



# Application to Amend a Planning Permit S72

Advertised

This form is only for an application under Section 72 of the Planning and Environment Act 1987

### Section 1: PERMIT DETAILS

|                          |                              |
|--------------------------|------------------------------|
| Planning Application No: | PLA0358/18                   |
| Address:                 | 44 Clifford Street, Warragul |

### Section 2: PERMIT APPLICANT

|                 |                                 |     |            |           |      |
|-----------------|---------------------------------|-----|------------|-----------|------|
| Name:           | Jonathan Neilson                |     |            |           |      |
| Business:       | Gippsland Licensed Surveyors    |     |            |           |      |
| Postal Address: | P.O. Box 425, Warragul          |     |            | Postcode: | 3820 |
|                 | Telephone No. (H)               | (W) | 0356220384 | (M)       |      |
| Email Address:  | admin@gippslandsurveyors.com.au |     |            |           |      |

### Section 3: OWNER DETAILS (If different to the Applicant)

|                   |            |
|-------------------|------------|
| Name(s):          | [REDACTED] |
| Postal Address:   | [REDACTED] |
| Telephone No. (H) | [REDACTED] |
| Email Address:    | [REDACTED] |

### Section 4: LAND DETAILS (Please complete either A or B – this information can be found on the Certificate of Title)

#### Option A:

|                             |   |
|-----------------------------|---|
| Lot No:                     | 2   |
| Type of Plan: Please tick ✓ | Lodge Plan <input type="checkbox"/> Title Plan <input checked="" type="checkbox"/> Plan of Subdivision <input type="checkbox"/> |
| Plan Number:                | TP336660T   |

#### Option B:

|                         |   |
|-------------------------|---|
| Crown Allotment Number: | 12 (Part)                                   |
| Section Number:         | 6   |
| Parish/Township Name:   | Parish of Drouin East, Township of Warragul |

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### Section 5: AMENDMENT DETAILS

You must give full details of the amendment to the permit. If you do not, your application will delay your application. Please indicate the type of changes proposed to the permit and list the details of the proposed changes.

This application seeks to amend:

|   |   |
|---|---|
| What the permit allows <input type="checkbox"/> | Plans endorsed under the permit <input checked="" type="checkbox"/> |
|---|---|

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Current conditions of the permit

Other documents endorsed under the permit

Advertised

Does the amendment proposal breach, in anyway, a registered covenant, Section 173 agreement or restriction on Title?

Yes  No  Not Applicable (no such covenant, section 173 agreement or restriction applies)

If yes, you should contact Council for advice as to how to proceed with the application.

Please provide details of the amendment: Provide plans clearly identifying all proposed changes to the endorsed plans, together with; any information required by the planning scheme, requested by Council or outlined in a Council checklist; and if required, include a description of the likely effect of the proposal.

Substitute Building Plans. See attached supporting documents.

**Section 6: DEVELOPMENT COST**

State the estimated total cost of the proposed development, including amendment.

Unchanged from initial application

Or

Additional costs proposed through this amendment \$

Does the amendment proposal introduce any additional Permit Triggers? (eg: creation of easement, parking reduction)  
If yes, an additional application fee may be required.

Yes  No

**Section 7: EXISTING CONDITIONS** Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. Photos are also helpful.

Have the conditions of the land changed since the time of the original permit application?

Yes  No

If yes, please provide details of the existing conditions:

**Section 8: DECLARATION** This form must be signed. Complete box A or B

**A.** I declare that I am the Applicant and all information given is true and correct.

Applicant signature:



Date: 15/10/2021

**B.** I/We the Applicant declare that I/We have notified the owner about this application and that all information given is true and correct.

Applicant Signature:

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**CHECK LIST** Please ensure you have included the following items with your application form. *Failure to provide all the information listed above may result in a delay in the processing of the application.*

- A fully completed and **signed** copy of this form.
- The application fee (if not already paid). Most applications require a fee to be paid.  
**Contact Council to determine the appropriate fee.**
- All necessary supporting information and documents - Including Endorsed Plans if applicable
- Full and current copy of title (no older than 60 days) for each individual parcel of land forming the subject site.

**PLEASE FORWARD THIS APPLICATION TO**

|                   |  |                        |   |
|-------------------|--|------------------------|---|
| <b>E-mail:</b>    | <a href="mailto:planning@bawbawshire.vic.gov.au">planning@bawbawshire.vic.gov.au</a> | <b>Mail:</b>           | Planning Department, Baw Baw Shire Council<br>PO Box 304<br>Warragul VIC 3820 |
| <b>Phone:</b>     | 5624 2411  |                        |   |
| <b>In Person:</b> | Customer Service Centres   | 1 Civic Place Warragul | OR 33 Young Street Drouin   |

The personal information requested on this form is being collected to enable council to consider the permit application. Council will use this information for this purpose or one closely related and may disclose this information to third parties for the purpose of their consideration and review of the application.

These third parties generally include, but are not limited to:

- Transport Infrastructure Agencies such as VicRoads and VLine
- Energy/Utilities Providers
- Catchment Management Authorities and Water Corporations

The specific referral bodies will be dependent on factors such as the proposed activities and the location of the applicable property. Applicants are encouraged to familiarise themselves with potential referral bodies.

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review of the application as part of a planning process specified in the Planning and Environment Act 1987.

All information collected and held by Council is managed in accordance with Councils Privacy Policy which is available on our website. If you choose not to supply the requested information it may impair the ability of Council to consider your application or prevent Council from communicating with you in relation to your application.

If you have any concerns or require access to the information held by Council, please contact us on 5624 2411.

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**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

VOLUME 11874 FOLIO 057

Security no : 124091372969J  
Produced 23/07/2021 12:58 PM

**LAND DESCRIPTION**

Lot 2 on Title Plan 336660T.  
PARENT TITLE Volume 08440 Folio 284  
Created by instrument AN474797U 19/01/2017

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors



AU176906T 26/03/2021

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AU176907R 26/03/2021  
NATIONAL AUSTRALIA BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP336660T FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

| NUMBER        |                         | STATUS     | DATE       |
|---------------|-------------------------|------------|------------|
| AU163855G (E) | NOMINATION OF ECT TO LC | Completed  | 23/03/2021 |
| AU176906T (E) | TRANSFER                | Registered | 26/03/2021 |
| AU176907R (E) | MORTGAGE                | Registered | 26/03/2021 |

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 44 CLIFFORD STREET WARRAGUL VIC 3820

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LIMITED  
Effective from 26/03/2021

DOCUMENT END

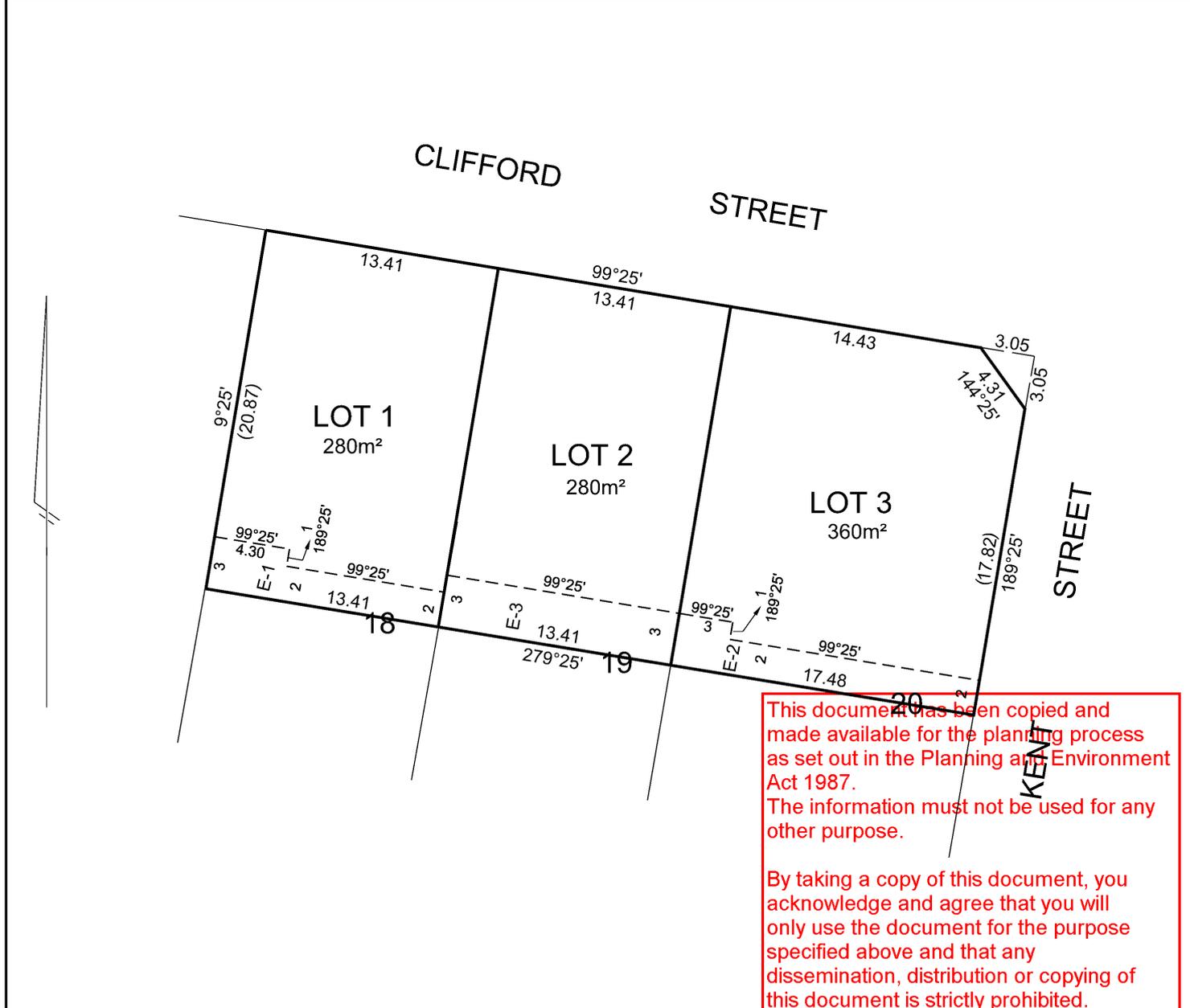
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|            |           |           |
|------------|-----------|-----------|
| TITLE PLAN | EDITION 3 | TP336660T |
|------------|-----------|-----------|

Advertised

|  |                         |
|--|-------------------------|
| <p><b>LOCATION OF LAND</b><br/>                 PARISH: DROUIN EAST<br/>                 TOWNSHIP:<br/>                 SECTION:<br/>                 CROWN ALLOTMENT:<br/>                 CROWN PORTION:<br/>                 LAST PLAN REFERENCE: LP2665<br/>                 DERIVED FROM: VOL. 8440 FOL. 284<br/>                 DEPTH LIMITATION: NIL</p> | <p><b>NOTATIONS</b></p> |
|--|-------------------------|

| EASEMENT INFORMATION  |                                |                |  |  | THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR TITLE DIAGRAM PURPOSES<br><br>Checked by:<br><br>Date: 28 / 02 / 2000<br>AA<br>Assistant Registrar of Titles |
|---|--------------------------------|----------------|--|--|---|
| E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD) A - APPURTENANT EASEMENT |                                |                |  |  |   |
| Easement Reference  | Purpose / Authority            | Width (Metres) | Origin                                     | Land benefited / In favour of              |   |
| E-1 & E-3   | PIPELINE OR ANCILLARY PURPOSES | SEE DIAG.      | AQ269382U<br>SEC.136 OF THE WATER ACT 1989 | CENTRAL GIPPSLAND REGION WATER CORPORATION |   |
| E-2 & E-3   | DRAINAGE                       | SEE DIAG.      | AQ269382U                                  | VOL.11874 FOL.056 - VOL.11874 FOL.058      |   |



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# 44 Clifford Street, WARRAGUL

AMENDMENT TO PLANNING  
PERMIT PLA0358/18 CONDITIONS  
& ENDORSED PLAN

APPLICATION REPORT &  
CLAUSE 54 ANALYSIS

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**GIPPSLAND LICENSED SURVEYORS PTY LTD  
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**Document Control**

| DATE PREPARED | VERSION NUMBER | AUTHOR | APPROVED | DISTRIBUTED               |
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# 1.0 | INTRODUCTION

This Clause 54 Analysis has been prepared at the request of [REDACTED] in support of a proposed Amendment to Planning Permit PLA0358/18 to enable the Development of a Dwelling on land known as 44 Clifford Street, Warragul (Lot 2 on TP336660T).

The amendment seeks to effectively substitute the building plans approved under PLA0358/18, with buildings plans prepared by Metricon (Job No: 722365). Additionally, the application seeks to amend the Conditions of the existing Planning Permit. More specifically, the Application seeks replace Condition 1 requiring for Landscaping Plans to be endorsed under the Planning Permit.

This report addresses the provisions as contained within 'Clause 54 One Dwelling on a Lot' of the *Baw Baw Planning Scheme*. The proposal is compliant with the provisions of the General Residential Zone and the Schedule to that zone, in which the subject site is contained.

This report was designed to be read in conjunction with the following accompanying documents:

- Covering Letter
- Application to Amend a Planning Permit form
- Planning Permit PLA0358/18
- Council consent to extend Planning Permit PLA0358/18
- Email from Council's Stat Planning Team advising that Plans were not endorsed
- SBM Design & Drafting Building Plans currently being considered by Council
- Metricon Building Plans proposed to be endorsed
- Current Certificate of Title & Title Diagram



FIGURES 1 & 2 – MAP VIEWS OF SUBJECT LAND & SURROUNDING PRECINCT (SOURCE: LASSI SP/LAR)

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## 1.1 EXECUTIVE SUMMARY

TABLE 1 – EXECUTIVE SUMMARY OF APPLICATION

| <b>APPLICATION DETAILS</b>                      |   |
|---|---|
| <b>PROPOSAL</b>                                 | PLANNING PERMIT AMENDMENT – ALTERATION TO CONDITIONS & ENDORSED PLAN  |
| <b>APPLICANT</b>                                | GIPPSLAND LICENSED SURVEYORS  |
| <b>PROPERTY DETAILS</b>                         |   |
| <b>PROPERTY ADDRESS</b>                         | 44 CLIFFORD STREET, WARRAGUL  |
| <b>LAND DESCRIPTOR</b>                          | VOL 11874 FOL 057<br>LOT 2 ON TP336660T<br>PARISH OF DROUIN EAST, TOWNSHIP OF WARRAGUL, SECTION 6, C.A. 12 (PART) |
| <b>LAND AREA</b>                                | 280m <sup>2</sup>   |
| <b>APPROX. LAND DIMENSIONS</b>                  | 13.41m x 20.87m   |
| <b>RESTRICTIONS &amp; ENCUMBRANCES ON TITLE</b> | 3m WIDE SEWERAGE EASEMENT   |
| <b>EXISTING USE</b>                             | RESIDENTIAL - VACANT  |
| <b>PLANNING PROVISIONS</b>                      |   |
| <b>ZONE</b>                                     | GENERAL RESIDENTIAL ZONE – SCHEDULE 1   |
| <b>OVERLAYS</b>                                 | DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY – SCHEDULE 1   |
| <b>CULTURAL SENSITIVITY</b>                     | NIL   |
| <b>BUSHFIRE AREA</b>                            | NIL   |
| <b>PARTICULAR PROVISIONS</b>                    | CLAUSE 54 ONE DWELLING ON A LOT   |
| <b>PERMIT TRIGGERS</b>                          | CLAUSE 32.08-5 GENERAL RESIDENTIAL ZONE   |

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## 2.0 | AMENDED PERMIT CONDITIONS

The existing Planning Permit PLA0358/18 (dated 6th of June 2019 and subsequently extended on 16<sup>th</sup> June 2021) approved the Development of a Dwelling on a site of less than 300m<sup>2</sup>. Currently Condition 1 of the Planning Permit does not require any alterations to the considered design of the dwelling, but rather requires for separate Landscape Plans to be submitted to and approved by the Responsible Authority, and endorsed under the Planning Permit.

It is submitted that replacing Condition 1 with an alternate Condition requiring Landscape Plans to be submitted to and approved by the Responsible Authority prior to the issue of a Certificate of Occupancy, would facilitate a more effective an efficient development by enabling the landowners to immediately commence construction under a Building Permit.

It is noted that any Landscape Plans prepared for the development must reflect the footprint of the approved Dwelling design. It is submitted that by having the Landscape Plans submitted and approved later in the development process rather than endorsed under the Permit, will ensure that the same outcome is achieved, and ensure that the final built form of the Dwelling is reflected in the Landscape Plans. This will also negate the potential for additional time and cost delays associated with minor amendments to Plans should the need arise, when written or updated consent from Council would suffice rather than the need for a formal Amendment.

## 3.0 | UPDATED PLANS FOR ENDORSEMENT

As stated previously, this Application also seeks to substitute the Building Plans approved under PLA0358/18 with Building Plans prepared by Metricon (Job No: 722365).

Both sets of Plans propose Dwellings that are double-storey residences. Notably, the new Metricon Plans changes the siting of the building and the floor plan, which both impact upon road setbacks, overlooking and overshadowing considerations that have been previously approved by Council.

In essence, the Metricon Plans have a slightly closer setback to Clifford Street to facilitate a greater setback from the existing Dwelling at the rear of the property. Additionally, the southern interface of the Dwelling has been modified, which in turn enhances the amenity of neighbouring properties by improving overlooking and overshadowing aspects of the development.

An updated Clause 54 Analysis has been provided below in response to the new Metricon Plans that accompany this Application.

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# 4.0 | CLAUSE 54 ANALYSIS

## CLAUSE 54.01 Neighbourhood & Site Description and Design Response

### CLAUSE 54.01-1 NEIGHBOURHOOD AND SITE DESCRIPTION

The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:

In relation to the neighbourhood:

- The built form, scale and character of surrounding development including front fencing.
- Architectural and roof styles.
- Any other notable features or characteristics of the neighbourhood.

In relation to the site:

- Site shape, size, orientation and easements.
- Levels of the site and the difference in levels between the site and surrounding properties.
- Location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.
- The use of surrounding buildings.
- The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres.
- Solar access to the site and to surrounding properties.
- Location of significant trees existing on the site and any significant trees removed from the site in the 12 months prior to the application being made, where known.
- Any contaminated soils and filled areas, where known.
- Views to and from the site.
- Street frontage features such as poles, street trees and kerb crossovers.
- Any other notable features or characteristics of the site.

If in the opinion of the responsible authority a requirement of the neighbourhood and site description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

### ASSESSMENT

The existing neighbourhood consists of older residential allotments with mostly single-storey dwellings constructed circa 1950s. The dwellings are predominantly weatherboard clad, with the existence of some brick veneer and rendering present in the facades within the neighbourhood. Roof construction forms generally of gables and hipped roofs, with a mixed cladding of tile and sheet. Front fencing of properties within the vicinity of the site is varied, as is landscaping detail; however most landscaping includes low level shrubs and grassed lawns. The site is serviced by a high level of public amenity within close proximity, including convenience stores, public open space, schools and public transport.

The site has notable views to Civic Park and the Strzelecki Ranges.

The subject site is a vacant rectangular allotment. With dimensions of 13.41m x 20.87m, this Lot has a total site area of 280m<sup>2</sup>. The site has frontage to Clifford Street and contains a 3m wide sewerage easement in the southern portion of the site. The site slopes gradually away from Clifford Street on a mild grade, with a total of 2m of fall over 20.87m.

The properties abutting the site to the east and the west are currently vacant, whilst the property to the south contains an existing dwelling and associated amenity. Use of the site and surrounding properties is residential; however in close vicinity to the site is Civic Park – a public recreational area. The dwelling to the south at 59 Kent Street contains a habitable window directly facing the subject site. Similarly, secluded private open space and amenity contained on 59 Kent Street does not overlook the subject site. It is presented that the proposed dwelling will not adversely impact on overlooking issues on adjoining properties. Other than the dwelling at 59 Kent Street, all other adjoining properties are vacant.

There is a mature street tree located in front of the site, near the north-western boundary. There are no lighting or utility poles on the southern side of Clifford Street directly abutting the subject site, nor is any contaminated soils or filled areas known to the site. Clifford Street contains kerb and channelling on both sides of the street. There is currently no crossover associated with this property.

An excerpt from the SBM Design & Drafting Plans displaying the Site Description in visual format is provided with this Analysis (see Figure 3). Additionally, recent photos of the site are provided.

contained on 59 Kent Street does not overlook the subject site. It is presented that the proposed dwelling will not adversely impact on overlooking issues on adjoining properties. Other than the dwelling at 59 Kent Street, all other adjoining properties are vacant.

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| CLAUSE 54.01-2 DESIGN RESPONSE |  |
|--------------------------------|--|
|                                | <p>The design response must explain how the proposed design:</p> <ul style="list-style-type: none"> <li>- Derives from and responds to the neighbourhood and site description.</li> <li>- Meets the objectives of Clause 54.</li> <li>- Responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood Character Overlay.</li> </ul> <p>The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.</p>  |
| ASSESSMENT                     | <p>The proposed new dwelling retains the orientation proposed in the house plans prepared by SBM Design &amp; Drafting, which was designed to maximise the positive aspects of the location including the views to Civic Park and out over Clifford Street.</p> <p>The dwelling has been laid out to take advantage of the sun path such to provide morning sun to the living area, and afternoon sun to the kitchen. Private open space is provided to the rear of the home and on both sides, with access provided from the living area.</p> <p>The proposed rendered brick &amp; weatherboard clad façade and tiled roof blends well with the established built form of the street.</p> <p>No Local Planning Policy requirement or Neighbourhood Character Overlay apply to the site.</p> |

## CLAUSE 54.02 Neighbourhood Character

| CLAUSE 54.02-1 NEIGHBOURHOOD CHARACTER OBJECTIVE     |  |
|--|--|
|  | <p>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</p> <p>To ensure that the design responds to the features of the site and the surrounding area.</p> <p><b>STANDARD A1</b></p> <p>The design response must be appropriate to the neighbourhood and the site.</p> <p>The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</p> <p><b>DECISION GUIDELINES</b></p> <p>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> <li>- Any relevant neighbourhood character objective, policy or statement set out in this scheme.</li> <li>- The neighbourhood and site description.</li> <li>- The design response.</li> </ul> |
| ASSESSMENT   | <p>The Baw Baw Planning Scheme does not specify any Neighbourhood Character objectives that relate to this property. Therefore, the proposed design is considered appropriate for the neighbourhood and the site.</p> <p>The proposed façade will be clad with a mixture of weatherboard and rendered brick. The roof is proposed to be tiled. The proposed colour schedule is considered non-offensive and consistent with previous approved colour scheme for the site.</p> <p>PLA0358/18 has previously approved the design for a double storey dwelling on the site, which process proposal does not seek to change.</p>   |
| CLAUSE 54.02-2 INTEGRATION WITH THE STREET OBJECTIVE |  |
|  | <p>To integrate the layout of development with the street.</p> <p><b>STANDARD A2</b></p> <p>Dwellings should be oriented to front existing and proposed streets.</p> <p>High fencing in front of dwellings should be avoided if practical.</p> <p>Dwellings should be designed to promote the observation of public open spaces.</p>   |

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|                   |  |
|-------------------|--|
|                   | <p><b>DECISION GUIDELINES</b><br/> <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> <li>- Any relevant neighbourhood character objective, policy or statement set out in this scheme.</li> <li>- The design response.</li> </ul>  |
| <b>ASSESSMENT</b> | <p>The Baw Baw Planning Scheme does not specify any Neighbourhood Character objectives that relate to this property. Therefore, the proposed design is considered appropriate for the neighbourhood and the site.</p> <p>The proposed dwelling has been oriented to front Clifford Street.</p> <p>The SBM Design &amp; Drafting Plans included a balcony that overlooked Clifford Street. The Metricon Plans have removed this balcony, however it is presented that this will not impact on perceived surveillance to the road frontage, and that there is sufficient surveillance provided to Clifford Street from the locations of north facing habitable windows, garage and front door.</p> |

## CLAUSE 54.03 Site Layout and Building Massing

|   |  |
|---|--|
| <b>CLAUSE 54.03-1 STREET SETBACK OBJECTIVE</b>  |  |
|   | <p>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p> <p><b>STANDARD A3</b><br/> <i>Walls of buildings should be set back from streets:</i></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, the distance specified in Table A1.</li> </ul> <p><i>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.</i></p> <p><b>DECISION GUIDELINES</b><br/> <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> <li>- Any relevant neighbourhood character objective, policy or statement set out in this scheme.</li> <li>- The design response.</li> <li>- Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.</li> <li>- The visual impact of the building when viewed from the street and from adjoining properties.</li> <li>- The value of retaining vegetation within the front setback.</li> </ul>   |
| <b>ASSESSMENT</b>                               | <p>The proposed front setback from Clifford Street is 2.56m, however this is to account for a small nib 59cm long, which provides structural support for the front porch. The setback to the porch is therefore deemed compliant with Standard A3.</p> <p>The setback to the front of the dwelling (being the study) from Clifford Street computes as 3.28m. This is marginally less than the preferred Standard A3, however it is deemed consistent with the Decision Guidelines of Clause 54.03-1 on the following basis:</p> <ul style="list-style-type: none"> <li>• Direct neighbouring properties fronting Clifford Street are currently vacant. Moreover, there are no dwellings for approximately 140m along the southern alignment of Clifford Street west of Kent Street. Hence, a prevailing street setback has not been established along this portion of Clifford Street.</li> <li>• The design of the Metricon Building Plans provides significant articulation fronting Clifford Street, by which almost two-thirds of the dwelling frontage incorporating the entry &amp; garage is set back at a distance greater than 4m (4.36m &amp; 5.32m respectively).</li> </ul> <p>It is contended that the setback proposed by the Metricon Plans is an appropriate design response for this particular allotment. The slightly reduced setback will practically not be noticed nor visually impact upon or detract from the existing streetscape or adjoining buildings. There is no existing vegetation within the front setback.</p> |
| <b>CLAUSE 54.03-2 BUILDING HEIGHT OBJECTIVE</b> |  |
|   | <p>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</p> <p><b>STANDARD A4</b><br/> <i>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.</i></p>   |

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|                   | <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> <p><b>DECISION GUIDELINES</b><br/>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> <li>- Any relevant neighbourhood character objective, policy or statement set out in this scheme.</li> <li>- Any maximum building height specified in the zone, a schedule to the zone or an overlay applying to the land.</li> <li>- The design response.</li> <li>- The effect of the slope of the site on the height of the building.</li> <li>- The relationship between the proposed building height and the height of existing adjacent buildings.</li> <li>- The visual impact of the building when viewed from the street and from adjoining properties.</li> </ul> |
| <b>ASSESSMENT</b> | <p>The dwelling is proposed to have a maximum building height of 8.65m. Given the site has a fall greater than 2.5 degrees, this is compliant with the maximum building height of 10m specified in the standard.</p> <p>The Baw Baw Planning Scheme does not contain any Neighbourhood Character objectives specified in the Schedule to the General Residential Zone.</p>  |

**CLAUSE 54.03-3 SITE COVERAGE OBJECTIVE**

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|  | <p>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</p> <p><b>STANDARD A5</b><br/>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> <p><b>DECISION GUIDELINES</b><br/>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> <li>- Any relevant neighbourhood character objective, policy or statement set out in this scheme.</li> <li>- The design response.</li> <li>- The existing site coverage and any constraints imposed by existing development or the features of the site.</li> <li>- The site coverage of adjacent properties.</li> <li>- The effect of the visual bulk of the building and whether this is acceptable in the neighbourhood.</li> </ul> |
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| <b>ASSESSMENT</b> | <p>The maximum site coverage has been computed by the areas listed for the ground floor, garage &amp; portico. This area computes to be 135.47m<sup>2</sup>.<br/>The subject site has a total area of 280m<sup>2</sup>.<br/>Hence the maximum site coverage computes to be 48.4%.<br/>The site coverage is below the 60% maximum footprint allowable under the standard; therefore the proposed residence is compliant with the standard.</p> <p>The Baw Baw Planning Scheme does not contain any Neighbourhood Character objectives specified in the Schedule to the General Residential Zone.</p> |
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**CLAUSE 54.03-4 PERMEABILITY OBJECTIVES**

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|  | <p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p> <p><b>STANDARD A6</b><br/>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 area is specified in a schedule to the zone, 20 per cent of the site.</li> </ul> <p><b>DECISION GUIDELINES</b><br/>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> <li>- The design response.</li> <li>- The existing site coverage and any constraints imposed by existing development.</li> <li>- The capacity of the drainage network to accommodate additional stormwater.</li> <li>- The capacity of the site to absorb run-off.</li> </ul> |
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|                   | - The practicality of achieving the minimum site coverage of pervious surfaces, particularly on lots of less than 300 square metres.   |
| <b>ASSESSMENT</b> | The proposed residence has a building footprint of 163m <sup>2</sup> plus a concrete driveway with an area of 29m <sup>2</sup> . This provides for a total impervious area of 164.47m <sup>2</sup> , leaving a permeable surface area of 115.53m <sup>2</sup> .<br>Hence the permeable surface area computes to represent 31% of the total site area. This is compliant with the minimum of 20% site area permeability required under this standard. |

**CLAUSE 54.03-5 ENERGY EFFICIENCY PROTECTION OBJECTIVES**

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|                   | <p>To achieve and protect energy efficient dwellings.</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p> <p><b>STANDARD A7</b><br/>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> <li>- Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged.</li> </ul> <p>•</p> <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> <p><b>DECISION GUIDELINES</b><br/>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> <li>- The design response.</li> <li>- The size, orientation and slope of the lot.</li> <li>- The existing amount of solar access to abutting properties.</li> <li>- The extent to which an existing rooftop solar energy system on an adjoining lot is overshadowed by existing buildings or other permanent structures.</li> <li>- Whether the existing rooftop solar energy system on an adjoining lot is appropriately located.</li> <li>- The effect of overshadowing on an existing rooftop solar energy system on an adjoining lot.</li> <li>- The availability of solar access to north-facing windows on the site.</li> </ul> |
| <b>ASSESSMENT</b> | The proposed dwelling has been practically designed to take maximum advantage of solar energy in accordance with Standard A7.  |

**CLAUSE 54.03-6 SIGNIFICANT TREES OBJECTIVES**

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|  | <p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage the retention of significant trees on the site.</p> <p><b>STANDARD A8</b><br/>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> <p><b>DECISION GUIDELINES</b><br/>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> <li>- Any relevant neighbourhood character objective, policy or statement set out in this scheme.</li> <li>- The design response.</li> <li>- The health of any trees that were removed or are proposed to be removed.</li> <li>- Whether a tree was removed to gain a development advantage.</li> </ul> |
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| <b>ASSESSMENT</b> | The subject site does not contain any trees. There is a significant tree located within the road reserve of Clifford Street, which will be retained through this development. Appropriate tree planting will be encouraged and a documented for the purpose of the Landscape Plans required under Condition 1 of PLA0358/18. No Neighbourhood Character objectives specified in the Schedule 1 of the General Residential Zone. |
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## CLAUSE 54.04 Amenity Impacts

### CLAUSE 54.04-1 SIDE AND REAR SETBACKS OBJECTIVE

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|  | <p>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.</p> <p><b>STANDARD A10</b><br/>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> <p><b>DECISION GUIDELINES</b><br/>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> <li>- Any relevant neighbourhood character objective, policy or statement set out in this scheme.</li> <li>- The design response.</li> <li>- The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.</li> <li>- Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.</li> <li>- Whether the wall abuts a side or rear lane.</li> </ul> |
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| <b>ASSESSMENT</b> | <p>The proposed dwelling has a setback of 2.56m from the northern Title boundary, 1.62m from the western boundary, 3.2m from the southern boundary, and 1m from the eastern boundary at the ground floor level, which is 3.6m high at the top of the ground floor brickwork.</p> <p>The first floor is set back 2.56m from the northern Title boundary, 1.62m from the western boundary, 3.2m from the southern boundary, and 3.04m from the eastern boundary. Being 6.18m at the top of the first floor brickwork, the dwelling is compliant with the required setback distances on the northern, southern and eastern boundaries.</p> <p>The height of the western face at the first floor level is consistent with previous approved designs as part of PLA0358/18, and therefore considered to appropriately address the Decision Guidelines.</p> <p>No Neighbourhood Character objectives specified in the Schedule to the General Residential Zone.</p> |
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### CLAUSE 54.04-2 WALLS ON BOUNDARIES OBJECTIVE

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|  | <p>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.</p> <p><b>STANDARD A11</b><br/>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 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:</li> <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, whichever is the greater.</li> </ul> <p>A new wall or carport may fully abut a side or rear boundary where the slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres above the adjoining property boundary.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> |
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|  | <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> <p><b>DECISION GUIDELINES</b><br/>         Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> <li>- Any relevant neighbourhood character objective, policy or statement set out in this scheme.</li> <li>- The design response.</li> <li>- The extent to which walls on boundaries are part of the neighbourhood character.</li> <li>- The visual impact of the building when viewed from adjoining properties.</li> <li>- The impact on the amenity of existing dwellings.</li> <li>- The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.</li> <li>- The orientation of the boundary that the wall is being built on.</li> <li>- The width of the lot.</li> <li>- The extent to which the slope and retaining walls or fences reduce the effective height of the wall.</li> <li>- Whether the wall abuts a side or rear lane.</li> <li>- The need to increase the wall height to screen a box gutter.</li> </ul> |
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| <b>ASSESSMENT</b> | <p>The dwelling is compliant, as no walls are located on any boundaries.<br/>         No Neighbourhood Character objectives specified in the Schedule to the General Residential Zone.</p> |
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**CLAUSE 54.04-3 DAYLIGHT TO EXISTING WINDOWS OBJECTIVE**

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|  | <p>To allow adequate daylight into existing habitable room windows.</p> <p><b>STANDARD A12</b><br/>         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> <p><b>DECISION GUIDELINES</b><br/>         Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> <li>- The design response.</li> <li>- The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.</li> <li>- The impact on the amenity of existing dwellings.</li> </ul> |
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| <b>ASSESSMENT</b> | <p>The proposed residence is located 3.2m off the southern boundary, which is the only abutting allotment containing an existing dwelling. The proposed dwelling is compliant with this standard.</p> |
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**CLAUSE 54.04-4 NORTH-FACING WINDOWS OBJECTIVE**

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|  | <p>To allow adequate solar access to existing north-facing habitable room windows.</p> <p><b>STANDARD A13</b><br/>         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 metre for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 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> <p><b>DECISION GUIDELINES</b><br/>         Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> <li>- The design response.</li> <li>- Existing sunlight to the north-facing habitable room window of the existing dwelling.</li> <li>- The impact on the amenity of existing dwellings.</li> </ul> |
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| <b>ASSESSMENT</b> | <p>The existing dwelling to the south contains a habitable window and the proposed dwelling is set back 3.2m from the southern boundary, which is compliant with the standard.</p> |
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**CLAUSE 54.04-5 OVERSHADOWING OPEN SPACE OBJECTIVE**

To ensure buildings do not unreasonably overshadow existing secluded private open space.

**STANDARD A14**  
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.

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.

**DECISION GUIDELINES**  
Before deciding on an application, the responsible authority must consider:

- The design response.
- The impact on the amenity of existing dwellings.
- Existing sunlight penetration to the secluded private open space of the existing dwelling.
- The time of day that sunlight is available to the secluded private open space of the existing dwelling.
- The effect of a reduction in sunlight on the existing use of the secluded private open space

**ASSESSMENT**  
The allotments directly abutting the subject site to the east and the west are currently vacant and hence there are no requirements for measures limiting overshadowing on these properties. The dwelling located to the south of the site will experience some overshadowing; however the shadows cast will be on the roofs of the existing shedding, carport and driveway only. This is consistent with what has previously been approved as part of PLA0358/18.

Therefore, the proposed dwelling is deemed consistent with the Decision Guidelines, noting that the setback has been slightly increased and improved upon from previous design.

**CLAUSE 54.04-6 OVERLOOKING OBJECTIVE**

To limit views into existing secluded private open space and habitable room windows.

**STANDARD A15**  
A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space and habitable room windows 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.

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:

- Offset a minimum of 1.5 metres from the edge of one window to the edge of the other, or
- Have sill heights of at least 1.7 metres above floor level, or
- Have obscure glazing in any part of the window below 1.7 metres above floor level, or
- Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.

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.  
Screens used to obscure a view should be:

- Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
- Permanent, fixed and durable.
- Designed and coloured to blend in with the development.

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.

**DECISION GUIDELINES**  
Before deciding on an application, the responsible authority must consider:

- The design response.
- The impact on the amenity of the secluded private open space or habitable room window.
- The existing extent of overlooking into the secluded private open space and habitable room windows of existing dwellings.
- The internal daylight to and amenity of the proposed dwelling.

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| <b>ASSESSMENT</b> | <p>The proposed residence contains a large bi-fold door spanning much of the width of the southern wall leading from the family/dining area to the rear yard.</p> <p>As the setback from the rear boundary has been increased from 3m to 3.2m from previous design, the updated design provides a slight improvement on previously approved Plans.</p> <p>There are no windows on the first floor that present overlooking issues, as the dwelling has been designed to have no windows on the southern wall of the first floor to avoid overlooking amenity concerns.</p> <p>The Metricon Plans make reference to appropriate installation of screening/fencing along the southern boundary to negate overlooking amenity site issues. It would be anticipated that this will form part of Landscape Plans that would ultimately be required to be approved and constructed prior to a Certificate of Occupancy being issued. It is noted that there is an existing 2m high timber fence associated with the dwelling to the south.</p> |
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## CLAUSE 54.05 On-Site Amenity and Facilities

| CLAUSE 54.05-1 DAYLIGHT TO NEW WINDOWS OBJECTIVE |   |
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|  | <p>To allow adequate daylight into new habitable room windows.</p> <p><b>STANDARD A16</b><br/>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> <p><b>DECISION GUIDELINES</b><br/>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> <li>- The design response.</li> <li>- Whether there are other windows in the habitable room which have access to daylight.</li> </ul>  |
| <b>ASSESSMENT</b>                                | The proposed dwelling is compliant with the standard, with all windows provided with daylight as outlined under the standard.   |
| CLAUSE 54.05-2 PRIVATE OPEN SPACE OBJECTIVE      |   |
|  | <p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p> <p><b>STANDARD A17</b><br/>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> <p><b>DECISION GUIDELINES</b><br/>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> <li>- The design response.</li> <li>- The useability of the private open space, including its size and accessibility.</li> <li>- The availability of and access to public open space.</li> <li>- The orientation of the lot to the street and the sun.</li> </ul> |
| <b>ASSESSMENT</b>                                | <p>The proposed residence is to have a total private open space area of 91.71m<sup>2</sup> provided to the rear and sides of the dwelling on the ground floor. An area of 42.88m<sup>2</sup> of this private open space may be considered to be secluded private open space, located at the rear of the dwelling. Convenient access to the private open space is provided from the living areas on the ground floor.</p> <p>The usability, size and accessibility of this private open space is considered acceptable.</p>  |

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|  | The dimensions of the private open space is compliant with the standard.   |
| <b>CLAUSE 54.05-3 SOLAR ACCESS TO OPEN SPACE OBJECTIVE</b> |  |
|  | To allow solar access into the secluded private open space of a new dwelling.<br><br><b>STANDARD A18</b><br>The private open space should be located on the north side of the dwelling, if practicable.<br><br>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2 + 0.9h) metres, where 'h' is the height of the wall.<br><br><b>DECISION GUIDELINES</b><br>Before deciding on an application, the responsible authority must consider:<br><ul style="list-style-type: none"> <li>- The design response.</li> <li>- The useability and amenity of the secluded private open space based on the sunlight it will receive.</li> </ul> |
| <b>ASSESSMENT</b>  | The main secluded open space for the proposed dwelling is located to the south of the dwelling, at the rear of the allotment, and is only 3m in depth; therefore it is not compliant with the solar access objective.<br>Due to the orientation and dimensions of the lot, it is not practical to locate the secluded private open space to the north of the dwelling.<br>The updated buildings plans are considered consistent with the previous approved design and siting of open spaces with regards to solar access.  |

## CLAUSE 54.06 Detailed Design

|   |   |
|---|---|
| <b>CLAUSE 54.06-1 DESIGN DETAIL OBJECTIVE</b> |   |
|   | To encourage design detail that respects the existing or preferred neighbourhood character.<br><br><b>STANDARD A19</b><br>The design of buildings, including:<br><ul style="list-style-type: none"> <li>- Facade articulation and detailing,</li> <li>- Window and door proportions,</li> <li>- Roof form, and</li> <li>- Verandahs, eaves and parapets,</li> </ul> should respect the existing or preferred neighbourhood character.<br><br>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.<br><br><b>DECISION GUIDELINES</b><br>Before deciding on an application, the responsible authority must consider:<br><ul style="list-style-type: none"> <li>- Any relevant neighbourhood character objective, policy or statement set out in this scheme.</li> <li>- The design response.</li> <li>- The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting.</li> <li>- Whether the design is innovative and of a high architectural standard.</li> </ul> |
| <b>ASSESSMENT</b>                             | No Neighbourhood Character objectives specified in the Schedule to the General Residential Zone.<br><br>The proposed dwelling has been designed to have a high quality facade which respects the surrounding neighbourhood character through the use of similar façade articulation & detailing, roof form window & door proportions.<br>The proposed garage is considered visually compatible with the established neighbourhood character. 3D perspective views and elevations have been provided within the Merricon plans to demonstrate this.<br>The visual bulk of the building is considered acceptable in the setting, considering the existence of a handful of other double-storey dwellings of a similar nature, and the dimensions of the subject site necessitating the use of a double-storey design.<br>The design is considered to be of a high standard and consistent with similar developments within the neighbourhood, and that already approved for the site as part of PLA0358/18.   |

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| <b>CLAUSE 54.06-2 FRONT FENCES OBJECTIVE</b> |   |
|--|---|
|  | <p>To encourage front fence design that respects the existing or preferred neighbourhood character.</p> <p><b>STANDARD A20</b><br/>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.</li> <li>-</li> </ul> <p><b>DECISION GUIDELINES</b><br/>Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> <li>- Any relevant neighbourhood character objective, policy or statement set out in this scheme.</li> <li>- The design response.</li> <li>- The setback, height and appearance of front fences on adjacent properties.</li> <li>- The extent to which slope and retaining walls reduce the effective height of the front fence.</li> <li>- Whether the fence is needed to minimise noise intrusion.</li> </ul> |
| <b>ASSESSMENT</b>                            | <p>Any front fencing constructed on the site will not exceed 1.5m, as is specified in Table A2 at Standard A20.</p> <p>No Neighbourhood Character objectives specified in the Schedule to the General Residential Zone.</p>   |

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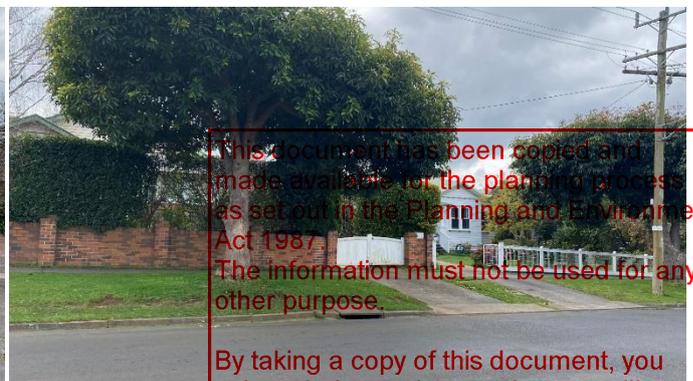
# 5.0 | PHOTOS



PHOTO 1 – PHOTO OF SUBJECT SITE, INCLUDING STREET TREE



PHOTOS 2 & 3 – PHOTOS LOOKING EAST AND WEST, RESPECTIVELY, ALONG CLIFFORD STREET FROM FRONT OF SUBJECT SITE



PHOTOS 4 & 5 – PHOTOS SHOWING 47, 49, 51 & 53 CLIFFORD STREET (FROM LEFT TO RIGHT) DIRECTLY ACROSS FROM SUBJECT SITE

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## 6.0 | CONCLUSION

For reasons stated in this report, the proposed dwelling is considered to accord with all relevant provisions of the General Residential Zone, and Particular Provisions of the Baw Baw Planning Scheme, including Development Contributions Plan Overlay. The proposal is considered consistent with State and Local Policy, as is detailed in the relevant sections of this report, and has been designed in conjunction with the character and pattern of development in the area. Moreover, the new proposed building provides for a better design response than the original dwelling proposed in the previous set of Plans.

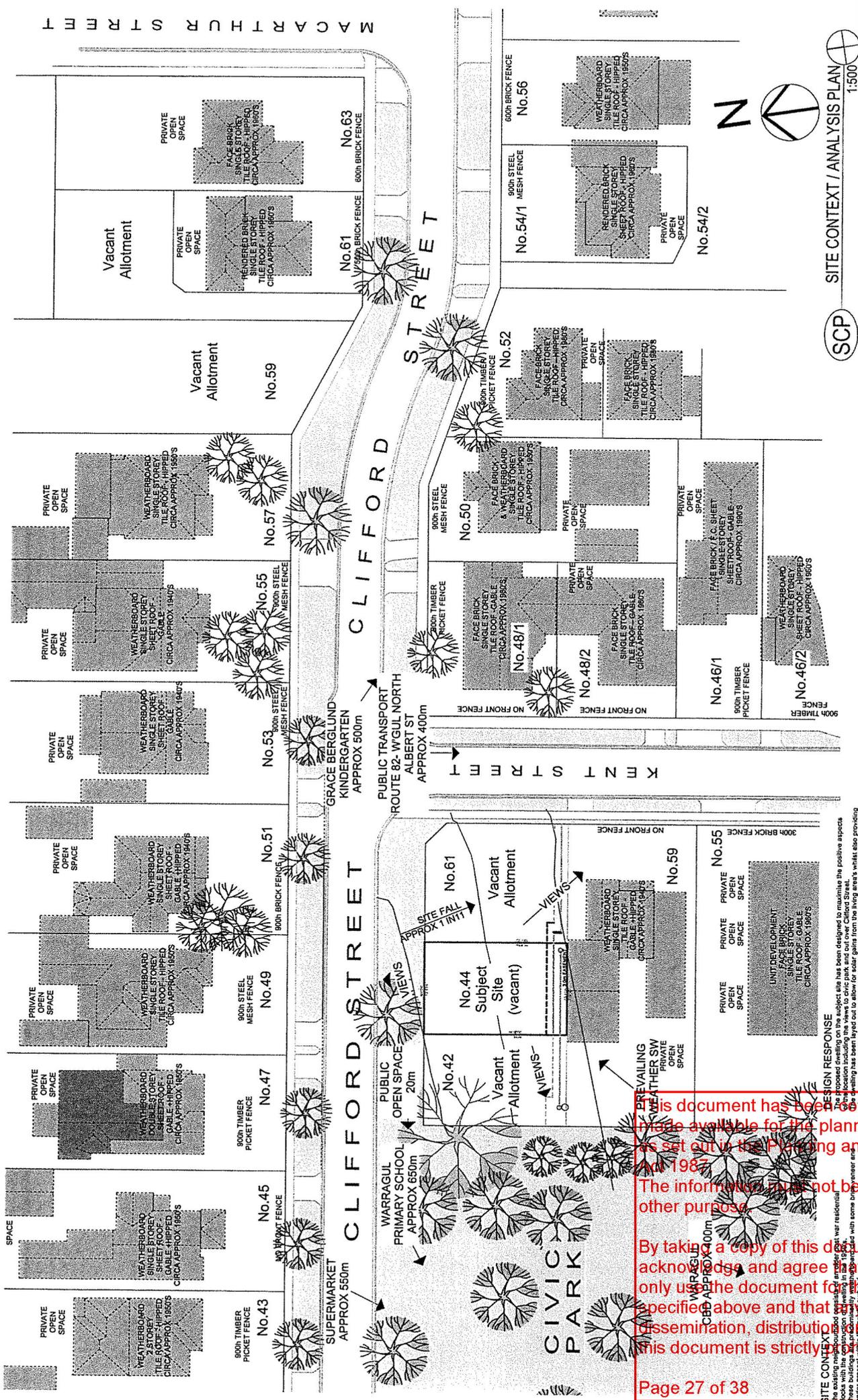
We respectfully request that Council consider the merits of this Application, and resolve to amend the Planning Permit in a timely manner such to facilitate the proposal.

Jonathan Neilson LS  
**Director, Principal & Licensed Surveyor**

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1:500  
 SITE CONTEXT / ANALYSIS PLAN  
 SCP

|                              |                   |
|------------------------------|-------------------|
| PROJECT: PROPOSED RESIDENCE  | REVISION NUMBER   |
| CLIENT: [REDACTED]           | TP261118          |
| DRAWING TITLE                | PROJECT NUMBER    |
| SITE CONTEXT / ANALYSIS PLAN | L1895             |
| DRAWN BY: S.MACLENNAN        | CLIENT SIGNATURE: |
| DATE: 2002/09                | DRAWING NUMBER    |
| SCALE: AS NOTED @ A1         | A3                |

DESIGN & DRAFTING

17A GARDEN  
 AVE. #113 34 06  
 PHONE: (01) 914 0000  
 FAX: (01) 914 0000  
 POSTAL: 2204  
 17A GARDEN AVE. #113 34 06

**Alchin**  
 Builders

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**DESIGN RESPONSE**

The proposed dwelling on the subject site has been designed to maximise the positive aspects of the location including the views to civic park and out over Clifford Street.

The design response is to provide a private open space to the rear of the home on the south side and also to the north of the home as a balcony overlooking Clifford Street.

The main design is to provide a balcony overlooking Clifford Street.

By utilising some of the features already present, such as gabled roof forms, roof pitch higher than the surrounding dwellings, some weatherboard cladding and low lying vegetation in the front garden, the design is to create a unique and distinctive building.

The design is to include brick pier & permeable powdercoat pillars to the Clifford Street frontage.

**SITE CONTEXT**

The existing neighbourhood is a residential area of war residential buildings. The buildings are generally 1.5 to 2 storey in height with some brick veneer and some present with ornate ironwork.

The roof construction is generally gable roof forms. However there are a few instances of weatherboard cladding and sheet metal roofs.

The lot is bounded by a 600mm brick wall on the north side, a 600mm brick wall on the east side, a 600mm brick wall on the south side and a 600mm brick wall on the west side.

The subject site is located on the north side of Clifford Street, between the 600mm brick wall on the north side and the 600mm brick wall on the south side.

The site is generally single storey dwellings with brick walls and weatherboard cladding. The site is generally single storey dwellings with brick walls and weatherboard cladding.

The site is generally single storey dwellings with brick walls and weatherboard cladding.



SIT CONTEXT - AERIAL PHOTO

1:500

SC

**Alchin Builders**

*Design & Drafting*

**DESIGN & DRAFTING**

OFFICE: 40/305 CLIFFORD STREET, TRARALGON VIC 3820  
 PHONE: (03) 5174 0000  
 MOB: 0413 341 006  
 POSTAL: P.O. BOX 1501 TRARALGON VIC 3820

|  |
|--|
| PROJECT: PROPOSED RESIDENCE                |
| CLIENT: [REDACTED]                         |
| 44 CLIFFORD STREET WARRAGUL VIC 3820       |
| DRAWING TITLE: SITE CONTEXT - AERIAL PHOTO |
| REVISION NUMBER: TP261118                  |
| PROJECT NUMBER: L1895                      |
| DRAWN BY: SAAC ENGINEERS                   |
| DATE: 20/03/2018                           |
| BUILDERS SIGNATURE: [REDACTED]             |
| CLIENT SIGNATURE: [REDACTED]               |
| SCALE: AS NOTED @ A1                       |
| DRAWING NUMBER: A4                         |

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**CUT/ FILL AREAS:**  
 NOTE: AREAS ARE TAKEN FROM THE CUT LINE TO THE OUTER EDGE OF THE CUT BATTER AND FILL APRON.  
 CUT: 79 SQM  
 FILL: 99 SQM

**GARDEN AND SITING REQUIREMENTS**  
 <400M2 - NO GARDEN SPACE REQUIREMENT AS PER BUILDING REGULATION 76A

**CONTRACT DRAWINGS**  
 The owner(s) acknowledge these are the plans referred to in the Building Agreement.  
 Dated:.....  
 Signed:.....  
 Signed:.....

**CROSSOVER:**  
 CROSSOVER PERMIT, SUPPLY AND INSTALLATION BY OWNER TO COMPLY WITH LOCAL COUNCIL AND DEVELOPER GUIDELINES.

**BUSHFIRE ATTACK ASSESSMENT:**  
 BAL-LOW

**SLAB STEP DOWNS:**  
 THE FOLLOWING STEP DOWNS ARE TAKEN FROM F.F.L. OF HOUSE SLAB:-  
 GARAGE: 135MM  
 PORTICO: 135MM

**GENERAL NOTE:**  
 COMPLIANCE WITH NCC 2019  
 COMPLIANCE WITH NCC 2019 CLAUSE 3.8.7.2  
 COMPLIANCE WITH NCC 2019 CLAUSE 3.8.7.3  
 COMPLIANCE WITH NCC 2019 CLAUSE 3.12.3.3

**ROOF DRAINAGE**  
 GUTTERS AND DOWNPIPES TO BE IN ACCORDANCE WITH A.S. 3500

**TEMPORARY DOWNPIPES**  
 TEMPORARY DOWNPIPE SOCKS TO BE USED DURING CONSTRUCTION UNTIL DOWNPIPES ARE CONNECTED TO PREVENT PONDING NEXT TO THE SLAB

**TEMPORARY FENCING:**  
 BUILDER TO PROVIDE FENCING TO ANY UNFENCED BOUNDARIES (LOCAL AUTH. BYLAW)

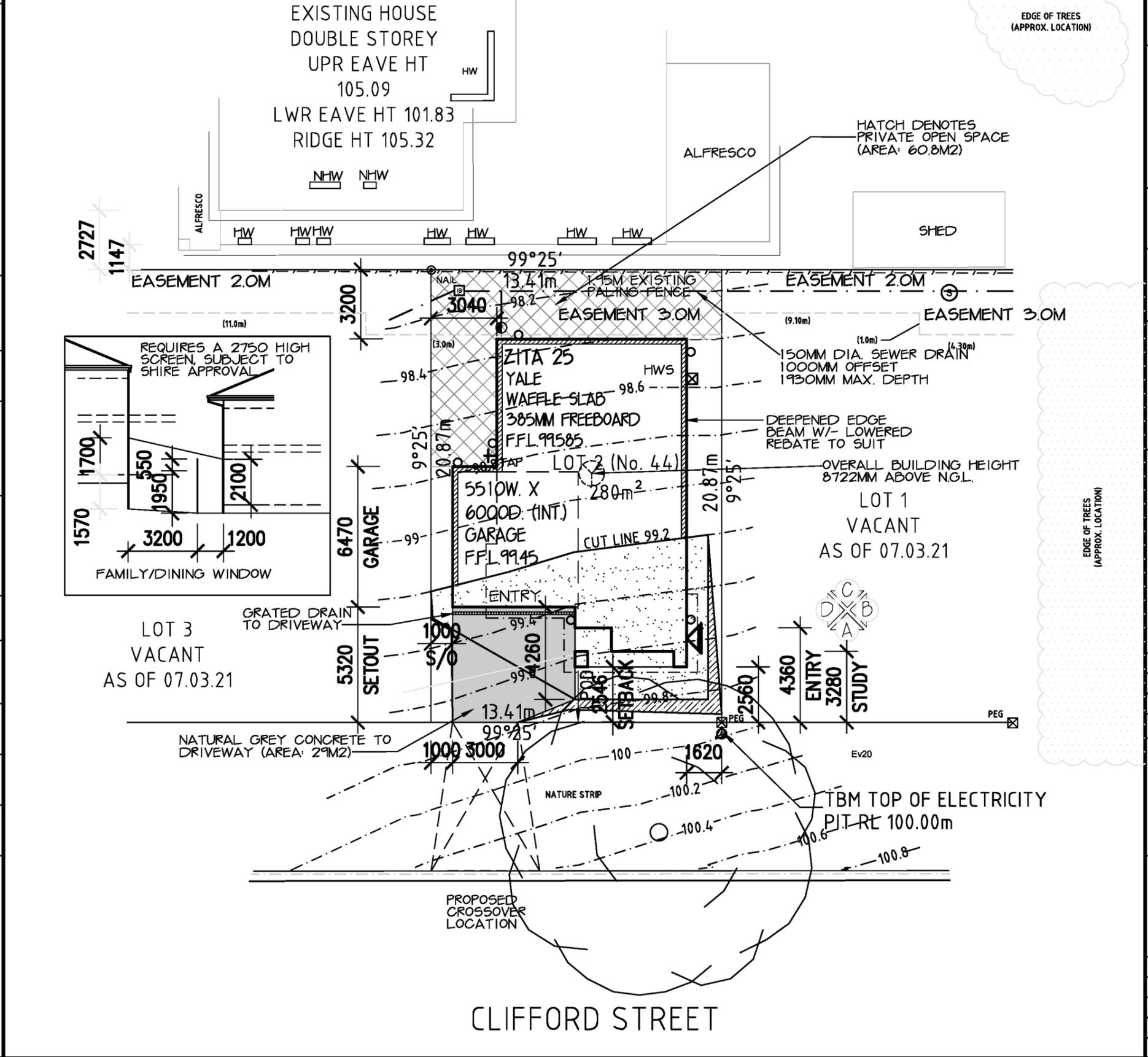
**TERMITE PROTECTION:**  
 PROVIDE TERMITE PROTECTION IN ACCORDANCE WITH A.S.3660.1

**6 STAR ENERGY RATING:**  
 DWELLING TO COMPLY W/- THE REQUIREMENTS OF 6 STAR ENERGY RATING.

**RESCODE NOTES:**  
 VACANT ADJOINING LOTS TO EITHER SIDE AS PER DRAWINGS. THEREFORE NO REQUIREMENTS FOR MEASURES LIMITING OVERLOOKING OR OVSERSHADOWING AT THIS STAGE WILL BE REQUIRED. THIS WILL NEED TO BE CONSIDERED IF AN OCCUPANCY PERMIT IS ISSUED ON THE ADJACENT LOTS BEFORE A BUILDING PERMIT CAN BE ISSUED ON OUR LOT. NOTE: SITING AND PLANS MAY ALTER DUE TO THE ABOVE REQUIREMENTS.

OWNER TO PROVIDE 1.8M H SCREENING PRIOR TO CERTIFICATE OF OCCUPANCY TO COMPLY WITH REG. 4.19 (C OF O' MAY BE ISSUED CONDITIONAL)

**TOWN PLANNING**  
 TOWN PLANNING APPROVAL REQUIRED  
**CONSENT & REPORT- REG. 74**  
 CONSENT AND REPORT REQUIRED FOR FRONT SETBACKS NON COMPLIANCE WITH RESCODE REGULATIONS  
**CONSENT & REPORT- REG 84**  
 CONSENT AND REPORT REQUIRED FOR OVERLOOKING NON COMPLIANCE WITH RESCODE REGULATIONS



|  |                           |
|--|---------------------------|
|  | SITE AREA:<br>280 SQM     |
|  | BUILDING AREA:<br>136 SQM |
|  | SITE COVERAGE:<br>49 %    |
|  | PERMEABILITY:<br>41 %     |
|  | WIND SPEED:<br>34 M/S     |

**EXCAVATION NOTES:**  
 EXCAVATE APPROX. 650 MM ON R.L. 99.2 & SPREAD FILL OVER REMAINING BUILDING AREA TO LEVEL.  
 EXCAVATIONS TO START MIN. 1500MM FROM EDGE OF BUILDING AND TO BE BATTERED AS PER ENGINEERS REPORT.

**SITE EXCAVATIONS:**  
 ALL SITE EXCAVATIONS AND/ OR RETAINING WALLS ARE TO BE A MINIMUM OF 200MM FROM ANY BOUNDARY.

**IMPORTANT NOTE:**  
 SITE CUTS ARE SUBJECT TO PERMIT APPROVAL & NOT TO BE USED BY ANY OTHER CONTRACTORS OTHER THAN METRICON HOMES P/L

**STORMWATER DESIGN AND PLACEMENT AS PER ENGINEERS DESIGN.**  
 REFER INTRAX JOB NO: 162064  
 FOR FURTHER INFORMATION SOIL CLASS: P (H1)

**LEGEND:**

|  |                          |  |  |
|--|--------------------------|--|--|
|  | EXCAVATION HATCH         |  | DOWN PIPE LOC.                           |
|  | BATTER HATCH             |  | SEALED DOWN PIPE                         |
|  | ACCESS CUT HATCH         |  | METER BOX LOC.                           |
|  | PRIVATE OPEN SPACE HATCH |  | GAS METER (PROVIDE BOLLARDS IF REQUIRED) |
|  |                          |  | SEWER TIE                                |
|  |                          |  | TREES TO BE REMOVED                      |
|  |                          |  | STORMWATER DRAIN                         |
|  |                          |  | SEWER DRAIN                              |

INTRAX SURVEY DATE: 07/03/21  
 CONTOUR INTERVALS: 200 MM  
 LEVELS TO ARBITRARY DATUM

**SITE PLAN**

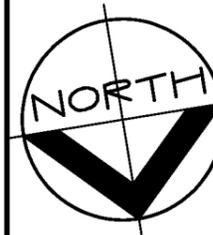
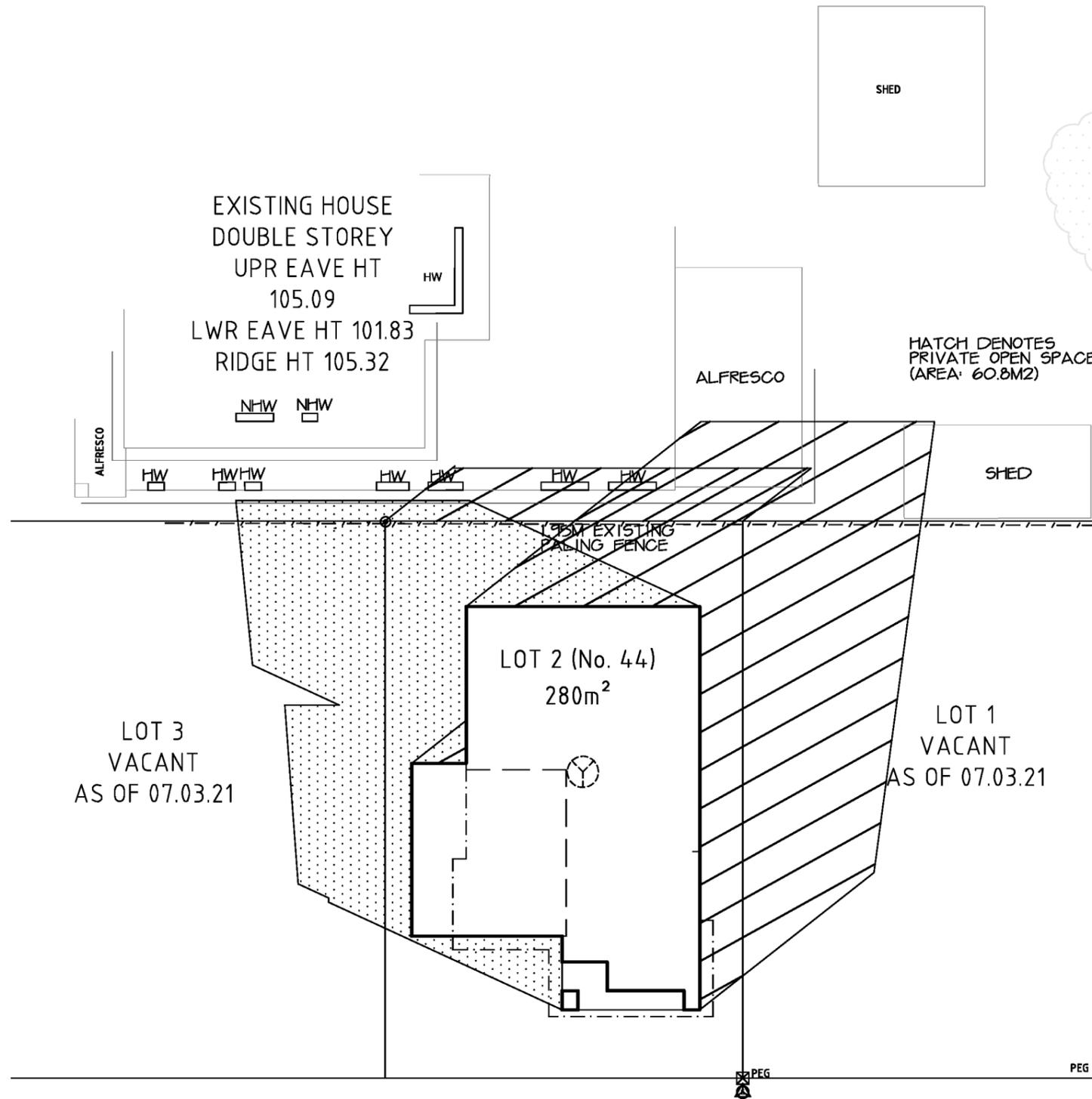
**metricon**  
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OWNER: [REDACTED]

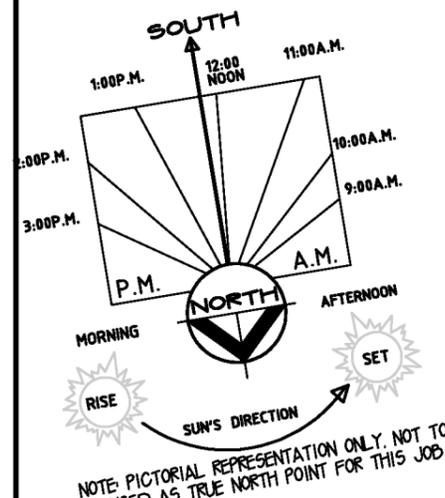
LOT 2 (NO 44) CLIFFORD STREET WARRAGUL

|                   |                |
|-------------------|----------------|
| JOB: 722365       | DRAWN: PDR     |
| DATE: 30/11/21    | CHECKED: SC    |
| SCALE: 1:200      | SHEET: 1 OF 11 |
| VIC ROADS: 704 G5 |                |



**Advised**

SITE AREA: 280 SQM  
BUILDING AREA: 136 SQM  
SITE COVERAGE: 49 %  
PERMEABILITY: 41 %  
WIND SPEED: 34 M/S



**SHADOW LOCATION TIME OF DAY**

9:00 A.M. SEPTEMBER 22  
3:00 P.M. SEPTEMBER 22

SEPTEMBER 22 (EQUINOX)

| TIME       | SHADOW LENGTH PER METRE HIGH | ALTITUDE SUN DEGREES | AZIMUTH   |
|------------|------------------------------|----------------------|-----------|
| 8:00 AM    | 2.60 METRES                  | 21° DEG.             | 73° DEG.  |
| 9:00 AM    | 1.60 METRES                  | 32° DEG.             | 61° DEG.  |
| 10:00 AM   | 1.15 METRES                  | 41° DEG.             | 47° DEG.  |
| 11:00 AM   | 0.87 METRES                  | 49° DEG.             | 28° DEG.  |
| 12:00 NOON | 0.81 METRES                  | 52° DEG.             | 5° DEG.   |
| 1:00 PM    | 0.84 METRES                  | 50° DEG.             | 341° DEG. |
| 2:00 PM    | 1.00 METRES                  | 45° DEG.             | 320° DEG. |
| 3:00 PM    | 1.37 METRES                  | 36° DEG.             | 304° DEG. |
| 4:00 PM    | 2.14 METRES                  | 25° DEG.             | 292° DEG. |

INTRAX SURVEY DATE: 07/03/21  
CONTOUR INTERVALS: 200 MM  
LEVELS TO ARBITRARY DATUM

**OVERSHADOWING PLAN**

**metricon**

501 Blackburn Road, Mount Waverley, Vic. 3149  
P.O. Box 857, Mount Waverley, Vic. 3149  
Telephone: 03 9515 5555 Fax: 03 9220 5145  
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LOT 2 (NO. 44) CLIFFORD STREET

WARRAGUL

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DATE: 21/09/21  
SCALE: 1:100  
VIC ROADS: 704.05

DRAWN: JDE  
CHECKED: SC

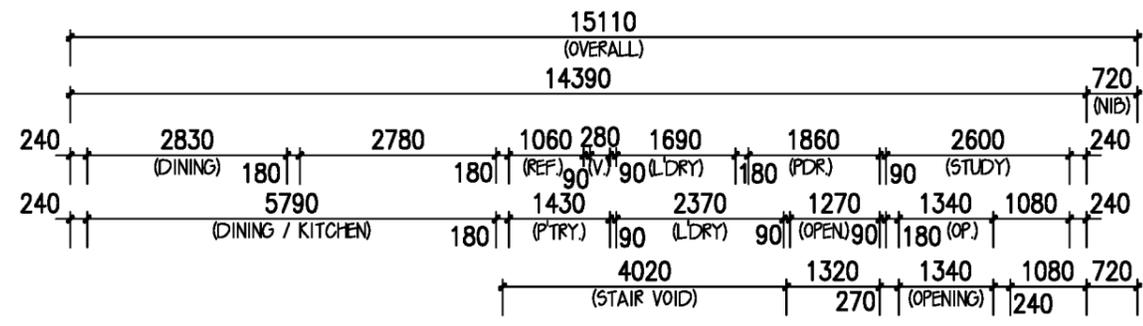
SHEET: 1 OF 11

MARCH 21 - SEPTEMBER 22 (EQUINOX)  
NOTE: DIAGRAM IS FOR SEPTEMBER 22)  
STANDARD TIME  
MELBOURNE (LATITUDE 38°S)

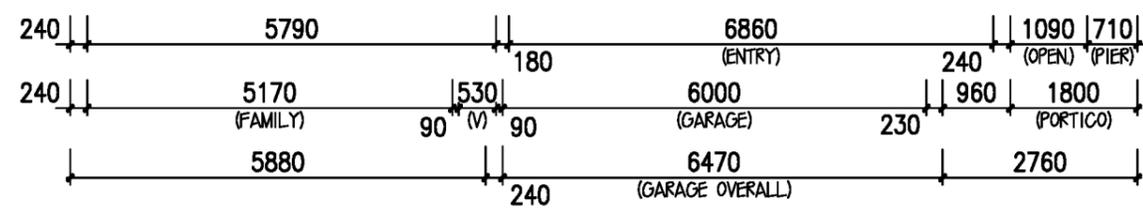
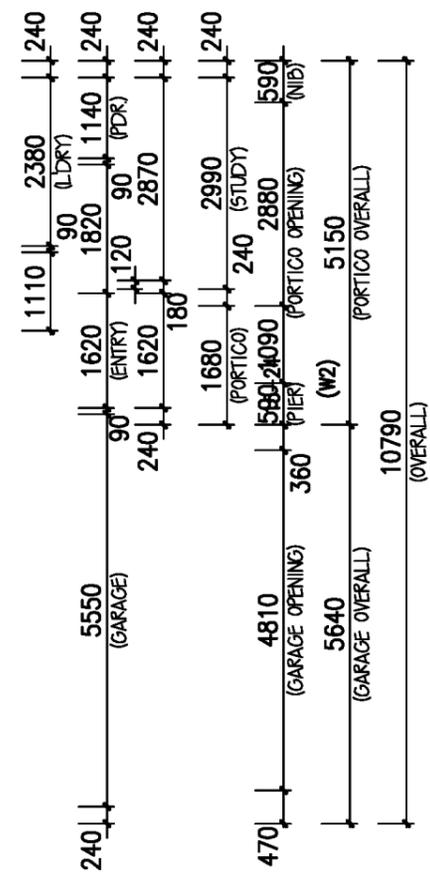
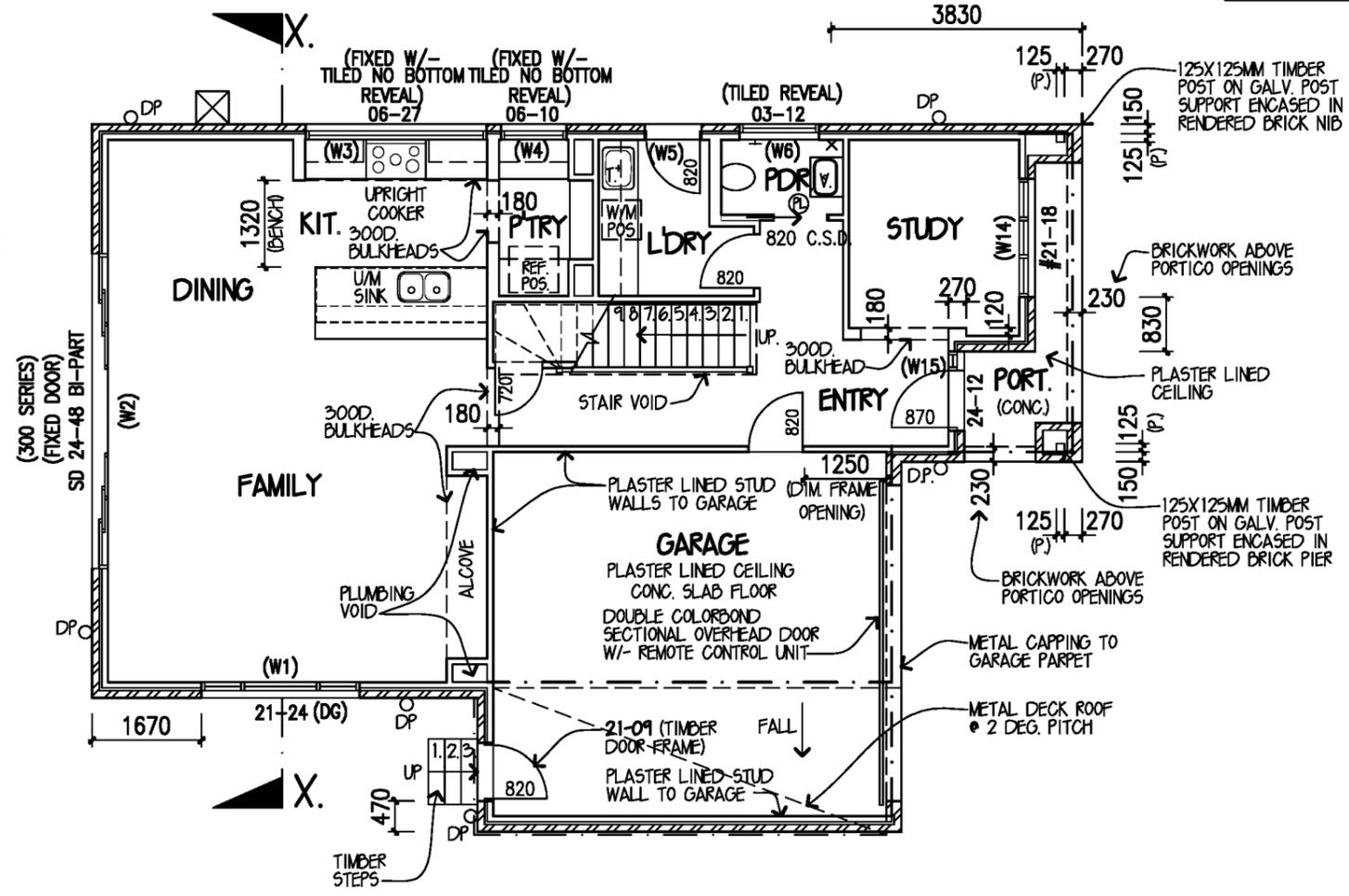
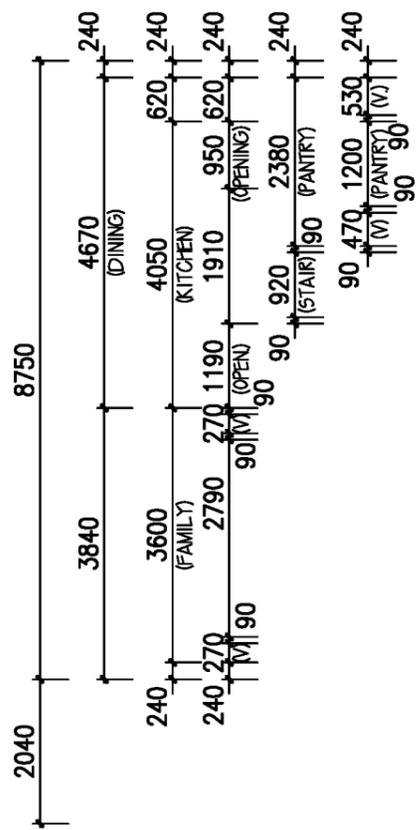


Ⓟ PRIVACY LOCKSET

WET AREA ACCESSORIES PACK  
 X TOWEL RING @ 1100MM H



(DG) DENOTES DOUBLE GLAZING  
 PROVIDE SQUARE SET CEILING CORNERS TO WHOLE HOUSE  
 PROVIDE 2340 HIGH HUME SORRENTO SOR8 INTERNAL DOORS THROUGHOUT.



**CONTRACT DRAWINGS**  
 The owner(s) acknowledge these are the plans referred to in the Building Agreement.  
 Dated:.....  
 Signed:.....  
 Signed:.....



**GROUND FLOOR PLAN 1:100**

**NOTES:**  
 \* WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. FLOOR PLAN DIMENSIONS ARE TO FRAME SIZE ONLY.  
 \* WINDOW SIZES SHOWN ARE SUPPLIERS FRAME SIZES.  
 \* ALL GLAZING TO COMPLY WITH A.S. 1288-2006 GLASS IN BUILDINGS & A.S. 4055-2012 FOR WINDLOADING.  
 \* GARAGE ROOF TO BE TIED DOWN MIN. 1200 INTO BRICKWORK WITH HOOP IRON STRAPS.  
 \* ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH NCC 3.8.3  
 \* EXTERNAL PLIABLE MEMBRANES TO COMPLY WITH & BE INSTALLED IN ACCORDANCE WITH NCC 3.8.7.2 & AS/NZS 4200.1 & AS 4200.2  
 \* ALL EXHAUST FANS AND RANGEHOOD, DUCTED TO OUTSIDE AIR VIA EXPOSED FLUEPIPES OR WALL VENTS IN ACCORDANCE W/-NCC 3.8.7.3

**FRAMING NOTES:**  
 \* CENTRE ALL WINDOWS & DOORS INTERNALLY TO ROOM (UNLESS OTHERWISE NOTED)  
 \* PROVIDE 2NO. 90X45 JAMB STUDS TO ALL INTERNAL DOOR OPENINGS AND ALL SLIDING ROBE DOOR OPENINGS AS PER DETAIL S-TYP-DOOR-01  
 \* ENSURE RETURN AIR GRILLE & VOID IS CLEAR OF TRUSS &/OR FRAMING CONSTRUCTION.

**LEGEND:**  
 [Symbol] LOAD BEARING WALL  
 [Symbol] WALL UNDER STAIR TO BE BUILT AFTER STAIR  
 [Symbol] 70MM STUD WALL  
 [Symbol] 12MM PLY BOARD FIXED TO STUD W/PLASTER OVER  
 [Symbol] # INCREASE WIND RATING AS PER AS2047 TO NOMINATED GLAZING PANELS

|                       |                   |  |
|-----------------------|-------------------|--|
| AREAS:                | GARAGE: 36.56 SQM | DESIGN: ZITA 25  |
| GRD FLR: 93.91 SQM    | PORTICO: 5.52 SQM | FACADE: YALE CEILING: 27, L  |
| FIRST FLR: 120.84 SQM |                   | GARAGE: DOUBLE LOCATION: F   |
| <b>FLOOR PLAN</b>     |                   |  |
| <b>VF5ZIT25YALD1</b>  |                   |  |
| SUBTOTAL: 214.23 SQM  | TOTAL: 256.31 SQM | METRICON HOMES OWNS COPYRIGHT IN THIS DRAWING. UNAUTHORISED USE, REPRODUCTION OR ADAPTION IS FORBIDDEN AND WILL BE PROSECUTED. |
| 29.06 SQM             | 27.59 SQM         |  |

**FREEDOM** | **m** metricon

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 DATE: 10/06/21  
 MS: VER: P 31/03/2015  
 PERMIT No: [Redacted]  
 DRAWN: [Redacted] CHECKED: DH9 SHEET: 2 of 11



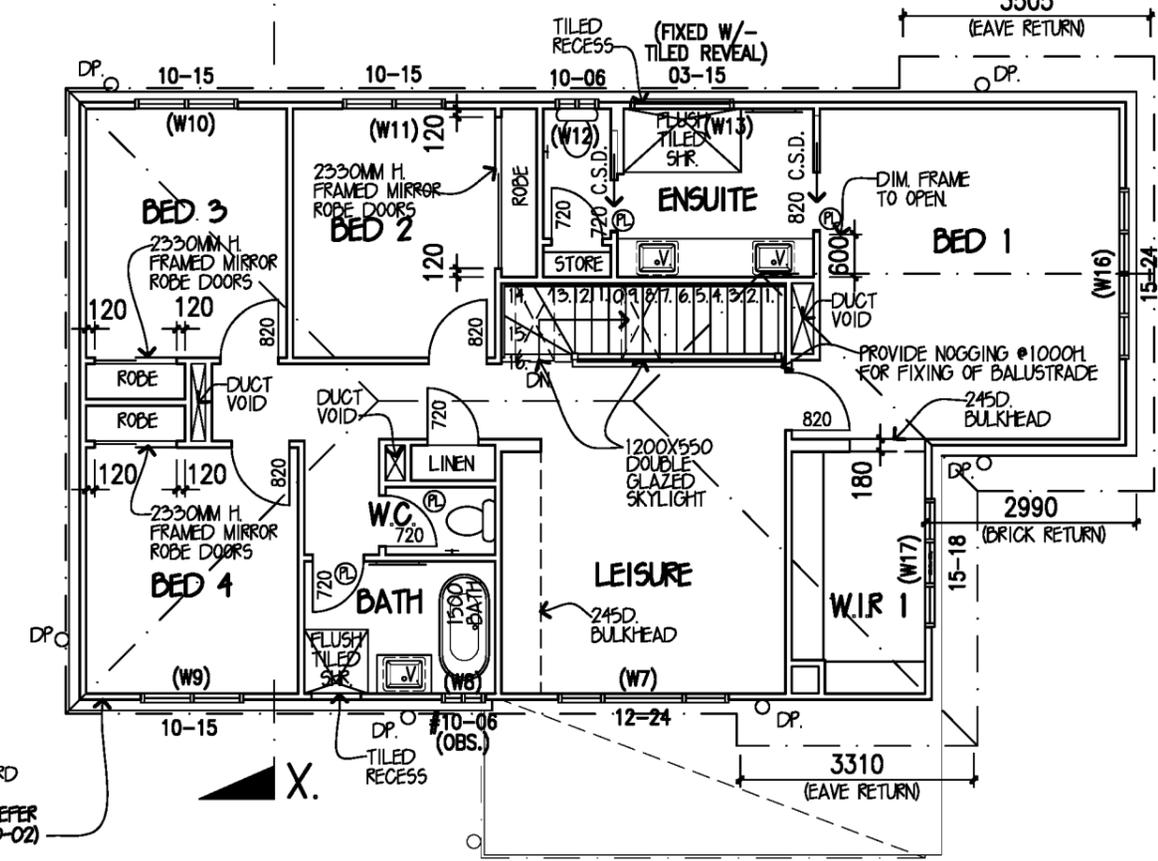
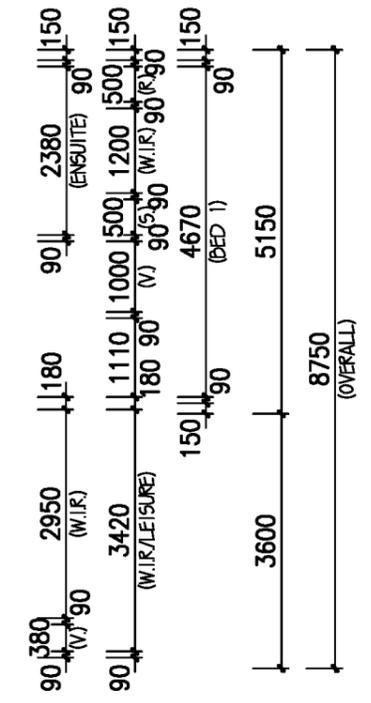
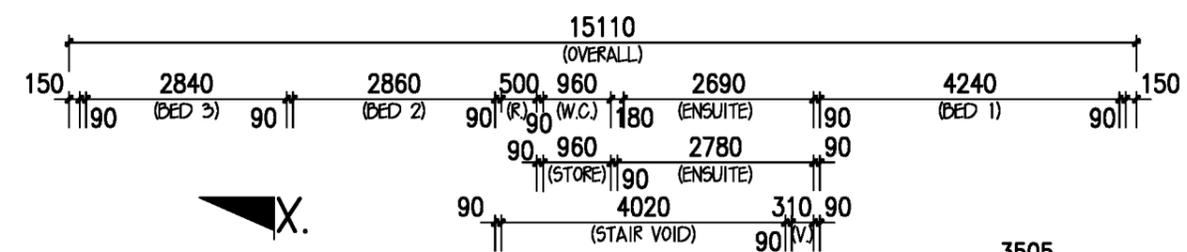
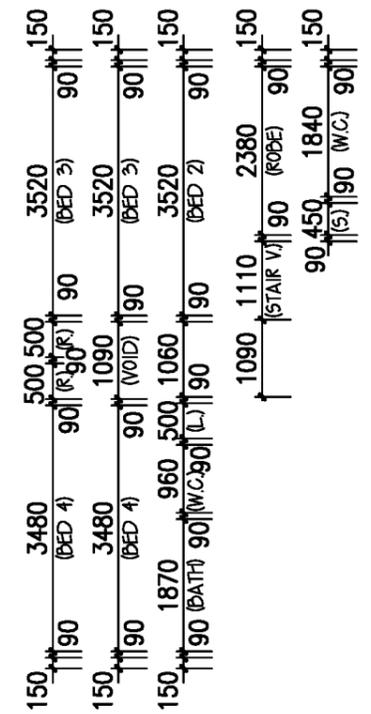
PROVIDE SQUARE SET CEILING CORNERS TO WHOLE HOUSE

WET AREA ACCESSORIES PACK  
 + 800MM W. TOWEL RAIL @ 900MM H.  
 + TOILET ROLL HOLDER @ 750MM H.

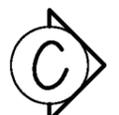


Ⓟ PRIVACY LOCKSET

PROVIDE 2340 HIGH HUME SORRENTO SOR8 INTERNAL DOORS THROUGHOUT.



180MM 'LINEA' WEATHERBOARD CLADDING W/- 90X42MM SURROUNDS TO WINDOWS (REFER TO DETAIL NO. 5-TYP-CLAD-02)



FIRST FLOOR PLAN 1:100

- NOTES:
- \* WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. FLOOR PLAN DIMENSIONS ARE TO FRAME SIZE ONLY.
  - \* WINDOW SIZES SHOWN ARE SUPPLIERS FRAME SIZES.
  - \* ALL GLAZING TO COMPLY WITH A.S. 1288-2006 GLASS IN BUILDINGS & A.S. 4055-2012 FOR WINDLOADING.
  - \* GARAGE ROOF TO BE TIED DOWN MIN. 1200 INTO BRICKWORK WITH HOOP IRON STRAPS.
  - \* ALL WATER CLOSET DOORS TO BE REMOVABLE IN ACCORDANCE WITH NCC 3.8.3
  - \* EXTERNAL PLIABLE MEMBRANES TO COMPLY WITH & BE INSTALLED IN ACCORDANCE WITH NCC 3.8.7.2 & AS/NZS 4200.1 & AS 4200.2
  - \* ALL EXHAUST FANS AND RANGEHOOD, DUCTED TO OUTSIDE AIR VIA EXPOSED FLUEPIPES OR WALL VENTS IN ACCORDANCE W/-NCC 3.8.7.3

- FRAMING NOTES:
- \* CENTRE ALL WINDOWS & DOORS INTERNALLY TO ROOM (UNLESS OTHERWISE NOTED)
  - \* PROVIDE 2NO. 90X45 JAMB STUDS TO ALL INTERNAL DOOR OPENINGS AND ALL SLIDING ROBE DOOR OPENINGS AS PER DETAIL S-TYP-DOOR-01
  - \* ENSURE RETURN AIR GRILLE & VOID IS CLEAR OF TRUSS &/OR FRAMING CONSTRUCTION.
- LEGEND:
- LOAD BEARING WALL
  - WALL UNDER STAIR TO BE BUILT AFTER STAIR
  - 70MM STUD WALL
  - 12MM PLY BOARD FIXED TO STUD W/PLASTER OVER INCREASE WIND RATING AS PER AS2047 TO NOMINATED GLAZING PANELS

**CONTRACT DRAWINGS**  
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 Signed:.....  
 Signed:.....

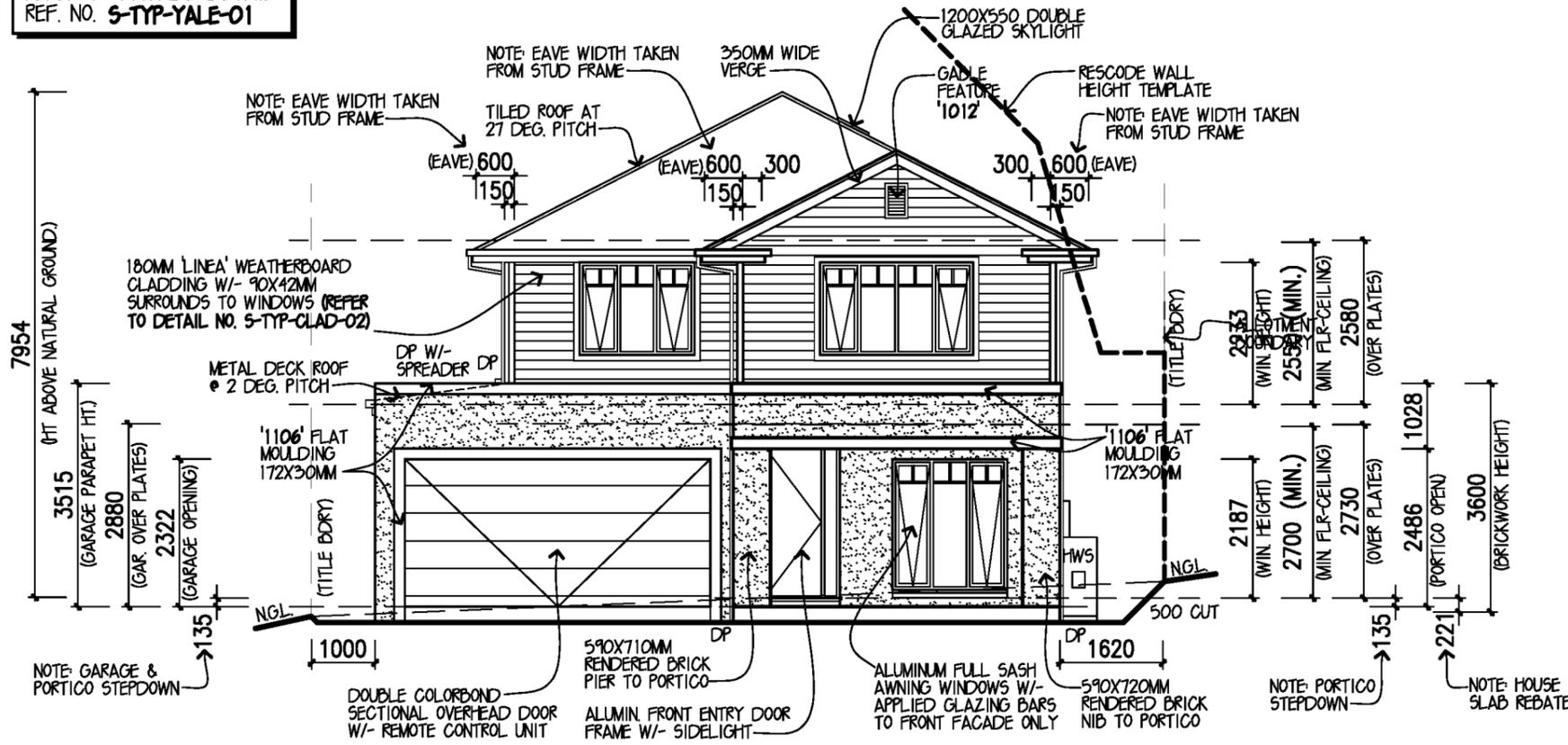
DESIGN: ZITA 25  
 FACADE: YALE CEILING: ZS, L  
 GARAGE: DOUBLE LOCATION: F  
**FLOOR PLAN**  
 VF5ZIT25YALD1  
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**FREEDOM** | **m** metricon

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OWNER: [REDACTED]  
 other: [REDACTED]  
 LOT 2 (NO. 44) CLIFFORD STREET WARRACRUDE  
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 F.C. DATE: 12/06/15 DATE FOR THE PERMIT: 10/06/21  
 PERMIT No.: [REDACTED] MST VER: P 31/03/2015  
 DRAWN: A 1 of 3 CHECKED: DH9 SHEET: 3 of 11

**IMPORTANT NOTE:**  
REFER TO FACADE DETAIL  
REF. NO. S-TYP-YALE-01



ELEVATION A

**IMPORTANT NOTE:**  
REFER TO SOIL ENGINEERS PLANS  
FOR ARTICULATION JOINT LOCATIONS

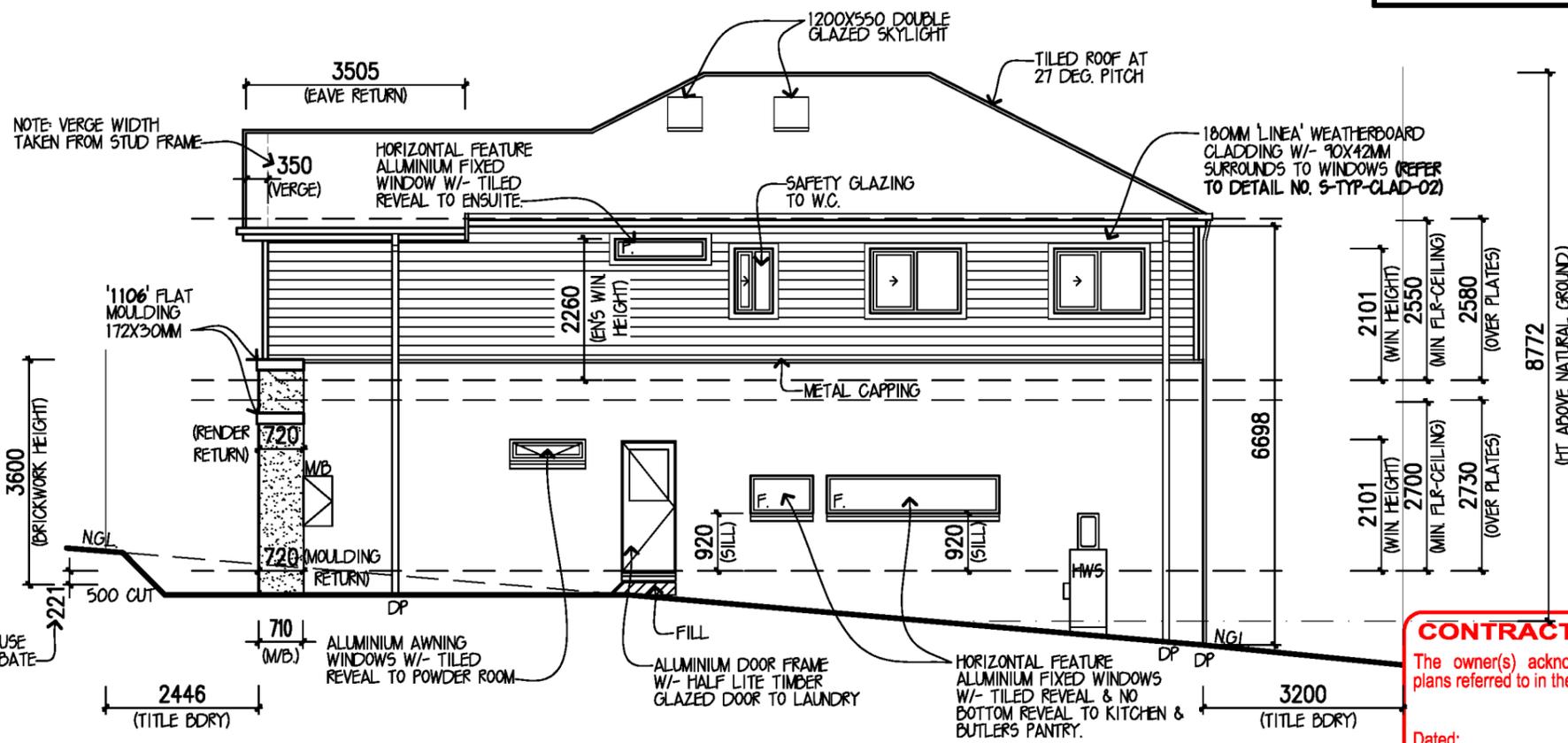
PROVIDE BRICKWORK ABOVE ALL  
SIDE AND REAR GROUND FLOOR  
ELEVATION WINDOWS & DOORS  
UNLESS NOTED OTHERWISE.

PROVIDE BRICKWORK ABOVE FRONT  
ELEVATION GROUND FLOOR WINDOWS  
& ENTRY DOOR FRAME AND GARAGE  
DOOR OPENING (UNLESS NOTED  
OTHERWISE.)

PROVIDE 'LINEA' WEATHERBOARD  
CLADDING W/-90X42MM  
SURROUNDS TO WINDOWS  
(EXC.W14) TO ALL FIRST FLOOR  
ELEVATIONS. W14 TO BE TO THE  
UNDERSIDE OF THE EAVE REFER  
S-TYP-CLAD-02

**IMPORTANT NOTE:**  
PROVIDE MESH INSECT SCREENS TO  
ALL OPENABLE WINDOWS  
& SLIDING DOORS.

3 COAT RENDER  
FINISH TO BRICKWORK



ELEVATIONS 1:100

ELEVATION B

- NOTES:**
- \*WINDOW SUPPLIER TO SUPPLY COVER BOARDS TO ALL CORNER WINDOWS U.N.O.
  - \*ALL GLAZING TO COMPLY WITH A.S. 1288-2006 GLASS IN BUILDINGS, & WITH A.S. 4055-2012 FOR WINDLOADING.
  - \*WINDOW HEAD HEIGHT DIMENSIONS TO BE TAKEN TO THE NEAREST CORRESPONDING BRICK COURSE.
  - \*WINDOWS TO COMPLY WITH N.C.C. 3.9.2.6 & 3.9.2.7
  - \*GUTTER AND DRAINAGE SYSTEM TO COMPLY WITH A.S. 3500
  - \*IF EXTERNAL RENDER IS SUPPLIED BY METRICON, THE RENDER PROCESS IS TO BE APPLIED OVER THE CAULKED ARTICULATION JOINTS AS PER METRICON STANDARD PRACTICES
  - \*SARKING TO ROOF TO BE INSTALLED AS PER NCC3.5.2.4
  - \*ANTI-PONDING DEVICE/BOARD TO BE INSTALLED AS PER NCC 3.5.2.5 TO TILED SARKED ROOFS W/-PITCH LESS THAN 20° & TILED ROOFS W/- NO EAVES (REFER S-TYP-ROOF-06)

FIRST FLOOR BEDROOM WINDOWS LOCATED 2000MM ABOVE AN EXTERNAL SURFACE BENEATH AND WITH OPENINGS BELOW 1700MM FROM F.F.L. MUST REMAIN UNOPENABLE BEYOND 125MM

VARIATIONS(V), RE-PREPS(R), AMENDMENTS(A):

| No: | Date:    | Drawn: | Chkd: | No: | Date: | Drawn: | Chkd: |
|-----|----------|--------|-------|-----|-------|--------|-------|
| A01 | 10/06/21 | PGT2   | --    | -   | -     | -      | -     |
| COL | 31/08/21 | A44    | DM9   | -   | -     | -      | -     |
| -   | -        | -      | -     | -   | -     | -      | -     |
| -   | -        | -      | -     | -   | -     | -      | -     |

DESIGN: ZITA 25  
FACADE: YALE CEILING: 27, L  
GARAGE: DOUBLE LOCATION: F

ELEVATIONS  
VF5ZIT25YALD1

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Signed:.....  
Signed:.....

OWNER: [REDACTED]

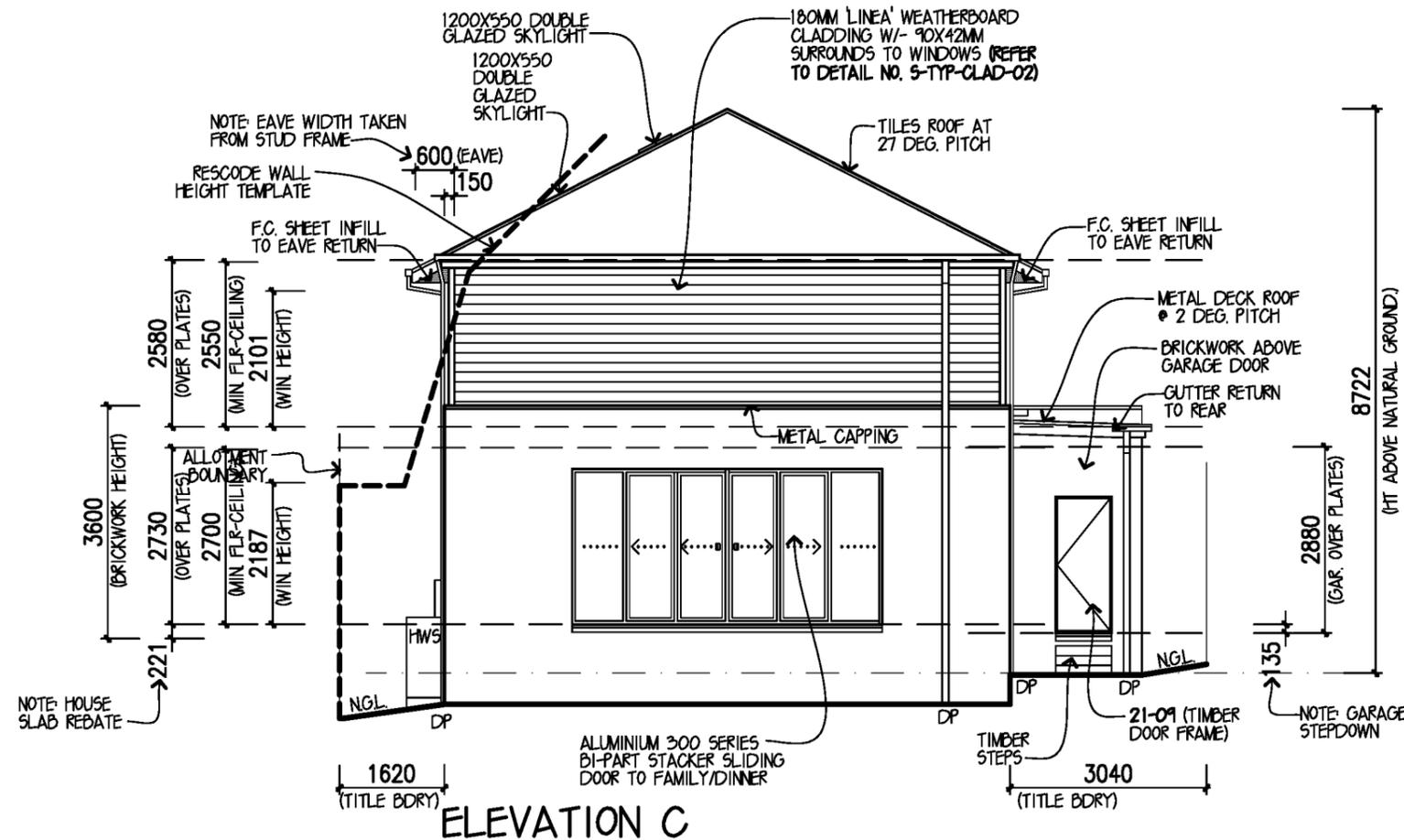
LOT 2 NO 300 CLIFTON STREET WARRACUL

JOB NO: 132265 DATE: 10/06/21

F.C.DATE: MST VER: P 31/05/2015

PERMIT No: Page 33 of 38

DRAWN: A44 CHKD: DM9 SHEET: 4 of 11



ELEVATION C

**IMPORTANT NOTE:**  
REFER TO SOIL ENGINEERS PLANS FOR ARTICULATION JOINT LOCATIONS

PROVIDE BRICKWORK ABOVE ALL SIDE AND REAR GROUND FLOOR ELEVATION WINDOWS & DOORS UNLESS NOTED OTHERWISE.

PROVIDE 'LINEA' WEATHERBOARD CLADDING W/-90X42MM SURROUNDS TO WINDOWS (EXC.W14) TO ALL FIRST FLOOR ELEVATIONS. W14 TO BE TO THE UNDERSIDE OF THE EAVE REFER S-TYP-CLAD-02

**IMPORTANT NOTE:**  
PROVIDE MESH INSECT SCREENS TO ALL OPENABLE WINDOWS & SLIDING DOORS.

3 COAT RENDER FINISH TO BRICKWORK

DOUBLE GLAZING

- NOTES:**
- \*WINDOW SUPPLIER TO SUPPLY COVER BOARDS TO ALL CORNER WINDOWS U.N.O.
  - \*ALL GLAZING TO COMPLY WITH A.S. 1288-2006 GLASS IN BUILDINGS, & WITH A.S. 4055-2012 FOR WINDLOADING.
  - \*WINDOW HEAD HEIGHT DIMENSIONS TO BE TAKEN TO THE NEAREST CORRESPONDING BRICK COURSE.
  - \*WINDOWS TO COMPLY WITH N.C.C. 3.9.2.6 & 3.9.2.7
  - \*GUTTER AND DRAINAGE SYSTEM TO COMPLY WITH A.S. 3500
  - \*IF EXTERNAL RENDER IS SUPPLIED BY METRICON, THE RENDER PROCESS IS TO BE APPLIED OVER THE CAULKED ARTICULATION JOINTS AS PER METRICON STANDARD PRACTICES
  - \*SARKING TO ROOF TO BE INSTALLED AS PER NCC3.5.2.4
  - \*ANTI-PONDING DEVICE/BOARD TO BE INSTALLED AS PER NCC 3.5.2.5 TO TILED SARKED ROOFS W/-PITCH LESS THAN 20° & TILED ROOFS W/- NO EAVES (REFER S-TYP-ROOF-06)

**CONTRACT DRAWINGS**

The owner(s) acknowledge these are the plans referred to in the Building Agreement.

Dated: .....

Signed: .....

Signed: .....

FIRST FLOOR BEDROOM WINDOWS LOCATED 2000MM ABOVE AN EXTERNAL SURFACE BENEATH AND WITH OPENINGS BELOW 1700MM FROM F.F.L. MUST REMAIN UNOPENABLE BEYOND 125MM

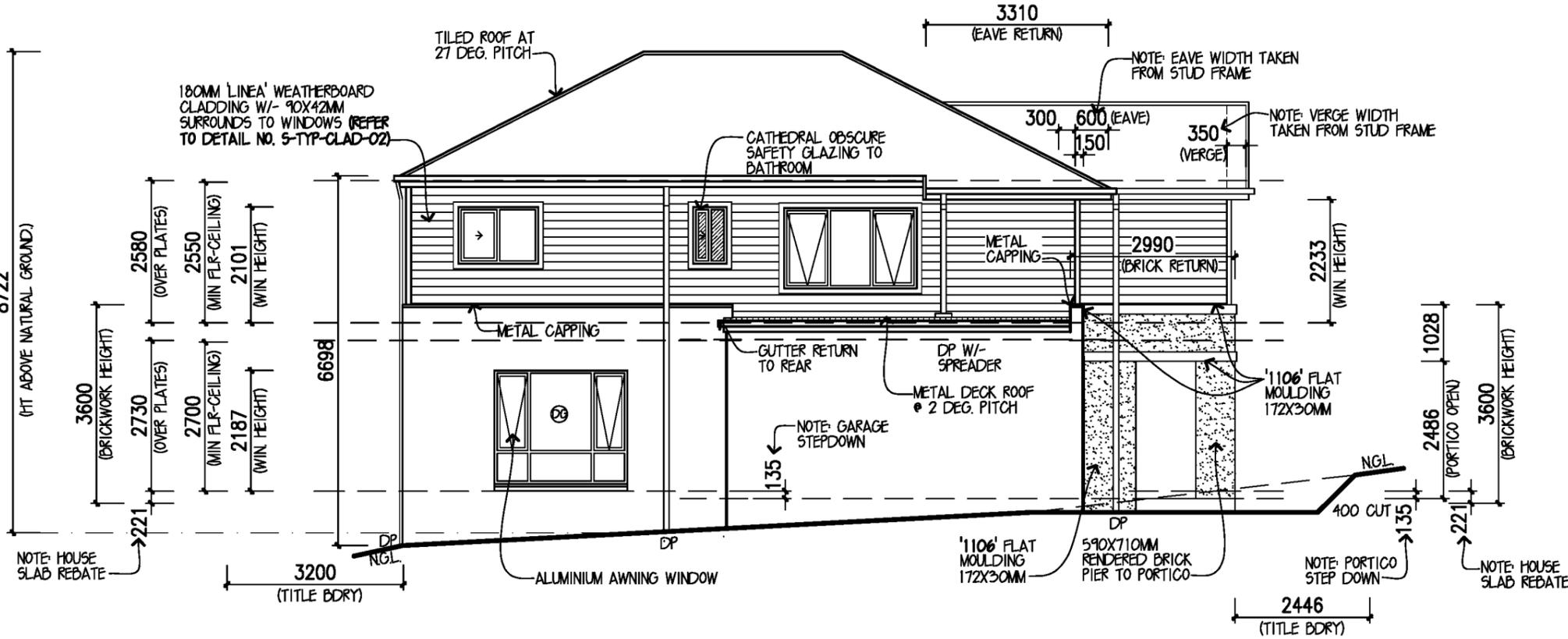
DESIGN: **ZITA 25**  
FACADE: **YALE** CEILING: **27, L**  
GARAGE: **DOUBLE** LOCATION: **F**

**ELEVATIONS**  
VF5ZIT25YALD1

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ELEVATION D.

ELEVATIONS 1:100

|                                      |                       |
|--------------------------------------|-----------------------|
| OWNER                                | [REDACTED]            |
| LOT 2 NO 44 CLIFFORD STREET WARRACUL | [REDACTED]            |
| JOB NO:                              | 122265 DATE: 10/06/15 |
| F.C. DATE:                           | MST VER: P 31/05/2015 |
| PERMIT No:                           | Page 34 of 38         |
| DRAWN: A44                           | CHKED: DM9            |
| SHEET: 5                             | of 11                 |

**GENERAL NOTES:**

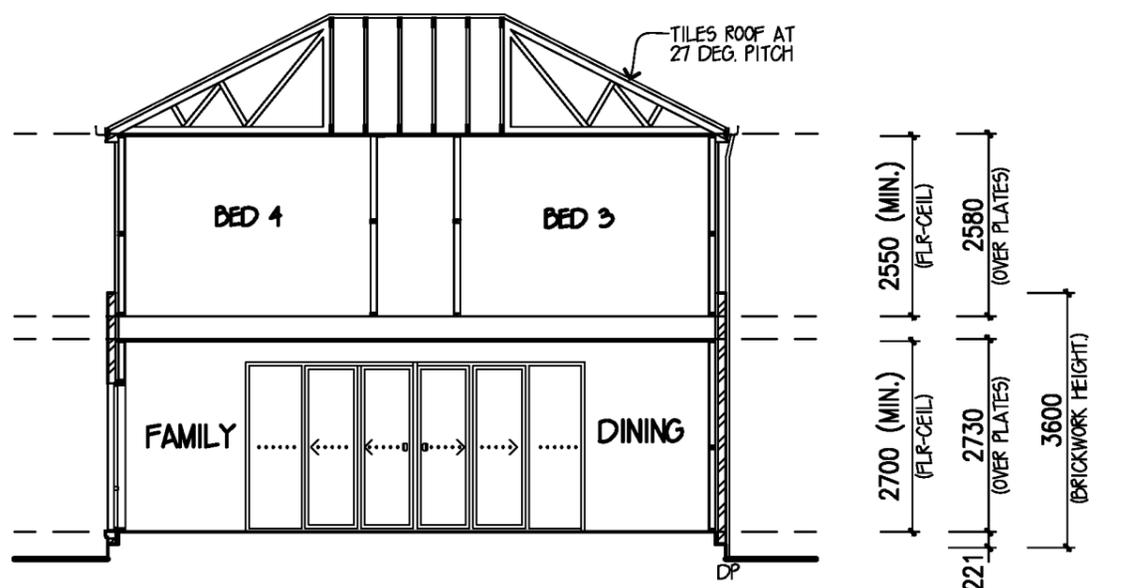
- \*ALL STEPS & STAIRS TO HAVE A 240mm MIN. & 355mm MAX. TREAD WIDTH, 115mm MIN. & 190mm MAX. RISER HEIGHT & MUST COMPLY WITH N.C.C. 3.9.1.
- \*BALUSTRADE IN ACCORDANCE WITH N.C.C. 3.9.2. TO BE INSTALLED WHERE INTERNAL & EXTERNAL LANDINGS EXCEED 1000mm ABOVE FINISHED GROUND LEVEL.
- \*PROVIDE CAVITY FLASHING & WEEP HOLES ABOVE LOWER STOREY OPENINGS.
- \*WATERPROOFING OF WET AREAS TO COMPLY WITH A.S. 3740 &/OR N.C.C. 3.8.1.2

- \*SUB-FLOOR VENTILATION IN ACCORDANCE WITH N.C.C. 3.4.1. TO BE PROVIDED TO SUSPENDED TIMBER FLOOR.
- \*ALL GLAZING TO COMPLY WITH A.S. 1288-2006 GLASS IN BUILDINGS, & WITH A.S. 4055-2012 FOR WINDLOADING.

**\*FRAMING NOTES:**  
TIMBER ROOF TRUSSES TO MANUFACTURERS COMPUTATIONS AND LAYOUTS.

\*ALL STRUCTURAL TIMBER FRAMING SIZES TO BE IN ACCORDANCE WITH A.S. 1684.2-2010 NATIONAL TIMBER FRAMING CODE & OR ENGINEERS STRUCTURAL COMPUTATIONS.

\* STAIR CONSTRUCTION TO COMPLY WITH BCA 3.9.1.3  
STAIR TREADS TO HAVE EITHER CARPET OR TIMBER STAIN WITH A COMPLIANT SLIP RESISTANCE CLASSIFICATION



NOTE: REFER ENGINEER'S FOOTING DESIGN.

**SECTION X-X**

SITE CLASSIFICATION P (H1)  
(REFER SOIL REPORT NO. 162864)

SECTION 1:100

DESIGN: **ZITA 25**  
FACADE: **YALE** CEILING: **27. L**  
GARAGE: **DOUBLE** LOCATION: **F**

**SECTION**  
**VF3ZIT25YALD1**

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BY METRICON  
501 Blackburn Rd. Mount Waverley VIC 3149,  
P.O. Box 857, Mount Waverley VIC 3149  
Tel: 03 9915 5555 Fax: 03 9222 5144  
Building Practitioner Reg. No. CD 452871 A/CN 006108752  
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Signed:.....  
Signed:.....

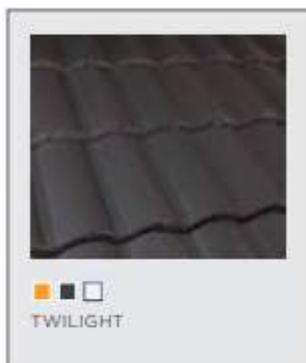
OWNER: [REDACTED]  
LOT 2 NO. 44 CLIFFORD STREET  
**WARRAGUL**  
JOB NO. 122061 DATE: 10/06/21  
Specified above and that any dissemination, distribution or copying of this document is strictly prohibited.  
DATE: MST VER: P 31/03/2015  
PERMIT No. [REDACTED]  
DRAWN: A 141 CHECKED: DH9 SHEET: 6 of 11

**LOT 2 44 CLIFFORD STREET WARRAGUL**

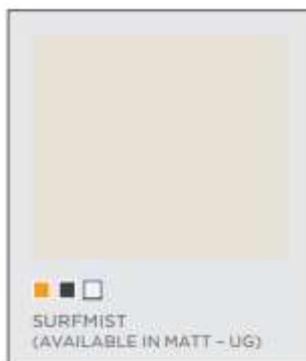


Price excludes: Fencing, Landscaping, Concrete pavers, Planter boxes, Decking

**Roof**



**Guttering/ Downpipe/ Fascia**

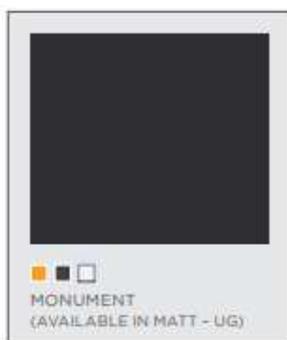


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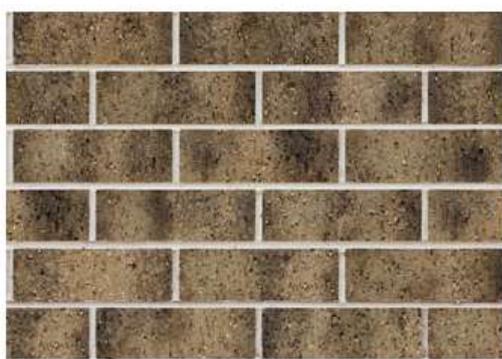
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Garage Door/ Aluminium Windows/ Front Door Entry Frame



Brick work - Domain Sanctuary



Driveway

Concrete

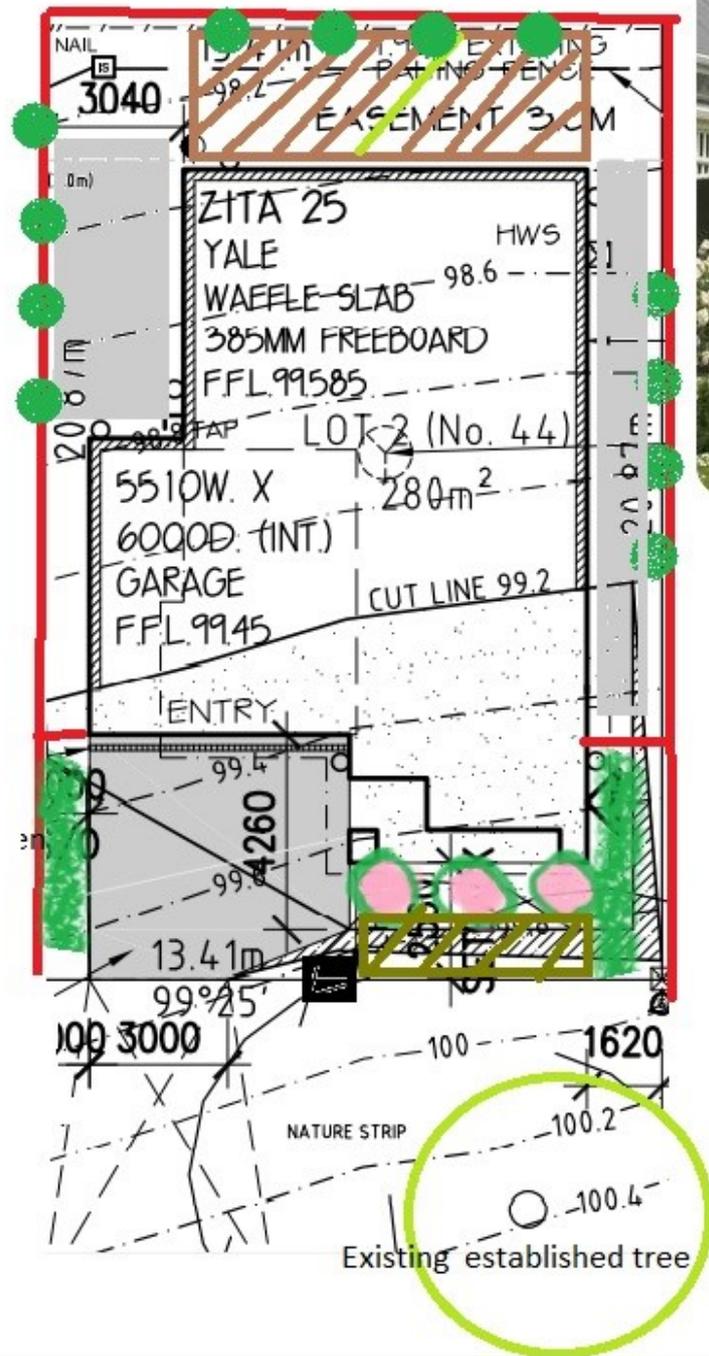


**EXTERNAL PAINT COLOURS**

| EXTERNAL PAINT COLOURS   | Paint Colour:   |
|--|---|
| Front Door (External face of door only)                            | MATCH COLORBOND MONUMENT  |
| Front Entry Door Frame External Faces (If applicable) Non-standard | ALUMINIUM FRAME: MONUMENT   |
| External Doors: (Laundry, Garage door where applicable)            | MATCH COLORBOND SURFMIST  |
| Meter Box:   | MATCH COLORBOND SURFMIST  |
| FC Sheet Eave return:  | MATCH COLORBOND SURFMIST  |
| Eaves Lining/Portico lining:                                       | MATCH COLORBOND SURFMIST  |
| Weatherboards / Cladding:  | MATCH COLORBOND SURFMIST  |
| Feature Render:  | PIPE CLAY   |
| Gable Feature:   | MATCH COLORBOND SURFMIST  |
| Metal Capping:   | SURFMIST  |
| Moulding:  | MATCH COLORBOND SURFMIST TO SURFMIST AREAS & PIPE CLAY TO PIPE CLAY AREAS |
| Internal Garage door tread:  | STAIN: CHESTNUT   |

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-  Decking
-  Letter box
-  Timber Fence / Gate
-  Semi Advanced Trees -
-  Boxed Iceberg Roses
-  Paved Area
-  Seeded Lawn
-  Existing established tree

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