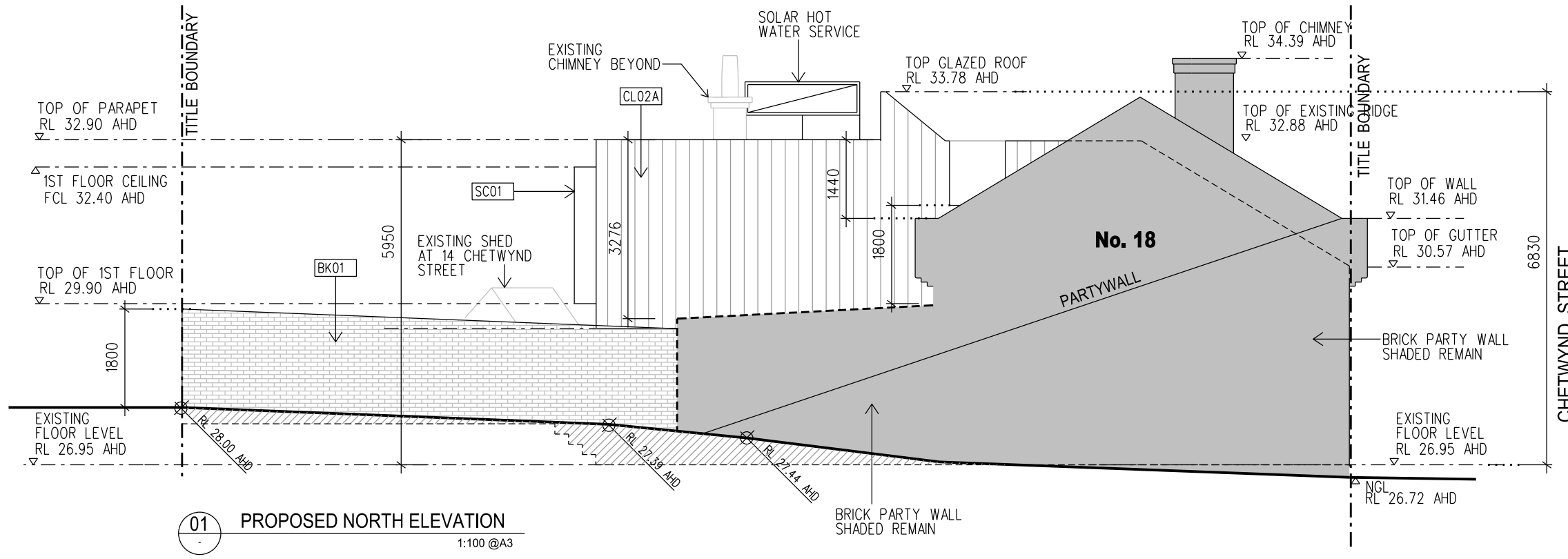
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**WORK IN PROGRESS**  
**NOT FOR CONSTRUCTION**

| date     | issue no. | description                 | date | issue no. | description |
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| 06.07.20 | 01        | ISSUED FOR TOWN PLANNING    |      |           |             |
| 11.08.21 | 02        | RE-ISSUED FOR TOWN PLANNING |      |           |             |
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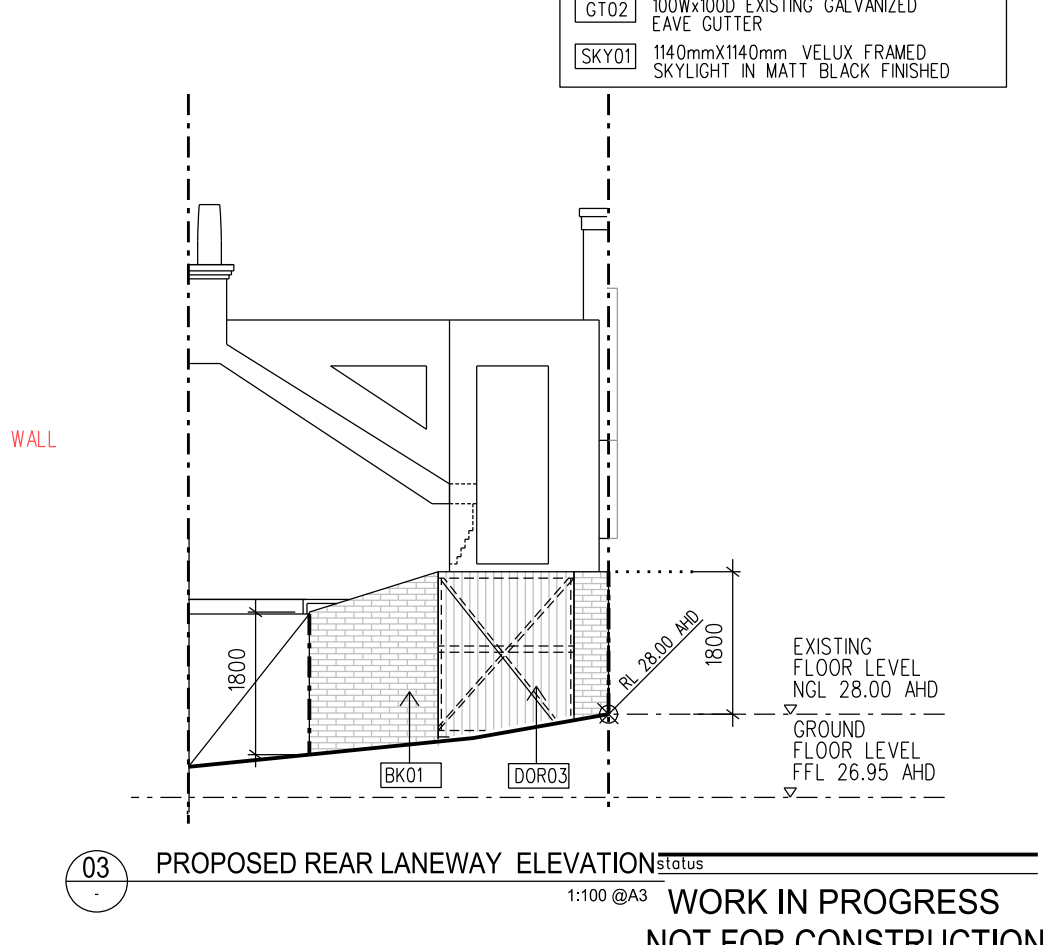
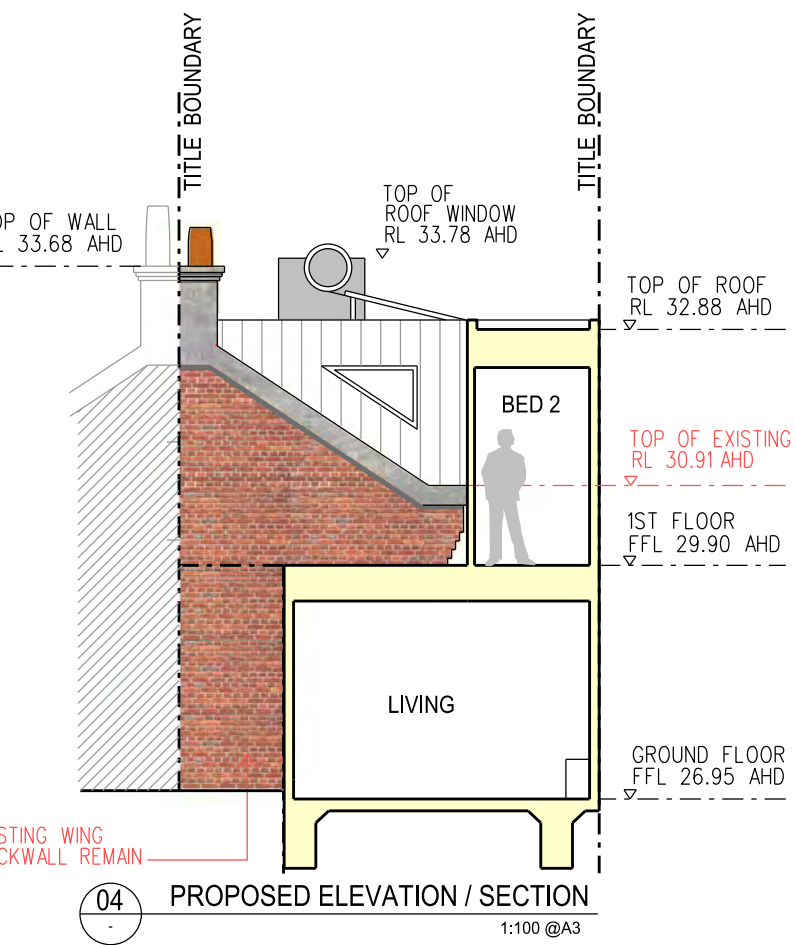
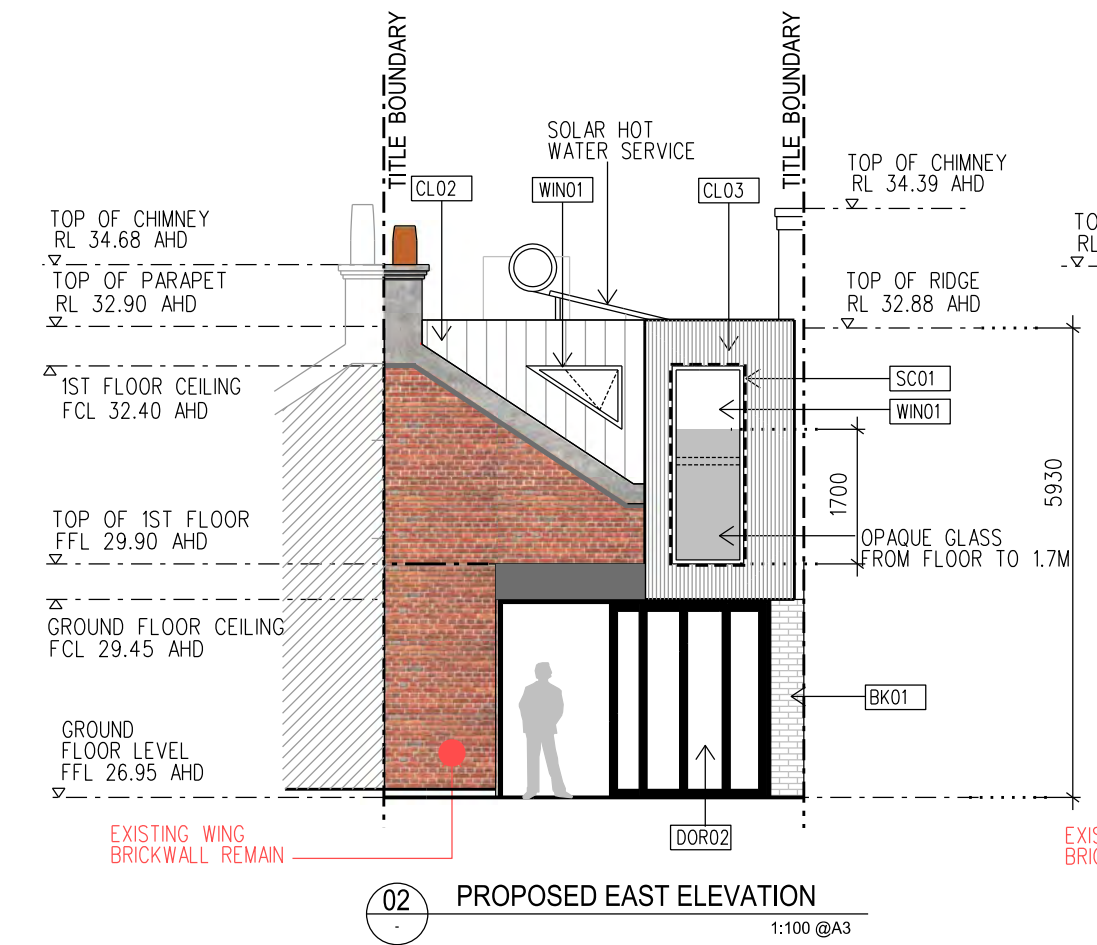
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t. 93290493 m.0413336828

| project   | project number     | north       |
|---|--------------------|-------------|
| Alteration & Addition to<br>16 Chetwynd Street<br>West Melbourne Vic.3003 | KCA - 050719       |             |
| drawing Title   | PROPOSED ROOF PLAN |             |
| date  | Plot Date          |             |
| FEB. 2021   | FEB. 2021          |             |
| scale   |                    | drawing no. |
| 1:100 @ A3  |                    | TP_08       |
| revision no.  | revision date      |             |
| 02  |                    |             |



- LEGEND**
- EXISTING STRUCTURE REMAIN
- MATERIAL & FINISHES LEGEND**
- CL01 8mm THICK METAL SHEETING IN SATIN FINISHED
  - CL02 COLOURBOND METAL CLADDING IN MATT BLACK
  - CL02A COLOURBOND METAL CLADDING IN SURFMIST
  - CL03 45mmx17mm CLIP ON METAL BATTENS
  - WIN01 NEW DOUBLE GLAZED ALUM. FRAMED WINDOW IN DULUX BLACK
  - WIN02 850mm HIGH ALUM. FRAMED OPENABLE ROOF WINDOW IN MATT BLACK FINISHED
  - DOR01 8mm THICK METAL SHEETING IN SATIN FINISHED ON SOLID TIMBER DOOR
  - DOR02 ALUM. FRAMED SLIDING DOOR IN POWDERCOATED DULUX BLACK
  - DOR03 MOTORIZED METALSLIDING GATE IN DULUX BLACK
  - SC01 9mmx THICK CEMENT SHEET PRIVACY SCREEN PAINTED IN MATT BLCK
  - BK01 ADBRI MASONRY BRICK IN 'SLATE GREY'
  - FEN02 NEW PALING FENCE HEIGHT TO MATCH EXISTING
- ROOF MATERIAL & FINISHES LEGEND**
- DP/GT 100x50mm COLOURBOND DOWNPIPE & OVERFLOW IN DULUX BLACK
  - SL01 VICTORIAN SLATE ROOF
  - RF01 LYSAGHT KLIP-LOK METAL ROOF IN COLOURBOND SHADE GREY COLOUR
  - RF02 COLOURBOND CAPPING & FLASHING COLOUR TO MATCH FACADE
  - GT01 300Wx100D BOX GUTTER
  - GT02 100Wx100D EXISTING GALVANIZED EAVE GUTTER
  - SKY01 1140mmX1140mm VELUX FRAMED SKYLIGHT IN MATT BLACK FINISHED



**WORK IN PROGRESS**  
**NOT FOR CONSTRUCTION**

| date     | issue no. | description   | date | issue no. | description |
|----------|-----------|---|------|-----------|-------------|
| 06.07.20 | 01        | ISSUED FOR TOWN PLANNING  |      |           |             |
| 02.12.20 | 02        | UPPER LEVEL NORTH ELEVATION CHANGED FROM COLOURBOND MATT BLACK TO SURF MIST |      |           |             |
| 04.12.20 | 03        | PROPOSED WALL HEIGHT DIMENSIONS ADDED AS MEASURED FROM ADJOINING PROPERTY   |      |           |             |
| 11.08.21 | 04        | RE-ISSUED FOR TOWN PLANNING   |      |           |             |

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| project   | project number              | north       |
|---|-----------------------------|-------------|
| Alteration & Addition to 16 Chetwynd Street West Melbourne Vic.3003 | KCA - 050719                | N           |
|   | date   Plot Date            |             |
|   | FEB. 2021   FEB. 2021       |             |
| drawing Title   | scale                       | drawing no. |
| PROPOSED NORTH & EAST ELEVATIONS                                    | 1:100 @ A3                  |             |
|   | revision no   revision date | TP_09       |
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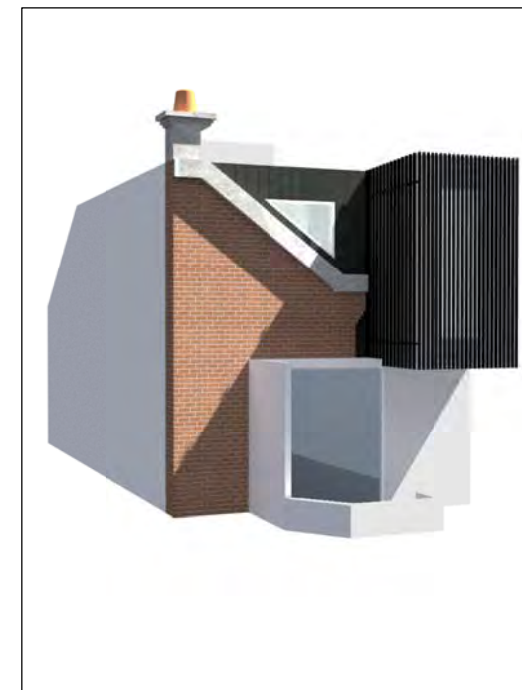
AERIAL PHOTO OF PROPOSAL



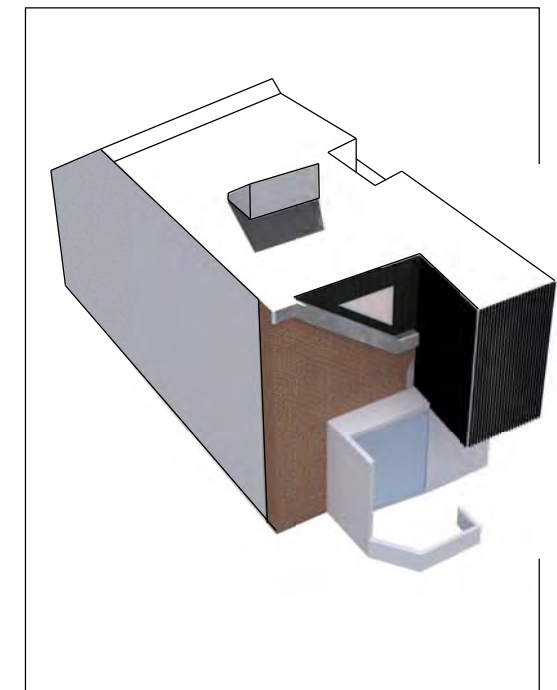
VIEW OF PROPOSAL FROM REAR



3D RENDER OF REAR ELEVATION



PERSPECTIVE VIEW FROM REAR



AERIAL VIEW OF PROPOSAL

status

**WORK IN PROGRESS  
NOT FOR CONSTRUCTION**

| date     | issue no. | description                 | date | issue no. | description |
|----------|-----------|-----------------------------|------|-----------|-------------|
| 11.08.21 | 01        | RE-ISSUED FOR TOWN PLANNING |      |           |             |
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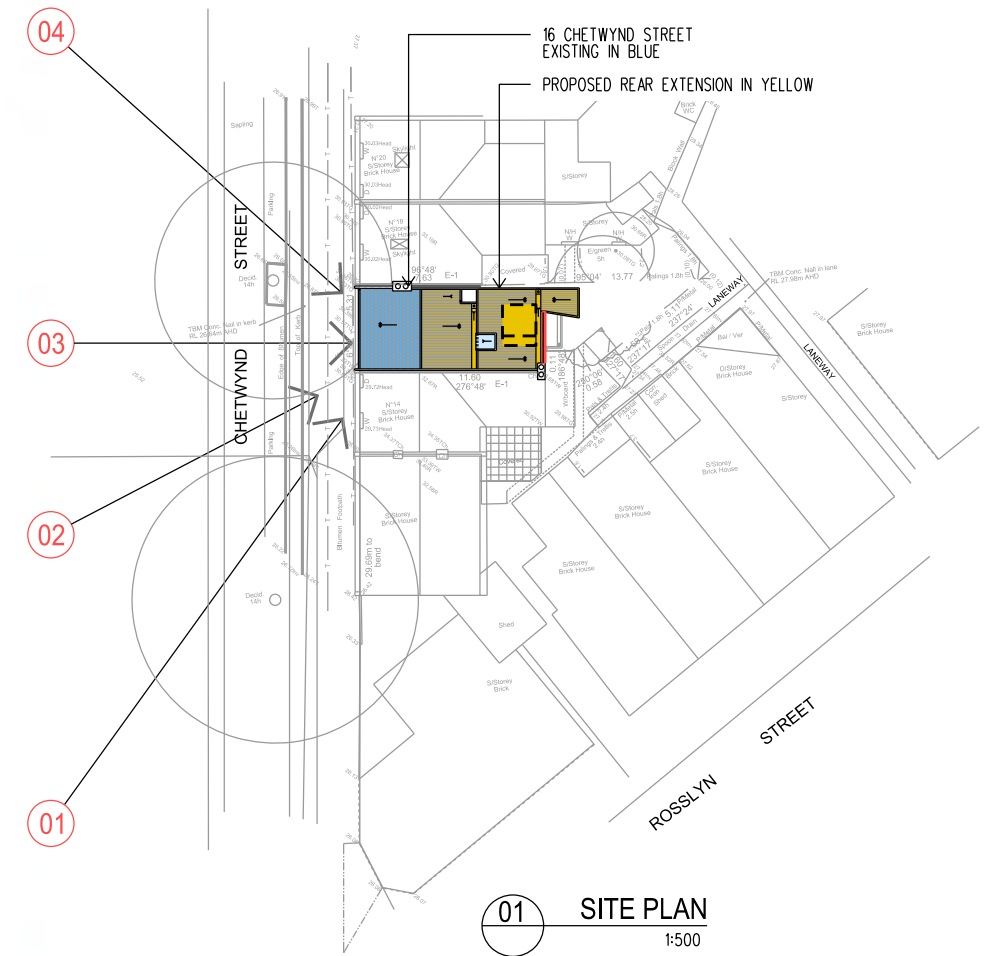
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| project   | project number      | north         |
|---|---------------------|---------------|
| Alteration & Addition to<br>16 Chetwynd Street<br>West Melbourne Vic.3003 | KCA - 050719        |               |
| drawing Title   | date Plot Date      |               |
| LOCAL CONTEXT AND 3D IMAGES OF THE PROPOSAL                               | FEB. 2021 FEB. 2021 | drawing no    |
|   | scale               |               |
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|   | revision no         | revision date |
|   | 01                  |               |

TP\_11





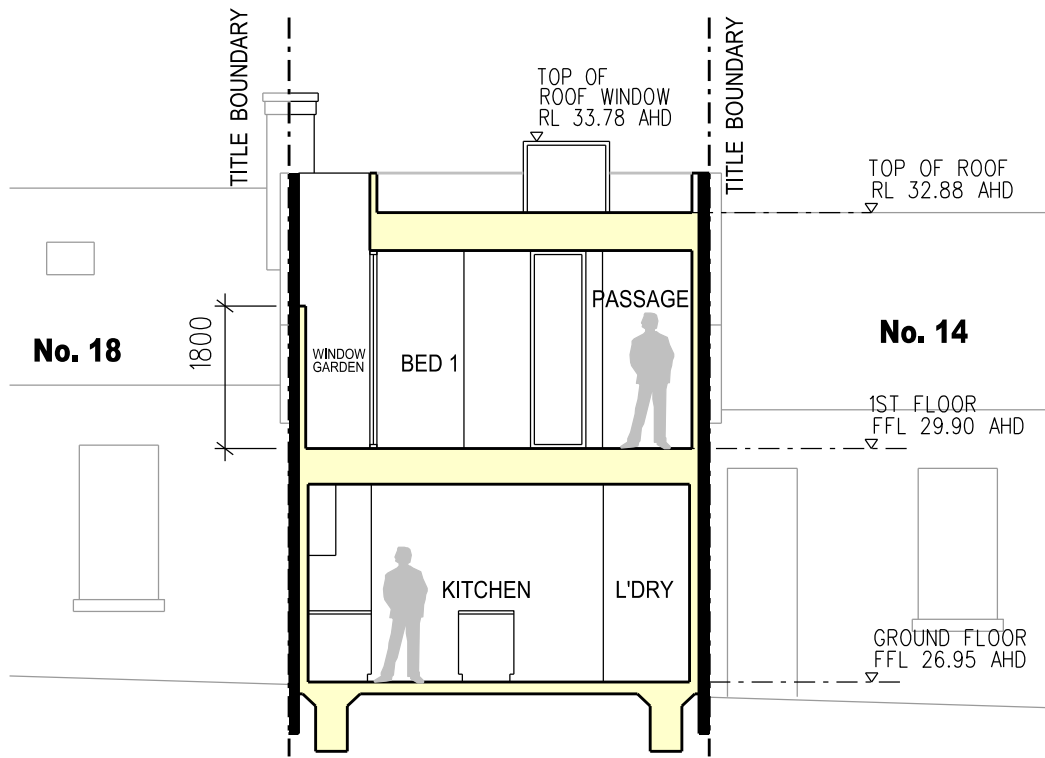
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**NOT FOR CONSTRUCTION**

| date     | issue no. | description                 | date | issue no. | description |
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| 06.07.20 | 01        | ISSUED FOR TOWN PLANNING    |      |           |             |
| 11.08.21 | 02        | RE-ISSUED FOR TOWN PLANNING |      |           |             |
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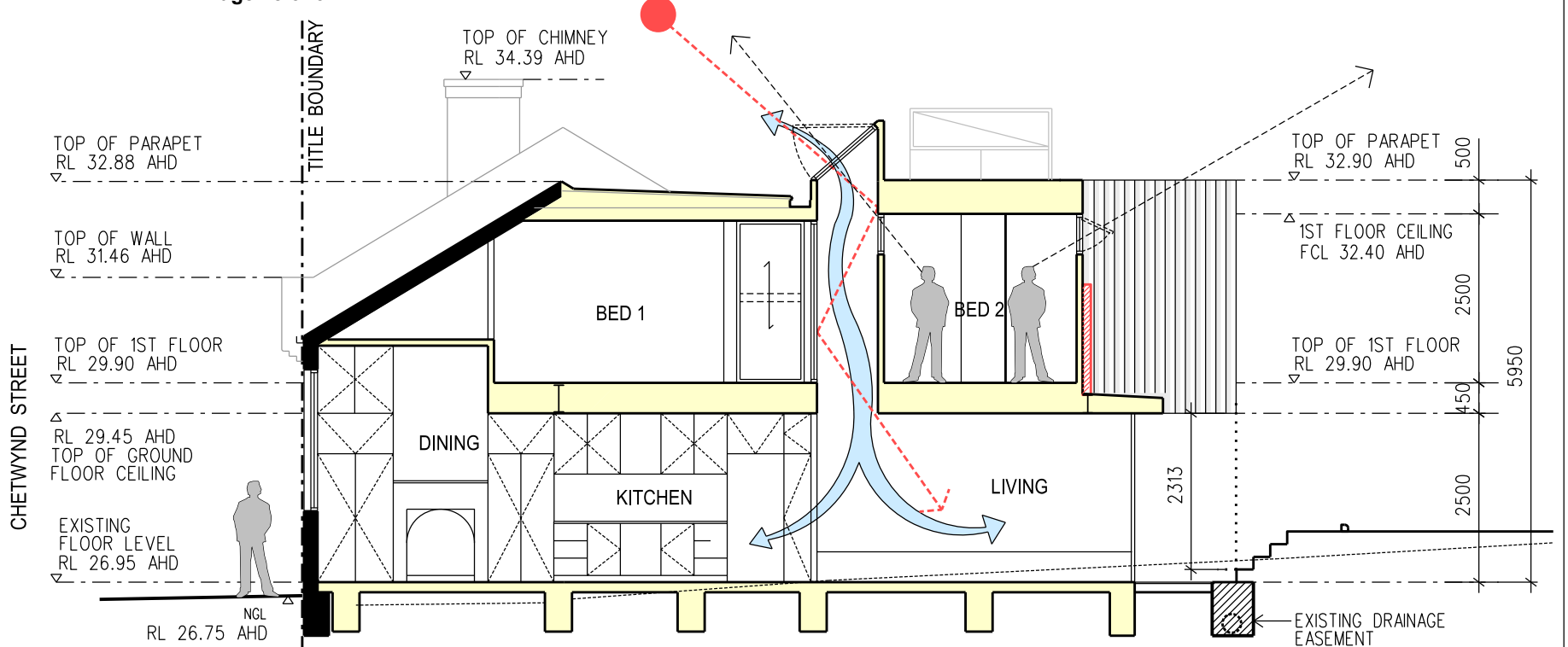
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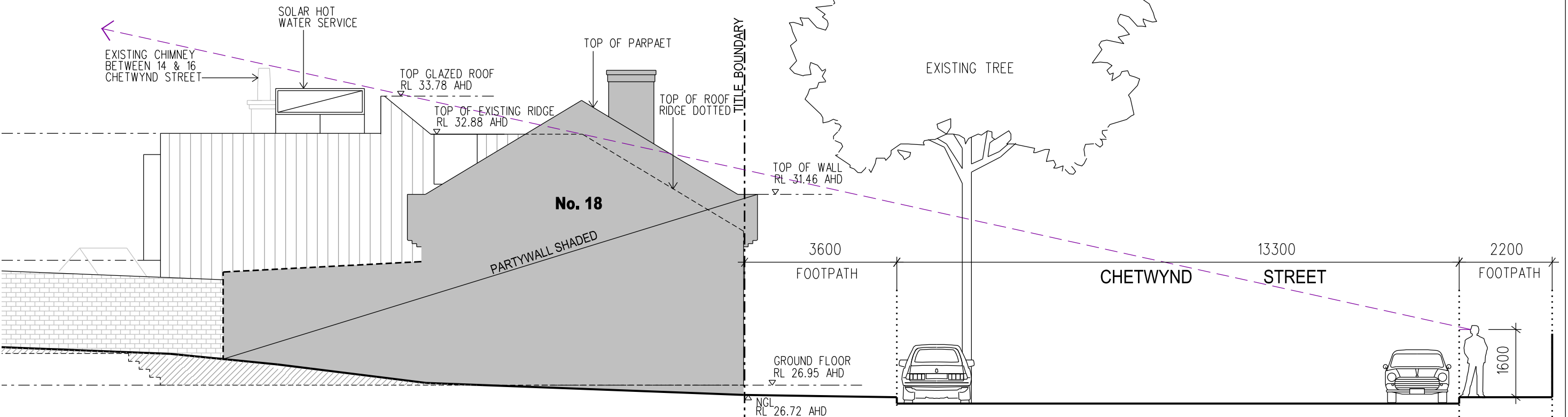
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| drawing Title   | date Plot Date            |            |
| PROPOSED ADDITION VISIBILITY<br>FROM STREET VIEW                          | FEB. 2021 FEB. 2021       | drawing no |
|   | scale                     | TP_12      |
|   | NTS                       |            |
|   | revision no revision date |            |
|   | 02                        |            |



02 SECTION A  
TP06 1:100 @A3



03 SECTION B  
TP06 1:100 @A3



01 SLIGHTLINE DIAGRAM  
1:100 @A3

status  
**WORK IN PROGRESS**  
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|----------|-----------|-----------------------------|------|-----------|-------------|
| 06.07.20 | 01        | ISSUED FOR TOWN PLANNING    |      |           |             |
| 11.08.21 | 02        | RE-ISSUED FOR TOWN PLANNING |      |           |             |
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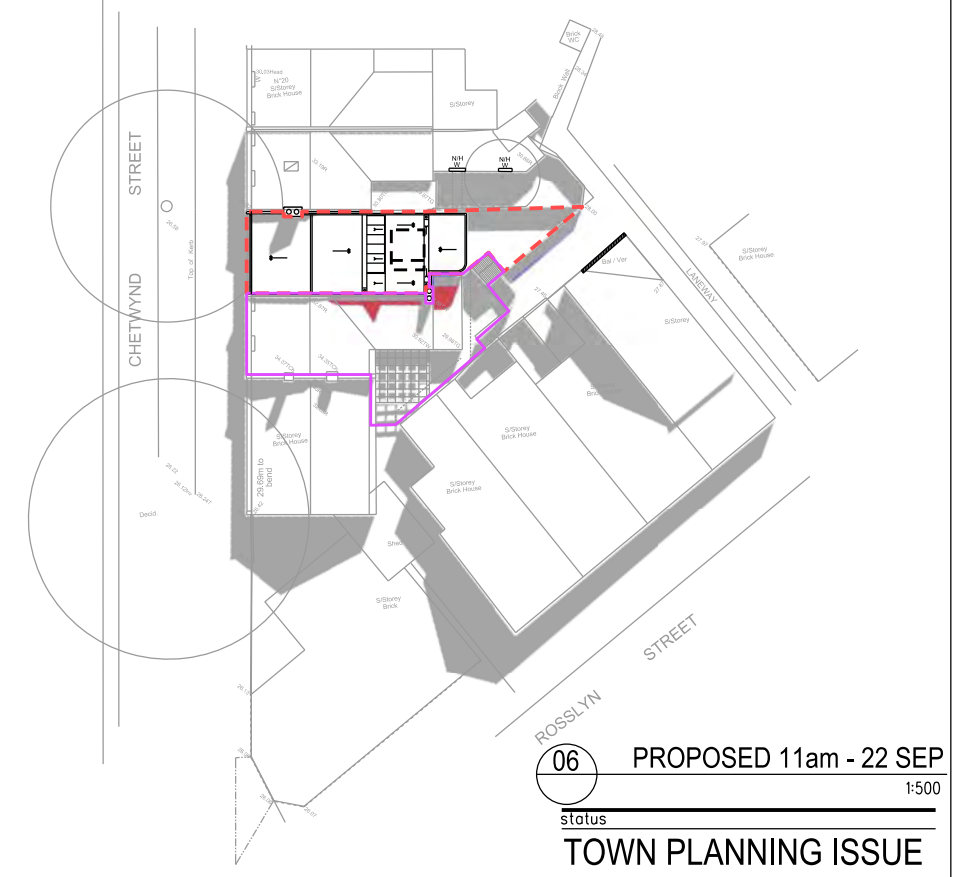
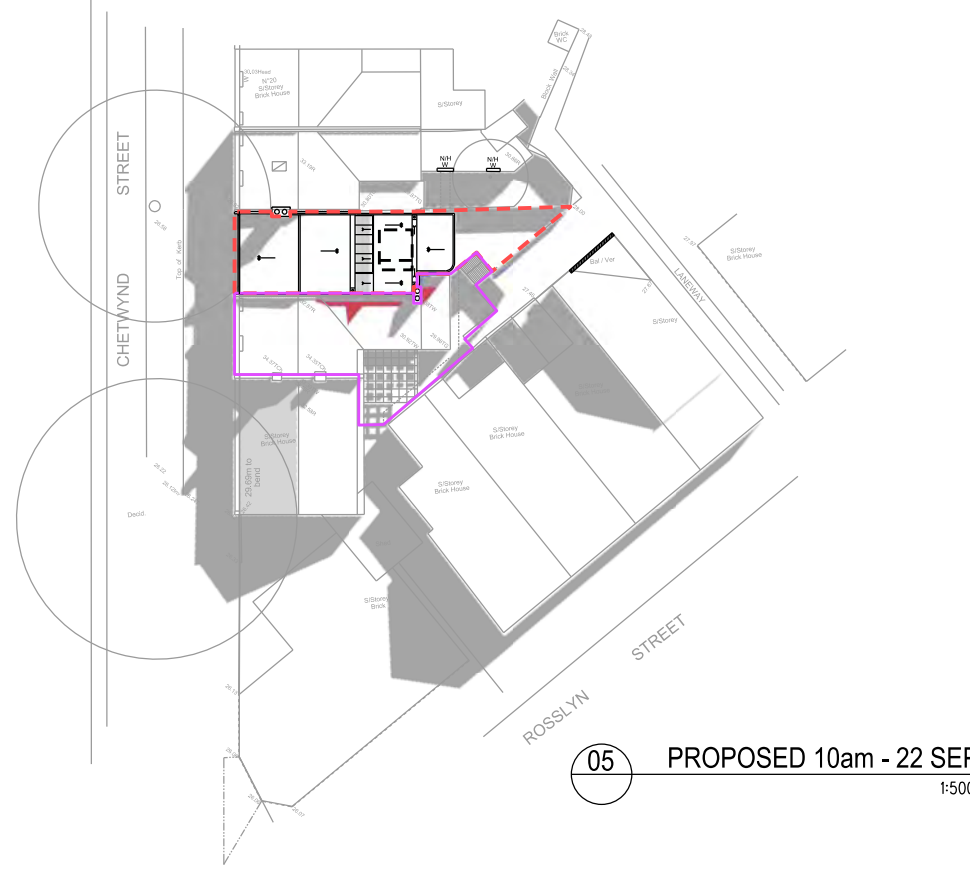
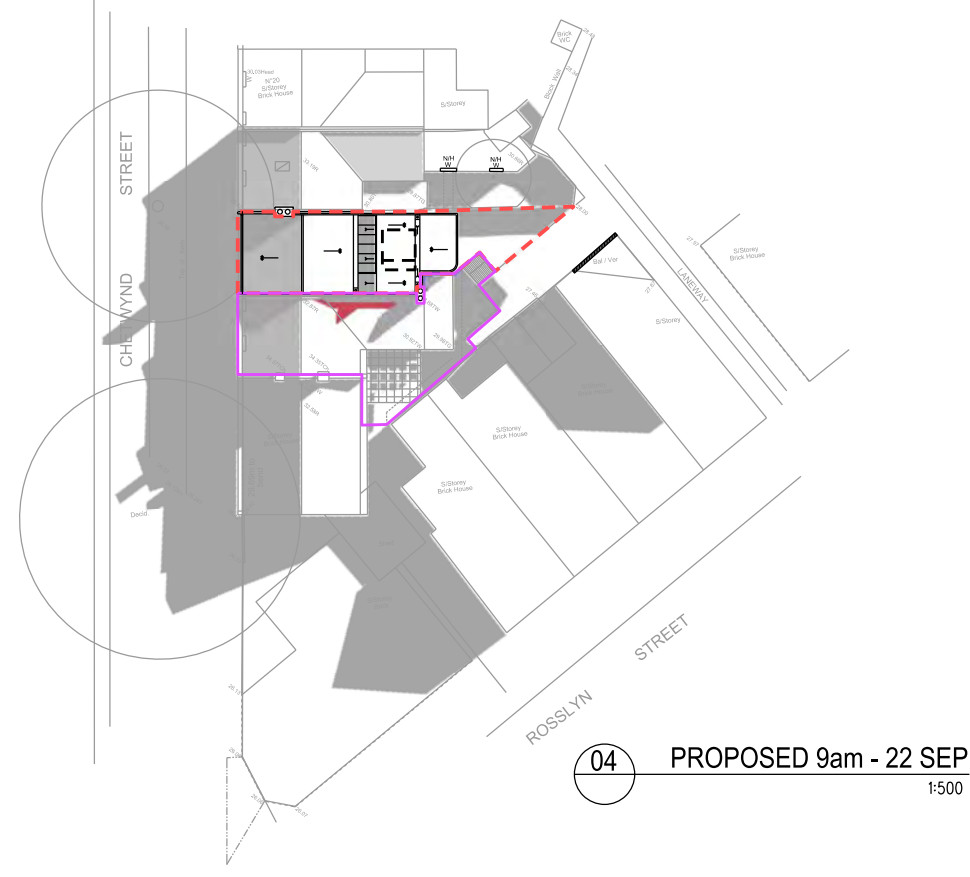
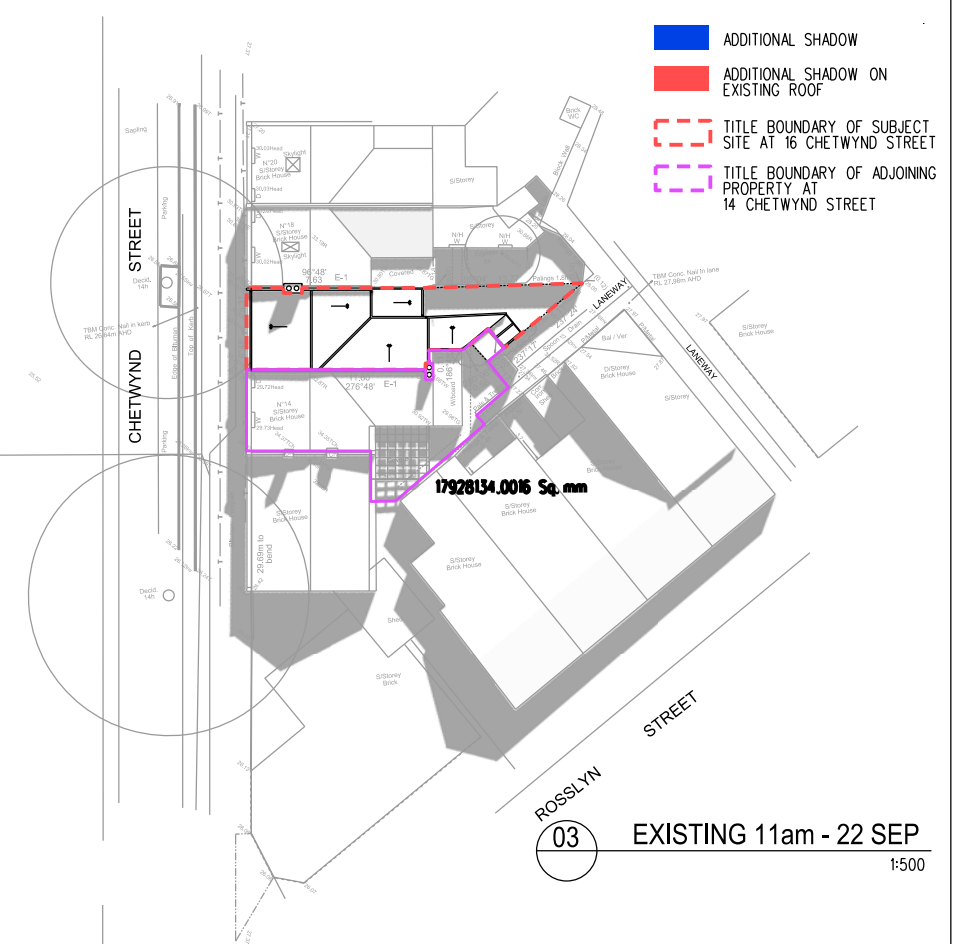
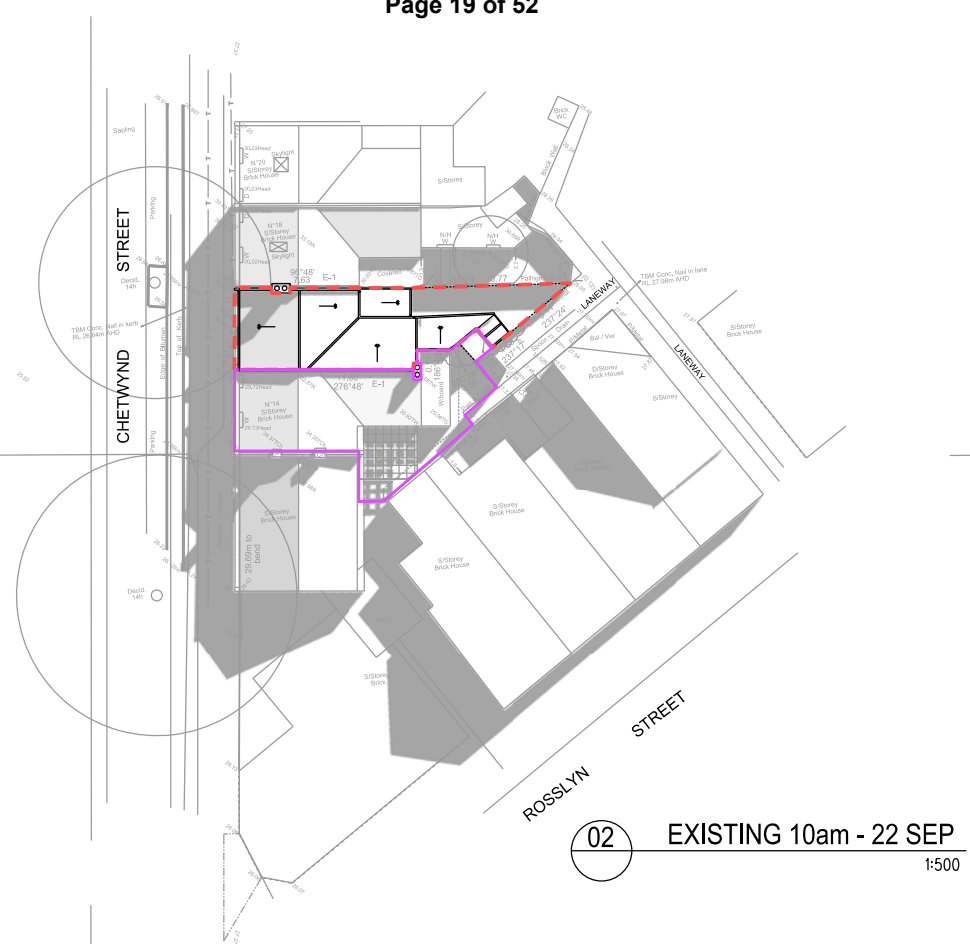
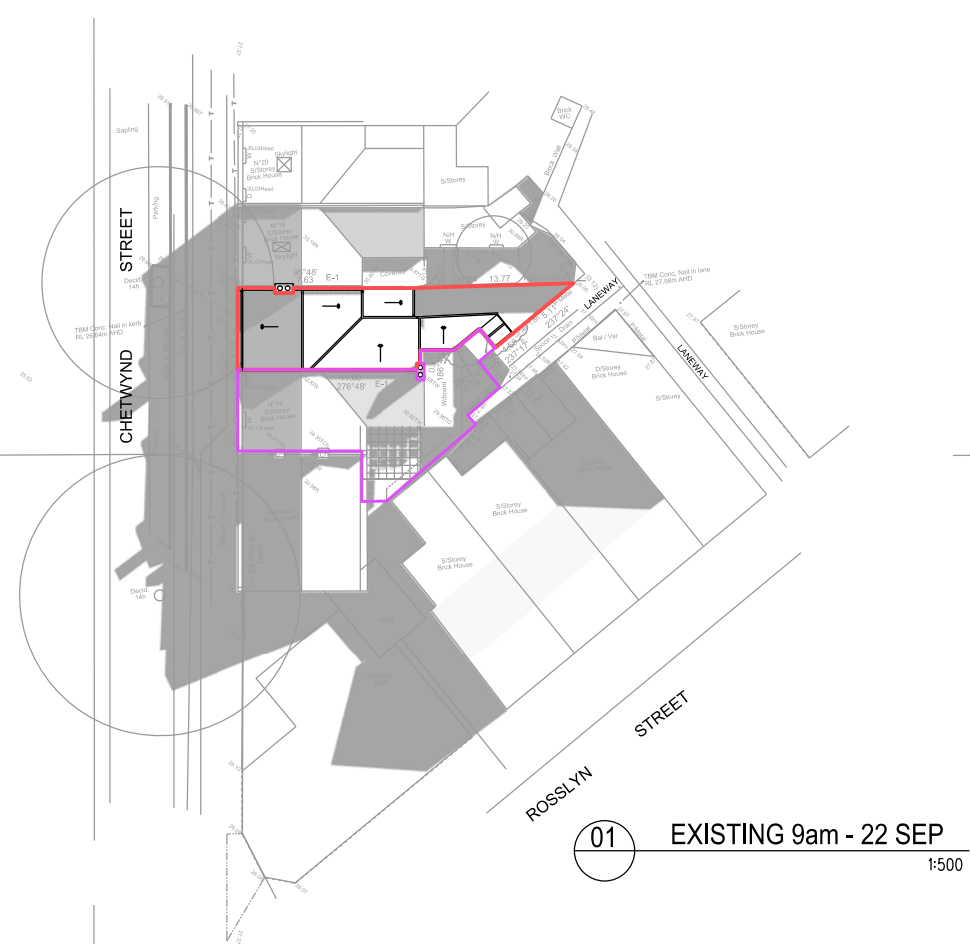
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| project   | project number      | north         |
|---|---------------------|---------------|
| Alteration & Addition to<br>16 Chetwynd Street<br>West Melbourne Vic.3003 | KCA - 050719        | N             |
| drawing Title   | date Plot Date      |               |
| SLIGHTLINES SECTION & SECTION A   | FEB. 2021 FEB. 2021 | drawing no.   |
|   | scale               | revision no   |
|   | 1:100 @ A3          | revision date |
|   | 02                  | TP_13         |



- ADDITIONAL SHADOW
- ADDITIONAL SHADOW ON EXISTING ROOF
- TITLE BOUNDARY OF SUBJECT SITE AT 16 CHETWYND STREET
- TITLE BOUNDARY OF ADJOINING PROPERTY AT 14 CHETWYND STREET



status  
**TOWN PLANNING ISSUE**  
**NOT FOR CONSTRUCTION**

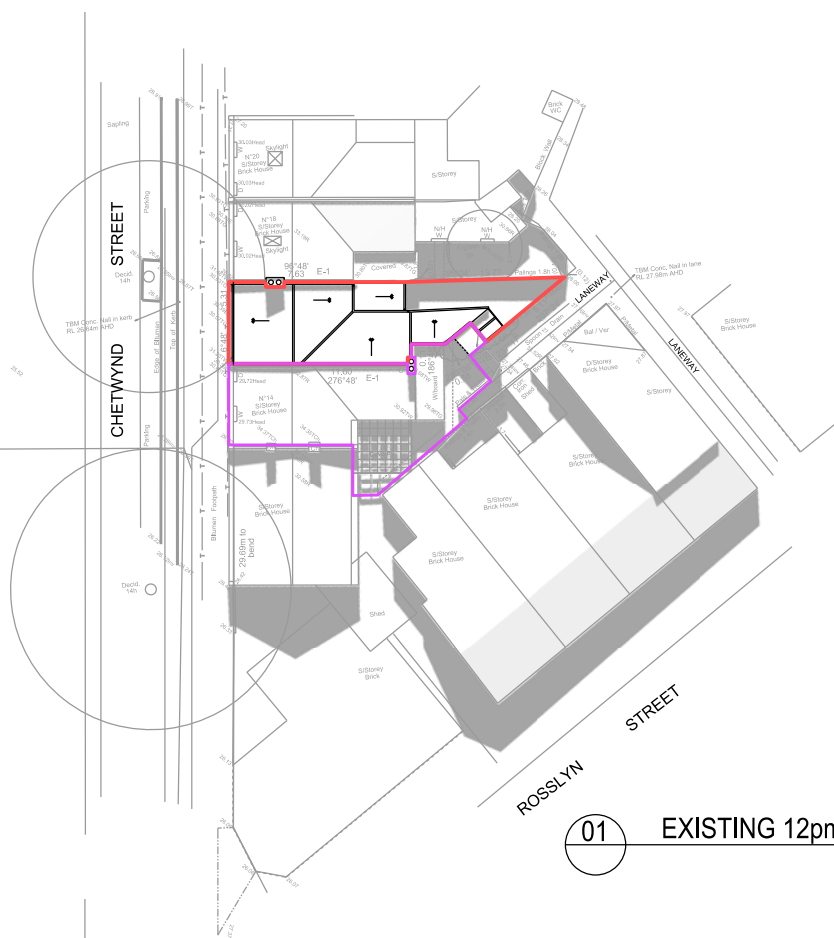
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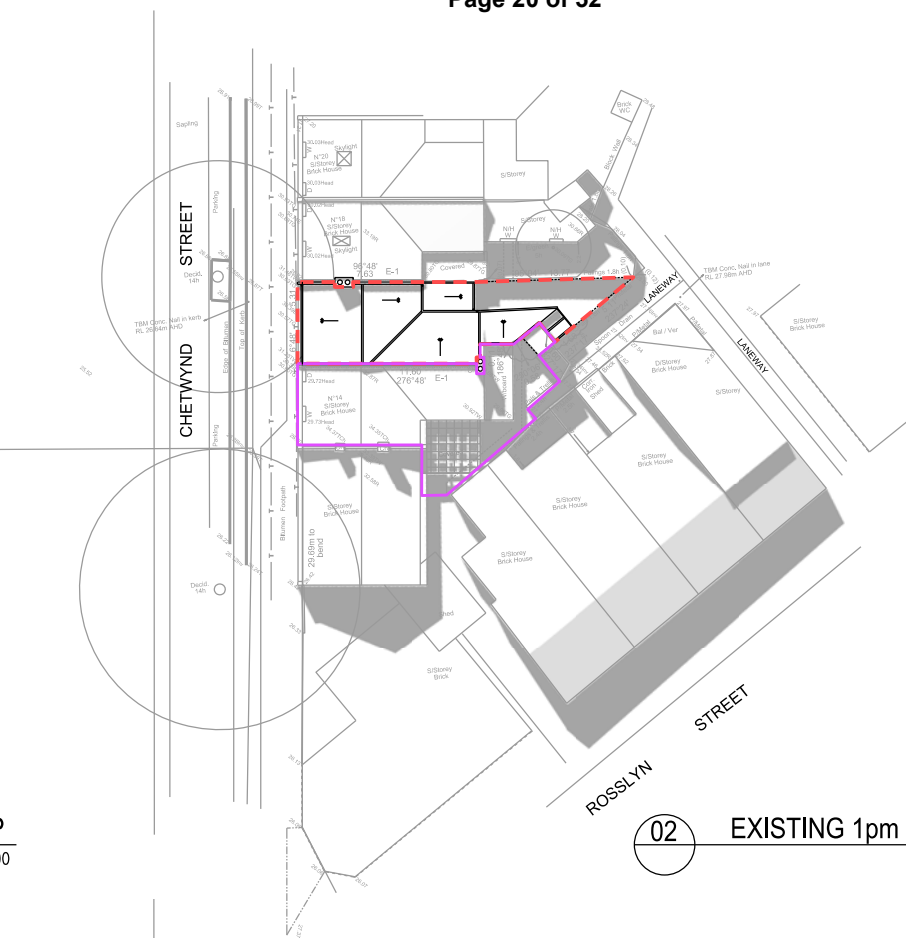
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| project   | project number      | north         |
|---|---------------------|---------------|
| Alteration & Addition to 16 Chetwynd Street West Melbourne Vic.3003 | KCA - 050719        |               |
| drawing Title   | date Plot Date      |               |
| EXISTING AND PROPOSED SHADOW DIAGRAMS 9AM - 11AM                    | Nov. 2019 Nov. 2019 | drawing no    |
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|   | revision no         | revision date |
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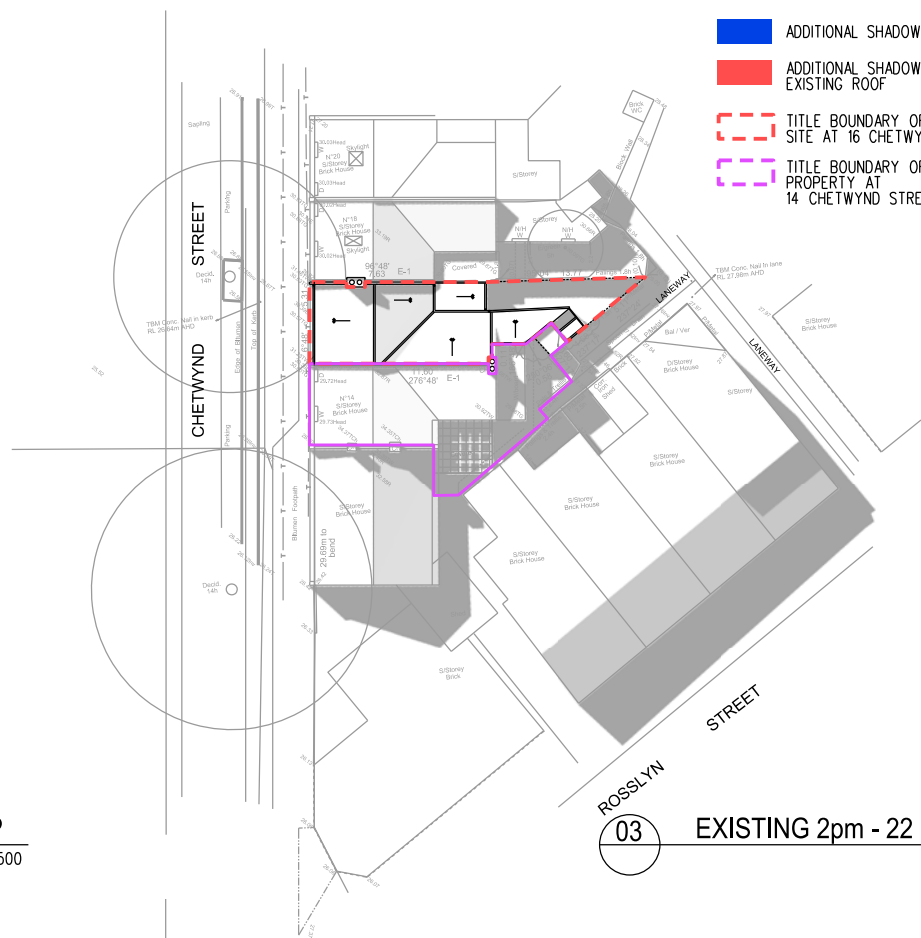
- ADDITIONAL SHADOW
- ADDITIONAL SHADOW ON EXISTING ROOF
- TITLE BOUNDARY OF SUBJECT SITE AT 16 CHETWYND STREET
- TITLE BOUNDARY OF ADJOINING PROPERTY AT 14 CHETWYND STREET



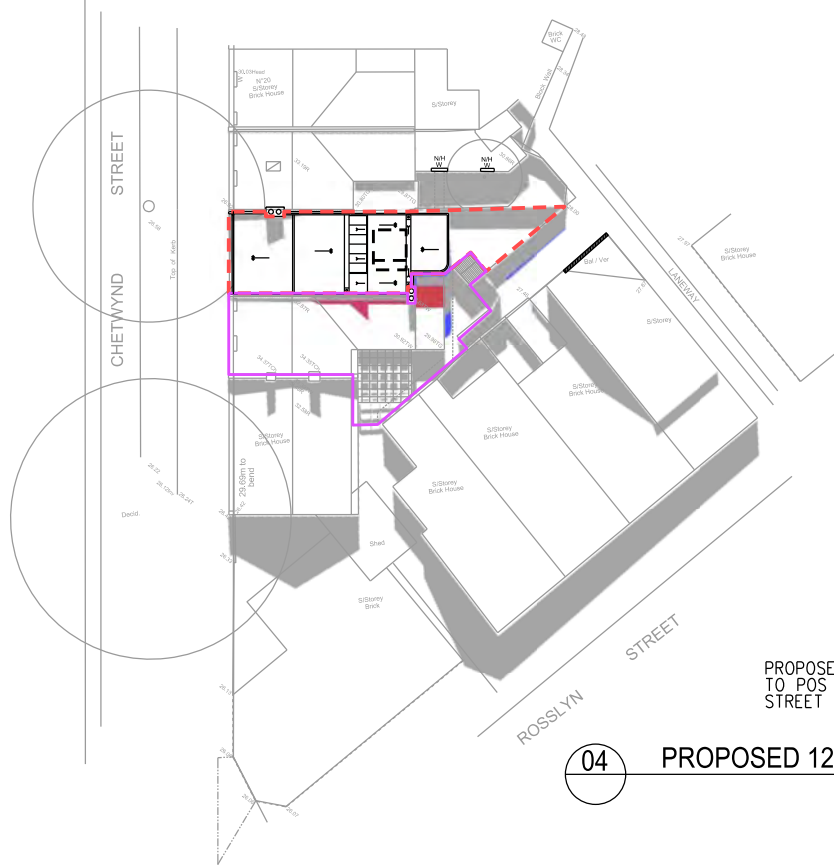
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1:500



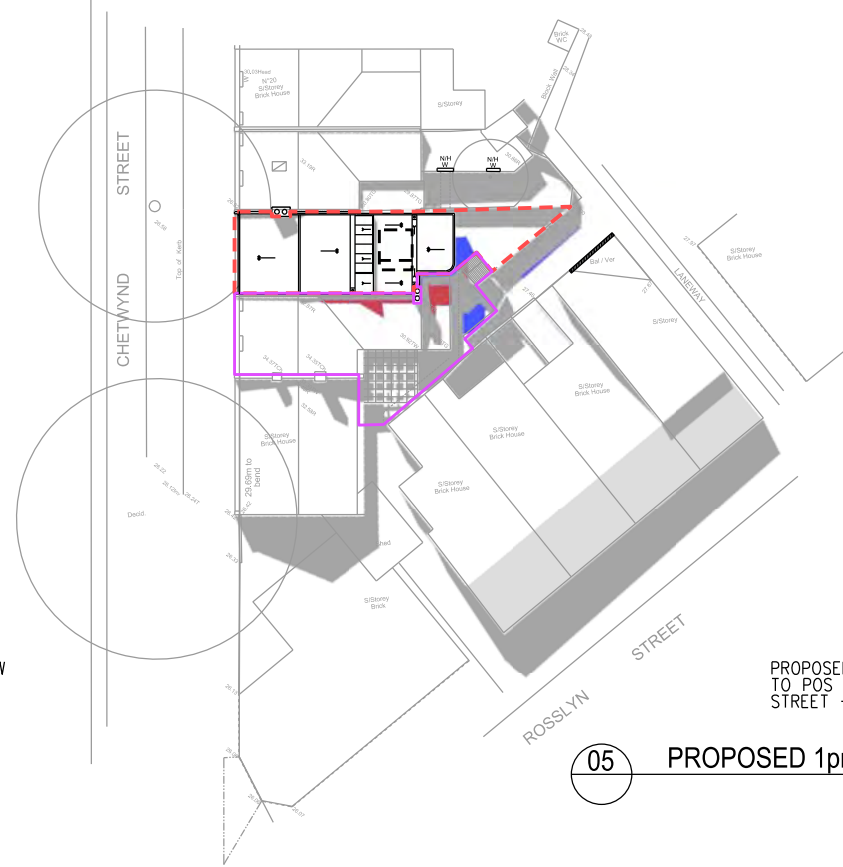
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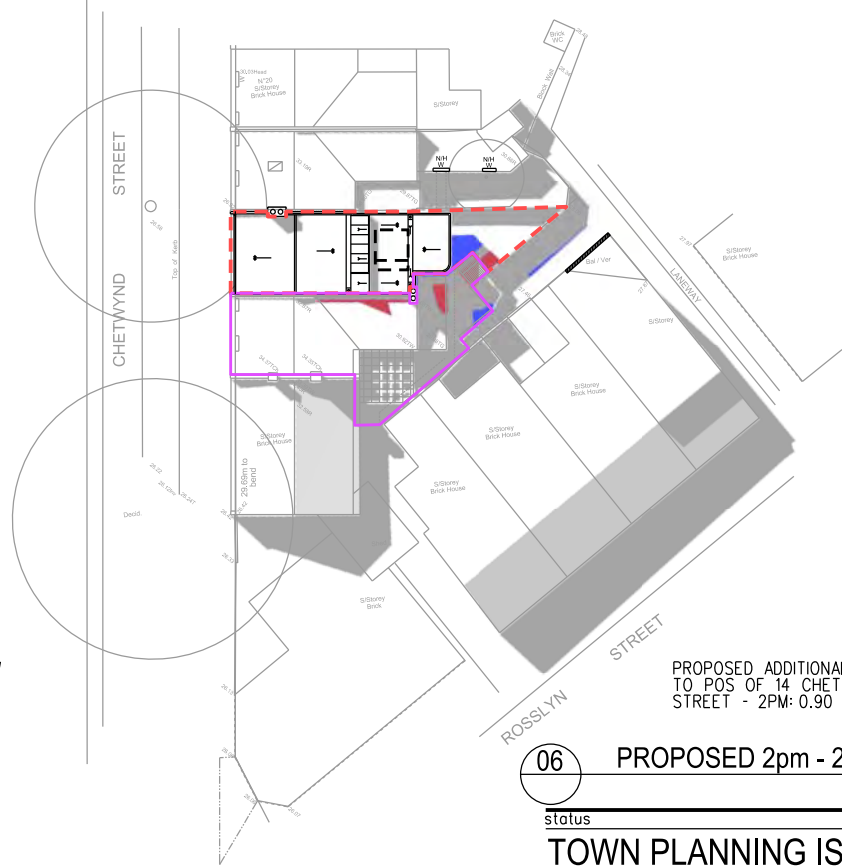
03 EXISTING 2pm - 22 SEP  
1:500



04 PROPOSED 12pm - 22 SEP  
1:500



05 PROPOSED 1pm - 22 SEP  
1:500



06 PROPOSED 2pm - 22 SEP  
1:500

status  
**TOWN PLANNING ISSUE**  
**NOT FOR CONSTRUCTION**

| date     | issue no. | description              | date | issue no. | description |
|----------|-----------|--------------------------|------|-----------|-------------|
| 06.07.20 | 01        | ISSUED FOR TOWN PLANNING |      |           |             |
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| project   | project number      | north         |
|---|---------------------|---------------|
| Alteration & Addition to 16 Chetwynd Street West Melbourne Vic.3003 | KCA - 050719        |               |
| drawing Title   | date Plot Date      |               |
| EXISTING AND PROPOSED SHADOW DIAGRAMS 12PM - 2PM                    | Nov. 2019 Nov. 2019 | drawing no    |
|   | scale               | TP_15         |
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|   | revision no         | revision date |
|   | 01                  |               |



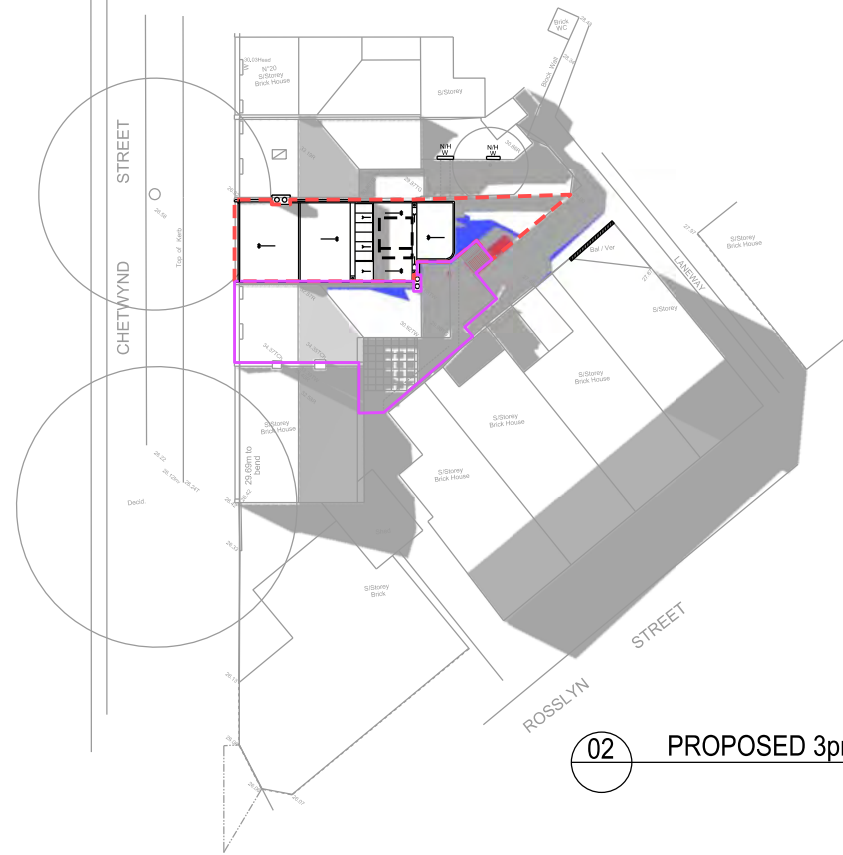
- ADDITIONAL SHADOW
- ADDITIONAL SHADOW ON EXISTING ROOF
- TITLE BOUNDARY OF SUBJECT SITE AT 16 CHETWYND STREET
- TITLE BOUNDARY OF ADJOINING PROPERTY AT 14 CHETWYND STREET



01 EXISTING 3pm - 22 SEP  
1:500

14 CHETWYND STREET POS = PRIVATE OPEN SPACE

| TIME | EXISTING SHADOW POS    |         | EXISTING UNSHADOW POS  |         | PROPOSED SHADOW POS    |         | PROPOSED UNSHADOW POS  |         |
|------|------------------------|---------|------------------------|---------|------------------------|---------|------------------------|---------|
|      | Area (m <sup>2</sup> ) | %       | Area (m <sup>2</sup> ) | %       | Area (m <sup>2</sup> ) | %       | Area (m <sup>2</sup> ) | %       |
| 12PM | 24.01 m <sup>2</sup>   | 78.41 % | 6.61 m <sup>2</sup>    | 21.59 % | 24.33 m <sup>2</sup>   | 79.46 % | 6.29 m <sup>2</sup>    | 20.54 % |
| 1PM  | 27.58 m <sup>2</sup>   | 90.07 % | 3.04 m <sup>2</sup>    | 9.93 %  | 29.45 m <sup>2</sup>   | 96.18 % | 1.17 m <sup>2</sup>    | 3.82 %  |
| 2PM  | 29.72 m <sup>2</sup>   | 97.06 % | 0.90 m <sup>2</sup>    | 2.94 %  | 30.62 m <sup>2</sup>   | 100 %   | 0 m <sup>2</sup>       | 0 %     |
| 3PM  | 30.62 m <sup>2</sup>   | 100 %   | 0 m <sup>2</sup>       | 0 %     | 30.62 m <sup>2</sup>   | 100 %   | 0 m <sup>2</sup>       | 0 %     |



02 PROPOSED 3pm - 22 SEP  
1:500

status  
**TOWN PLANNING ISSUE**  
**NOT FOR CONSTRUCTION**

| date     | issue no. | description              | date | issue no. | description |
|----------|-----------|--------------------------|------|-----------|-------------|
| 06.07.20 | 01        | ISSUED FOR TOWN PLANNING |      |           |             |
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| project   |  | project number            | north      |
|---|--|---------------------------|------------|
| Alteration & Addition to 16 Chetwynd Street West Melbourne Vic.3003 |  | KCA - 050719              |            |
| drawing Title   |  | date Plot Date            |            |
| EXISTING AND PROPOSED SHADOW DIAGRAMS 3PM                           |  | Nov. 2019 Nov. 2019       | drawing no |
|   |  | scale                     |            |
|   |  | 1:500 @ A3                |            |
|   |  | revision no revision date | TP_16      |
|   |  | 01                        |            |

## DELEGATE REPORT

### PLANNING PERMIT APPLICATION

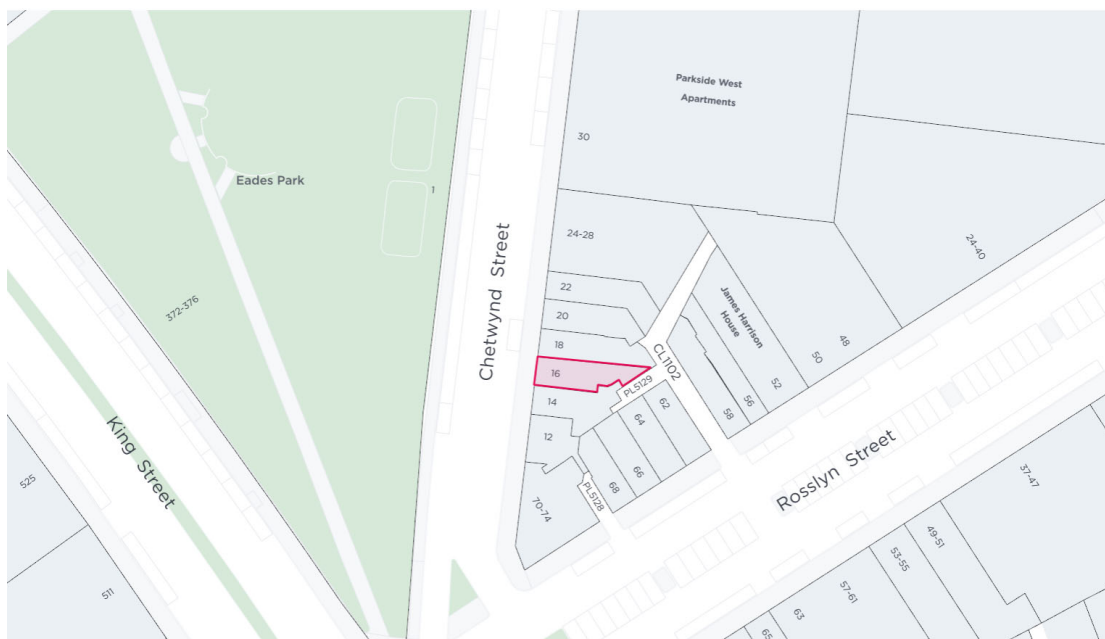
|  |  |
|--|--|
| <b>Application number:</b>                     | TP-2020-453  |
| <b>Applicant:</b>                              | Krisna Cheung Architects Pty Ltd   |
| <b>Owner:</b>                                  | Lazzaro De Cata  |
| <b>Architect:</b>                              | Krisna Cheung Architects Pty Ltd   |
| <b>Address:</b>                                | 16 Chetwynd Street, WEST MELBOURNE<br>VIC 3003   |
| <b>Proposal:</b>                               | Partial demolition, buildings and works associated with the extension of a single dwelling |
| <b>Cost of works:</b>                          | \$700,000  |
| <b>Date received by the City of Melbourne:</b> | 6 July 2020  |
| <b>Responsible officer:</b>                    | Adam Birch, (Acting) Senior Urban Planner  |

## 1 SUBJECT SITE AND SURROUNDS

### 1.1 The Site

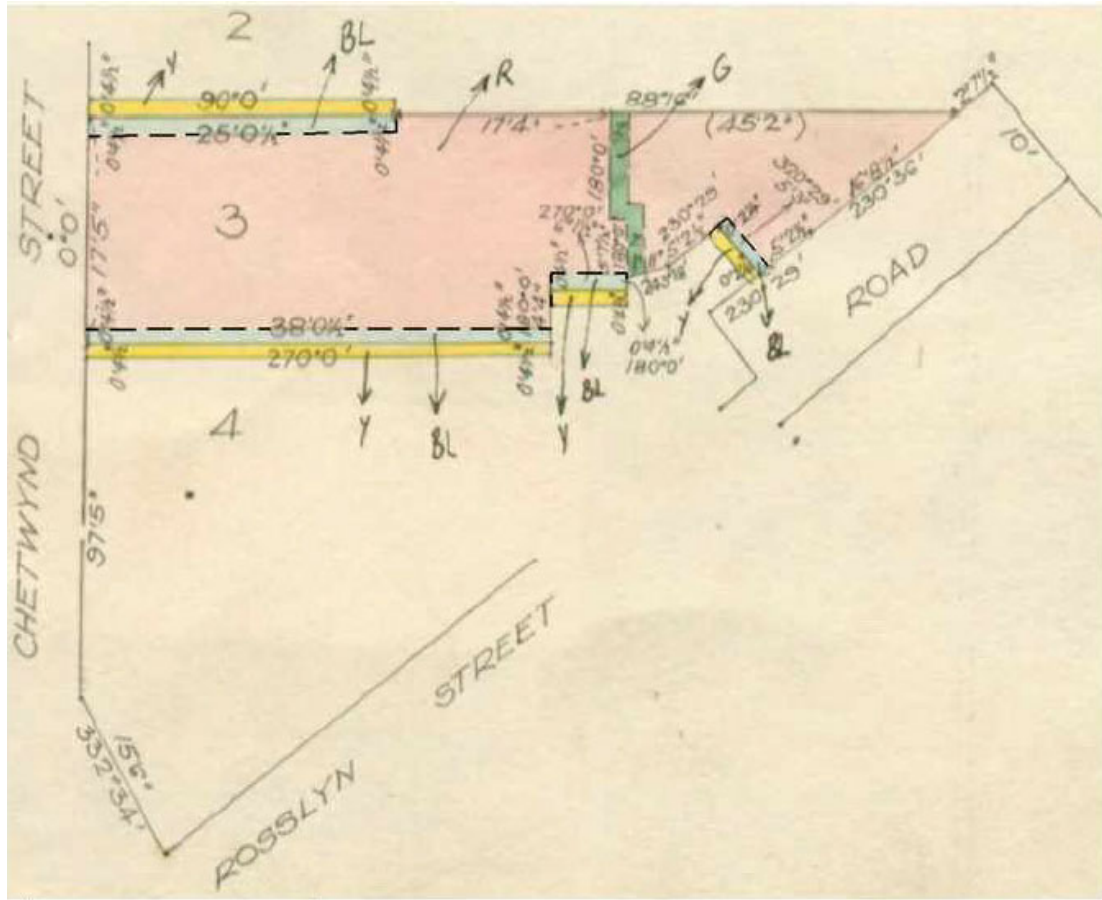
16 Chetwynd Street 'The Site' is located on the east side of Chetwynd Street, south of Victoria Street and has access to Private Lane 5129 and Corporation Lane 1102 to the rear (east). See Figure 1.

The Site has an irregular shape with a triangular-shaped rear courtyard and a total area of 90 square metres.



**Figure 1: Site Plan**

The formal land description is Lot 3 of TP456313V and contains several party wall easements and a drainage easement (see Figure 2).



**Figure 2 Extract of Title Plan.**

The Site contains a single-storey Early-Victorian row house. The building is listed as 'Significant' within the Heritage Places Inventory February 2020 Part A (Amended July 2020).



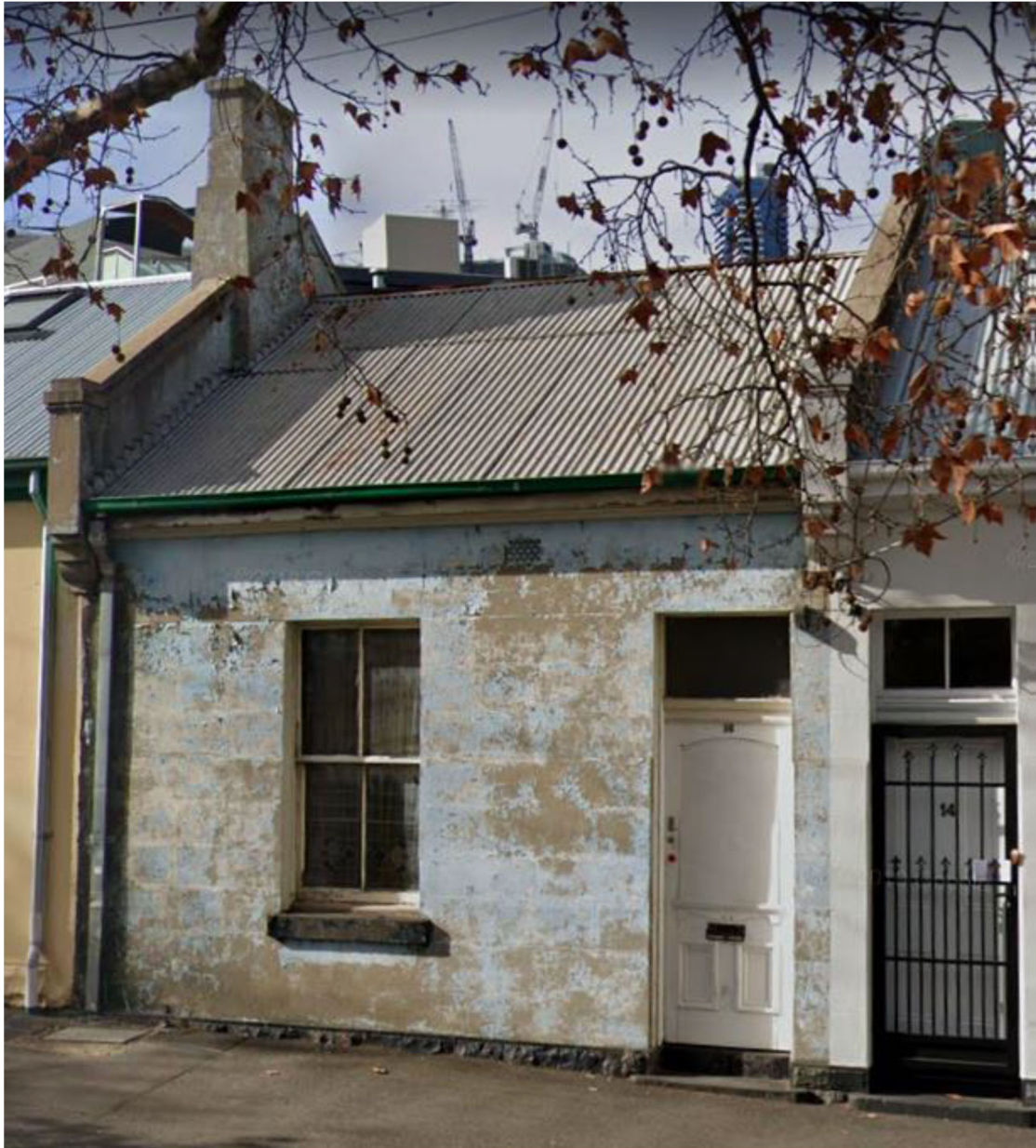


Figure 3 Site Photograph

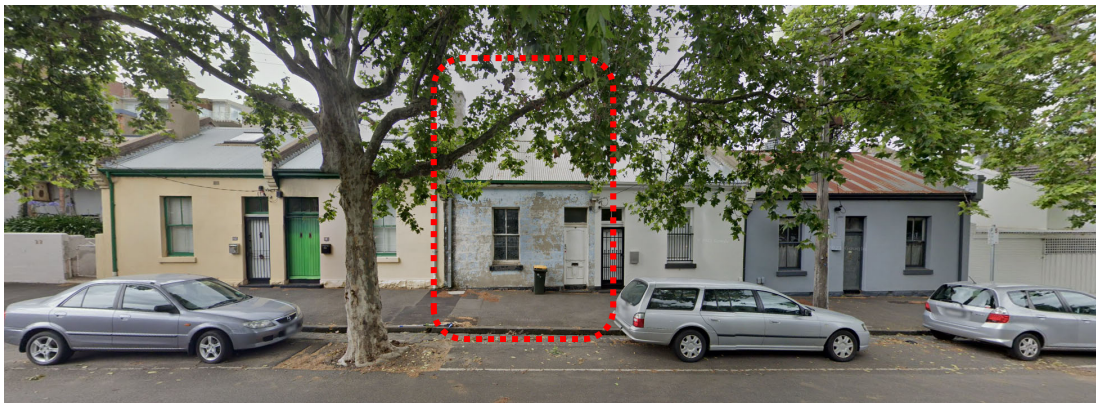


Figure 4 Street view Image





Figure 5 Rear of Site and adjoining properties

The Building Identification Sheets has the following commentary about The Site:

| Table 1: Building Identification Sheet Information |   |
|--|---|
| Aspect   | Details   |
| Description /<br>Notable Features                  | A single-storey, stuccoed brick row of five houses in Chetwynd Street and a former corner grocer's shop, hemi-hexagonal in plan, which links this row with another similar row of Moore's Cottages (5) in Rosslyn Street. The houses have transverse gabled iron roofs, doors placed in pairs, single windows and are all built on the street alignment. Notable features include early street side frontage                          |
| Statement of Significance                          | Architecturally, of a simple early form with little architectural distinction individually, but as continuous rows, closely matched to the streets' irregular junction angle and the small confined scale evokes this early period well: of regional significance. Historically, a development by a local resident and a local builder, typical of the introversion of much of the area's speculative development: of local interest. |
| Recommended Alterations                            | Restore details as identified; repaint in typical or original colours; consider recladding the roof of 72-4 with iron; consider re-zoning to Residential A or Special Residential 2, to preserve residential use and form. Door (sympathetic - reinstate original design)   |

|                |   |
|----------------|---|
| Other comments | Integrity - Details such as doors have changed (16) and as well, new tiles placed on 70-4 Rosslyn, however the overall character is unaltered. Streetscape - Strong streetscape relationship, being hard on the street, on both sides and the apex of a triangular site. Trees in Chetwynd Street assist the small and intimate scale of these houses by confinement of the field of vision to them, whilst the former shop obtains maximum prominence. |
|----------------|---|

## 1.2 Surrounds

The surrounding properties include:

- To the west (opposite) is Eades Park which is a public reserve.
- To the rear (south and east) of The Site are single-storey row houses facing Rosslyn Street.
- The building forms a row of single-storey dwellings between 12 to 20 Chetwynd Street to the north and south. These buildings were previously graded C and sit within a Level 3 streetscape and are now listed as 'significant' buildings.
- 28 Chetwynd Street, West Melbourne to the north is currently vacant and has permit (TP-2017-145) that allows 'Construct a four storey building (plus basement and access stairs to rooftop) to accommodate 14 apartments, construct a vehicular crossing and provide car parking in excess of the parking requirements'.

## 2 BACKGROUND AND HISTORY

### 2.1 Pre-application discussions

No pre-application discussions were made.

### 2.2 Planning Application History

Planning Permit TP-2001-1005 was issued on 1 November 2001 for 'alterations to the existing dwelling'.

### 2.3 Amended Plans

In response to advice from Planning Officers and the Heritage Advisor, the application was amended on 19 August 2021. The following list of changes have been made to the proposal:

- Skylight window removed from Chetwynd Street roof.
- Metal façade replaced with render wall with expressed grooves.
- Metal front door replaced with traditional Victorian door with openable window above.
- The rear brick wing wall retained in full.

## 3 PROPOSAL

Approval is sought for 'Partial demolition, buildings and works associated with the extension of a single dwelling'.

The plans which have been considered in this planning assessment were prepared by Krisna Cheung Architects dated 11 August 2021.

The proposal includes:

- Demolition of the rear portions of the building, roofing and WC, retaining the front and side gable walls , chimney and rear wing wall.
- Construction of a two-storey extension to the existing dwelling and outdoor deck.
- The addition has a maximum height of 6.83 metres and constructed to the side boundaries.
- The addition would be fully concealed from Chetwynd Street.

Retained Structure materials and finishes include:

- Replacement of existing metal roof with slate roof tiles.
- The front façade clad in 8 millimetre metal sheeting in 'stone grey'.
- Double-glazed aluminium framed window in Dulux Black.
- 8 millimetre thick metal sheeting in satin finish on solid timber front door.

New Addition external materials and finishes include:

- Black, satin and 'surfmist' metal clad walls.
- Black aluminium framed windows and doors.
- Matt black cement privacy screen.
- New slate grey brickwork at ground floor rear.
- New metal roofing in shade grey.

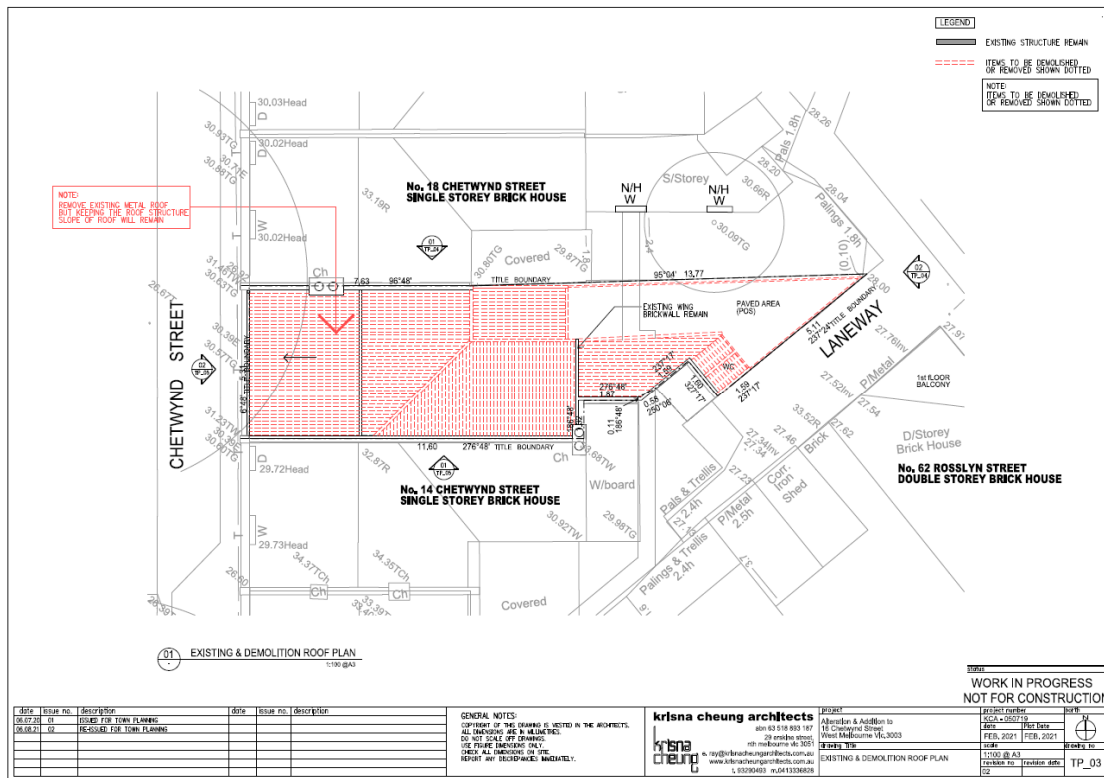


Figure 6: Demolition Plan (source: Krisna Cheung Architects Pty Ltd)

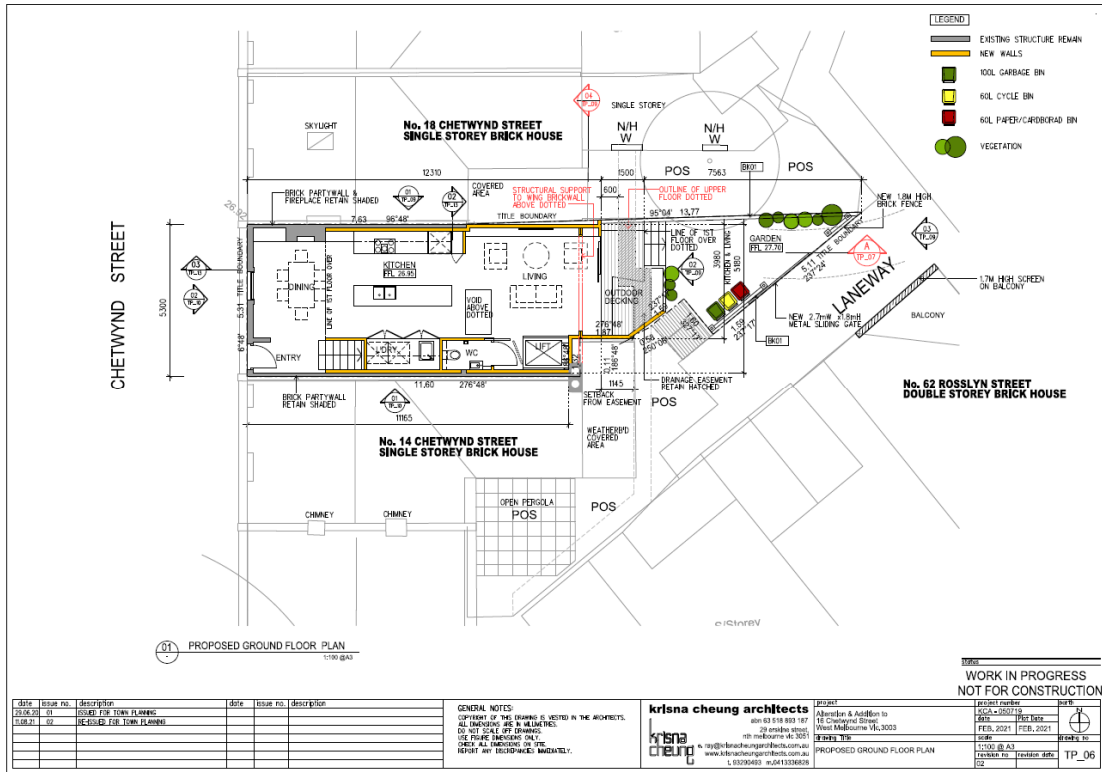


Figure 7: Ground Floor Plan (source: Krisna Cheung Architects Pty Ltd)

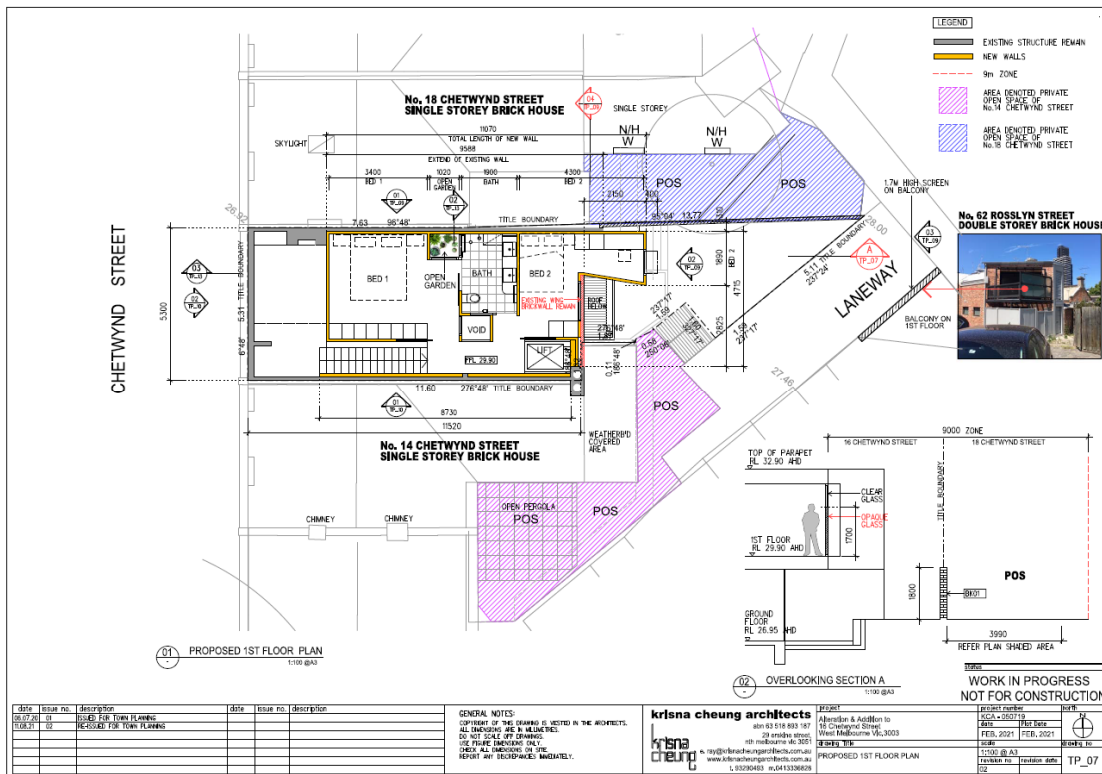


Figure 8: First Floor Plan (source: Krisna Cheung Architects Pty Ltd)





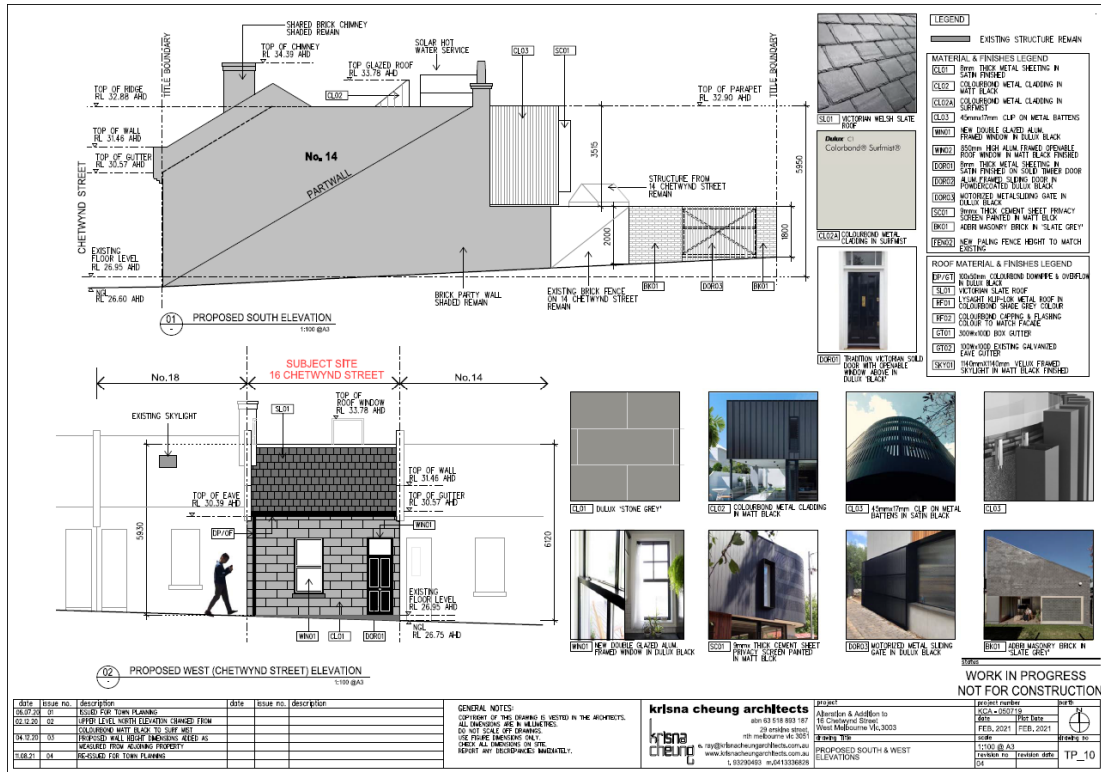


Figure 11: Elevations (source: Krisna Cheung Architects Pty Ltd)

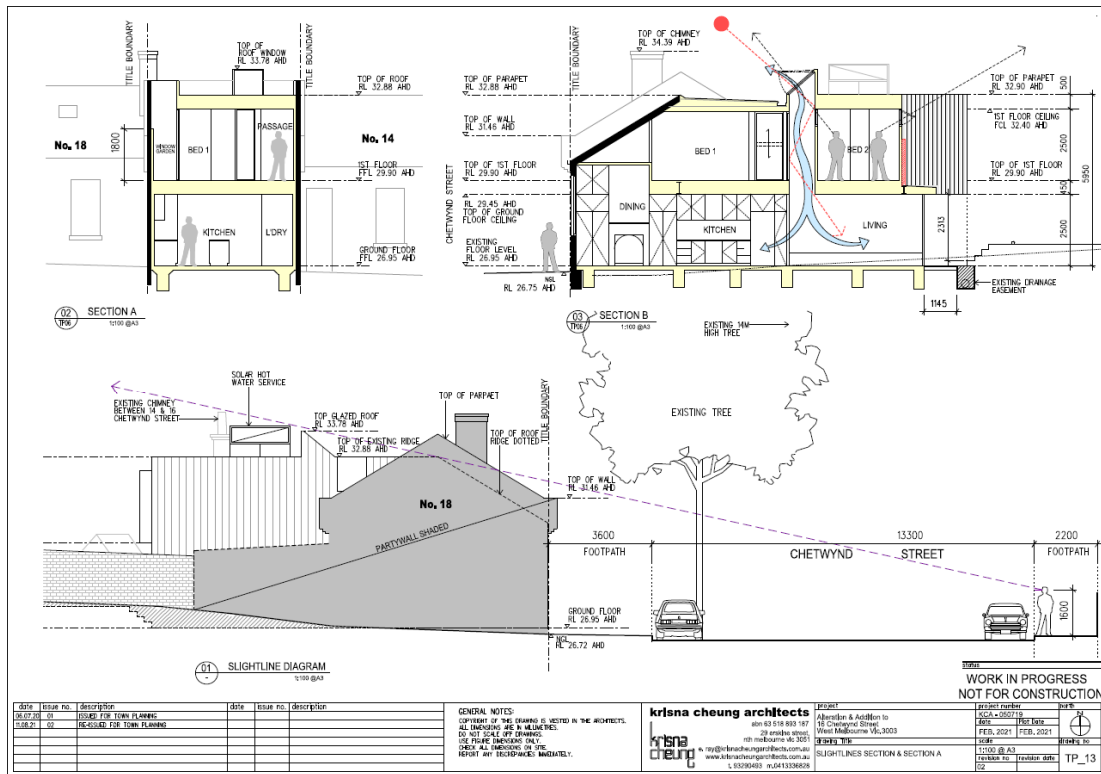


Figure 12: Sections (source: Krisna Cheung Architects Pty Ltd)



Figure 13: Perspectives (source: Krisna Cheung Architects Pty Ltd)

#### 4 STATUTORY CONTROLS

The following clauses in the Melbourne Planning Scheme require a planning permit for this proposal:

| Table 2: Permit Triggers   |   |
|--|---|
| Clause   | Permit Trigger  |
| Mixed Use Zone   | <p><b>Permit Required</b></p> <p>Pursuant to Clause 32.04-5, a permit is required to construct and extend one dwelling on a lot of less than 300 m<sup>2</sup>.</p> <p>A development must meet the requirements of Clause 54.</p>   |
| Heritage Overlay<br>(HO3 – North & West Melbourne Precinct)                | <p><b>Permit Required</b></p> <p>Pursuant to Clause 43.01-1, a permit is required to demolish or remove a building and to construct a building or construct or carry out works including:</p> <ul style="list-style-type: none"> <li>- Domestic services normal to a dwelling if the services are visible from a street (other than a lane) or public park.</li> <li>- Externally alter a building by structural work, rendering, sandblasting or in any other way.</li> <li>- A deck.</li> </ul> |
| Design and Development Overlay<br>Schedule 32 – North Melbourne Peripheral | <p><b>Permit Required</b></p> <p>Pursuant to Clause 43.02-2, a permit is required to construct a building or construct or carry out works, unless a schedule to the overlay specifies otherwise.</p>  |

|                                |   |
|--------------------------------|---|
|                                | Buildings and works must be constructed in accordance with any requirements in a schedule to this overlay.<br>Under Schedule 32, a 14 metre mandatory height control applies. |
| Parking Overlay<br>Schedule 12 | <b>Permit Not Required</b><br>Car Parking does not form part of the proposal.   |

## 5 STRATEGIC FRAMEWORK

### 5.1 Planning Policy Framework (PPF)

- Clause 15 Built Environment and Heritage
- Clause 16 Housing

### 5.1 Local Planning Policy Framework (LPPF)

### 5.2 Municipal Strategic Statement (MSS)

The relevant provisions of the MSS are listed as follows:

- Clause 21.04 Settlement. The site is located within a stable residential area.
- Clause 21.06 Built Environment and Heritage
- Clause 21.07 Housing
- Clause 21.16-5 North and West Melbourne Precinct

### 5.3 Local Policies

The relevant local policies are summarised as follows:

- Clause 22.05 – Heritage Places outside the Capital City Zone
- Clause 22.17 - Urban Design outside the Capital City Zone
- Clause 22.19 – Energy, Water and Waste Efficiency
- Clause 22.23 – Stormwater Management (Water Sensitive Urban Design)

## 6 PARTICULAR PROVISIONS

- Clause 53.18 Stormwater Management in Urban Development
- Clause 54 – One dwelling on a lot

## 7 GENERAL PROVISIONS

The following general provision applies to the application:

- Clause 65, Decision Guidelines, which includes the matters set out in Section 60 of the Planning and Environment Act 1987.

## 8 PUBLIC NOTIFICATION

It was determined that the proposal may result in material detriment. Notice of the proposal was given by ordinary mail to the owners and occupiers of surrounding properties and by posting one notice on the site for a 14 day period, in accordance with Section 52 of the *Planning and Environment Act 1987*.

## 9 OBJECTIONS

A total of two objections were received, and raised the following concerns with the proposal:

- Loss of daylight to habitable room windows.
- Noise from the elevator.
- Reflected heat from dark coloured cladding.

## **10 CONSULTATION**

### **10.1 Withdrawn objection**

In response to an objection, revised plans were provided on 4 December 2020 showing the upper storey (North) external wall cladding changed from 'Colourbond Black' to 'Colourbond Surfsmist'.

Consequently, one objection was withdrawn.

### **10.2 Site Meeting**

The Planning Officer and Heritage Advisor met with the Architect and Owners onsite on 13 July 2021. In response to the discussion held on the site, the application was formally amended on 19 August 2021.

### **10.3 Re-Advertising**

Notice of the Amended Application was given under Section 57B of the *Planning and Environment Act 1987* by ordinary mail to the owners and occupiers of surrounding properties.

No further objections or submissions were made.

## **11 REFERRALS**

### **11.1 Internal**

#### **11.1.1 Environmentally Sustainable Design**

The ESD and Green Infrastructure Officer was supportive of the proposal in providing good natural daylight, ventilation and insulation. The following matters were recommended:

- The skylights should be fitted with external shades / blinds so that they can be closed / shaded in hot weather.
- Double glazing should be added as a notation to all floor plans and elevations.
- Inclusion of Solar Photovoltaics on the roof.
- Details of the water-efficiency such as 3-star WELS rated showers, 4-star WELS rated toilets and 5-star WELS rated taps.
- A Water Sensitive Urban Design (Stormwater Management) response was requested.
- Provision of some green landscaping.
- Voluntary use of the Green Factor Assessment.

#### **11.1.2 Heritage**

The Heritage Advisor did not support the proposal and provided the following advice and recommendations:

- Did not support the extent of demolition with the exception of the rear WC.
- Did not support the external alterations to the front of the dwelling.
- Accepted the proposed slate tiling.

- Recommended retention of the full front gable roof.
- Recommended a different design response with a detached studio to the east of the existing drainage easement in the triangular section of the lot.

### 11.1.3 Infrastructure and Assets

Civil Design provided standard conditions of permit and the following advice:

*The laneway at the back (PL5129) is private. The land generally falls to the south west and water from the private laneway and properties would go through this drainage easement through private land until it reach PL5128 then to Rosslyn Street. The easement is most certainly in favour of the upstream property, No. 18 Chetwynd Street. Stormwater from Council's laneway CL1102 is directed south east directly to Rosslyn Street whereas water from the PL and adjacent property would go to this drainage easement. I&A has no vested interest in the matter.*

No traffic comments were required due to the proposal being a single dwelling to a lot with no existing or proposed car parking.

### 11.1.4 Waste and Recycling

Waste and Recycling advised that the submitted Waste Management Plan was not acceptable and required the correct bin sizes and types to be included.

It was also advised that consideration should be given to how bins will be transported to the property frontage for collection. Collection from Rosslyn Street may be permitted at the corner of Council Lane CL1102.

## 11.2 External

No external referrals were required to be undertaken.

## 12 ASSESSMENT

### 12.1 Key considerations

The application seeks approval for partial demolition, buildings and works associated with the extension of a single dwelling.

The matters for consideration in the assessment of this application are:

- Heritage and built form
- Clause 54 Variations and potential amenity impacts
- ESD considerations
- Other matters raised by objectors
- Drainage Easement.

### 12.2 Heritage and Built

#### 12.2.1 Demolition

It is proposed to partially demolish the 'significant' building that was previously 'C' graded.

Clause 15.03-1 and Clause 21.06-2 seeks to conserve retain and protect the fabric of identified places and precincts.

Clause 22.05 (Heritage Places Outside the Capital City Zone) states that “partial demolition in the case of significant buildings, and of significant elements or the front or principal part of contributory buildings will not generally be permitted”.

Before deciding on an application for full or partial demolition, the responsible authority will consider, as appropriate:

- *The assessed significance of the heritage place or building.*
- *The character and appearance of the proposed building or works and their effect on the historic, social and architectural values of the heritage place, and the street.*
- *The significance of the fabric or part of the building, and the degree to which it contributes to its three-dimensional form, regardless of whether it is visible.*
- *Whether the demolition or removal of any part of the building contributes to the long-term conservation of the significant fabric of the building.*
- *Whether the demolition will adversely affect the conservation of the heritage place.*
- *Whether there are any exceptional circumstances.*

The proposed demolition is considered not to have an adverse impact on the heritage place and is consistent with the purpose and decision guidelines of the Heritage Overlay for the following reasons:

- The vast majority of the demolition works are not visible from Chetwynd Street.
- The demolition does not remove any notable features of the building that were identified on the Building Identification Sheet.
- The front part of the dwelling is proposed to be retained, thereby retaining its form as visible from the street.
- The chimney, party walls and rear brick wing are proposed to be retained thereby retaining original portions of the building that are strong character elements of the row of townhouses.
- Where the roof is proposed to be removed, this is proposed to be replaced with a new Welsh slate roof that has been supported by Council’s Heritage Advisor as being the original material.
- The extent of demolition would help contribute to the long term conservation of the site, by upgrading the building from being currently uninhabitable to a modern living standard for a single dwelling.
- The demolition of a portion of the rear gable of the roof is considered acceptable due to the limited visibility of this roof from the rear lane and adjoining properties.
- The demolition of the rear WC is considered acceptable given that its visibility is limited from the rear laneway.
- Further consideration of the removal of the double-hung window and front door are further discussed under the ‘alterations’ section of this report.

Given the extent of demolition proposed it is considered appropriate to require a Structural Engineering Report and security bond as a condition of permit to ensure the remaining portions of the building is retained.

### 12.2.2 Addition

The relevant policy considerations for this application are focused on built form, character and heritage. In general, state and local policies encourage high-quality

urban design that respects its context in terms of form, character and appearance. This is more strongly empathised in heritage precincts, where new developments are encouraged to be modern interpretations of historic form. Clearer direction on how this should be implemented in terms of design is expressed under Clause 22.05 and Clause 22.17 of the Melbourne Planning Scheme.

Specifically for the design on new buildings in a Heritage Overlay, Clause 22.05 provides performance standards that proposed developments are to be assessed against.

The proposed replacement building is considered to be consistent with the relevant performance standards for 'additions' and the purpose and decision guidelines of the Heritage Overlay because:

- The proposed addition is fully concealed from Chetwynd Street.
- The three-dimensional form of the front part of the building is retained including the majority of the gable roof and chimneys.
- The addition is considered to be respectful of the building's character and appearance, scale, materials, style and architectural expression.
- The addition does not visually dominate or visually disrupt the appreciation of the building as it presents to the street.
- The prominence of the building is retained by the addition being set back behind the front and principal part of the building.
- The addition is not greater in height than the existing building.
- The addition adopts a high-quality design that avoids direct reproduction of the form of historic fabric.
- The addition is contemporary in form, detailing and materials that can clearly be read as a modern and new addition that differentiates from the original building whilst still complementing the original building.
- View to the existing rear chimney would continue to be possible due to the setback of the proposed addition from the eastern boundary.

### 12.2.3 External Alterations

The proposal includes external alterations to the front part of the building that are not considered to be appropriate to the heritage place. Should a permit be issued, it is recommended that a condition require these external alterations be removed from the proposal (façade, window and door materials).

## 12.3 Clause 54 Variations and Potential Amenity Impacts

### 12.3.1 Variations sought

An assessment against Clause 54 of the Melbourne Planning is attached to this report.

The following variations are sought from Clause 54:

| <b>Table 3: Clause 54 Variations</b> |                        |                         |                         |
|--------------------------------------|------------------------|-------------------------|-------------------------|
| <b>Standard</b>                      | <b>Objective</b>       | <b>Requirement</b>      | <b>Variation</b>        |
| A10                                  | Side and Rear Setbacks | 1.7 m<br>South boundary | 1.4 m<br>South boundary |



|     |                         |   |  |
|-----|-------------------------|---|--|
| A11 | Walls on boundary       | Max height: 3.6 m<br>Average: 3.2 m                       | Max Height: 6.83 m<br>Average: 6 m   |
| A14 | Overshadowing           | No additional overshadowing to SPOS of 14 Chetwynd Street | Additional overshadowing to the SPOS of 14 Chetwynd Street after 12 pm with an additional 1% - 6.1 % (0.32m – 1.87m) |
| A16 | Daylight to new windows | 3 m <sup>2</sup> with 1 m min width                       | 0.88 m <sup>2</sup> with min with 0.86 m   |

### 12.3.2 Side and Rear Setbacks

Variation is sought from Standard A10 (Side and Rear Setbacks) of Clause 54 from the boundary. The proposed addition walls are proposed to be setback 1.4 metres from the southern boundary in lieu of 1.7 metres.

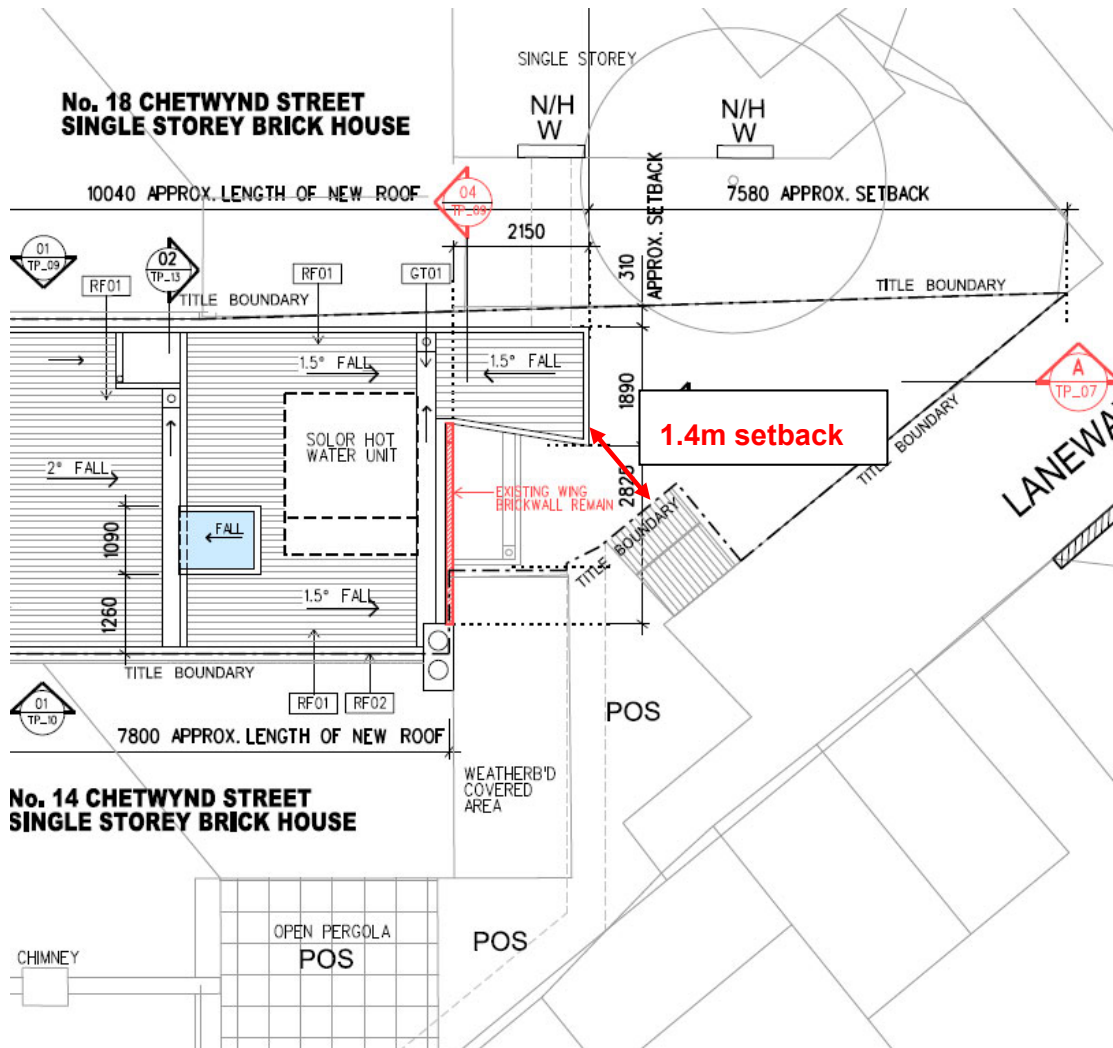


Figure 14: Marked Up Plan showing minimum side setback

Variation from the standard is considered to meet the objective of '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' because: This setback variation is a result of the rear of the lot being triangular in shape and the proposal is considered to not result in any unreasonable overshadowing of open space as discussed further in this report. The side setback complies when measured from the perpendicular section of the side lot (see Figure 15).

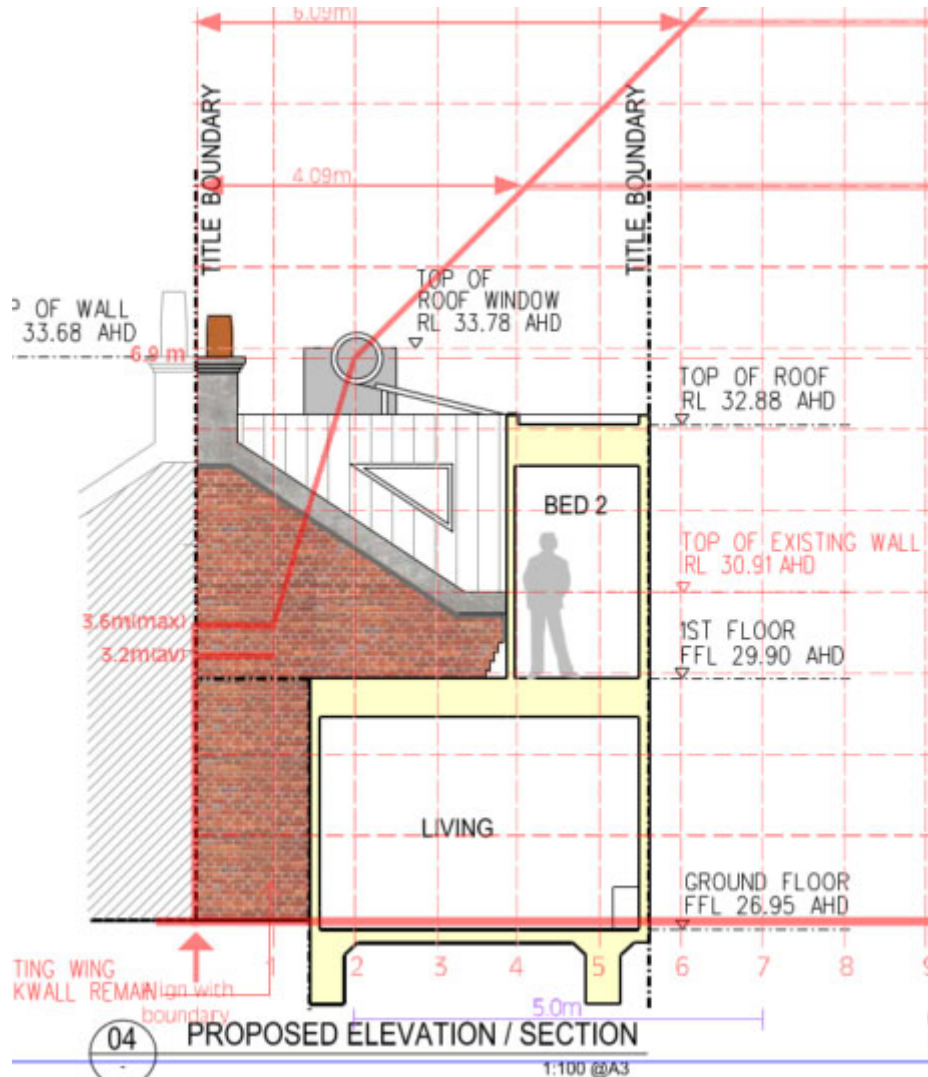


Figure 15: Section showing side setback overlaid

### 12.3.3 Walls on Boundary

Sections on existing north and south side boundary walls are proposed to increase in height. Variation from Standard A11 (Walls on boundary) of Clause 54 is considered to meet the objective of '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' because:

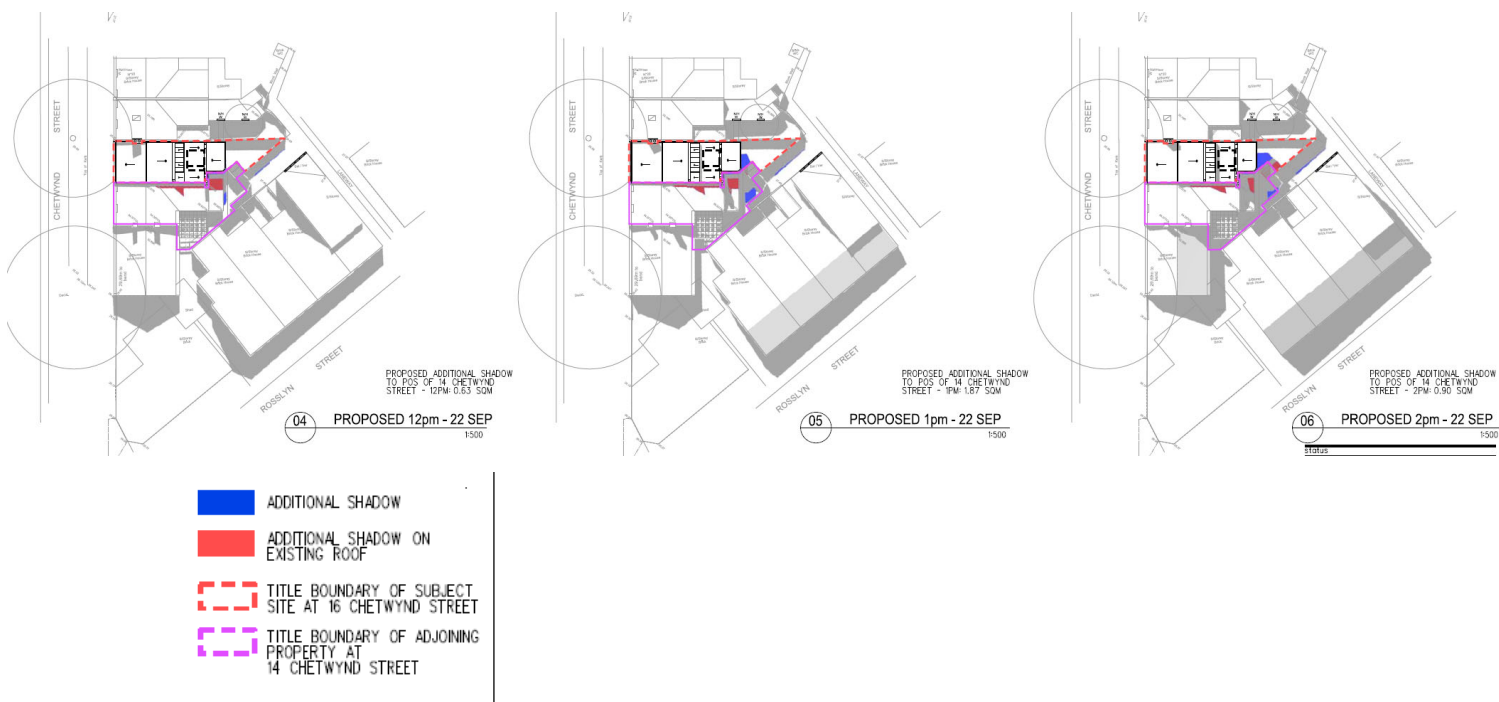
- The length of the existing wall is not proposed to be increased.
- The maximum height of the extended boundary wall is no taller than the existing boundary wall.
- The wall abuts an existing boundary wall to the south.
- The additional shadowing from the boundary wall is relatively minor.

- Where the wall extends along the north boundary this wall is setback from existing non-habitable room windows and is proposed to be clad in a light 'surfmist' colour. This ensures the visual bulk and light reflectively continues to protect the residential amenity of the adjoining dwelling.

**12.3.4 Overshadowing**

Variation is sought from Standard A14 (Overshadowing of Open Space) due to the existing secluded open space of 14 Chetwynd Street receiving less than the standard. The following additional overshadowing is proposed to the existing secluded open space on adjoining properties:

| Table 4: Existing and Proposed Overshadowing |   |                               |                             |
|--|---|-------------------------------|-----------------------------|
| Hour   | 14 Chetwynd Street (30.6 m <sup>2</sup> ) |                               |                             |
|  | Existing Shadowing                        | Proposed Shadowing            | Increase                    |
| 12 noon                                      | 24 m <sup>2</sup><br>78.4%                | 24.33 m <sup>2</sup><br>79.5% | 0.33 m <sup>2</sup><br>1.1% |
| 1pm  | 27.6 m <sup>2</sup><br>90%                | 29.5 m <sup>2</sup><br>96.2%  | 1.9 m <sup>2</sup><br>6.2%  |
| 2pm  | 29.7 m <sup>2</sup><br>97%                | 30.6 m <sup>2</sup><br>100%   | 0.9 m <sup>2</sup><br>3%    |
| 3pm  | 30.6 m <sup>2</sup><br>100%               | 30.6 m <sup>2</sup><br>100%   | No change                   |



**Figure 16: 12pm to 2pm, 22 September Shadow Diagrams (Source: Krisna Cheung Architects)**

The proposal is considered to meet the objective of 'To ensure buildings do not unreasonably overshadow existing secluded private open space' because:

- No additional overshadowing occurs during the morning hours.
- The extent of additional overshadowing is relatively minor.
- The existing secluded open spaces are located on narrow and small lots to the south of the dwellings and receive limited direct sunlight in this inner city context.

### 12.3.5 Daylight to new windows

Variation is sought from Standard A16 Daylight to new windows of Clause 54. The proposal is considered to meet the objective of 'To allow adequate daylight into new habitable room windows' because:

- The proposed first-floor bedroom also benefits from light and air from a proposed skylight and thermal vent. This would allow for adequate daylight and ventilations for the bedroom.
- Should the adjoining property be developed, the light-court could be mirrored without unreasonably compromising adjoining site's development potential.

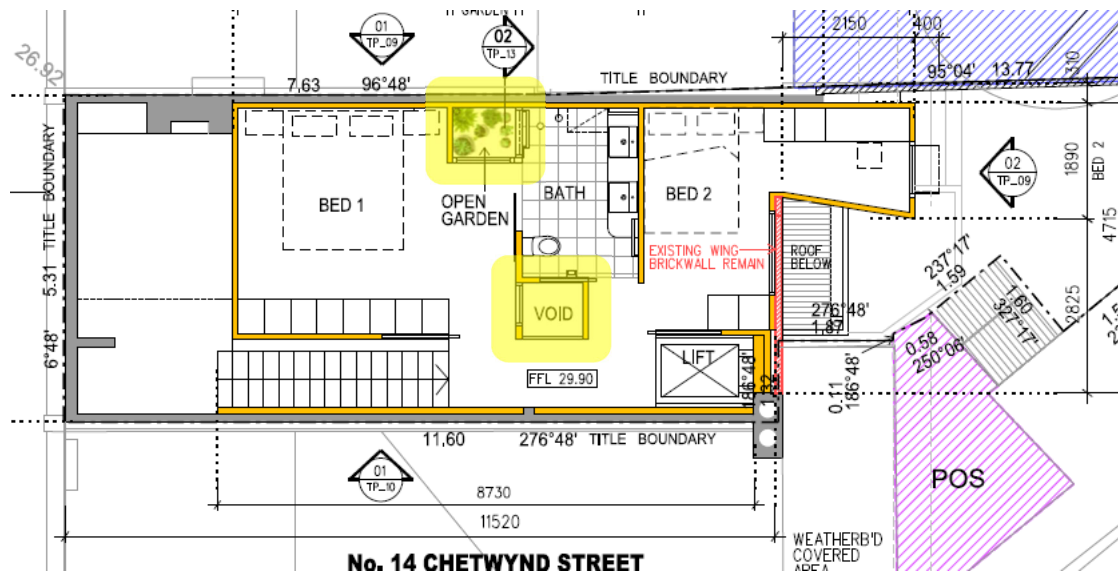


Figure 17: First floor plan showing light courts highlighted

## 12.4 Other matters raised by objectors

Objections received raised concern about:

- Loss of daylight to habitable room windows.
- Noise from elevator.
- Reflected heat from dark coloured cladding.

In response to these concerns, it should be noted that:

- The proposal complies with Standard A12 Daylight to existing windows.
- The cladding on the proposed north elevation has been changed to a lighter colour being 'surfmist'.
- A condition on permit can ensure compliance with the relevant noise standards for the proposed domestic elevator.

## **12.5 ESD Matters**

Council's ESD and Green Infrastructure Officer made several design recommendations that should be included as a condition of permit. It should also be noted that the proposal includes double glazed windows, a skylight, thermal vent and solar hot water system that will enhance the energy efficiency of the dwelling.

## **12.6 Drainage Easement**

An existing drainage easement at the rear of the lane will not be impacted by the proposed development with existing structures removed and the construction of a deck over the easement. The proposal is considered acceptable in this respect in the adjoining property continuing to enjoy benefit of the easement.

## **12.7 Conclusion**

It is considered that the proposal is consistent with the relevant sections of the Melbourne Planning Scheme, as discussed above, and that a Notice of Decision to Grant a Permit be issued for the proposal subject to the following conditions:

## **13 RECOMMENDATION**

That a Notice of Decision to Grant a Permit be issued subject to the following conditions:

### **Endorsed Plans**

1. Prior to the commencement of the development on the land, plans, drawn to scale must be submitted to the Responsible Authority generally in accordance with the plans prepared by Krisna Cheung Architects dated 11 August 2021 but amended to show:
  - a. Deletion of the metal sheeting (CLO1) from the front façade.
  - b. Replacement of the aluminium framed front windows (WIN01) and replaced with timber framing.
  - c. Removal of the metal sheeting on front door (DDR01).
  - d. The skylight fitted with an external shade or blinds.
  - e. Provision of additional green landscaping in the rear courtyard.
  - f. Details of the water efficient measures in accordance with Clause 22.19 of the Melbourne Planning Scheme.
  - g. Any changes required by the Water Sensitive Urban Design (Stormwater Management) response.

These amended plans must be to the satisfaction of the Responsible Authority and when approved shall be the endorsed plans of this permit.

### **Compliance with the endorsed plans**

2. The development as shown on the endorsed plans must not be altered or modified without the prior written consent of the Responsible Authority.

### **Features above roof level**

3. No architectural features, plant and equipment or services other than those shown on the endorsed plans are permitted above roof level, unless with the prior written consent of the Responsible Authority.

### **Structural Engineering Report**

4. Prior to the commencement of any demolition, a report prepared by a suitably qualified Structural Engineer, or equivalent, must be submitted to the Responsible Authority, demonstrating the means by which the retained portions of building will be supported during demolition and construction works to ensure their retention, to the satisfaction of the Responsible Authority. The recommendations contained within this report must be implemented at no cost to City of Melbourne and be to the satisfaction of the Responsible Authority.

### **Bond**

5. Prior to the commencement of any demolition, a bank guarantee or bond to the value of \$35,000 must be deposited with the Responsible Authority to ensure that the retained portions of the existing building on the land is not demolished except to complete the development in accordance with the endorsed plans. The bank guarantee or bond will be returned when the works are completed to the satisfaction of the Responsible Authority.

### **Water Sensitive Urban Design**

6. Prior to the commencement of the development (excluding demolition), a Water Sensitive Urban Design (WSUD) Response including a STORM Report achieving a minimum 100 per cent score shall be prepared and submitted to the satisfaction of the Responsible Authority. The WSUD Response must address, as appropriate, the requirements set out in Clause 22.23-4 and Clause 53.18 of the Melbourne Planning Scheme to the satisfaction of the Responsible Authority.

The performance outcomes specified in the WSUD Response for the development must be implemented prior to occupancy at no cost to the City of Melbourne and be to the satisfaction of the Responsible Authority.

### **Noise**

7. Noise levels emanating from the premises must not exceed noise levels as determined by the EPA Victoria Publication Noise Limit and Assessment Protocol 1826.4, or result in unreasonable and aggravated noise as defined by Part 5.3 of the *Environment Protection Regulation 2021*, or other equivalent policy to the satisfaction of the Responsible Authority.

### **Works abutting Council Lanes**

8. The title boundaries for the property may not exactly agree with the road alignments of the abutting Council lanes. The approved works must not result in structures that encroach onto any Council lane.

### **Building Over Easements**

9. Prior to the commencement of the development (excluding demolition), the permit holder must either obtain the necessary permission(s) from the relevant parties / authorities to construct over the easement and provide evidence of this to the Responsible Authority; or obtain planning permission to remove or vary the location of the easement.

### **Civil Design**

10. Prior to the commencement of the development, a stormwater drainage system incorporating integrated water management design principles must be submitted to, and approved, by the Responsible Authority – Infrastructure and Assets. This system must be constructed prior to the occupation of the development and provision made to connect this system to the City of Melbourne's stormwater drainage system.

11. All portions of roads and laneways affected by the building related activities of the subject land must be reconstructed together with associated works including the reconstruction or relocation of services as necessary at the cost of the developer, in accordance with plans and specifications first approved by the Responsible Authority – Infrastructure and Assets.

### **Waste Management Plan**

12. Prior to the commencement of the development (excluding demolition), a Waste Management Plan (WMP) shall be prepared, submitted and approved by the Melbourne City Council – Waste and Recycling. The WMP should detail waste storage and collection arrangements and be prepared with reference to the Melbourne City Council Guidelines for Preparing a Waste Management Plan. Waste storage and collection arrangements must not be altered without prior consent of the Melbourne City Council - Waste and Recycling.

### **Expiry**

13. This permit will expire if one of the following circumstances applies:
  - a. The development is not started within three years of the date of this permit.
  - b. The development is not completed within five years of the date of this permit.

The Responsible Authority may extend the permit if a request is made in writing before the permit expires, or within six months afterwards. The Responsible Authority may extend the time for completion of the development if a request is made in writing within 12 months after the permit expires and the development started lawfully before the permit expired.

### **Notes**

All necessary approvals and permits are to be first obtained from the City of Melbourne and the works performed to the satisfaction of the Responsible Authority – Infrastructure and Assets.

The permit holder must either obtain the necessary permissions from the relevant authorities to construct over the easement or obtain planning permission to remove or vary the location of the easement.

## CLAUSE 54 – ONE DWELLING ON A LOT

**TP-2020-453**

**16 CHETWYND STREET, WEST MELBOURNE**

### **Purpose**

*To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*

*To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.*

*To encourage residential development that provides reasonable standards of amenity for existing and new residents.*

*To encourage residential development that is responsive to the site and the neighbourhood.*

### **Requirement:**

A development:

- **Must meet all of the Objectives of this clause that apply to the application**
- **Should meet all of the Standards of this Clause that apply to the application**

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

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

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



|                    |   |  |  |
|--------------------|---|--|--|
| <b>14</b>          |   | <b><u>54.02 – NEIGHBOURHOOD CHARACTER</u></b>  |  |
| <b>14.1</b>        |   | <b>54.02-1 – NEIGHBOURHOOD CHARACTER OBJECTIVE</b>   |  |
|                    |   | <i>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</i>                                      |  |
|                    |   | <i>To ensure that the design responds to the features of the site and the surrounding area</i>   |  |
| <b>Standard A1</b> | The design response must be appropriate to the neighbourhood and the site.  |  |  |
|                    | The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.   |  |  |
| <b>Assessment</b>  | <b>Complies with Standard and meets the Objective: <input checked="" type="checkbox"/></b>  |  |  |
|                    | The proposal has been sensitively designed to respond to the features and constraints of the site without unreasonably impacting on the amenity and character of the surroundings area.                                 |  |  |
| <b>14.2</b>        |   | <b>54.02-2 – INTEGRATION WITH THE STREET OBJECTIVE</b>   |  |
|                    |   | <i>To integrate the layout of development with the street.</i>   |  |
| <b>Standard A2</b> | Dwellings should be oriented to front existing and proposed streets.  |  |  |
|                    | High fencing in front of dwellings should be avoided if practicable.  |  |  |
| <b>Assessment</b>  | Dwellings should be designed to promote the observation of abutting streets and any abutting public open spaces.  |  |  |
|                    | <b>Complies with Standard and meets the Objective: <input checked="" type="checkbox"/></b>  |  |  |
| <b>Assessment</b>  | <i>The proposal continues to be oriented towards Chetwynd Street.</i>   |  |  |
|                    |   |  |  |
| <b>15</b>          |   | <b><u>54.03 – SITE LAYOUT AND BUILDING MASSING</u></b>   |  |
| <b>15.1</b>        |   | <b>54.03-1 – STREET SETBACK OBJECTIVE</b>  |  |
|                    |   | <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>                |  |
| <b>Standard A3</b> | Walls of buildings should be set back from streets:   |  |  |
|                    | <ul style="list-style-type: none"> <li>• At least the distance specified in a schedule to the zone, or</li> <li>• If no distance is specified in a schedule to the zone, the distance specified in Table A1.</li> </ul> |  |  |
|                    | Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.  |  |  |
|                    | <b>Table A1 Street setback</b>  |  |  |
|                    | <b>Development context</b>  | <b>Minimum setback from front street (metres)</b>  | <b>Minimum setback from side street (metres)</b> |
|                    | There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.  | 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. | Not applicable                                   |

|  |  |   |  |
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|  | 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.   | 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. |  |
| Assessment   | <b>Complies with Standard and meets the Objective: <input checked="" type="checkbox"/></b>   |   |  |
|  | <i>Not applicable. No change from existing conditions.</i>   |   |  |
| <b>15.2 54.03-2 – BUILDING HEIGHT OBJECTIVE</b>  |  |   |  |
| <i>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</i>                                    |  |   |  |
| Standard A4  | <p>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</p> <p>Changes of building height between existing buildings and new buildings should be graduated.</p> |   |  |
| Assessment   | <b>Complies with Standard and meets the Objective: <input checked="" type="checkbox"/></b>   |   |  |
|  | <b>Variation from Standard and meets the Objective: <input type="checkbox"/></b><br><b>Variation from Standard and fails to meet the Objective: <input type="checkbox"/></b>   |   |  |
| <i>Allowable maximum of 14 m under DDO32</i>   |  |   |  |
| <i>Proposed maximum height of 6.8 m</i>  |  |   |  |
| <b>15.3 54.03-3 – SITE COVERAGE OBJECTIVE</b>  |  |   |  |
| <i>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</i> |  |   |  |
| Standard A5  | <p>The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none"> <li>• The maximum site coverage specified in a schedule to the zone, or</li> <li>• If no maximum site coverage is specified in a schedule to the zone, 60 per cent.</li> </ul>   |   |  |
| Assessment   | <b>Variation from Standard and meets the Objective: <input checked="" type="checkbox"/></b>  |   |  |
|  | <i>Existing: 77%</i><br><i>Proposed 77%:</i>   |   |  |
| <b>15.4 54.03-4 – PERMEABILITY OBJECTIVE</b>   |  |   |  |
| <i>To reduce the impact of increased stormwater run-off on the drainage system.</i>  |  |   |  |
| <i>To facilitate on-site stormwater infiltration.</i>  |  |   |  |

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| <b>Standard A6</b>   | <p>The site area covered by pervious surfaces should be at least:</p> <ul style="list-style-type: none"> <li>• The minimum area specified in a schedule to the zone, or</li> <li>• If no minimum is specified in a schedule to the zone, 20 per cent of the site.</li> </ul>   |
| <b>Assessment</b>  | <p><b>Complies with Standard and meets the Objective:</b> <input checked="" type="checkbox"/></p> <p><b>Variation from Standard and meets the Objective:</b> <input type="checkbox"/></p> <p><b>Variation from Standard and fails to meet the Objective:</b> <input type="checkbox"/></p> <p><i>Existing: 21%</i><br/><i>Proposed: 21%</i></p>   |
| <p><b>15.5 54.03-5 – ENERGY EFFICIENCY OBJECTIVE</b><br/><i>To achieve and protect energy efficient dwellings.</i><br/><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> |  |
| <b>Standard A7</b>   | <p>Buildings should be:</p> <ul style="list-style-type: none"> <li>• Oriented to make appropriate use of solar energy.</li> <li>• Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.</li> </ul> <p>Living areas and private open space should be located on the north side of the dwelling, if practicable.</p> <p>Dwellings should be designed so that solar access to north-facing windows is maximised.</p> |
| <b>Assessment</b>  | <p><b>Complies with Standard and meets the Objective:</b> <input checked="" type="checkbox"/></p> <p><i>The proposal has been designed to maximise solar efficiency with the inclusion of a skylight</i></p>   |
| <p><b>15.6 54.03-6 – SIGNIFICANT TREES OBJECTIVE</b><br/><i>To encourage development that respects the landscape character of the neighbourhood.</i><br/><i>To encourage the retention of significant trees on the site.</i></p>   |  |
| <b>Standard A8</b>   | <p>Development should provide for the retention or planting of trees, where these are part of the neighbourhood character.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p>   |
| <b>Assessment</b>  | <p><b>Complies with Standard and meets the Objective:</b> <input checked="" type="checkbox"/></p> <p><i>Not applicable. The site is not located in close proximity to any existing registered exceptional trees.</i></p>   |
| <p><b>16 <a href="#">54.04 – AMENITY IMPACTS</a></b></p>   |  |
| <p><b>16.1 54.04-1 – SIDE AND REAR SETBACKS OBJECTIVE</b><br/><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>        |  |

|  |  |  |   |   |
|--|--|--|---|---|
| <b>Standard A10</b>  | <p>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> <li>• At least the distance specified in a schedule to the zone, or</li> <li>• If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</li> </ul> <p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>   |  |   |   |
| <b>Assessment</b>  | <p><b>Complies with Standard and meets the Objective:</b> <input type="checkbox"/></p> <p><b>Variation from Standard and meets the Objective:</b> <input checked="" type="checkbox"/></p> <p><i>Required: 1.7 m south (boundary)</i><br/><i>Proposed: 1.4 m</i></p>  |  |   |   |
| <p><b>16.2 54.04-2 – WALLS ON BOUNDARIES OBJECTIVE</b></p> <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> |  |  |   |   |
| <b>Standard A11</b>  | <p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot should not abut the boundary:</p> <ul style="list-style-type: none"> <li>• For a length of more than the distance specified in a schedule to the zone; or</li> <li>• If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> <li>• 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</li> <li>• 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.</li> </ul> </li> </ul> <p>whichever is the greater</p> <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p> |  |   |   |
| <b>Assessment</b>  | <p><b>Variation from Standard and meets the Objective:</b> <input checked="" type="checkbox"/></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> <p><b>North</b></p> <p><i>Length</i></p> <p><i>Allowable: 12.85 m</i></p> <p><i>existing: 9.6 m</i></p> <p><i>Proposed: 11 m</i></p> <p><i>Height</i></p> <p><i>Average : 6 m</i></p> <p><i>Maximum: 6.83 m</i></p> </td> <td style="width: 50%; vertical-align: top;"> <p><b>South</b></p> <p><i>Length: no change</i></p> <br/> <p><i>Height:</i></p> <p><i>Average: 6 m</i></p> <p><i>Max: 5.96 m</i></p> </td> </tr> </table>   |  | <p><b>North</b></p> <p><i>Length</i></p> <p><i>Allowable: 12.85 m</i></p> <p><i>existing: 9.6 m</i></p> <p><i>Proposed: 11 m</i></p> <p><i>Height</i></p> <p><i>Average : 6 m</i></p> <p><i>Maximum: 6.83 m</i></p> | <p><b>South</b></p> <p><i>Length: no change</i></p><br><p><i>Height:</i></p> <p><i>Average: 6 m</i></p> <p><i>Max: 5.96 m</i></p> |
| <p><b>North</b></p> <p><i>Length</i></p> <p><i>Allowable: 12.85 m</i></p> <p><i>existing: 9.6 m</i></p> <p><i>Proposed: 11 m</i></p> <p><i>Height</i></p> <p><i>Average : 6 m</i></p> <p><i>Maximum: 6.83 m</i></p>  | <p><b>South</b></p> <p><i>Length: no change</i></p><br><p><i>Height:</i></p> <p><i>Average: 6 m</i></p> <p><i>Max: 5.96 m</i></p>  |  |   |   |
| <p><b>16.3 54.04-3 – DAYLIGHT TO EXISTING WINDOWS OBJECTIVE</b></p> <p><i>To allow adequate daylight into existing habitable room windows.</i></p>   |  |  |   |   |

|  |  |
|--|--|
| Standard A12   | <p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>  |
| Assessment   | <p><b>Complies with Standard and meets the Objective:</b> <input checked="" type="checkbox"/></p>  |
|  | <p><i>No existing habitable room windows impacted.</i></p>   |
| <p><b>16.4 54.04-4 – NORTH-FACING WINDOWS OBJECTIVE</b><br/> <i>To allow adequate solar access to existing north-facing habitable room windows.</i></p>              |  |
| Standard A13   | <p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. 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>  |
| Assessment   | <p><b>Complies with Standard and meets the Objective:</b> <input checked="" type="checkbox"/></p>  |
|  | <p><i>No existing north-facing windows impacted.</i></p>   |
| <p><b>16.5 54.04-5 – OVERSHADOWING OPEN SPACE OBJECTIVE</b><br/> <i>To ensure buildings do not unreasonably overshadow existing secluded private open space.</i></p> |  |
| Standard A14   | <p>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p>   |
| Assessment   | <p><b>Variation from Standard and meets the Objective:</b> <input checked="" type="checkbox"/></p>   |
|  | <p><i>Additional overshadowing to the secluded private open space of 14 Chetwynd Street is impacted after 12 pm with an additional 1% - 6.1 % (0.32m – 1.87m)</i></p>  |
| <p><b>16.6 54.04-6 – OVERLOOKING OBJECTIVE</b><br/> <i>To limit views into existing secluded private open space and habitable room windows.</i></p>                  |  |
| Standard A15   | <p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> <li>• Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.</li> <li>• Have sill heights of at least 1.7 metres above floor level.</li> </ul> |

|              |   |
|--------------|---|
|              | <ul style="list-style-type: none"> <li>• Have fixed, obscure glazing in any part of the window below 1.7 metres above floor level.</li> <li>• Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.</li> </ul> <p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> <li>• Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.</li> <li>• Permanent, fixed and durable.</li> <li>• Designed and coloured to blend in with the development.</li> </ul> <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p> |
| Assessment   | <p><b>Complies with Standard and meets the Objective:</b> <input checked="" type="checkbox"/></p> <p><b>Variation from Standard and meets the Objective:</b> <input type="checkbox"/></p> <p><b>Variation from Standard and fails to meet the Objective:</b> <input type="checkbox"/></p>   |
|              | <p><i>Unreasonable overlooking prevented with screening below 1.7m from the finished floor level.</i></p>   |
| <b>17</b>    | <b><u>54.05 – ON-SITE AMENITY AND FACILITIES</u></b>  |
| <b>17.1</b>  | <b>54.05-1 – DAYLIGHT TO NEW WINDOWS OBJECTIVE</b><br><i>To allow adequate daylight into new habitable room windows.</i>  |
| Standard A16 | <p>A window in a habitable room should be located to face:</p> <ul style="list-style-type: none"> <li>• An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or</li> <li>• A verandah provided it is open for at least one third of its perimeter, or</li> <li>• A carport provided it has two or more open sides and is open for at least one third of its perimeter.</li> </ul>  |
| Assessment   | <p><b>Complies with Standard and meets the Objective:</b> <input type="checkbox"/></p> <p><b>Variation from Standard and meets the Objective:</b> <input checked="" type="checkbox"/></p> <p><b>Variation from Standard and fails to meet the Objective:</b> <input type="checkbox"/></p>   |
|              | <p><i>A proposed light-court to the first floor bedroom has a dimensions of 1.02m by 0.86m. The bedroom also benefits from light from a proposed skylight and void.</i></p>   |
| <b>17.2</b>  | <b>54.05-2 – PRIVATE OPEN SPACE OBJECTIVE</b><br><i>To provide adequate private open space for the reasonable recreation and service needs of residents.</i>  |
| Standard A17 | <p>A dwelling should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>If no area or dimensions is specified in a schedule to the zone, a dwelling should have private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.</p>  |
| Ass<br>ess   | <b>Variation from Standard and meets the Objective:</b> <input checked="" type="checkbox"/>   |



|                     | <p><i>Existing: 20m<sup>2</sup> secluded private open space with minimum dimension reducing to zero due to the existing triangular lot shape</i></p> <p><i>Proposed: 26m<sup>2</sup> secluded private open space with minimum dimension reducing to zero due to the existing triangular lot shape</i></p>  |                |                            |               |            |
|---------------------|--|----------------|----------------------------|---------------|------------|
| <b>17.3</b>         | <b>54.05-3 – SOLAR ACCESS TO OPEN SPACE OBJECTIVE</b>  |                |                            |               |            |
|                     | <i>To allow solar access into the secluded private open space of a new dwelling.</i>   |                |                            |               |            |
| <b>Standard A18</b> | <p>The private open space should be located on the north side of the dwelling, if appropriate.</p> <p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least <math>(2 + 0.9h)</math> metres, where 'h' is the height of the wall.</p>  |                |                            |               |            |
| <b>Assessment</b>   | <p><b>Complies with Standard and meets the Objective:</b> <input checked="" type="checkbox"/></p> <p><b>Variation from Standard and meets the Objective:</b> <input type="checkbox"/></p> <p><b>Variation from Standard and fails to meet the Objective:</b> <input type="checkbox"/></p> <p>Existing conditions unchanged with wall of adjoining property to the north setback 2.5 metres from the secluded private open space.</p>   |                |                            |               |            |
| <b>18</b>           | <b><u>54.06 – DETAILED DESIGN</u></b>  |                |                            |               |            |
| <b>18.1</b>         | <b>54.06-1 – DESIGN DETAIL OBJECTIVE</b>   |                |                            |               |            |
|                     | <i>To encourage design detail that respects the existing or preferred neighbourhood character.</i>   |                |                            |               |            |
| <b>Standard A19</b> | <p>The design of buildings, including:</p> <ul style="list-style-type: none"> <li>• Façade articulation and detailing,</li> <li>• Window and door proportions,</li> <li>• Roof form, and</li> <li>• Verandahs, eaves and parapets,</li> </ul> <p>Should respect the existing or preferred neighbourhood character.</p> <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>   |                |                            |               |            |
| <b>Assessment</b>   | <p><b>Variation from Standard and fails to meet the Objective:</b> <input checked="" type="checkbox"/></p> <p><i>The external alterations to the front of the property are not considered to respect the existing and preferred heritage character of the area and significant building. It is recommended to the include a condition of the permit to require these changes to be removed.</i></p>  |                |                            |               |            |
| <b>18.2</b>         | <b>54.06-2 – FRONT FENCES OBJECTIVE</b>  |                |                            |               |            |
|                     | <i>To encourage front fence design that respects the existing or preferred neighbourhood character.</i>  |                |                            |               |            |
| <b>Standard A20</b> | <p>The design of front fences should complement the design of the dwelling and any front fences on adjoining properties.</p> <p>A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"> <li>• The maximum height specified in a schedule to the zone, or</li> <li>• If no maximum height is specified in a schedule to the zone, the maximum height specified in Table A2. <p><b>Table A2 Maximum front fence height</b></p> <table border="1"> <thead> <tr> <th>Street Context</th> <th>Maximum front fence height</th> </tr> </thead> <tbody> <tr> <td>Other streets</td> <td>1.5 metres</td> </tr> </tbody> </table> </li></ul> | Street Context | Maximum front fence height | Other streets | 1.5 metres |
| Street Context      | Maximum front fence height   |                |                            |               |            |
| Other streets       | 1.5 metres   |                |                            |               |            |
| <b>Assessment</b>   | <p><b>Complies with Standard and meets the Objective:</b> <input checked="" type="checkbox"/></p> <p><b>Variation from Standard and meets the Objective:</b> <input type="checkbox"/></p> <p><b>Variation from Standard and fails to meet the Objective:</b> <input type="checkbox"/></p>  |                |                            |               |            |

|  |  |
|--|--|
|  | <i>Not applicable, as no front fence proposed.</i> |
|--|--|