DESIGN REPORT

Residential Development

29 Forsyth Avenue,
Horsham

Prepared on behalf of the Department of Human Services,
Office of Housing, Major Developments Branch

August 2020
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1.0 Introduction

This Design Report has been prepared as part of the Planning Permit Application in relation to the proposed construction of 3 No. residential units at 29 Forsyth Avenue, Horsham.

These new units are proposed to cater for the demand for quality housing in the area and will be of a high standard of design, finish and amenity.

The proposal has been developed in accordance with the requirements of ResCode.
2.0 Project Description

(Please refer to the following Site Photographs and Drawings.)

The site is located on the south of Forsyth Avenue. The land falls 0.8m from the south to the north of the site.

The site is approximately 762m². The site is vacant. The site has no significant trees or vegetation.

It is proposed to construct 1no. new one bedroom units which will each consist of the following accommodation:

- Entry/Living
- Dining
- Kitchen
- Bedroom 1
- Bathroom/Laundry

It is proposed to construct 2no. new two bedroom units which will each consist of the following accommodation:

- Entry/Living
- Dining
- Kitchen
- Bedroom 1
- Bedroom 2
- Bathroom
- Toilet

The living areas have been designed to maximise the north exposure/solar orientation and the relationship to Forsyth Avenue.

It is proposed that these units will be of Colorbond cladding and FC Sheet cladding construction with Colorbond steel roof sheeting. The windows are to be powdercoated aluminium.
3.0 Site photograph

![Site photograph of 29 Forsyth Avenue, Horsham](image)
4.0 Clause 55 Response

Neighbourhood and Site Description

The existing neighbourhood immediately surrounding the site consists of mainly older style single storey, brick homes with gable and hipped pitched roofs from approx. the 1980’s.

The properties neighbouring the west and east boundaries are brick residences with tiled roofs.

B1: Neighbourhood Character Objectives

The proposed design of these units is in context and sympathetic to the surrounding neighbourhood character.

Refer to existing site plan/site analysis drawing TP02 and design response drawing TP03.

B2: Residential Policy Objectives

The site is identified in the Horsham Planning Scheme, map 11 and is located within a Residential 1 Zone (GRZ1).

The development design has responded to ResCode, and the Residential Zone (GRZ1) requirements.

The site is also located in the Horsham Design Development Overlay Schedule 3. This schedule specifically relates to the ‘Wider Airport Environments Area’ in Horsham and restricts the height of developments to 30m above NGL. The proposed new development will be under 30m in height.
B3: Dwelling Diversity Objective

This proposal is for 1 No. units of 1 bedroom and 2no. units of 2 bedrooms. The development will provide a diversity of dwellings/accommodation types.

B4: Infrastructure Objectives

It is anticipated given the residential nature of the development, that the existing infrastructure/services will be adequate for the development.

The new units will be connected to existing sewer system, power and other services.

B5: Integration with Street Objective

The units have been located to provide a street presence to Forsyth Avenue, and to enable effective integration within the existing streetscape.

B6: Street Setback Objective

The proposed street setback from Forsyth Avenue is 8m which is an average of the two neighbouring setbacks. The west neighbouring residence is setback 6.57m and the east neighbouring residence is setback 10.045m.

It is considered that the proposed setback is in context with the street and neighbourhood character and provides a better area/site utilisation compared to the older housing setbacks in the area.

B7: Building Height Objective

The development is within the maximum 9m height requirement. The height of the front unit is in context with surrounding single storey residences.
B8: Site Coverage Objective

The maximum allowable site coverage is 60% of the site area.

Total Site Area 762 sq metres

Proposed Site Coverage 164 sq meters (21%)

B9: Permeability

The total area available for landscape works is 598 sq metres (total site area excluding building area).

Final landscape works/planting will ensure a minimum permeable area of 152 sq metres (20% of site area) is achieved - allowing for some hard paved areas, driveway and footpaths.

B10: Energy Efficiency/ Energy Efficiency Protection

The design of the proposed new units has been developed to utilise passive solar energy principles. Living areas of all units have a northerly aspect, with sun control in the form of shade canopies and pergolas, controlling the penetration of the sun in summer, whilst enabling the sun to penetrate in winter, when it is required.

All new units will be insulated, and will meet the required seven-star energy rating as per the Sustainable Energy Authority ‘First Rate’ system.

The siting of the units has been located to minimise any effect on energy efficiency of the adjoining properties.

B11: Open Space Objective

The layout of the units maximise private open space with an optimum indoor/outdoor relationship.

B12: Safety Objective

The design encourages good visibility of all entrances and integration with the street frontages. Entrances to the back units are to be visible from either Forsyth Avenue or the main internal access way.
B13: Landscaping/Significant Trees

The existing site has no significant landscaping or trees. It is intended to remove all planting from site and provide new appropriate landscaping including planting of trees, shrubs and garden beds etc., which will be undertaken as part of this development.

B14: Access Objective

Vehicle access to the site is available from Forsyth Avenue. The existing crossover in Forsyth Avenue is to be replaced and a new crossover installed in accordance with the local council's requirements.

B15: Parking Location Objectives

Vehicle access/parking is accessed from Forsyth Avenue. These parking locations have been designed to maintain safe and easy access to the dwellings.

Shared access ways and carparks have been located at least 1.5m from habitable rooms.

B17: Side and Rear Setbacks

Side and rear setbacks are in accordance with the required minimum setbacks. Refer to elevation drawings for setbacks shown.

B18: Walls on Boundaries Objective

There are no walls proposed to be built on the boundary for this development.

B19: Daylight to Existing Windows Objective

Daylight to the existing windows will not be affected by this development due to side and rear setbacks.

B20: North Facing Windows Objective

The siting of these new units does not affect any north windows of any existing buildings.
**B21: Overshadowing Open Space Objective**

Private open space of adjoining properties is not adversely affected by overshadowing.

Due to the size and orientation of the site, and the layout of the development, overshadowing of adjoining private open space is well below the allowable maximum. Refer also to the Shadow Diagram drawing.

**B22: Overlooking Objective**

Where required the first floor windows shall have obscure glazing, to ensure there are no overlooking issues.

**B23: Internal Views Objective**

Units 2 & 3 have minimal overlooking from the first floor windows of the back bedrooms to their POS. The overlooking arcs have been located on the proposed site plan drawing and show that the overlooking area is under the 50% maximum of POS allowed under the planning scheme.

The proposed fencing between the units shall be 1800mm high colourbond fencing.

**B24: Noise Impacts Objectives**

The design of the units and unit siting ensures that resident’s amenity is protected from external noise intrusions.

**B25: Accessibility Objective**

There shall be a minimum of one step into each unit which would allow easy adaptability to suit disability access requirements if needed.
B26: Dwelling Entry Objective

The design encourages good visibility of all entrances and integration with the street frontages. Entrances to the back units are to be visible from either Forsyth Avenue or the main internal access way.

A canopy is located over each entry providing identity and shelter from the elements.

B27: Daylight to New Windows Objective

All new windows will receive adequate levels of daylight.

B28: Private Open Space Objective

All units have private open space clearly defined as belonging to the individual units.

The POS area to each unit is in excess of the 40 sq metres minimum requirement.

The secluded private open space area is also in excess of the minimum 25 sq metres requirement.

B29: Solar Access to Open Space Objective

Solar access is available to all units and their associated open space. The private open space is provided to either the north or side of the new dwellings.

B30: Storage Objective

Storage for each unit is adequately catered for by the provision of outdoor sheds & various internal cupboard units.

- Unit 1 to 3: 1800(l)x900(w)x2100(h(mm outdoor shed
B31: Design Detail Objective

Elements of neighbourhood character have been incorporated in the design. ie.- materials, roof pitch, building proportions, side and rear setbacks, etc.

B32: Front Fences Objective

It is proposed that there shall be no front fence to the Forsyth Avenue boundary. The metal mailboxes shall be installed into a small section of 1000mm high power-coated fence on the Forsyth Avenue boundary. This is in context with other properties further down the road that have no front fences.

B33: Common Property Objectives

The areas of this development are clearly identifiable as being common or as belonging to a particular unit. The extent of common property is limited to the driveway and carparking and will require little management.

B34: Site Services Objectives

Site Services will be fully accessible with residents having easy access from their units for accessing mailboxes, moving rubbish bins etc..

52.06: Parking Provision

1 No. car parking space will be provided for each dwelling.

There is visitor parking available in Forsyth Avenue and it is considered that this type of development will not have any significant effect on the current parking provisions of the area.
5.0 **Drawings**

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DHHS Unit Development

29 Forsyth Avenue, Horsham
north-east elevation
scale 1:100 (A3)

north-west elevation
scale 1:100 (A3)
forsyth avenue street elevation
scale 1:200 (A3)

POWDERCOAT STEEL PICKET FENCE
LETTERBOX INSERT AS SPECIFIED

typical front fence/ mailbox detail
scale 1:20 (A1)
22nd September @ 9am shadow diagrams
scale 1:500 (A3)

22nd September @ 12pm shadow diagrams
scale 1:500 (A3)

22nd September @ 3pm shadow diagrams
scale 1:500 (A3)
6.0 Summary

It is intended that this proposal for 3 No. residential units on this site shall complement the existing residential character of this locality and is suitable for this size site and locality.
7.0 Appendix

- 29 Forsyth Avenue, Planning Property Report

- Horsham Planning Scheme Map No. 11 – Planning Zones

- Horsham Planning Scheme Map No. 11 – Design Development Overlay Schedule 3
Address: 29 FORSYTH AVENUE HORSHAM 3400
Lot and Plan Number: Lot 100 LP131377
Standard Parcel Identifier (SPI): 100\LP131377
Local Government Area (Council): HORSHAM
Council Property Number: 2122
Planning Scheme: Horsham
Directory Reference: Vicroads 544 H3

UTILITIES
Rural Water Corporation: Grampians Wimmera Mallee Water
Urban Water Corporation: Grampian Wimmera Malle Water
Melbourne Water: Outside drainage boundary
Power Distributor: POWERCOR

STATE ELECTORATES
Legislative Council: WESTERN VICTORIA
Legislative Assembly: LOWAN

Planning Zones
GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.
Planning Overlay

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 3 (DDO3)

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Further Planning Information

Planning scheme data last updated on 8 July 2020.

A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting https://www.planning.vic.gov.au

This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning and Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may abut the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - https://www.landata.vic.gov.au

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit https://mapshare.maps.vic.gov.au/vicplan

For other information about planning in Victoria visit https://www.planning.vic.gov.au
This property is not in a designated bushfire prone area. No special bushfire construction requirements apply. Planning provisions may apply.

Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at https://mapshare.maps.vic.gov.au/vicplan or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website https://www.vba.vic.gov.au.


DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO** with a number.

**Purpose**

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas which are affected by specific requirements relating to the design and built form of new development.

**Design objectives**

A schedule to this overlay must contain a statement of the design objectives to be achieved for the area affected by the schedule.

**Buildings and works**

**Permit requirement**

A permit is required to:

- Construct a building or construct or carry out works. This does not apply:
  - If a schedule to this overlay specifically states that a permit is not required.
  - To the construction of an outdoor swimming pool associated with a dwelling unless a specific requirement for this matter is specified in a schedule to this overlay.

- Construct a fence if specified in a schedule to this overlay.

Buildings and works must be constructed in accordance with any requirements in a schedule to this overlay. A schedule may include requirements relating to:

- Building setbacks.
- Building height.
- Plot ratio.
- Landscaping.
- Any other requirements relating to the design or built form of new development.

A permit may be granted to construct a building or construct or carry out works which are not in accordance with any requirement in a schedule to this overlay, unless the schedule specifies otherwise.

**VicSmart applications**

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

<table>
<thead>
<tr>
<th>Class of application</th>
<th>Information requirements and decision guidelines</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construct a fence.</td>
<td>Clause 59.05</td>
</tr>
<tr>
<td>Construct a building or construct or carry out works for:</td>
<td>Clause 59.05</td>
</tr>
<tr>
<td>- A carport, garage, pergola, verandah, deck, shed or similar structure.</td>
<td></td>
</tr>
<tr>
<td>- An outdoor swimming pool.</td>
<td></td>
</tr>
<tr>
<td>The buildings and works must be associated with a dwelling.</td>
<td></td>
</tr>
</tbody>
</table>
Information requirements and decision guidelines

Class of application

| Construct a building or construct or carry out works with an estimated cost of up to $1,000,000 where the land is in an industrial zone. |
| Clause 59.05 |
| Construct a building or construct or carry out works with an estimated cost of up to $500,000 where the land is in a commercial zone or a Special Use, Comprehensive Development, Capital City, Docklands, Priority Development or Activity Centre Zone. |
| Clause 59.05 |

Exemption from notice and review

A schedule to this overlay may specify that an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

Subdivision

Permit requirement

A permit is required to subdivide land.

This does not apply if a schedule to this overlay specifically states that a permit is not required.

Subdivision must occur in accordance with any lot size or other requirement specified in a schedule to this overlay.

A permit may be granted to subdivide land which is not in accordance with any lot size or other requirement in a schedule to this overlay, unless the schedule specifies otherwise.

VicSmart applications

Subject to Clause 71.06, an application under this clause for a development specified in Column 1 is a class of VicSmart application and must be assessed against the provision specified in Column 2.

| Class of application |
| Subdivide land to realign the common boundary between 2 lots where: |
| The area of either lot is reduced by less than 15 percent. |
| The general direction of the common boundary does not change. |
| Clause 59.01 |
| Subdivide land into lots each containing an existing building or car parking space where: |
| The buildings or car parking spaces have been constructed in accordance with the provisions of this scheme or a permit issued under this scheme. |
| An occupancy permit or a certificate of final inspection has been issued under the Building Regulations in relation to the buildings within 5 years prior to the application for a permit for subdivision. |
| Clause 59.02 |
| Subdivide land into 2 lots if: |
| The construction of a building or the construction or carrying out of works on the land: |
| Clause 59.02 |
**Class of application**

- Has been approved under this scheme or by a permit issued under this scheme and the permit has not expired.
- Has started lawfully.
- The subdivision does not create a vacant lot.

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**Exemption from notice and review**

A schedule to this overlay may specify that an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

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**Signs**

Sign requirements are at Clause 52.05 unless otherwise specified in a schedule to this overlay.

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**Application requirements**

An application must be accompanied by any information specified in a schedule to this overlay.

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**Decision guidelines**

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The design objectives of the relevant schedule to this overlay.
- The provisions of any relevant policies and urban design guidelines.
- Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.
- Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking
- Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Any other matters specified in a schedule to this overlay.
SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO3.

WIDER AIRPORT ENVIRONS AREA

1.0

Design objectives
To maintain the efficiency and safety of the Horsham airfield.
To ensure the height of development in the wider area surrounding the airport does not prejudice the existing or future use of the airport.

2.0

Buildings and works
A permit is not required to construct a building or work which has a total height of less than 30 metres above natural ground level.

3.0

Decision guidelines
Before deciding on an application, the responsible authority will consider:

- The need to prevent buildings or works from being constructed which could interfere with or cause a safety hazard to aircraft operations in the vicinity of the airport, and
- The existing and likely future use of the airport.