

# Application for a Planning Permit

**Section 1: LAND DETAILS**

Unit Number:	Street Number: <u>127</u>	Street Name: <u>Burke Street</u>
Town: <u>Warragul</u>	Postcode: <u>3820</u>	

**FORMAL LAND DESCRIPTION** (Please complete either A or B – this information can be found on the Certificate of Title)

**Option A:**

Lot No: <u>20</u>			
Type of Plan: Please tick ✓	Lodge Plan <input type="checkbox"/>	Title Plan <input type="checkbox"/>	Plan of Subdivision <input checked="" type="checkbox"/>
Plan Number:	<u>021283</u>		

**Option B:**

Crown Allotment Number:	
Section Number:	
Parish/Township Name:	

**Section 2: PERMIT APPLICANT**

Name:	
Business:	
Postal Address:	
Telephone No. (H)	
Email Address:	

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

Name(s):					
Postal Address:					
Telephone No. (H)				Postcode:	
Email Address:					

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**Section 4: DEVELOPMENT COST** - Estimated Cost of development for which the permit is required

<u>\$400,000</u>
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**Section 5: PROPOSAL** You must give full details of the proposal being applied for. Insufficient or unclear information will delay your application..

Advertised

For what use, development or other matter do you require a permit?

Proposed one dwelling

**Development:**

<input type="checkbox"/> Advertising Signage	<input type="checkbox"/> Development of 2 or more dwellings Qty: <input style="width: 50px;" type="text"/>
<input type="checkbox"/> Agricultural Outbuildings	<input type="checkbox"/> Mixed Use Development and Reduction of Carparking
<input type="checkbox"/> Buildings and Works and Reduction in Carparking	<input type="checkbox"/> Residential Outbuildings
<input type="checkbox"/> Commercial or Industrial Buildings and Works	<input type="checkbox"/> Single Dwelling
<input type="checkbox"/> Extension / Alteration to Dwelling	<input type="checkbox"/> Telecommunications

**Use:**

<input type="checkbox"/> Buildings and Works and Change of Use	<input type="checkbox"/> Home Based Business
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Sale and Consumption of Liquor
<input type="checkbox"/> Change of Use and Single Dwelling	

**Subdivision:**

<input type="checkbox"/> Boundary Realignment	<input type="checkbox"/> 3 or more Lot Subdivision Qty: <input style="width: 50px;" type="text"/>
<input type="checkbox"/> Variation/ Removal of Restriction	<input type="checkbox"/> Create an easement
<input type="checkbox"/> 2 Lot Subdivision	<input type="checkbox"/> 100 or more Lot Subdivision Qty: <input style="width: 50px;" type="text"/>

**Subdivision / Vegetation Removal:**

<input type="checkbox"/> Native Vegetation Removal or Lopping	<input type="checkbox"/> Non Native Vegetation Removal or Lopping (ESO4)
<input type="checkbox"/> Subdivision Qty: <input style="width: 50px;" type="text"/>	<input type="checkbox"/> Alteration of access RDZI

**Other:**

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, Section 173 agreement or other obligation such as an easement or building envelope?

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.

**FURTHER DETAILS OF PROPOSAL** (optional)

proposed one dwelling

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**Section 6: EXISTING CONDITIONS** Describe how the land is used and developed now.

Provide a plan of the existing conditions. Photos are also helpful.

existing single storey dwelling

Advertised

**Section 7: PRE-APPLICATION MEETING** Has there been a Pre-Application meeting with a Council Planning Officer?

No <input checked="" type="checkbox"/>	
Yes <input type="checkbox"/>	If yes, with whom?
	Date of this meeting

**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: [Redacted]	Date: 20-4-2021
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:	Date:

**CHECK LIST** Please ensure you have included the following items with your application form. *Failure to provide all the information 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.
- Full and current copy of title and title plan (no older than 60 days) for each individual parcel of land forming the subject site. The title includes: the covering register search statement, the title plan and the associated title documents (known as instruments).
- Provided plans showing the layout and details of the proposal
- Provided any information required by the planning scheme, requested by Council
- Provided a description of the likely effect of the proposal (if required)
- Completed the declaration in Section 8
- Provided a contact phone number and e-mail address

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

Page 1 of 1

VOLUME 07528 FOLIO 052

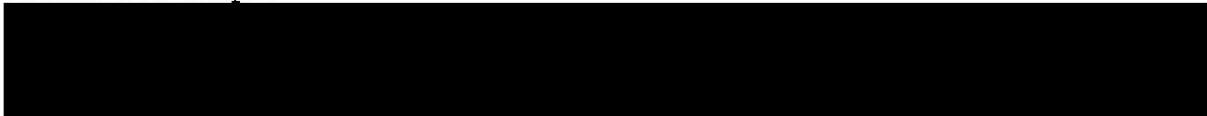
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**LAND DESCRIPTION**

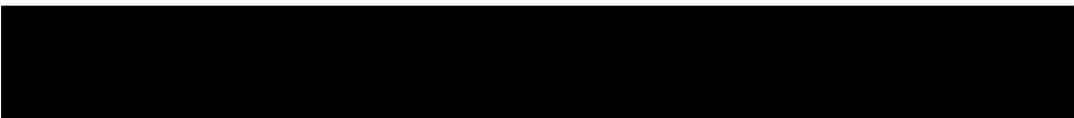
Lot 20 on Plan of Subdivision 021283.  
PARENT TITLE Volume 07146 Folio 049  
Created by instrument 2216790 17/05/1949

**REGISTERED PROPRIETOR**

Estate Fee Simple



**ENCUMBRANCES, CAVEATS AND NOTICES**



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 or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE LP021283 FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

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

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

Street Address: 127 BURKE STREET WARRAGUL VIC 3820

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 19219M PURCELL PARTNERS  
Effective from 17/07/2018

DOCUMENT END

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Document Assembled	<b>20/04/2021 13:45</b>

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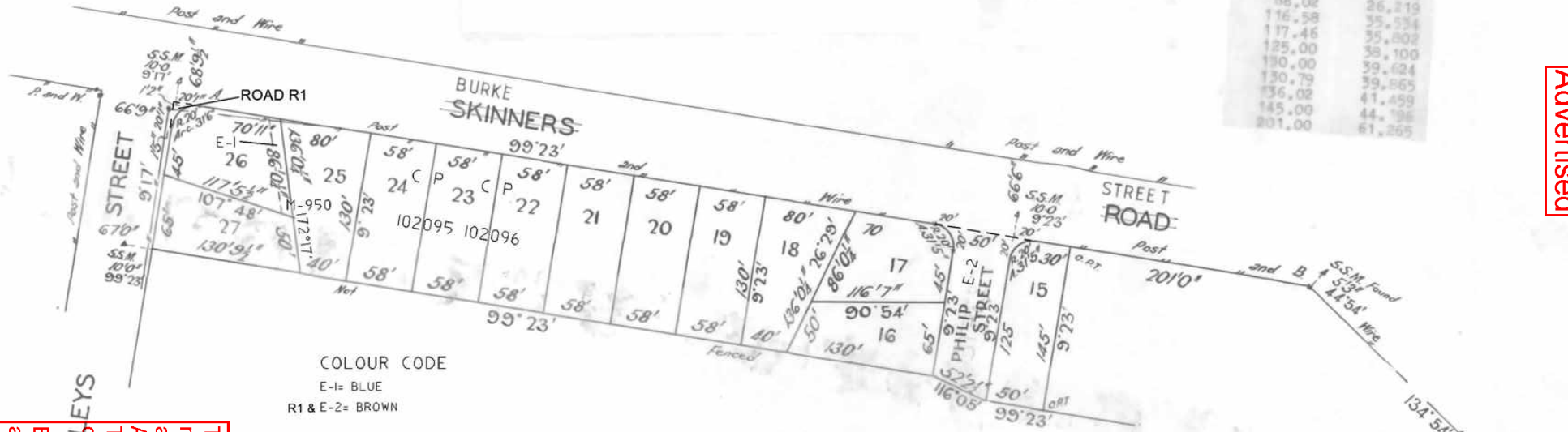
PLAN OF SUBDIVISION  
OF PART OF CROWN ALLOTMENT 93  
PARISH OF DROUIN EAST  
COUNTY OF BULN BULN

Measurements are in Feet & Inches  
Conversion Factor  
FEET X 0.3048 = METRES

FEET	METRES
5.00	1.524
10.00	3.048
20.00	6.096
30.00	9.144
40.00	12.192
50.00	15.240
60.00	18.288
70.00	21.336
80.00	24.384
90.00	27.432
100.00	30.480
110.00	33.528
120.00	36.576
130.00	39.624
140.00	42.672
150.00	45.720
160.00	48.768
170.00	51.816
180.00	54.864
190.00	57.912
200.00	60.960

XXXX  
350

WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED.  
NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.



COLOUR CODE  
E-1= BLUE  
R1 & E-2= BROWN

The Land coloured BLUE is set apart for  
drainage purposes and 6 Feet wide

STREET NAME AMENDED  
FROM SKINNERS RD  
TO BURKE ST  
CORR. G. G. 1983 P. 1462  
DATE 12-9-84

A. B. DATUM

FOR APPROPRIATIONS ETC.  
SEE BACK HEREOF

Advertised

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Advertised

21283

CERTIFICATE OF TITLE V 7146 F 049  
 V F  
 F  
 LODGED BY [REDACTED] DATE 25-5-51  
 DEALING NO [REDACTED] DATE  
 DECLARED [REDACTED] ON 5-10-50  
 COUNCIL SHIRE OF WARRAGUL  
 DATE OF CONSENT VIDE ED'S REPORT  
 PLAN MAY BE LODGED 30-4-51  
 PLAN APPROVED DATE  
 FOR TITLE REFERENCES SEE PARCELS INDEX

THE LAND COLOURED BROWN IS  
 APPROPRIATED OR SET APART  
 FOR EASEMENTS OF WAY & DRAINAGE

LAND HEREON IS SUBJECT  
 TO A PLANNING SCHEME  
 SEE MISC. PLAN No. 576

THE LAND COLOURED BLUE  
 APPROPRIATED OR SET APART  
 FOR EASEMENTS OF DRAINAGE

THIS IS THE BACK OF LP 21283

Coloured: HB Checked: P  
 Pasted: HB

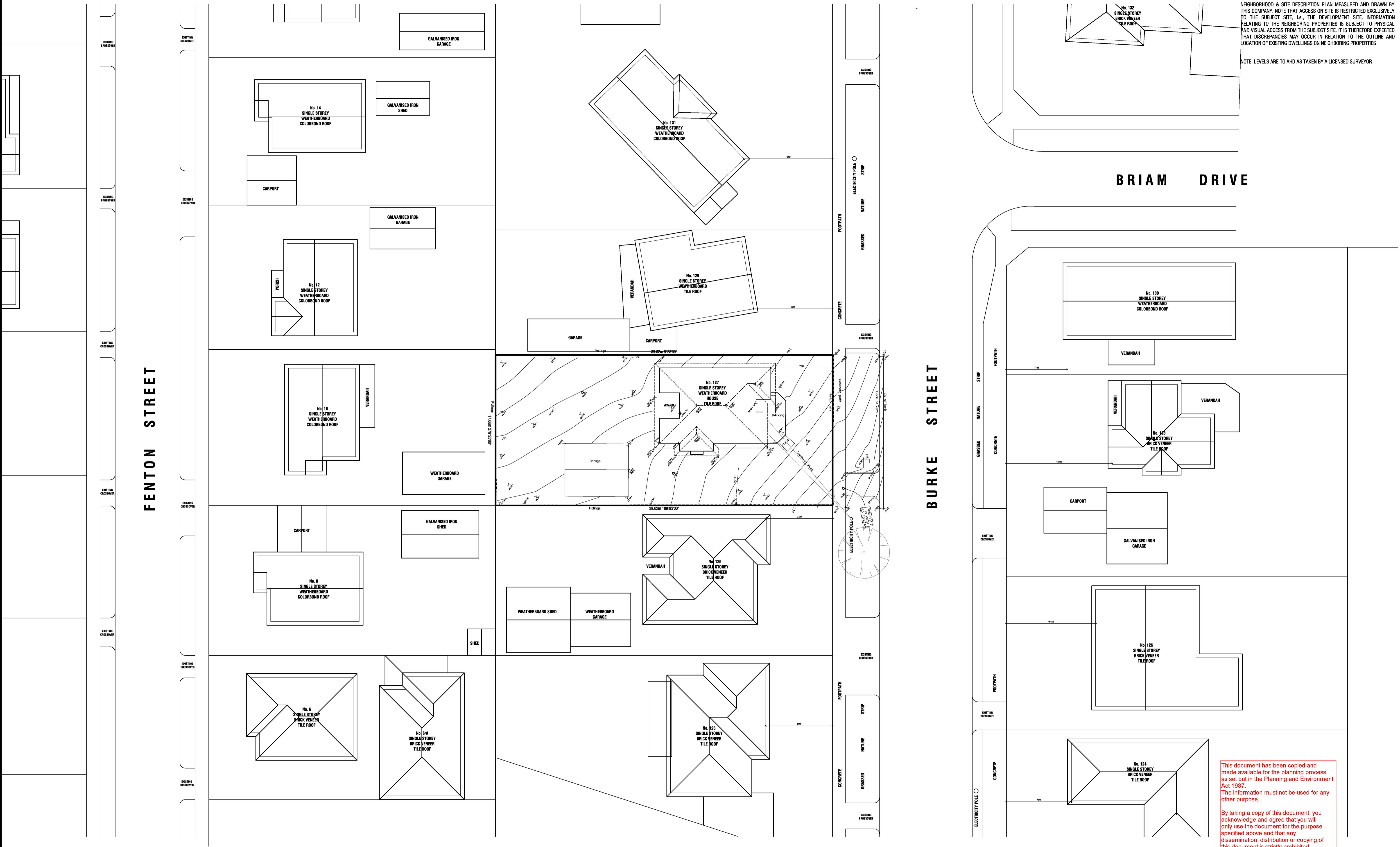
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21283

EVERY ENDEAVOR IS EMPLOYED FOR THE AS NEAR AS POSSIBLE DEPICTION OF EXISTING DWELLINGS ON NEIGHBORING PROPERTIES AS SHOWN ON THE NEIGHBORHOOD & SITE DESCRIPTION PLAN MEASURED AND DRAWN BY THIS COMPANY. NOTE THAT ACCESS ON SITE IS RESTRICTED EXCLUSIVELY TO THE SUBJECT SITE, I.E., THE DEVELOPMENT SITE. INFORMATION RELATING TO THE NEIGHBORING PROPERTIES IS SUBJECT TO PHYSICAL AND VISUAL ACCESS FROM THE SUBJECT SITE. IT IS THEREFORE EXPECTED THAT DISCREPANCIES MAY OCCUR IN RELATION TO THE OUTLINE AND LOCATION OF EXISTING DWELLINGS ON NEIGHBORING PROPERTIES

NOTE: LEVELS ARE TO AHD AS TAKEN BY A LICENSED SURVEYOR



FENTON STREET

BURKE STREET

BRIAM DRIVE

# NEIGHBOURHOOD AND SITE DESCRIPTION

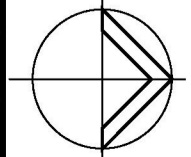
SCALE 1:200

PROJECT: PROPOSED DUAL OCCUPANCY  
ADDRESS: 127 BURKE RD,  
WARRAGUL

FOR: [REDACTED]

NOTE:  
SITE & FLOOR LEVELS TO BE CONFIRMED ON SITE BY  
BUILDER PRIOR TO COMMENCEMENT OF ANY WORKS IF  
ANY DISCREPANCIES ARE FOUND CONTACT OFFICE  
IMMEDIATELY.  
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\* FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.  
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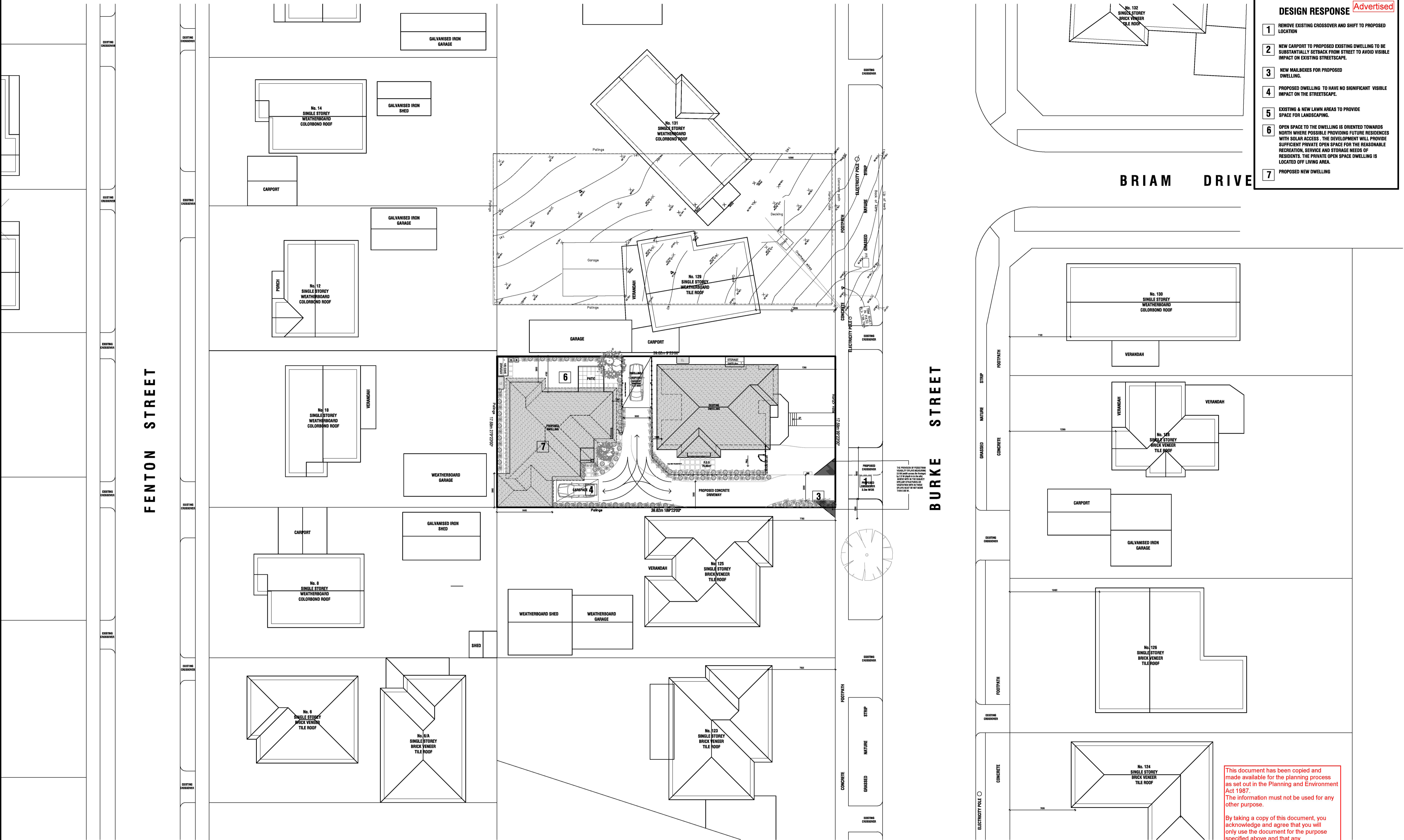
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Drawn:	J.F		TP 01
Checked:	P.R		

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**DESIGN RESPONSE** Advised

- 1 REMOVE EXISTING CROSSOVER AND SHIFT TO PROPOSED LOCATION
- 2 NEW CARPORT TO PROPOSED EXISTING DWELLING TO BE SUBSTANTIALLY SETBACK FROM STREET TO AVOID VISIBLE IMPACT ON EXISTING STREETSCAPE.
- 3 NEW MAILBOXES FOR PROPOSED DWELLING.
- 4 PROPOSED DWELLING TO HAVE NO SIGNIFICANT VISIBLE IMPACT ON THE STREETSCAPE.
- 5 EXISTING & NEW LAWN AREAS TO PROVIDE SPACE FOR LANDSCAPING.
- 6 OPEN SPACE TO THE DWELLING IS ORIENTED TOWARDS NORTH WHERE POSSIBLE PROVIDING FUTURE RESIDENCES WITH SOLAR ACCESS. THE DEVELOPMENT WILL PROVIDE SUFFICIENT PRIVATE OPEN SPACE FOR THE REASONABLE RECREATION, SERVICE AND STORAGE NEEDS OF RESIDENTS. THE PRIVATE OPEN SPACE DWELLING IS LOCATED OFF LIVING AREA.
- 7 PROPOSED NEW DWELLING



FENTON STREET

BURKE STREET

BRIAM DRIVE

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**DESIGN RESPONSE**  
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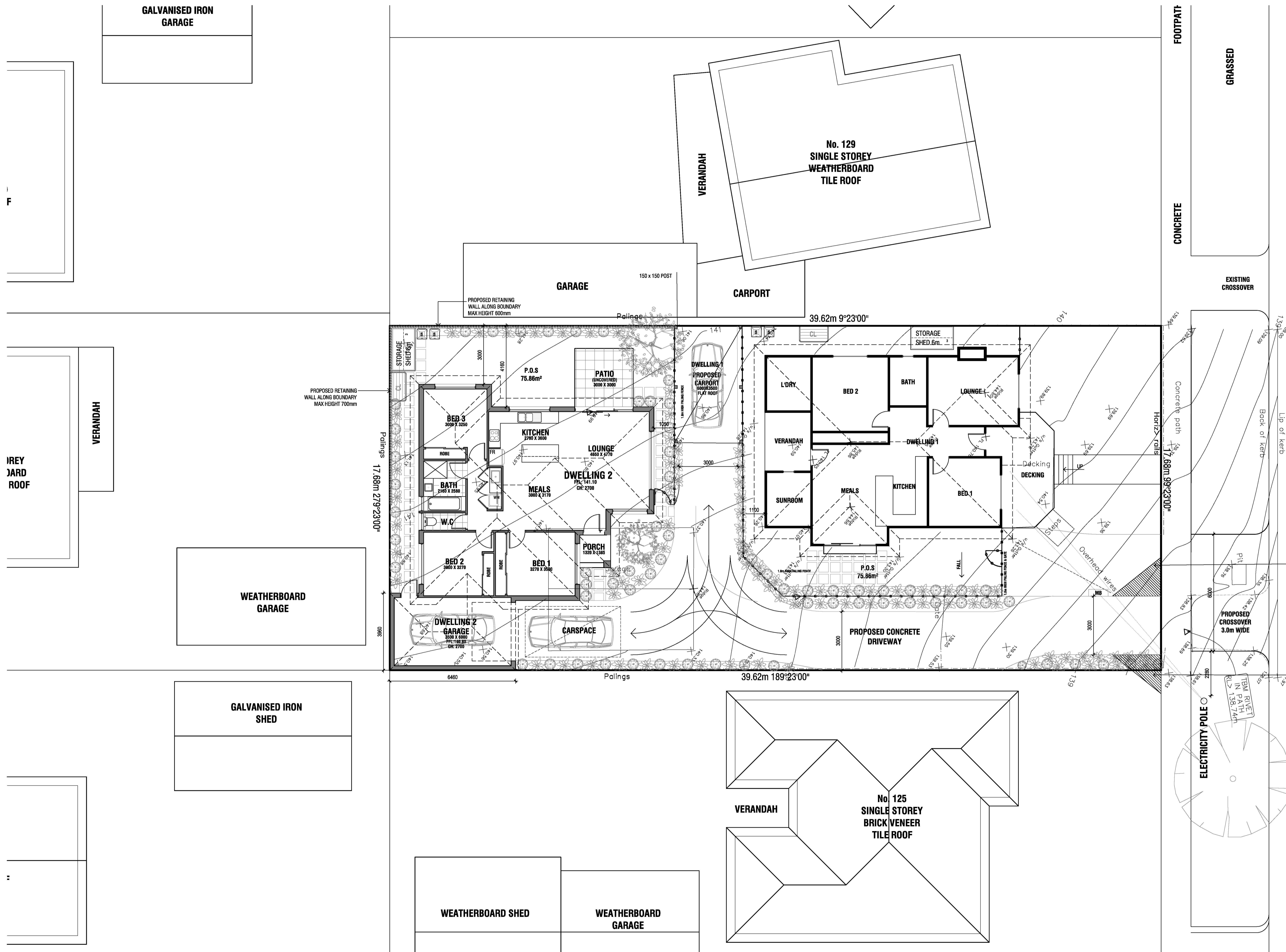
PROJECT: PROPOSED DUAL OCCUPANCY  
ADDRESS: 127 BURKE RD,  
WARRAGUL

FOR: [REDACTED]

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Scale:	1:200 @ A1	Orientation:	
Drawn:	J.F./I.J	Sheet No.:	
Checked:	P.R		



<b>AREAS:</b>		
SITE:	700.48m <sup>2</sup>	
SITE COVERAGE:	286.20m <sup>2</sup>	40.85%
HARD SURFACES:	141.84m <sup>2</sup>	20.24%
SITE PERMEABILITY:	272.44m <sup>2</sup>	38.89%
<b>DWELLING 1:</b>		
EXISTING DWELLING:	129.77m <sup>2</sup>	
PROPOSED CARPORT:	21.00m <sup>2</sup>	
<b>TOTAL:</b>	<b>150.77m<sup>2</sup></b>	<b>16.23sqgs</b>
<b>DWELLING 2:</b>		
GARAGE:	24.44m <sup>2</sup>	
PORCH:	2.64m <sup>2</sup>	
GROUND FLOOR:	108.35m <sup>2</sup>	
<b>TOTAL:</b>	<b>135.43m<sup>2</sup></b>	<b>14.57sqgs</b>
<b>GARDEN AREA:</b>		
263.35 = 37.59%		
37.59% > 37.00%		

**BURKE STREET**

**PROPOSED GROUND FLOOR PLAN**  
SCALE 1:100

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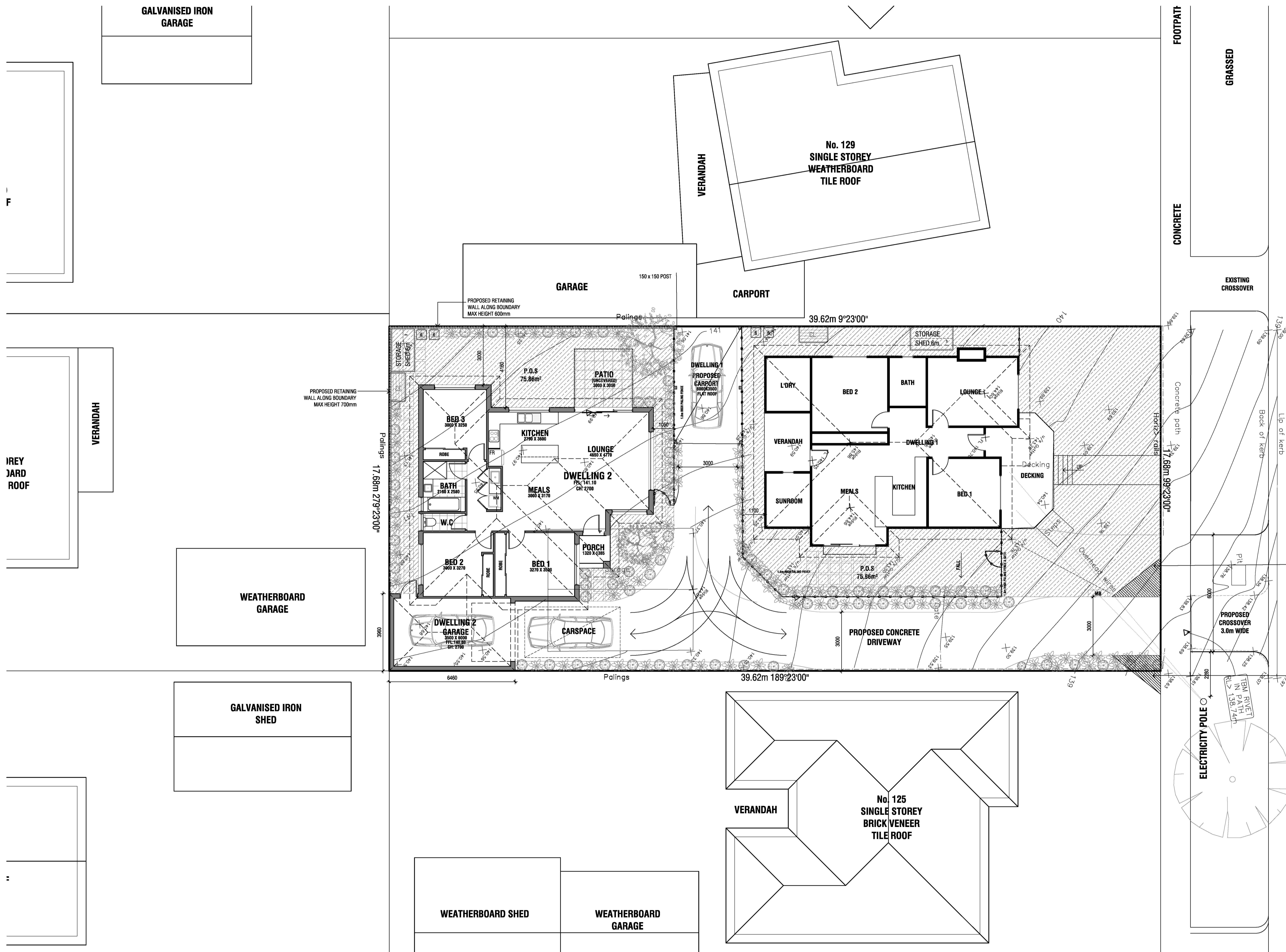
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WARRAGUL

FOR: [REDACTED]

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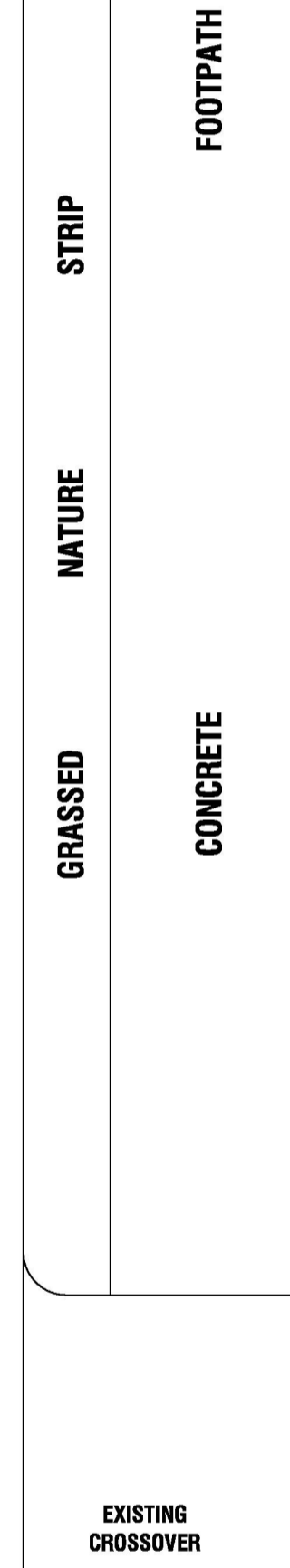
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Drawn:	J.F / I.J		<p><b>TP 03</b></p>
Checked:	P.R		



<b>AREAS:</b>		
SITE:	700.48m <sup>2</sup>	
SITE COVERAGE:	286.20m <sup>2</sup>	40.85%
HARD SURFACES:	141.84m <sup>2</sup>	20.24%
SITE PERMEABILITY:	272.44m <sup>2</sup>	38.89%
<b>DWELLING 1:</b>		
EXISTING DWELLING:	129.77m <sup>2</sup>	
PROPOSED CARPORT:	21.00m <sup>2</sup>	
<b>TOTAL:</b>	150.77m <sup>2</sup>	16.23sq
<b>DWELLING 2:</b>		
GARAGE:	24.44m <sup>2</sup>	
PORCH:	2.64m <sup>2</sup>	
GROUND FLOOR:	108.35m <sup>2</sup>	
<b>TOTAL:</b>	135.43m <sup>2</sup>	14.57sq
<b>GARDEN AREA:</b>		
263.35 = 37.59%		
37.59% > 37.00%		



**BURKE STREET**



THE PROVISION OF PEDESTRIAN VISIBILITY SPLAYS MEASURING 2.0 M (width across the frontage) by 2.5 M (depth in to the site) WHERE WITH IN THE SUBJECT SITE ANY STRUCTURES OR VEGETATION WITH IN THESE SPLAYS MUST BE NOT MORE THAN 0.90 M.

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**PROPOSED GROUND FLOOR PLAN**  
SCALE 1:100

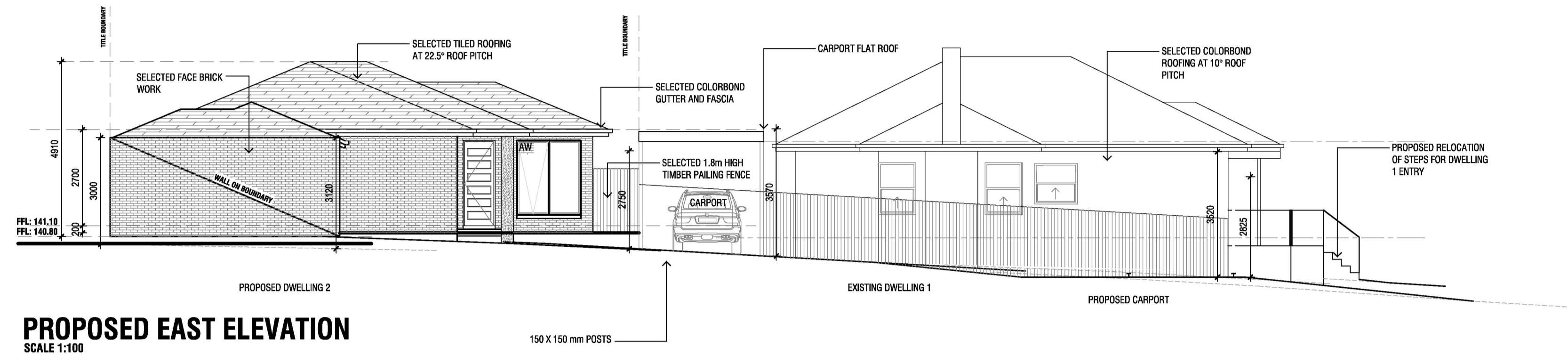
PROJECT: PROPOSED DUAL OCCUPANCY  
ADDRESS: 127 BURKE RD, WARRAGUL

FOR: [REDACTED]

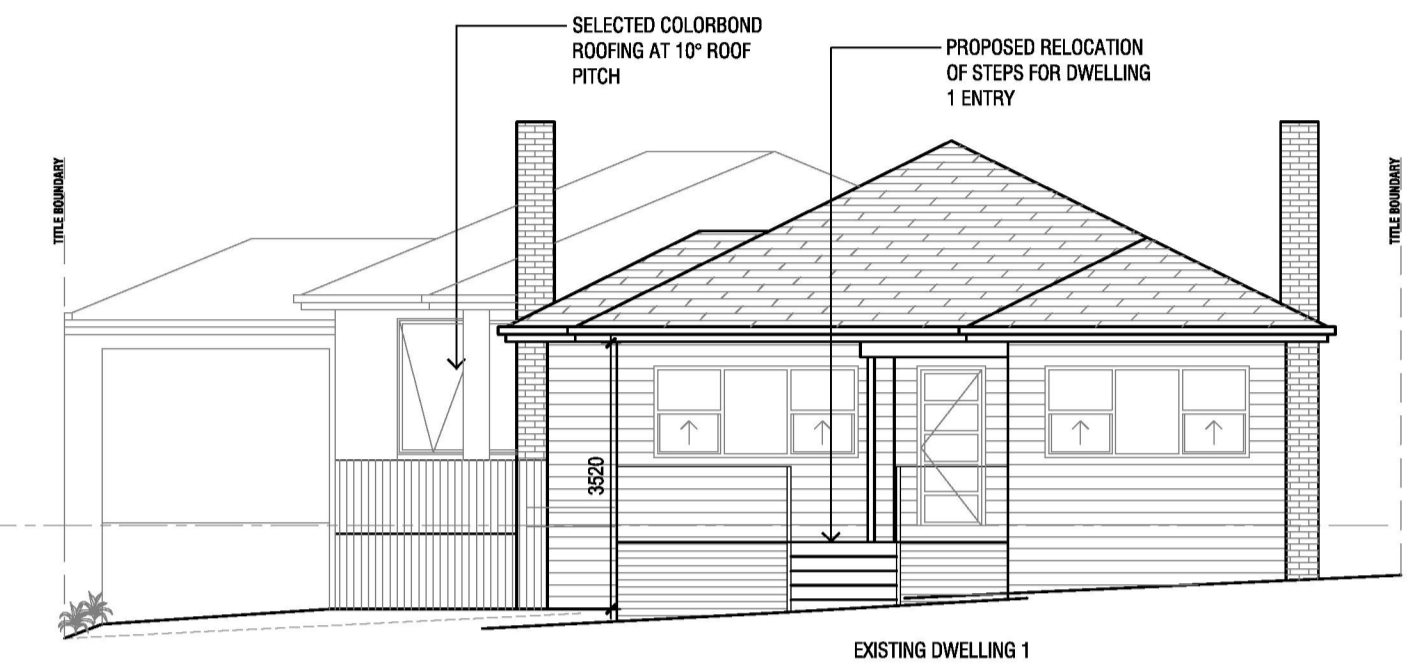
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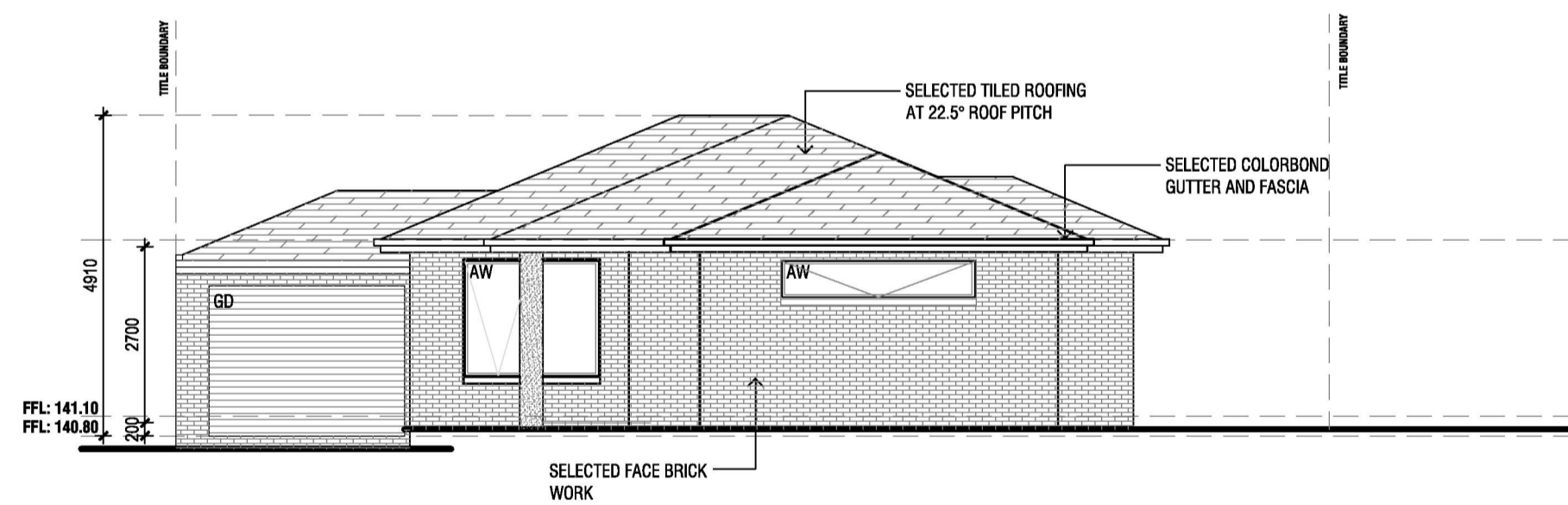
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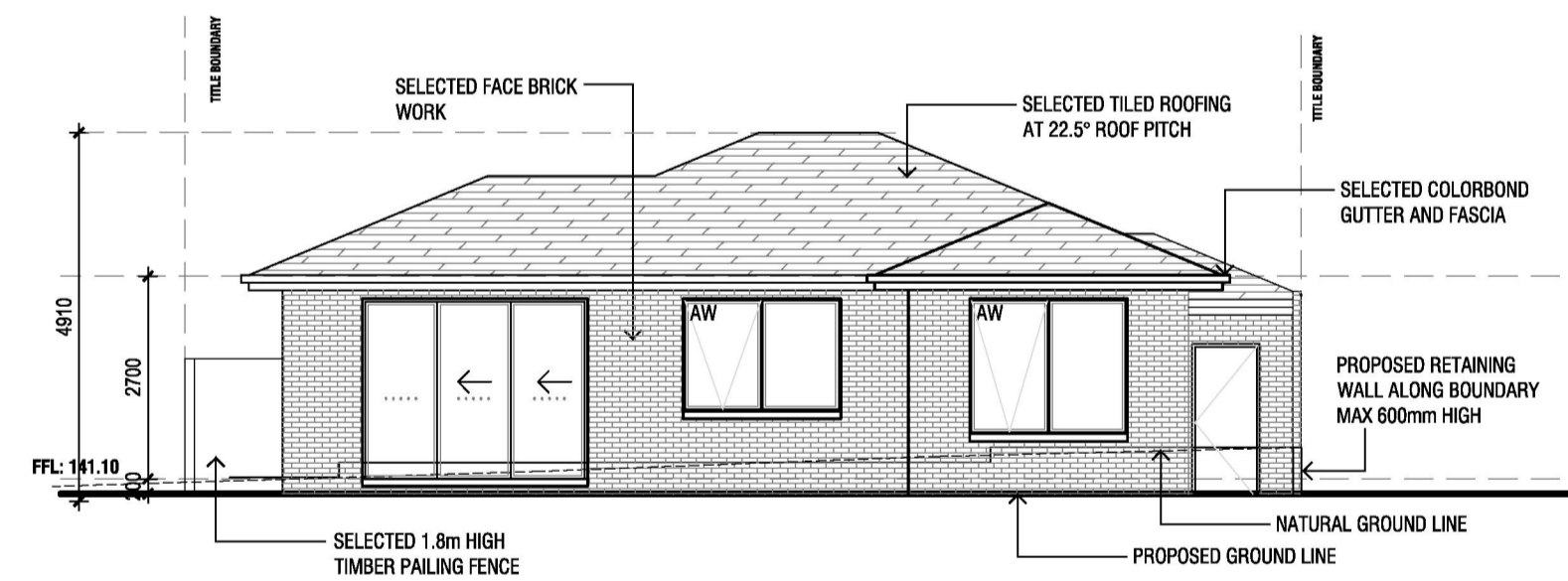
**PROPOSED EAST ELEVATION**  
SCALE 1:100



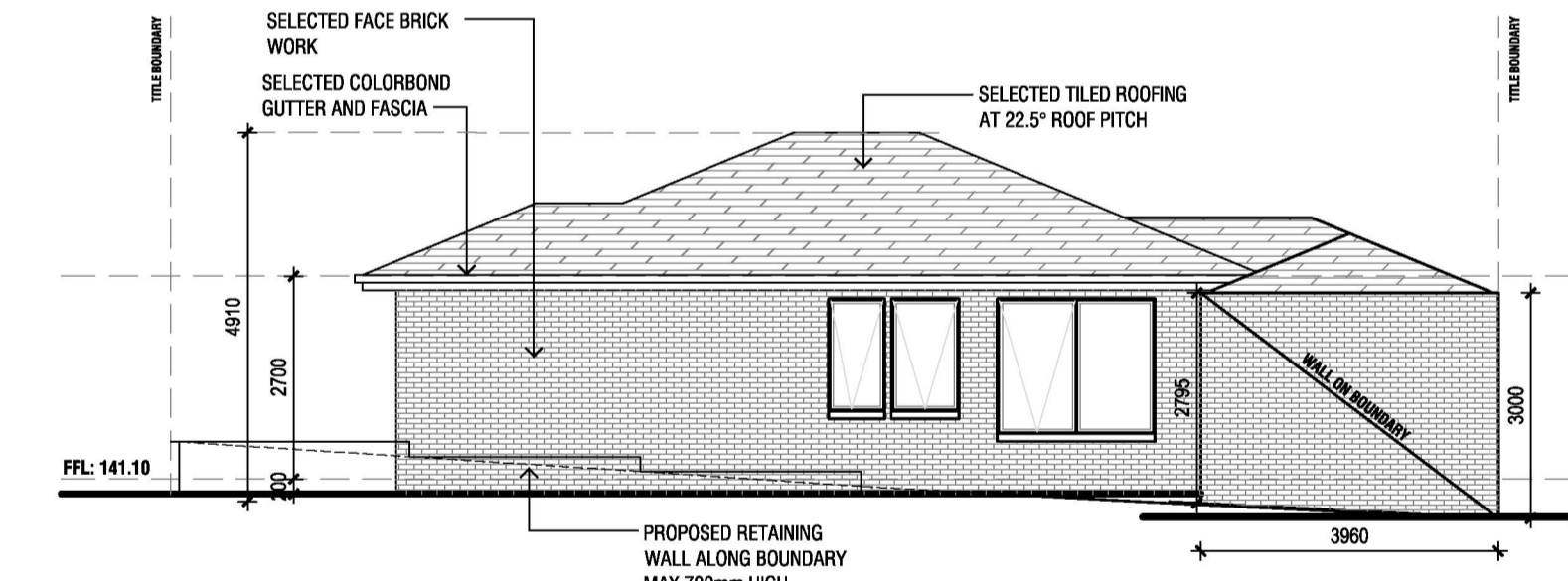
**PROPOSED NORTH ELEVATION**  
SCALE 1:100



**PROPOSED NORTH ELEVATION**  
SCALE 1:100



**PROPOSED NORTH ELEVATION**  
SCALE 1:100



**PROPOSED SOUTH ELEVATION**  
SCALE 1:100

**PROPOSED ELEVATIONS**  
SCALE 1:100

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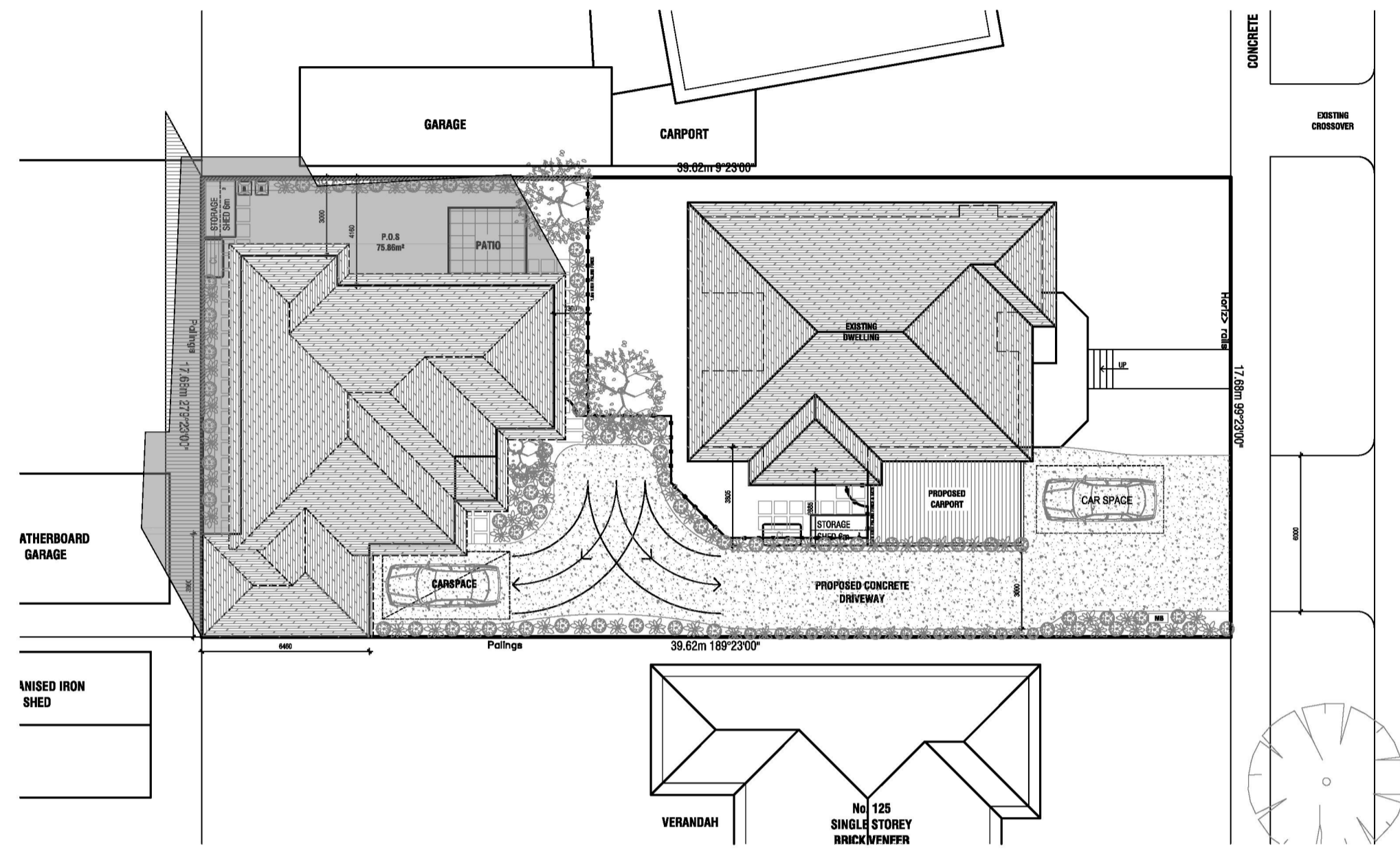
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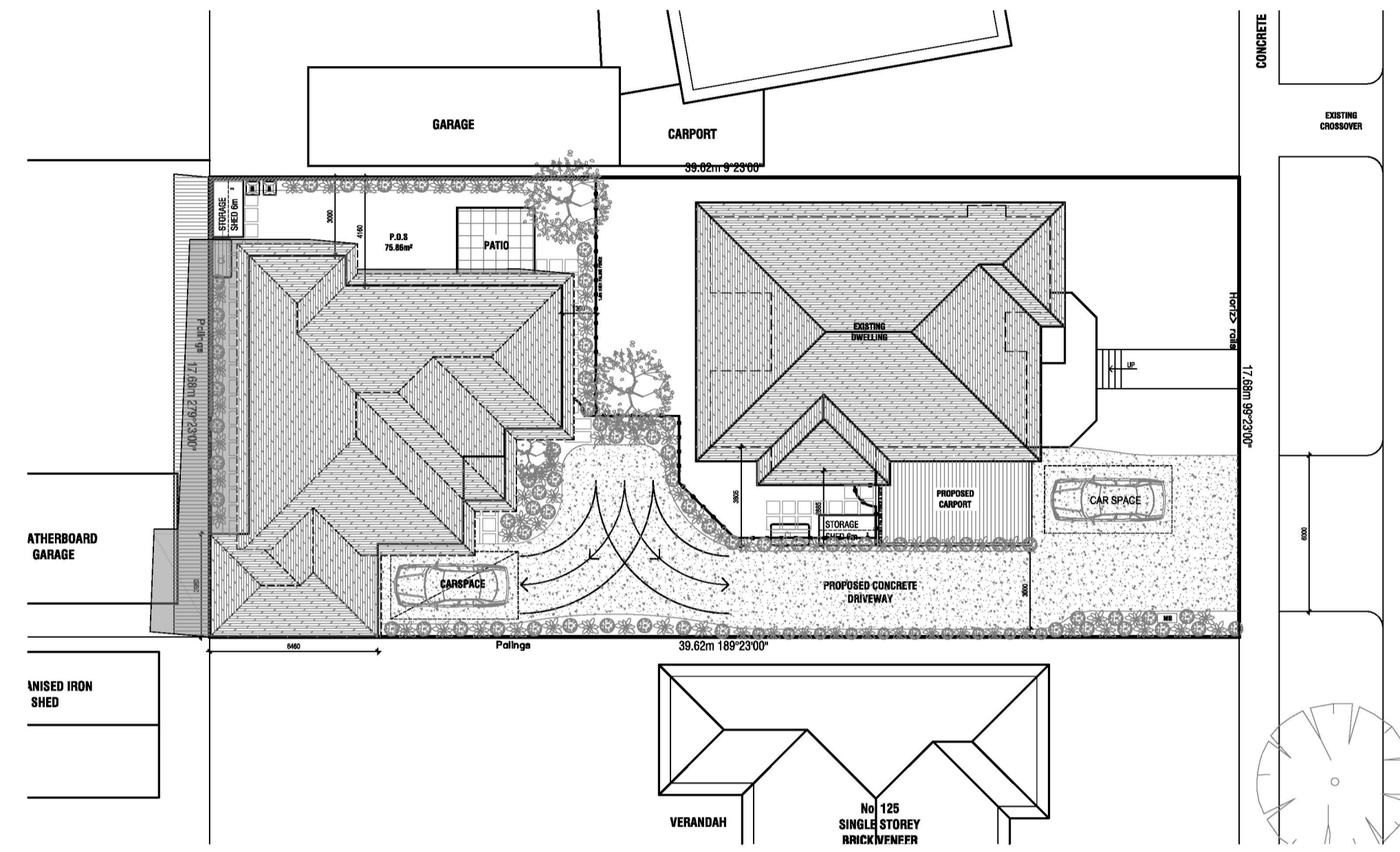
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Drawn:	S.J./I.J		TP 05
Checked:	P.R		



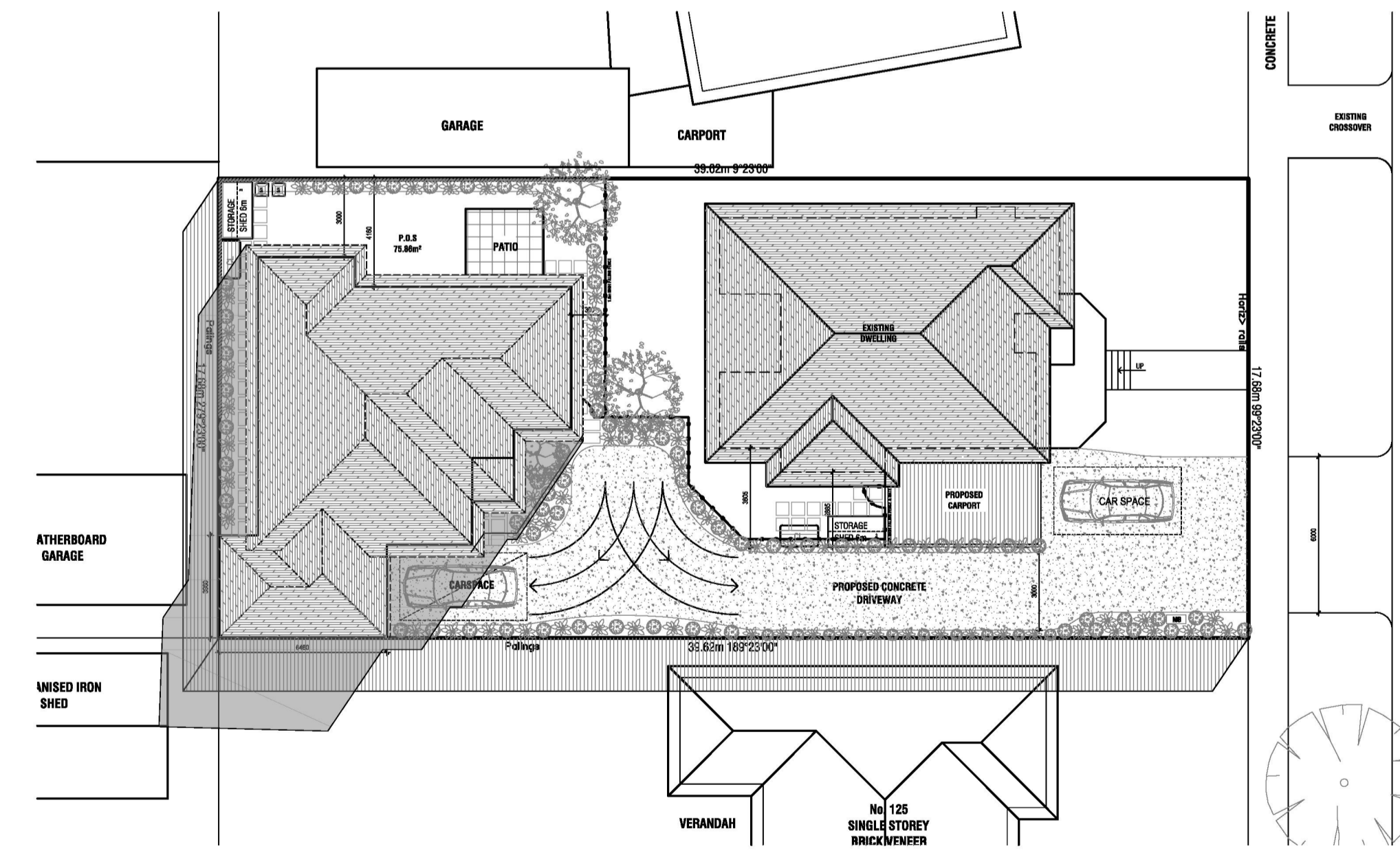
**9AM - SEPTEMBER 22**  
SCALE 1:200

PROPOSED SHADOW WORKS  
 EXISTING FENCE SHADOWS



**12PM - SEPTEMBER 22**  
SCALE 1:200

PROPOSED SHADOW WORKS  
 EXISTING FENCE SHADOWS



**3PM - SEPTEMBER 22**  
SCALE 1:200

PROPOSED SHADOW WORKS  
 EXISTING FENCE SHADOWS

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# PROPOSED SHADOW DIAGRAMS

SCALE 1:200

**PROJECT:** PROPOSED DUAL OCCUPANCY  
**ADDRESS:** 127 BURKE RD, WARRAGUL

**FOR:** [REDACTED]

NOTE:  
SITE & FLOOR LEVELS TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF ANY WORKS IF ANY DISCREPANCIES ARE FOUND CONTACT OFFICE IMMEDIATELY.

\* DO NOT SCALE THIS DRAWING.  
\* FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALE.  
\* BUILDERS & CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS.

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**ARCHITECTURAL HOME DESIGN**  
BUILDING PLANS & DRAFTING SERVICES

Date:	08.04.19	Rev Date:		
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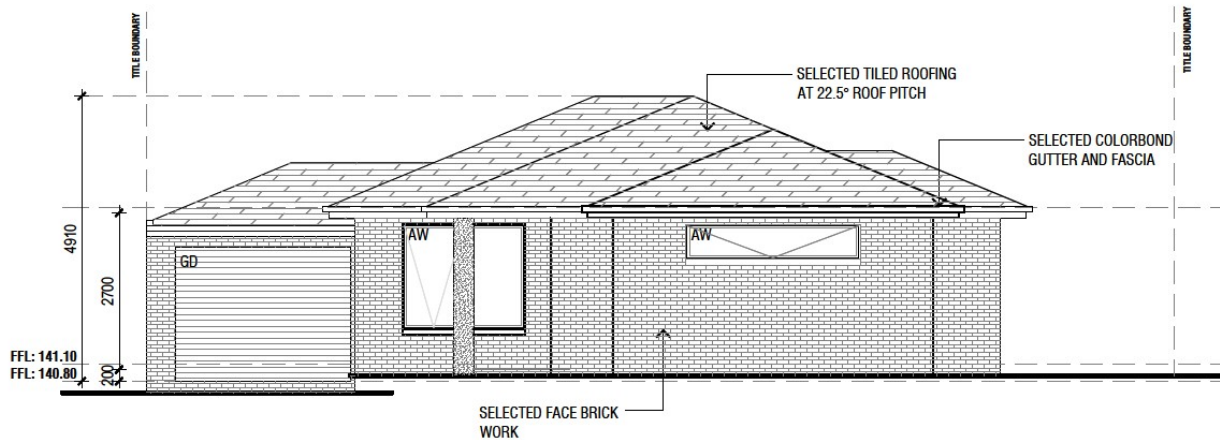
# Rescode Clause 55

Neighbourhood and Site Description and Design response

Town Planning Report for

One Proposed Dwelling & An Existing Dwelling Development at

## No.127 Burke Street, Warragul



**ARCHITECTURAL HOME DESIGNS**

**BUILDING PLANS & DRAFTING SERVICES**

Town Planning Report for One Proposed Dwelling and An Existing Dwelling on a lot at  
No.127 Burke Street, Warragul  
Date: 20<sup>th</sup> April 2021

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## Table of Contents

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### **Rescode Clause 55.01-1 Neighbourhood and site description**

Scale Neighbourhood site description plan (1:200)  
Written site analysis report  
Locality map and report  
Baw Baw Shire City Council Planning Scheme-Local Provision maps

### **Rescode Clause 55.01- Design Response to the neighbourhood and site description**

Scaled Design response plan (1:200)  
Written Design response

### **Rescode Clause 55 Assessment Summary Table**

Development Summary  
Rescode Clause 55 (Two or more dwelling on a lot and residential buildings) Checklist

### **Design Response to the objectives and standards of Clause 55 of the Baw Baw Shire City Council Planning Scheme**

Written report including response to State planning policy framework (Standard B2)

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## Clause 55.01 Neighbourhood and Site Description

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In relation to the neighbourhood (refer neighbourhood and site description plan)

***The pattern of development of the neighbourhood:***

- Predominantly 1980s and 1990s dwellings and recent development.
- Generally a mixture of brick in a range of cream and red tones and weatherboard dwellings.
- Predominantly concrete roof tiles of various colours.
- Subdivision pattern site sizes are generally 500 -800 sqm. Frontages are generally 7-15m.
- Subdivision pattern provides similar size, shape and orientation of sites in the direct area.
- Land topography is generally flat with a slight slope across the area from east to west.
- Front gardens are generally low level with lawn and shrubs.
- Dwelling heights are generally single storey dwellings.
- Street tree plantings are irregular. Where present street trees are predominantly small/medium size natives.
- Kerb and channel are standard concrete square profile.
- Concrete 1.3m wide footpaths are provided both sides of the street.
- Formal 2.2m nature strips are provided and centrally located.
- Vehicle Side driveways are provided with carports and garages present, adjacent to access/storage the dwelling.
- Properties in the immediate and surrounding area are residential.
- Surrounding homes are sited on similar sized allotments with a side setback from one side boundary to accommodate vehicle accommodation and access and a side setback from the other side boundary.

***The built form, scale and character of surrounding development including front fencing:***

- The predominant dwelling style is single and double storey detached dwelling.
- The building form is rectangular extending the width of the allotment.
- Predominantly 1980s and 1990s dwellings and recent developments.
- Generally a mixture of brick and weatherboard dwellings in a range of cream and red tones.
- Front boundary fences when present are a mix of brick, metal and timber construction.

***Architectural and roof styles:***

- Predominantly concrete tiles of various colours.
- Combination of gable and hip roof forms.

***Any other notable features or characteristics of the neighbourhood:***

- Front setbacks of dwellings along Burke Street are generally uniform ranging from 7.1m to 12.5m.
- Front gardens of adjoining properties are a combination of low maintenance and fully established with lawn cover, flower beds and small to medium sized native trees and shrubs.
- Front boundary fences are generally predominantly low brick, Metal and Timber.
- Front gardens are generally low level with lawn and shrubs becoming more established with larger trees to rear yards.

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**In relation to the site (refer neighbourhood and site description plan)**

***Site shape, size, orientation and easements:***

- The site is rectangle in shape with a frontage width of approximately 16.68m along Burke Street.
- Allotment area 700.48m<sup>2</sup>.
- Presently, a single storey weatherboard dwelling with tiled roof, occupies the site.
- The existing dwelling is setback approx. 7.26m.
- The site has a single crosser over along Burke Street to the north.
- The front garden is low maintenance with lawn cover within the front setback of the dwelling that contributes to the overall neighbourhood and streetscape character of the area.
- A 1.8m timber paling fence extends the boundaries.
- There is a low horizontal rail front fence at the frontage of the property.
- Transmission lines form part of the streetscape to Burke Street.

***Levels of the site and the difference in levels between the site and surrounding properties:***

- There is approximately 2.0m fall across the site.
- There are minimal height variations along the street frontage and to adjacent land.

***The 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 site is currently a single storey weatherboard dwelling with tiled roof with a front northern setback of 7.26m.

***The use of surrounding buildings:***

- Properties in the immediate and surrounding area are residential.
- In the surrounding area to the west is Marist Sion College and to the east, The Salvation Army Warragul Corps.
- There are several multi-unit developments to the east of the property on Burke Street and one two lot development on Fenton Street to the south-east of the property.

***The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9m:***

- Private open space of surrounding properties is located to the south and north of the proposed subject site.

***Solar access to the site and to surrounding properties:***

- The existing dwelling is setback from all boundaries to provide adequate solar access.
- Dwellings on surrounding properties are setback from boundaries to allow for adequate solar access.

***Location of significant trees existing on the site and any significant trees to be removed from the site 12 months prior to the application being made, where known:***

- There are no mature significant trees that have been removed from the site within the last 12 months.
- There is one significant street tree that is to be retained.
- There are several trees in the rear of the property that will be removed as part of the development.

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***Any contaminated soils and filled areas, where known:***

- There are no contaminated soils or fill on the site.

***Views to and from the site:***

- Views to the site from the street are at the front.
- Views from the site are of the front yard and street which provides casual surveillance of the street.
- Views of the rear yard are restricted from neighbouring properties by existing fencing.

***Street frontage features such as poles, street trees and kerb crossovers:***

- There is a light pole in the nature strip east of the site.
- There is a single crossover in the nature strip to the east corner of the site.
- There is a pit to the west of the single crossover.
- There is also a speed sign within the nature strip.

***The location of local shops, public transport services and public open spaces within walking distance:***

- Refer locality map and report (next page).

***Any other notable features or characteristics of the site:***

- N/A

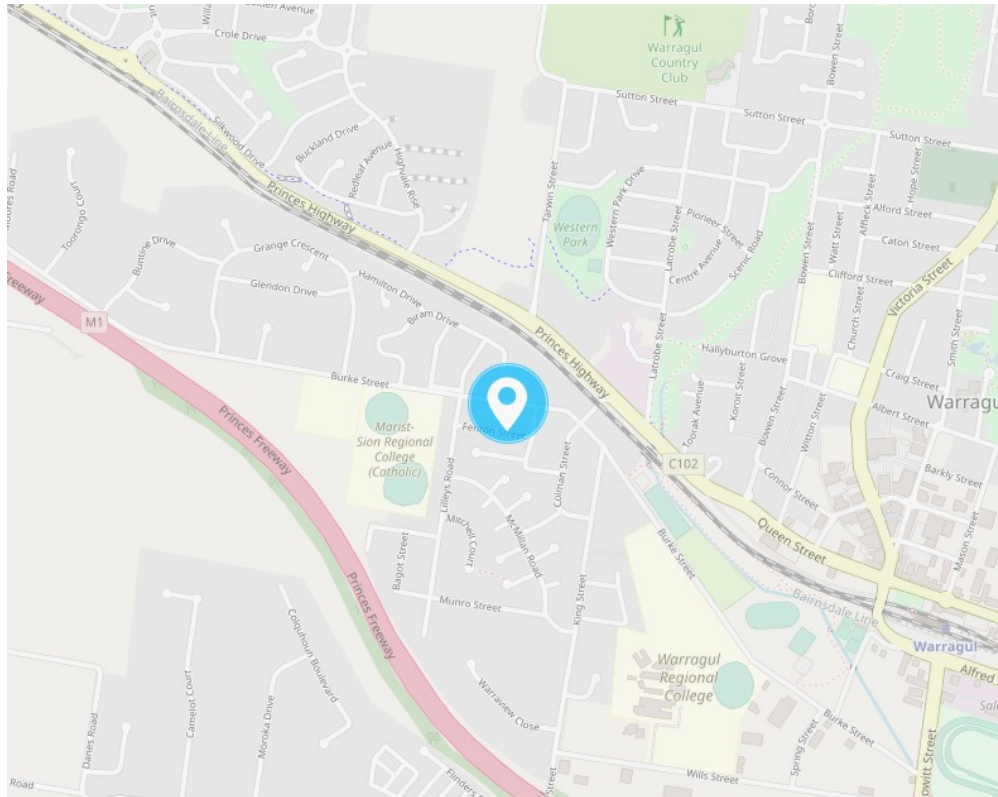
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## Locality Map and Report



### Local Shops:

- 1.8km South - East to local shops on Queens Street (Aldi, Coles & Woolworths)
- 400m North - East to local shopping strip on Princes Highway

### Public transport services:

- 110m East to Bus Service (Route 80)
- 1.6Km South - East to Warragul Railway Station

### Public open spaces:

- 400m South - East to Davey Reserve
- 1.0km North to Western Park

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**Baw Baw Shire City Council Planning Scheme- Local Provision**

The subject site is situated within a General Residential Zone 1 (GRZ1) with a Development Contributions Plan Overlay (DCPO1). There are no neighbourhood character features for the area identified in a Local planning policy or a Neighbourhood Character overlay.

This planning submission highlights the development’s ability to comply with the relevant Clauses of the Baw Baw Shire City Council Planning Scheme, Clause 32.01 Residential I Zone and Clause 55 Two or more dwellings on a lot and residential buildings.

**Development Summary**

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<b>AREAS:</b>		
SITE:	700.48m <sup>2</sup>	
SITE COVERAGE:	286.20m <sup>2</sup>	40.85%
HARD SURFACES:	141.84m <sup>2</sup>	20.24%
SITE PERMEABILITY:	272.44m <sup>2</sup>	38.89%
<b>DWELLING 1:</b>		
EXISTING DWELLING:	129.77m <sup>2</sup>	
PROPOSED CARPORT:	21.00m <sup>2</sup>	
<b>TOTAL:</b>	<b>150.77m<sup>2</sup></b>	<b>16.23sqs</b>
<b>DWELLING 2:</b>		
GARAGE:	24.44m <sup>2</sup>	
PORCH:	2.64m <sup>2</sup>	
GROUND FLOOR:	108.35m <sup>2</sup>	
<b>TOTAL:</b>	<b>135.43m<sup>2</sup></b>	<b>14.57sqs</b>
<b>GARDEN AREA:</b>		
249.31 = 35.59%		
35.59% > 35.00%		

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Rescode Clause 55 Assessment Summary Table

**Rescode Clause 55 (Two or more dwelling on a lot and residential buildings) Checklist**

Rescode Objectives and Standards	Objectives (Complies)	Standards (Complies)	Comments
Standard B1: Neighbourhood character objectives	Yes	Yes	
Standard B2: Residential policy objectives	Yes	Yes	
Standard B3: Dwelling diversity objective	Yes	Yes	
Standard B4: Infrastructure objectives	Yes	Yes	
Standard B5: Integration with the street objective	Yes	Yes	
Standard B6: Street setback objective	Yes	Yes	
Standard B7: Building height objective	Yes	Yes	
Standard B8: Site coverage objective	Yes	Yes	
Standard B9: Permeability objectives	Yes	Yes	
Standard B10: Energy efficiency objectives	Yes	Yes	
Standard B11: Open space objective	Yes	Yes	
Standard B12: Safety objective	Yes	Yes	
Standard B13: Landscaping objectives	Yes	Yes	
Standard B14: Access objective	Yes	Yes	
Standard B15: Parking location objectives	Yes	Yes	
Clause 56.6: Parking provision objectives	Yes	Yes	
Standard B17: Side and rear setbacks objective	Yes	Yes	
Standard B18: Walls on boundaries objective	Yes	Yes	
Standard B19: Daylight to existing windows objective	Yes	Yes	
Standard B20: North-facing windows objective	Yes	Yes	
Standard B21: Overshadowing open space objective	Yes	Yes	
Standard B22: Overlooking objective	Yes	Yes	
Standard B23: Internal views objective	Yes	Yes	
Standard B24: Noise impacts objectives	Yes	Yes	
Standard B25: Accessibility objective	Yes	Yes	
Standard B26: Dwelling entry objective	Yes	Yes	
Standard B27: Daylight to new windows objective	Yes	Yes	
Standard B28: Private open space objective	Yes	Yes	
Standard B29: Solar access to open space objective	Yes	Yes	
Standard B30: Storage objective	Yes	Yes	
Standard B31: Design detail objective	Yes	Yes	
Standard B32: Front fences objective	Yes	Yes	
Standard B33: Common property objectives	Yes	Yes	
Standard B34: Site services objectives	Yes	Yes	

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## Design Response to the objectives and standards of Clause 55 of the Baw Baw Shire City Council Planning Scheme

### Standard B1: Neighbourhood character objectives

To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

To ensure that development responds to the features of the site and the surrounding area.

- The proposed development is appropriate to the neighbourhood and the site.
- The design respects the neighbourhood character.
- The proposed dwelling is a modern, contemporary interpretation of the traditional dwelling built form in the area to distinguish the old from the new.
- The building materials for the proposed dwellings has the dual purpose of softening the appearance of the development whilst providing different textures that compliment the architectural style of the dwellings and enhance the neighbourhood and streetscape character of the area.
- The rectangular site provides excellent opportunities for the proposed dwelling to have a direct street access and provide amenities to the proposed dwelling.
- The proposed dwelling is sited one behind the other which is consistent with residential developments in the immediate and surrounding area.
- The existing dwelling on the site will be retained.
- The pitched roof form design helps integrate the new dwellings within the neighbourhood character.
- Neutral and earthy colours and textures selected provide a smooth transition between the old and new.
- The proposed dwellings to the rear of the site will not interrupt the existing streetscape.
- The dwellings shall be setback from each other to retain space for car parking and secluded open space. The proposed dwelling will contain the private open space facing west and south.

### Standard B2: Residential policy objectives

To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.

- The proposed development of the land for two dwellings on a lot is consistent with the State Planning Policy Framework, the Local Planning Policy Framework of the Baw Baw Shire City Council Planning Scheme and Council's Municipal Strategic Statement.
- The development can readily take advantage of public transport and community infrastructure and services.
- The proposed development which includes the one new dwelling on the lot, meets the objectives in aspects such as affordable housing and providing needs of residents at various stages of life.
- The quality of the design, site layout, side and rear setbacks, provision of car parking and open space allocation will ensure that the development provides a good standard of amenity for future residents and good standard for future development in the area.
- The subject site is within proximity of a number of regional facilities and services including open space facilities, schools and shopping facilities all of which are within close proximity of the Site.
- The proposed development complies with the State Government's initiatives of urban consolidation and will not cause detriment to the amenity of adjoining properties and will not be out of character with the area.

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**Standard B3: Dwelling diversity objective**

*To encourage a range of dwelling sizes and types in developments of ten or more dwellings.*

- The proposed dwelling is a single storey three-bedroom unit.
- Each dwelling provides its own kitchen, bath, wc and laundry facilities at ground floor level.

**Standard B4: Infrastructure objectives**

*To ensure development is provided with appropriate utility services and infrastructure.*

*To ensure development does not unreasonably overload the capacity of utility services and infrastructure*

- The proposed dwelling will not represent any unreasonable burden on existing services and facilities.

**Standard B5: Integration with the street objective**

*To integrate the layout of development with the street.*

- The existing dwelling will continue to have direct access and integration to Burke Street
- Proposed dwelling will have direct access and integration to Burke Street via the common driveway.

**Standard B6: Street setback objective**

*To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.*

- The proposed dwelling sited to the rear of the site will not impact on the front setback.

**Standard B7: Building height objective**

*To ensure that the height of buildings respects the existing or preferred neighbourhood character.*

- The overall total height of proposed dwelling is 4.91m to the top of the roof ridge which is less than the 9m as specified to the zone.
- The proposed dwelling is single storey and will integrate with the surrounding dwellings.
- Articulation of the proposed dwelling will reduce visual bulk and with adjacent dwellings.
- The proposed dwelling will not add a negative visual impact when viewed from the street and from adjoining properties. Solid high fencing to the west, east and south boundaries ensures minimal visual impact when viewed from neighbouring properties.

**Standard B8: Site coverage objective**

*To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.*

- The proposed site coverage is 40.85%, which is acceptable in this neighbourhood setting.
- There are no constraints imposed by existing development or the features of the site.
- The site coverage of adjacent properties is approximately 30% to 50%.
- The existing dwelling will continue to have direct integration with Burke Street.
- The proposed dwellings to the rear will not be minimally visible from the street and therefore reduces the effect of visual bulk. Façade articulation and pitched roof also help reduce the effect of visual bulk.

**Standard B9: Permeability objectives**

*To reduce the impact of increased stormwater run-off on the drainage system.*

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To facilitate on-site stormwater infiltration.

- The proposed site permeability is 38.89%, which is acceptable in this neighbourhood setting.
- There are no constraints imposed by existing development or the features of the site. The existing single storey dwelling will be retained.
- The proposed development will not cause an increase in storm water run-off than usually permitted.

**Standard B10: Energy efficiency objectives**

To achieve and protect energy efficient dwellings and residential buildings.

To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.

- Thermal mass in concrete slab, maximise windows to living areas facing north, carpets to bedroom areas, tiles to wet floor areas, increase roof insulation, seal external doors, increase external wall insulation to bulk insulation plus reflective foil will all provide for an energy efficient development.
- The proposal is deemed to achieve a minimum rating of 6 stars as part of the building permit stage.
- The proposed open space is orientated towards the north, south and west.
- The rectangular site is orientated north with a slope of approx. 2.0m from providing opportunities for solar access to the proposed dwellings.
- Proposed north, east and west facing windows will have adequate solar access.
- There is appropriate solar access to abutting properties.
- The main living space to the proposed dwelling face north and west with large glazed windows opening up to the private open space and subsequent landscaping.

**Standard B11: Open space objective**

To integrate the layout of development with any public and communal open space provided in or adjacent to the development.

- Each dwelling has direct access to secluded private open space.
- Private open space provided for each dwelling and is accessible and internally visible, providing occupants with natural daylight and views.
- Communal open space is provided at the front and throughout the site providing areas for landscaping.

**Standard B12: Safety objective**

To ensure the layout of development provides for the safety and security of residents and property.

- The entrances are not obscured or isolated. Each dwelling has been provided with direct views to the street.
- The entries provide for shelter and a sense of personal address. The entrances incorporate features to enable casual surveillance of visitors and the street.
- Plant selection for landscaping will ensure entrances and views to the street from the dwellings on site will not be obscured and/or isolated.
- Access ways have been designed with views from the dwellings on site for security and surveillance.
- The private open space for each dwelling will be protected by the installation of side and rear fences so that it is not used as a public thoroughfare.

**Standard B13: Landscaping objectives**

To encourage development that respects the landscape character of the neighbourhood.

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To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.

To provide appropriate landscaping.

To encourage the retention of mature vegetation on the site.

- The site is not situated in an area of habitat importance.
- The site is not situated within a Vegetation Protection Overlay.
- Refer landscape plan (to be provided as a condition of the permit).
- There is one significant tree in the nature strip and is to be retained and protected.
- There have been no trees removed from the site.

**Standard B14: Access objectives**

To ensure vehicle access to and from a development is safe, manageable and convenient.

To ensure the number and design of vehicle crossovers respects the neighbourhood character.

- Vehicle access to and from the development is safe, manageable and convenient. The access ways have been designed to allow convenient, safe and efficient vehicle movements and connections within the development and the street network.
- The existing single crossover will be removed and replaced with a double crossover 6.0m wide.
- Vehicle access has been designed to allow forward movement when exiting the site.
- The proposed crossover are less than 33% of the total street frontage.
- The site is not located on a Road Zone.
- Access for service, emergency and delivery vehicles is safe and convenient to the dwellings on site.
- The proposed and existing crossovers will have minimal effect to the amount of on-street parking.

**Standard B15: Parking location objectives**

To provide convenient parking for resident and visitor vehicles.

To avoid parking and traffic difficulties in the development and the neighbourhood.

To protect residents from vehicular noise within developments.

- New garage and carport to each proposed dwelling is close and convenient to the dwelling.
- The driveways have been designed to allow safe and efficient movements within the development.
- The driveway/access way is not enclosed and therefore does not reduce ventilation to the dwellings on site or adjoining properties.

**Standard B16: Parking provision objectives**

To ensure that car and bicycle parking for residents and visitors is appropriate to the needs of residents.

To ensure that the design of parking and access areas is practical and attractive and that these areas can be easily maintained.

- On street parking is also available to residents of the development and surrounding properties.
- Public transport is within safe walking distance from the site.

**Standard B17: Side and rear setbacks objective**

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.

- The proposed development complies with the side and rear setback as outlined in the standard: 1m, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m.

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The existing or preferred neighbourhood character must not be used for any other purpose.

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- There are habitable room windows directly adjacent to where the proposed dwellings are sited.
- Overshadowing to the secluded principal private open space of the dwellings to the adjoining POS will be minimal and not substantially greater than the extent of shadows cast by the existing boundary fences and outbuildings.

**Standard B18: Walls on boundaries objective**

*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.*

- There is a wall for proposed dwelling 2 to be built on the east boundary for 6.46m and south for 3.96m.
- There are no structures built to the common boundaries from adjoining properties
- There are examples of garages and carports built to boundaries in the immediate and surrounding area.
- The percentage of walls on the boundaries is within the allowable amount as specified in the standard.
- Due to the approx. 2.0m fall over the site, retaining walls are proposed along the west boundary for 14.56m and south for 9.19m.

**Standard B19: Daylight to existing windows objective**

*To allow adequate daylight into existing habitable room windows.*

- The proposed dwellings are sited with sufficient distance from existing windows.
- Habitable room windows of adjoining dwellings will maintain direct access to daylight.
- The proposed dwelling will not impact on the amenity of the occupants of adjoining properties.

**Standard B20: North-facing windows objective**

*To allow adequate solar access to existing north-facing habitable room windows.*

- The proposed dwelling is sited with sufficient distance from existing north-facing windows.
- Sunlight to the north-facing habitable room windows of the proposed dwellings will have no disturbance to the existing dwelling on the site.
- The proposed dwelling will not impact on the amenity of the occupants of adjoining properties.

**Standard B21: Overshadowing open space objective**

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

- The shadow diagram illustrates that the adjoining open space will receive a minimum of five hours of direct sunlight on the 22 of September between 9am and 3pm.
- The proposed dwelling will not have a detrimental impact on the amenity of the occupants of adjoining properties.
- The proposed dwelling will have minimal impact on the private open space of the proposed dwelling on site (refer shadow diagrams).

**Standard B22: Overlooking objective**

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

- All windows are at ground floor level do not allow overlooking of adjacent properties.
- Views from living areas are orientated towards the private open space

**Standard B23: Internal views objective**

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To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.

- The proposed dwelling has been designed to limit the views into the secluded private open space and habitable room windows of the existing dwelling on site. Overlooking within the site has been restricted.

**Standard B24: Noise impacts objective**

To contain noise sources in developments that may affect existing dwellings.

To protect residents from external noise.

- The proposed development has been designed to contain noise sources within the development and to protect residents from external noise.
- The proposed dwelling will be constructed in selected brick and render. This will help accommodate any noise concerns.
- There are no mechanical plants proposed adjacent to or located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open space of the new dwelling has been designed and sited to take into consideration noise sources on immediately adjacent properties.
- The site is not situated close to industry and/or a railway line.
- The site is not situated close to a busy road and commercial premises.

**Standard B25: Accessibility objective**

To encourage the consideration of the needs of people with limited mobility in the design of developments.

- The proposed dwelling has been designed to take into consideration people with limited mobility.
- The internal layout and configuration of the proposed dwelling can be altered to accommodate people with limited mobility.
- Each dwelling has access to the entrance from the pedestrian links and access ways.

**Standard B26: Dwelling entry objective**

To provide each dwelling or residential building with its own sense of identity.

- Each dwelling will have its own sense of identity and address.
- The proposed dwelling will have direct interface with Burke Street via the common property.

**Standard B27: Daylight to new windows objective**

To allow adequate daylight into new habitable room windows.

- The proposed dwelling has been designed to provide adequate daylight into new habitable room windows.

**Standard 28: Private open space objective**

To provide adequate private open space for the reasonable recreation and service needs of residents.

- The existing and proposed dwelling will have a minimum 40.0sqm.
- Open space on site for each dwelling is distributed to the rear and throughout the site. The development will provide sufficient private open space for the reasonable recreation, service and storage needs of residents.
- The private open spaces for both dwellings are located off living areas.
- Local public parkland is within walking distance.
- The lot runs North to South providing good solar access to the open spaces.

**Standard B29: Solar access to open space objective**

To allow solar access into the secluded private open space of new dwellings and residential buildings.

- The lot runs North to South providing good solar access to the open spaces.

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- Open space for the proposed dwelling is orientated to the south and west for adequate solar access.

**Standard B30: Storage objective**

*To provide adequate storage facilities for each dwelling.*

- Each dwelling will be provided with convenient access to 6 cubic metres of externally accessible, secure storage space.
- The storage facilities will not be visible from the street.

**Standard B31: Design detail objective**

*To encourage design detail that respects the existing or preferred neighbourhood character.*

- The design detail of the proposed dwelling respects the neighbourhood character of the area.
- The height and width, massing and detailing, different building materials is designed to both enhance and integrate with the streetscape.
- The proposed dwelling has been designed in order to respect neighbourhood characteristics.
- Dwelling materials and finishes were carefully selected to compliment to the character of neighbouring dwellings.
- Window and door are within proportion to the scale of the proposed dwellings.
- Pitched roof reduces visual bulk and integrates the dwellings into the surrounding area.

**Standard B32: Front fences objective**

*To encourage front fence design that respects the existing or preferred neighbourhood character.*

- There is an existing low post and horizontal rail fence.

**Standard B33: Common property objectives**

*To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.*

- The proposed development avoids future management difficulties in areas of common ownership, as the subject site can be functionally subdivided into separate allotments with the exception of the vehicle access ways and pedestrian pathways which will be in common property.
- Vehicle access way to all dwellings will be functional and capable of efficient management.
- Car parking, access areas and site facilities are practical, attractive and easily maintained.

**Standard B34: Site services objectives**

*To ensure that site services can be installed and easily maintained.*

*To ensure that site facilities are accessible, adequate and attractive.*

- Bins will be kept at the rear of each dwelling and located to the front of the properties on collection days only.
- A new mailbox to face the street will be provided for all dwellings.
- Site services can be installed and easily maintained.
- Site facilities have been designed to be accessible, adequate and attractive.
- Bins can easily be accommodated in the open space area of each dwelling.

**CONCLUSION**

The proposed development of one new dwelling on a rectangle site meets the objectives and standards of Clause 55 of the Baw Baw Shire City Council Planning Scheme. The proposed development is an appropriate form of infill for the

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site based on existing development in the immediate and surrounding area and the size and orientation of the allotment.

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