

Design Response Report

Project: Proposed Dual Occupancy
Municipality: Hume City Council
Address: 17 Fraserburgh-Greenvale
Client: Lina Barides



ADVERTISED PLAN
Page 3 of 11
Date: 12/10/18 inclusive

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Feras Building
DESIGN

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Design Response Report

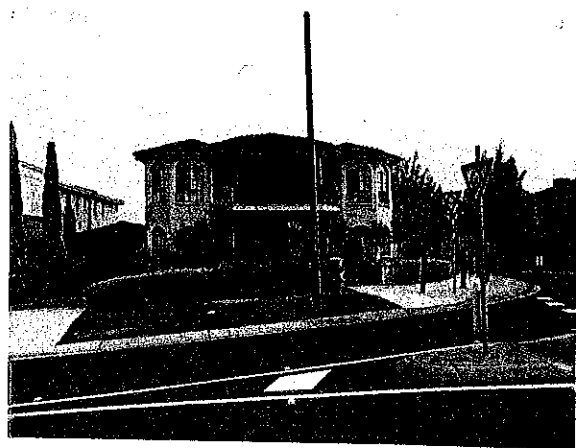
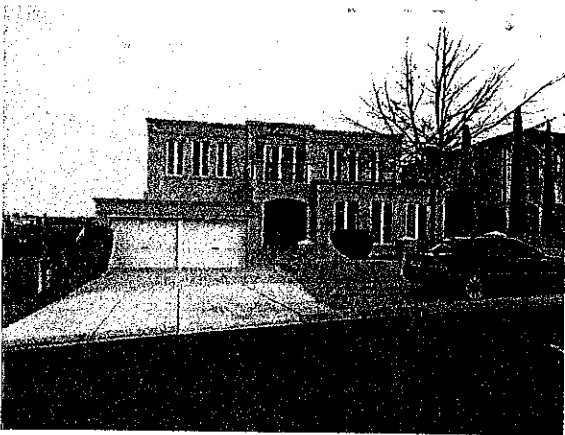
55.01 Neighbourhood and Site Description and Design Response

01-1 In relation to the neighbourhood

Pattern of Development

The area is characterized by housing types that are approximately 10-15 year old of varying sizes – typically 300m² and up to 600m² privately built homes. A mix of allotment sizes exists averaging 650m². The front setbacks of houses vary from 6-9m. Homes are privately built brick veneer, Rendered and Alucobond, single storey, double storey and Three storey large size Dwellings.

Newer multi dwelling developments are occurring in proximity to the subject site, as developers are taking advantage of good lot sizes along Fraserburgh Crescent or other close streets in the area. Developments include double storey dwellings.



Samples of houses in Fraserburgh Crescent

The bulk of residences in the immediate vicinity have the following characteristics;

- Single storey, double storey and Three storey Dwellings.
- Multi Dwelling Developments
- Hipped tiled roofs, Flat roofs and some with gables
- Front setbacks are consistently between 6 and 9 metres.
- Alucobond, rendered and face brick finishes.
- Front fences vary in height, many with no fence.
- Single crossover, 2 crossovers and double crossovers

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In relation to the site

The site area is 665m² with 3m wide drainage and sewerage easement running along the rear boundary. The site is vacant and slopes steadily away from Fraserburgh Crescent and is consistent in its levels with the sites to the North, West and South. The site falls approximately 2.2m from its highest to lowest points

The location of secluded private open space and habitable room windows within 9m of the boundaries have been indicated on the context plan.

No significant trees exist on site

Solar access to the site and surrounding sites is uninhibited

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Neighborhood Character and Infrastructure

55.02.1

The proposed design seeks to be respectful the existing neighbourhood character by;

1. Maintaining the specified front setback
2. Proposing front brick fence (1.2m high)
3. Two crossovers.
4. Respect for the scale and massing of building forms common to the area, has been incorporated by ensuring that the proposed residences incorporate the following,
 - Pitched roof and Flat Roof.
 - Variation in the use of materials to articulate the elevations including face brick, Scyon Matrex and render.
 - Implementing the use of protruding and recessed forms to articulate the façade.
 - The first floor is recessed in relation to the ground floor footprints.
 - First floor expands to the same line of the adjacent neighbouring building (including first floor).
 - First floor walls have sufficient setbacks from all boundaries in order to reduce the visual bulk from the adjacent habitable room windows and secluded private open spaces.
 - First floor Western walls (rear) have a setback greater than 8.5 meters in order to avoid visual bulk from the adjacent secluded private open spaces.

A Note Regarding Melbourne 2030

Our proposal seeks to implement the overall aims and objectives of the Melbourne 2030 Strategy. We recognize that the overriding aims of the Strategy include achieving a more compact city through better management of metropolitan growth. Some of the other key directions of Melbourne 2030 are less tangible in regulatory and quantitative terms. Nonetheless directives such as "a great place to be, a greener city and better planning decisions" are issues we believe have been addressed successfully in this proposal.

Our proposal is not excessive, the double storey aspect is becoming common to the area as it passes through urban renewal, and the visual bulk has been minimized. The planning of the dwellings seek to create an intimate relationship between the interior and exterior through the use of sliding doors – windows which open onto the outdoor space.

"In the next 30 years, Melbourne will grow by up to one million people and will consolidate its reputation as one of the most liveable, attractive and prosperous areas in the world for residents, business and visitors".

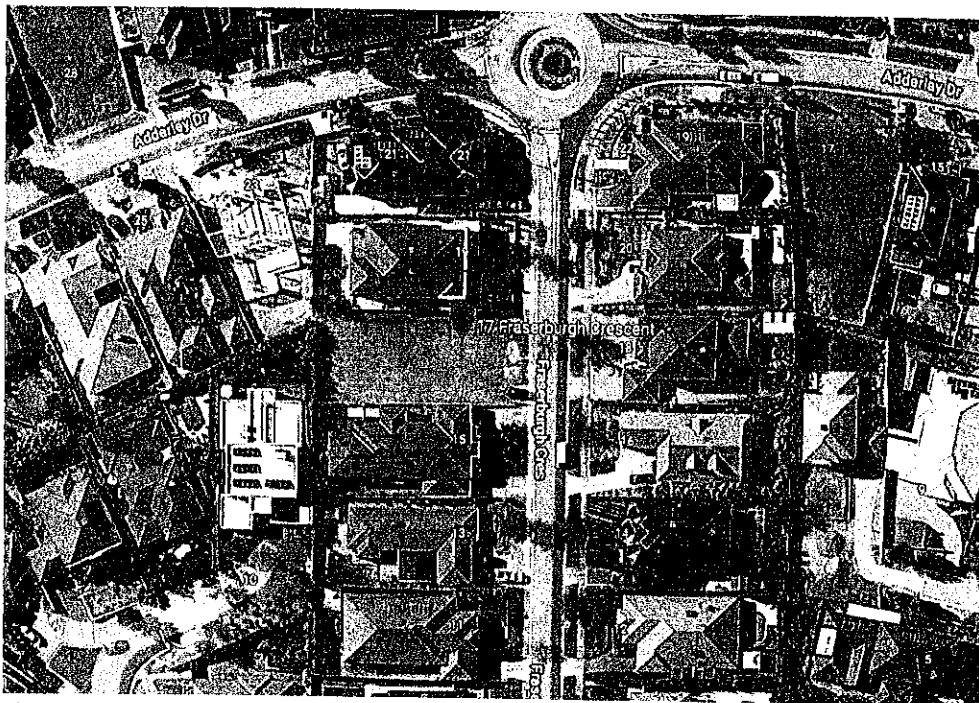
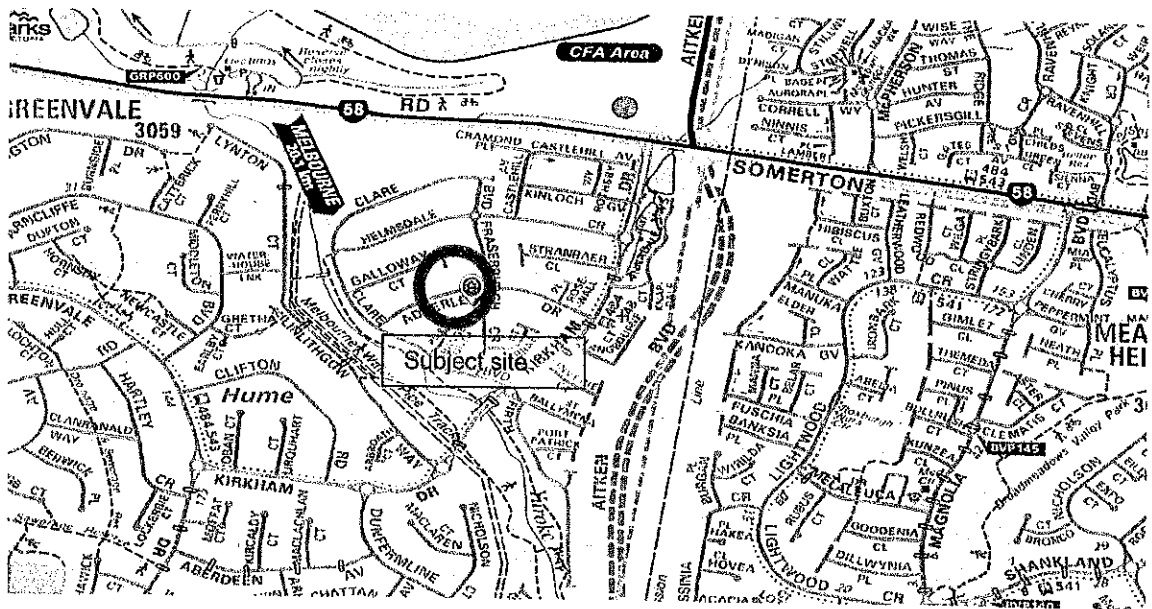
The Vision for "Melbourne 2030 - Planning for Sustainable Growth"

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Residential Policy Objectives
55.02.2

The proposal seeks to provide medium density housing where it can take advantage of close distances to;

- The nearby Greenvale Shopping centre.
- Transport links.
- Nearby community infrastructure including parks, schools, sports and medical facilities as indicated on the context plan.



Satellite image of 17 Fraserburgh Crescent.

Dwelling diversity objective

55.02-3

N.A

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Infrastructure objectives

55.02-4

Our proposal is not excessive. We believe it will not exceed the capacity of utility services and infrastructure, including reticulated services and roads.

Integration with the Street Objective

55.02.5

The proposal seeks to integrate its layout with the street by;

- Maintaining the generous average front setback.
- Proposing double storey Dual occupancy.
- Using materials and forms that are in keeping with the scale and configuration of new and existing dwellings in the neighbourhood.
- Proposing front Brick fence with metal upright infills (1.2m high).
- Proposing a new crossover to the North side (total of Two crossovers).

55.03 SITE LAYOUT AND MASSING/ 52.06 CAR PARKING	
Street Setback	The front setback is 6.75 meters, the average front setback for No 19 Fraserburgh Crs (6m) and No 15 Fraserburgh Crs (7.5m).
Building heights	Dwelling 1 ground floor wall heights are 3.2m and up to 4.97m above natural ground level (as a result of the slope of the land). First floor wall heights are 5.53m and up to 7.55m. The apex of its roof is approximately 8.56m above natural ground level. Dwelling 2 ground floor wall heights are 2.9m and up to 4.57m above natural ground level (as a result of the slope of the land). First floor wall height is 5.77m and up to 7.06m. The apex of its roof is approximately 8.89m above natural ground level. All walls in proximity of boundaries conform to heights set out in Rescode.
Site coverage objective	Site Area is approximately 665m ² Site coverage of buildings is 380m ² (57%) in total accordance with Rescode standard B8
Permeability objectives	Permeable area proposed is 165m ² which equates to 25% of the site area. This exceeds the ratio required in Rescode standard B9.
Energy efficiency objectives	We have been advised by Energy Concepts in their preliminary

	analysis that all dwellings can achieve a minimum of 6-star rating. The energy efficiency of dwellings on adjacent sites is not affected.
Open space objective	N.A
Safety Objective	Entries of the dwellings are easily identifiable and exposed to Fraserburgh Crescent.
Landscaping Objective	An extensive landscaping proposal has been indicatively depicted and will be confirmed with a landscape architect. One shade tree is proposed for each unit (if allowable).
Access Objectives	Each Dwelling has its own driveway.
Parking location objectives	Each proposed garage is located close and convenient to its dwelling, secure and well ventilated.
Parking Provision Objectives 52.06-5: Number of car parking spaces.	Car parking is provided at the rate required by Clause 52.06-5. A single garage and a car space are proposed for each Dwelling (4 in total).

55.04 AMENITY IMPACTS

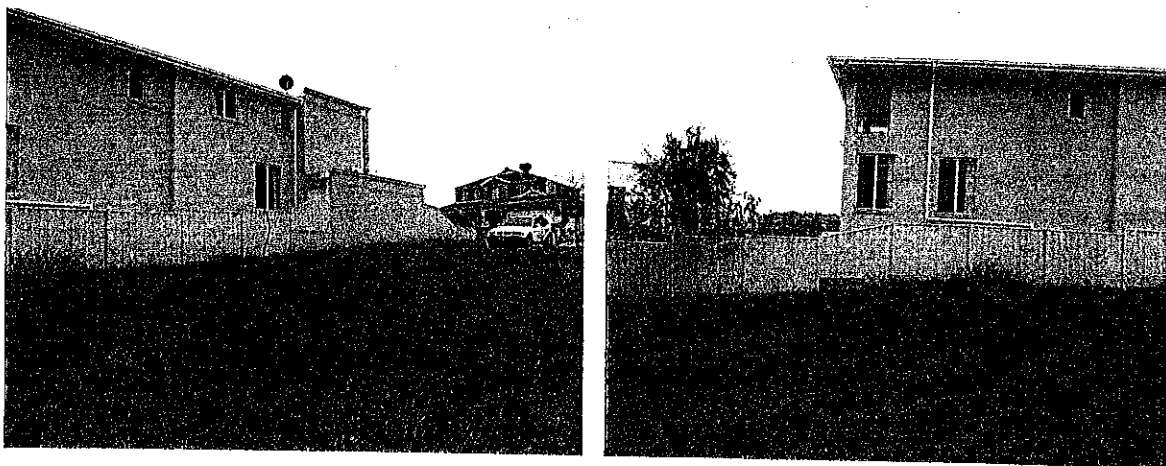
Side and rear setbacks	<p>The North side boundary setbacks vary from being on boundary and up to 2.3m.</p> <p>The South side boundary setbacks vary from being on boundary to 2.3m.</p> <p>Rear boundary setbacks are 4.43m and 11.08m.</p>
Walls on boundaries objective	Where walls exist on the boundary they do not exceed 3.2m in height (in average). The length of the walls on the boundaries falls well within the Rescode requirements.
Daylight to existing windows objective.	NO additional overshadowing occurs
North-facing windows objective.	<p>There is one north facing habitable room window within 3 meters of the south side boundary of the subject site (for No 15 Fraserburgh Crescent), The proposed ground floor wall height opposite the window is 4.05 and up to 4.33m (as a result of the slope of the land), the proposed side setback is 1.45m, this exceed the required setback in Standard B20 of the Rescode (1.44m).</p> <p>The proposed heights of the first-floor wall opposite the window are 7.14m and 7.45m. The required side setback opposite the window for the height of 7.14m is</p> <p>$(3.3 \times 0.6 = 1.98\text{m}$ (0.6m for every meter over 3.6m and up to</p>

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	<p>6.9m in height)) + (0.24x1=0.24m (1m for every 1m of height over 6.9m))</p> <p>Total $1+1.98+0.24=3.22\text{m}$, however the proposed setback is 3.37m.</p> <p>For the height of 7.45m opposite the window, the required setback is $1+1.98+0.55=3.53\text{m}$. however, the proposed setback is 4.13m. this shows that the window will receive good solar access as per standard B20.</p> <p>No other North facing habitable room windows of existing neighbouring dwellings exist within 3 meters of the southern boundary.</p>
Overshadowing open space objective	<p>A small amount of overshadowing occurs on the secluded private open space of No 15 Fraserburgh Crescent at 9.00AM and 12.00 Noon, however the remaining area of the private open space that is exposed to the sun at the same time is over 40m².</p> <p>The proposed part of Dwelling No 1 opposite the secluded open space of No 15 Fraserburgh Crs is a single storey.</p>
Overlooking objective	<p>No overlooking exists. The proposed rear Verandah have side obscured glazed balustrade up to 1,7M AFL, No proposed obscured glass balustrade opposite the rear boundary as there are screening trees along the boundary inside the adjoining neighbouring site to the back, which will prevent direct overlooking into their secluded private open space.</p>
Internal views objective	<p>Internal views exist at rear however it complies well with standard B23</p>
Noise impact objectives.	<p>N.A</p>
<p>55.05 ON-SITE AMINITY AND FACILITIES</p>	
Accessibility objective	<p>The entries of all dwellings are able to be easily made accessible to people with limited mobility.</p>
Dwelling entry objective	<p>Each dwelling has its own entry with a porch visible and easily identifiable from Fraserburgh Crescent.</p>
Daylight to new windows objective.	<p>All new habitable room windows receive adequate daylight as per standard B27.</p>
Private Open Space Objective	<p>For Dwelling 1; we propose 86m² of secluded private open space as well as approximately 30m² of open space at the front of the dwelling onto which the Formal Lounge and the entry are directed. An additional 7m² balcony is proposed in</p>

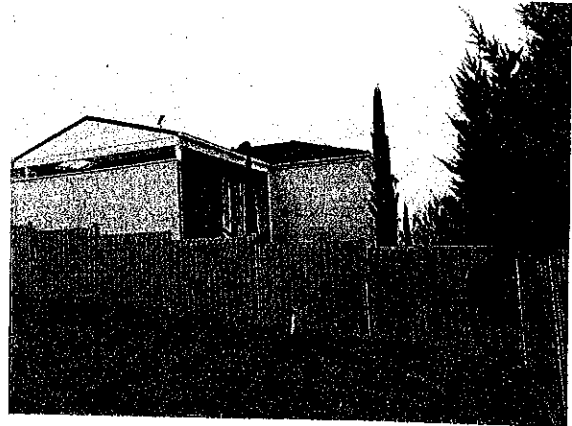
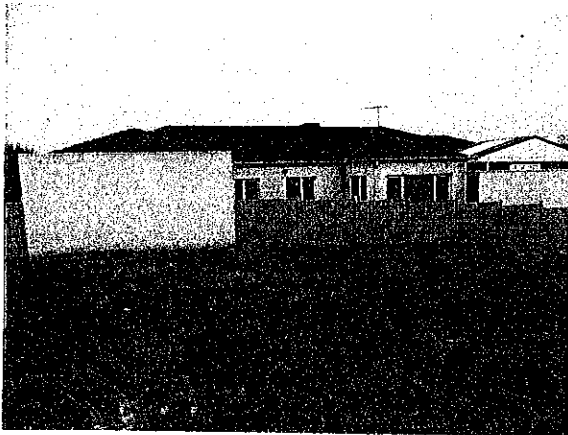
<p>This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the <i>Planning and Environment Act 1987</i>. The copy must not be used for any other purpose.</p>	<p>the first floor and accessed from the setting area.</p> <p>For Dwelling 2; we propose 86m² of secluded private open space as well as approximately 30m² of open space at the front of the dwelling onto which the Formal Lounge and the entry are directed. An additional 7m² balcony is proposed in the first floor and accessed from the setting area.</p>
<p>Solar access to open space objective.</p>	<p>The proposed secluded private open spaces are facing North and West and well exposed to solar access.</p>
<p>Storage objective.</p>	<p>Each dwelling has its own 6m³ storage shed located in its Secluded private open space.</p>
<p>55.06 DETAILED DESIGN</p>	
<p>Design detail objective</p>	<p>Proposing pitched tiled roof and Flat Roof.</p> <p>First floor is recessed in relation to the ground floor.</p> <p>Use of protruding and recessed form to articulate the elevations.</p> <p>Variation in the use of materials and colours</p>
<p>Front fences objective</p>	<p>1.2m high brick fence is proposed.</p>
<p>Common property objectives</p>	<p>Our proposal will not cause future management difficulties in areas of common ownership.</p>
<p>Site services objectives.</p>	<p>Mailboxes, bins and recycling enclosures are located for convenient access by residents.</p>



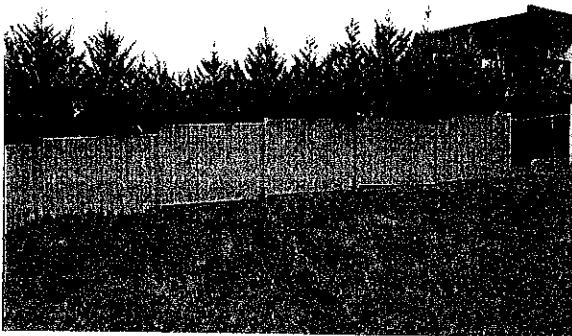
VIEW A – looking to North from within subject site



VIEW B -- looking to East from within subject site

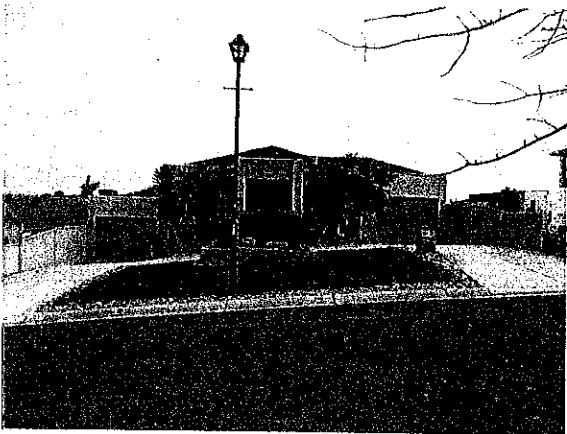
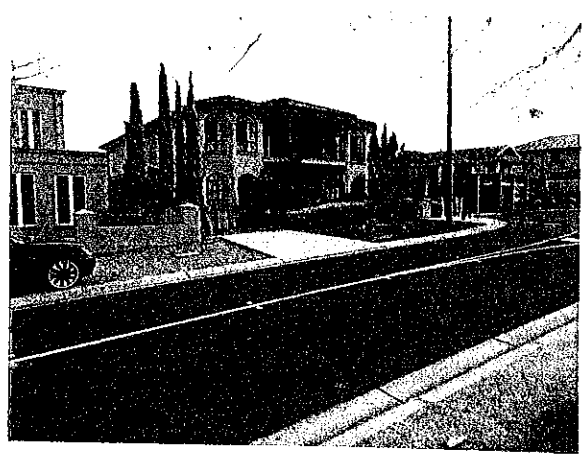
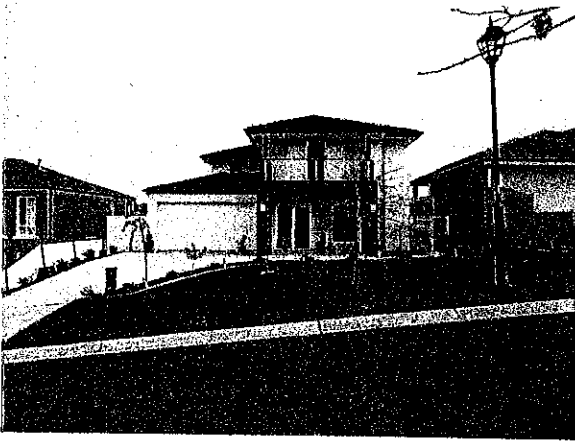


VIEW C -- looking to South from within subject site



VIEW D -- looking to West from within subject site

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Street elevation looking at East & West of Fraserburgh Crescent

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