



ResCode Clause 55 – 2nd Dwelling on a Lot

Planning Report for 17 Kirkstall-Koroit Road, Kirkstall

CLAUSE 55.01

NEIGHBOURHOOD & SITE DESCRIPTION & DESIGN RESPONSE

CLAUSE 55.01-1

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.

Existing built form and character:

Housing in the area is predominantly single dwellings set within spacious rural lifestyle lots. Consisting of a mixture of scales and material type, mostly single storey in height and with generous setbacks from boundaries.

Brick veneer and lightweight wall cladding is evident as is both tiled and corrugated roofing, in hip, gabled and skillion styles.

The existing dwelling on the lot, setback approx. 60m from the front, street boundary, is reasonably small in scale at approx. 68m² in area. The simple weatherboard dwelling is a single storey form and setback a generous distance from each of the boundaries.

There is various shedding on the subject site, mostly located along the western boundary, in the rear portion of the lot, close to the existing dwelling.

The adjoining single storey dwelling to the east is setback to the rear of the lot, similar to the existing dwelling on the subject site and the adjoining single storey dwelling to the west is set closer to the road, with a setback of a approx. 14m from the street boundary.

The subject site is in an established residential area consisting of large lifestyle lots with a rural character and open post and wire fencing.

Refer to appendix A which includes photos of the existing site & surrounds and the submitted Proposed Site Plan.

<p>CLAUSE 55.01-2 DESIGN RESPONSE The design response must explain how the proposed design:</p> <ul style="list-style-type: none"> • Derives from and responds to the neighbourhood and site description. • Meets the objectives of Clause 55. • Responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood Character Overlay. <p>The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings.</p>	<p>The proposed development of a 2nd dwelling on the lot meets the objectives of Clause 55 and provides dwelling diversity in a location capable of accommodating the additional dwelling.</p> <p>The proposal offers dwelling diversity whilst maintaining the strong rural landscape character and sensitive environmental landscape by allowing a large proportion of the site to remain free of development.</p> <p>The proposal is modest and respectful of the surrounding rural lifestyle character of the area.</p> <p>The simple, single storey proposed dwelling and garage form is setback a generous distance from the front, street boundary and large open setbacks are maintained between adjoining properties.</p> <p>The proposed dwelling will be a Passivhaus, having minimal impact upon the site and surrounds and the home will provide a high level of comfortable, accessible and environmentally conscious living.</p> <p>Proposed materials consist of neutral earthy tones, seeking to blend in with the surrounding natural environment and to reduce the impact upon the character of the area.</p> <p>The material palette consists of a mixture of Colorbond roof and walls, Shou Sugi Ban Shiplap Cladding to walls, feature stone walls and recycled Ironbark timber posts.</p> <p>Refer to the submitted Planning Application drawings and Colour Schedule for further details.</p>
<p>CLAUSE 55.02 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE</p>	
<p>CLAUSE 55.02-1 NEIGHBOURHOOD CHARACTER Objectives Respect the existing neighbourhood character or contribute to a preferred neighbourhood character. Respond to the features of the site & the surrounding area.</p> <p>Standard B1</p> <ul style="list-style-type: none"> • Response must be appropriate to the neighbourhood & the site. • Design must respect the existing/preferred neighbourhood character & respond to the features of the site. • Dwellings should be orientated to front streets • High fencing in front of dwellings should be avoided. 	<p>✓ Complies</p> <p>The proposed 2nd dwelling on the lot has been designed and sited to minimise the impact upon the existing dwelling on the lot and the adjoining properties.</p> <p>Generous street and side setbacks provide area for landscaping and ensure privacy to each of the properties is maintained and the open space rural character of the area is respected.</p>

<ul style="list-style-type: none"> • Dwellings <u>should</u> promote observation of streets & public open spaces. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • The neighbourhood and site description. • The design response. 	<p>The proposed street setback, a minimum of 9m to the garage and over 16m to the dwelling, is similar to the adjoining dwelling to the west, ensuring that the pattern of development when viewed from the streetscape is continued and is complimentary to the existing area.</p> <p>Refer to the submitted Planning Application drawings for further detail.</p>
<p>CLAUSE 55.02-2 RESIDENTIAL POLICY Objectives</p> <p>Ensure that residential development accords with SPPF, LPPF & local planning policies; Support medium densities where it can take advantage of public transport & community infrastructure & services. An application <u>must</u> be accompanied by a written statement that explains how the policies are complied with.</p> <p>Standard B2</p> <ul style="list-style-type: none"> • Written Statement describing how the development is consistent with any relevant policy for housing in the SPPF, LPPF, Municipal Strategic Statement and local planning policies. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The State Planning Policy Framework and the Local Planning Policy Framework including the Municipal Strategic Statement and local planning policies. • The design response. 	<p>✓ Complies</p> <p>16.01 Residential Development – 16.01-1S Housing Supply, highlights the objective of facilitating well located, integrated and diverse housing that meets community needs. Stronger communities are diverse communities where a mixture of residents can live in the area. By providing diversity in accommodation needs, a wider range of residents can reside in the area and take advantage of the unique rural area.</p> <p>Housing supply, choice and affordability are a key concern where the population is projected to age and household sizes are expected to get smaller.</p> <p>This residential development, within the Township Zone, creates diversity by providing two modest footprint dwellings (one existing) on a site that can adequately accommodate each, whilst maintaining the open space, rural character of the area.</p> <p>A Planning Permit is required under the Township Zone 32.05-8 for the development of a second dwelling on the lot.</p>
<p>CLAUSE 55.02-3 DWELLING DIVERSITY Objective</p> <p>Encourage a range of dwelling sizes & types in development of ten or more dwellings</p> <p>Standard B3</p> <p>Developments of 10+ dwellings <u>should</u> provide a range of dwelling sizes & types including dwellings with a different number of bedrooms; & at least one dwelling with a kitchen, bath or shower, & toilet & wash basin at ground floor level.</p> <p>Decision Guidelines There are no decision guidelines for this objective and standard</p>	<p>✓ Complies</p> <p>The proposal is for a two bedroomed dwelling which provides for the needs of the occupants and offers diversity in the neighbourhood, adding a second dwelling to the generous sized lot, that can more than adequately accommodate the additional built form.</p>

<p>CLAUSE 55.02-4 INFRASTRUCTURE</p> <p>Objective Ensure provision of services & infrastructure and not unreasonably overload the capacity of utility services & infrastructure.</p> <p>Standard B4</p> <ul style="list-style-type: none"> • Development <u>should</u> connect to reticulated services. • Developments <u>should</u> not unreasonably exceed the capacity of utility services & infrastructure. • Where infrastructure has little or no spare capacity, developments <u>should</u> provide for the upgrading or mitigation of the impact on services or infrastructure. <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • The capacity of the existing infrastructure. • In the absence of reticulated sewerage, a Land Capability Assessment on the risks to human health and the environment of an on-site wastewater management system constructed, installed or altered on the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017. • If the drainage system has little or no spare capacity, the capacity of the development to provide for stormwater drainage mitigation or upgrading of the local drainage system. 	<p>✓ Complies</p> <p>The proposed additional dwelling on this lot will not exceed the capacity of existing infrastructure, and power will be upgraded as required by Powercor.</p> <p>Solar panels are also proposed to the roof top of the proposed dwelling.</p> <p>A new septic system will be designed by an Engineer as required to the relevant standards.</p>
<p>CLAUSE 55.02-5 INTEGRATION WITH THE STREET</p> <p>Objective To integrate the layout of development with the street.</p> <p>Standard B5</p> <ul style="list-style-type: none"> • Adequate vehicle & pedestrian links. • Orientated to front existing & proposed streets. • Avoid high front fencing. • Designed to promote observation of abutting streets and any abutting public open space. <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • The design response. 	<p>✓ Complies</p> <p>The proposed dwelling and garage will adopt a similar front, street setback to the adjoining dwelling to the west.</p> <p>The proposed garage to the foreground will have a minimum front setback of 9m, however due to the angled nature of the garage and dwelling siting, the front setback will generally be much greater, with a generous front garden area remaining free of development.</p> <p>The proposed dwelling and entry area provides shelter and protection from the elements and has been orientated to the street, drawing visitors in along the shared driveway at the western boundary.</p> <p>Vehicle & Pedestrian links are maintained and located in a safe position.</p>

**CLAUSE 55.03
SITE LAYOUT AND BUILDING MASSING**

**CLAUSE 55.03-1
STREET SETBACK**

Objective

Respect existing/preferred neighbourhood character & make efficient use of the site

Standard B6

Walls of buildings should be setback as follows:

- Where there are buildings on both abutting lots facing the same street, & the site is not on a corner, the average distance of their front walls facing the same street or 9m, whichever lesser.
- Where there is a building on one abutting lot facing the same street, & no building on the other abutting lot facing the same street & the site is not on a corner, the same distance as the front wall of the adjacent building or 9m, whichever lesser.
- Where there is no buildings on either abutting lot facing the same street & the site is not on a corner, 6m for streets in a Road Zone Category 1, & 4m for other streets.
- Where the site is on a corner, & there is a building on the abutting lot facing the front street, the same distance as the setback of the front wall of the abutting building facing the front street, or 9m, whichever lesser.
- Where the site is on a corner & there is no building on the abutting lot facing the front street, 6m for streets in a Road Zone Category 1, & 4m for other streets.
- Buildings should be setback from the side street of a corner site, the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street, or 2m, whichever is the lesser.

Note 1: for a corner lot, the frontage or front street is the smaller frontage. For lots with equal frontage to two streets, Council may nominate the frontage or front street.

Note 2: Porches, pergolas & verandahs that are less than 3.6m high & eaves may encroach <2.5m into the setbacks.

Decision Guidelines

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

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- Whether a different setback would be more appropriate taking into account the prevailing setbacks of existing buildings on nearby lots.
- The visual impact of the building when viewed from the street and from adjoining properties.
- The value of retaining vegetation within the front setback.

✓ **Complies**

The existing dwelling has a front street setback of approx. 60m.

The proposed minimum street setback of the new 2nd dwelling is approx. 9m (to the garage) and approx. 16m to the new dwelling. This is considered reasonable and appropriate as it is generally consistent with the adjoining dwelling to the west, street setback of approx. 14m. The angled siting of the proposed dwelling and garage ensure that the front setback is generally much greater than 9m, allowing a generous front garden area free of development.

The proposed 9m minimum setback of the garage has been adopted because the average of the two adjoining properties would have been much greater and not practical to adopt in this instance, given the location of the existing dwelling on the lot and the preference to provide generous setbacks between all buildings.

The proposed street setback is considered appropriate and in keeping with the existing neighbourhood character and makes efficient use of the overall site allowing much of the area to remain free of development and available for landscaping.

<p>CLAUSE 55.03-2 BUILDING HEIGHT</p> <p>Objective Building height to respect existing/preferred neighbourhood character.</p> <p>Standard B7</p> <ul style="list-style-type: none"> • The max. building height <u>should</u> not exceed 9m, unless the slope of the n.g.l. at any cross section wider than 8m of the site of the building is 2.5° +, in which case the max building height should not exceed 10m. • Change of building height between existing buildings & new buildings <u>should</u> be graduated. <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • The design response. • The effect of the slope of the site on the height of the building. • The relationship between the proposed building height and the height of existing adjacent buildings. • The visual impact of the building when viewed from the street and from adjoining properties. 	<p>✓ Complies</p> <p>The proposed dwelling is single storey and the approx. maximum height of 5.67m is well under the maximum allowable building height.</p> <p>The simple skewed roof forms provide interest to the form and seek to reduce the overall bulk of the development.</p> <p>The proposed dwelling is not dissimilar to the existing neighbourhood character of single storey dwellings in the area.</p>
<p>CLAUSE 55.03-3 SITE COVERAGE</p> <p>Objective Site coverage to respect existing/preferred neighbourhood character & respond to the features of the site</p> <p>Standard B8 Site cover <u>should</u> <60%.</p> <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • The design response. • The existing site coverage and any constraints imposed by existing developments or the features of the site. • The site coverage of adjacent properties. • The effect of the visual impact of the building and whether this is acceptable in the neighbourhood. 	<p>✓ Complies</p> <p>Site coverage to be less than 60%</p> <p>Total Site Area = 4,047m²</p> <p>Existing dwelling Approx 68m²</p> <p>Existing shedding (combined) Approx 126m²</p> <p>Proposed dwelling 180.25m²</p> <p>Proposed undercover area, decking, ramp 89.35m²</p> <p>Proposed garage 37.08m²</p> <p>Proposed battery store shed 2.4m²</p> <p>For the overall site, the combined site coverage (including existing and proposed) will be approx. 503.08m² or 12.4%</p> <p>Proposed site coverage will be minimal when considering the overall area of the lot.</p>

	<p>A large portion of the lot will remain free from development and the open rural character will be maintained.</p> <p>It is considered that the addition of the proposed 2nd dwelling achieves a similar pattern of development evident in the neighbourhood and there will be no detriment caused as a result of the proposed development.</p>
<p>CLAUSE 55.03-4 PERMEABILITY Objectives Reduce impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration. To encourage stormwater management that maximises the retention and reuse of stormwater.</p> <p>Standard B9 >20 % of the site <u>should</u> be pervious.</p> <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • The design response. • The existing site coverage and any constraints imposed by existing developments. • The capacity of the drainage network to accommodate additional stormwater. • The capacity of the site to absorb run-off. • The practicality of achieving at least 20 per cent site coverage of pervious surfaces, particularly on lots of less than 300 square metres. 	<p>✓ Complies</p> <p>The proposed development will result in an impermeable area of approx. 12.4% of the overall lot. Therefore, permeable surfaces will cover a significant area of the site, well over the minimum 20% requirement.</p> <p>The open, rural, landscape character is maintained with generous undeveloped areas throughout the site with particular emphasis on building setbacks from the various boundaries.</p>
<p>CLAUSE 55.03-5 ENERGY EFFICIENCY Objectives To achieve & protect energy efficient residences. Reduce fossil fuel energy use & make appropriate use of daylight & solar energy</p> <p>Standard B10 Buildings <u>should</u>:</p> <ul style="list-style-type: none"> • Be orientated to make appropriate use of solar energy. • Ensure energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. • Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings or small second 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. 	<p>✓ Complies</p> <p>The proposed dwelling is a Passivhaus design where energy efficiency is key.</p> <p>Proposed living areas generally face North and private open space is predominantly located to the North for the benefits of passive solar design.</p> <p>A number of other Passivhaus features have been incorporated into the design.</p>

<ul style="list-style-type: none"> • Living areas & private open space <u>should</u> be located on the north side of the dwelling, if practicable. • Developments <u>should</u> be designed so that solar access to north-facing windows is maximised. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • The size, orientation and slope of the lot. • The existing amount of solar access to abutting properties. • The availability of solar access to north-facing windows on the site. • The extent to which an existing rooftop solar energy system on an adjoining lot is overshadowed by existing buildings or other permanent structures. • Whether the existing rooftop solar energy system on an adjoining lot is appropriately located. • The effect of overshadowing on an existing rooftop solar energy system on an adjoining lot. 	
<p>CLAUSE 55.03-6 OPEN SPACE Objective Integrate with any public or communal open space provided in or adjacent to the development</p> <p>Standard B11 Any public or communal open space <u>should</u>:</p> <ul style="list-style-type: none"> • be substantially fronted by dwellings, • provide outlook for as many dwellings as practicable • be designed to protect any natural features on the site; & be accessible & useable. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • Any relevant plan or policy for open space in the State Planning Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. • The design response. 	<p>✓ Complies</p> <p>Whilst no subdivision is proposed, the access to the overall site and the driveway will be shared between the existing dwelling and the proposed 2nd dwelling on the lot.</p> <p>The areas associated with the proposed 2nd dwelling will be clearly delineated by the driveway at the north and west and a proposed landscaping buffer to the north.</p>
<p>CLAUSE 55.03-7 SAFETY Objective Provide for the safety & security of residents & property</p> <p>Standard B12</p> <ul style="list-style-type: none"> • Entrances <u>should</u> not be obscured or isolated. • Avoid planting which creates unsafe spaces. • Good lighting, visibility & surveillance. • Protected from inappropriate public access. <p>Decision Guidelines</p>	<p>✓ Complies</p> <p>The proposed front entrance of the new 2nd dwelling becomes visible upon approach from the shared driveway.</p> <p>The proposed entry area will be well lit, allowing for good visibility and surveillance.</p>

<p><i>Before deciding on an application, the responsible authority must consider the design response.</i></p>	
<p>CLAUSE 55.03-8 LANDSCAPING Objectives To respect the landscape character of the neighbourhood. 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.</p> <p>Standard B13</p> <ul style="list-style-type: none"> • Landscape layout & design <u>should</u>: <ul style="list-style-type: none"> - Protect any landscape features of the neighbourhood. - Take into account the soil type & drainage patterns. - Allow for intended vegetation growth & structural protection of buildings. - In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. - Provide a safe, attractive & functional environment. • Provide for retention/planting of trees, where these are part of the neighbourhood character. • Replace any significant trees removed in previous 12 months. • The landscape design <u>should</u> specify landscape themes, vegetation (location & species), paving & lighting. <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • Any relevant plan or policy for landscape design in the State Planning Policy Framework and Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. • The design response. • The location and design of gardens and the predominant plant types in the neighbourhood. • The health of any trees to be removed. • Whether a tree was removed to gain a development advantage. 	<p>✓ Complies</p> <p>Refer to the Proposed Site Plan for further information.</p> <p>The location of the proposed works does not have any significant existing trees or vegetation that will require removal as a result of the proposal.</p> <p>The overall site is predominantly grassed with a scattering of trees and vegetation throughout.</p> <p>Proposed landscaping will seek to soften the appearance of built form and provide a privacy buffer between the existing and proposed dwellings and the neighbouring dwelling to the east.</p>
<p>CLAUSE 55.03-9 ACCESS Objectives Safe, manageable & convenient access. To ensure no. & design of crossovers respects the neighbourhood character</p> <p>Standard B14</p> <ul style="list-style-type: none"> • Accessways <u>should</u>: <ul style="list-style-type: none"> - Be convenient, safe & efficient & connect to street network. - Ensure forward exit direction if the accessway serves 5+ spaces, 3+ dwellings, or connects to a Road Zone. 	<p>✓ Complies</p> <p>The existing access to the overall site and the existing driveway will be maintained.</p> <p>A new portion of driveway will be added to the shared driveway, providing access to the new garage and dwelling.</p> <p>The driveway will consist of a fine crushed rock surface.</p>

<ul style="list-style-type: none"> - Be at least 3m wide. - Have internal radius at least 4m at changes of direction. - Provide a passing area at entrance at least 5m wide & 7m long if accessway serves 10+ spaces & connects to Road zone. <ul style="list-style-type: none"> • The width of accessways or car spaces <u>should</u> not exceed: <ul style="list-style-type: none"> - 33% of frontage if the width of a frontage of >20m; or - 40% of frontage if the width of the frontage is <20m. <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i> <i>The design response.</i></p> <ul style="list-style-type: none"> • <i>The impact on the neighbourhood character</i> • <i>The practicality of providing car parking on the site, particularly for lots of less than 300 square metres.</i> • <i>The reduction of on-street car parking spaces.</i> • <i>Traffic flows in the street and the safety of motorists and pedestrians.</i> • <i>The effect on any significant vegetation on the site and footpath.</i> • <i>The efficient use of the site.</i> <p><i>For developments with accessways longer than 60 metres or serving more than 40 dwellings, the relevant standards of Clause 56.</i></p>	<p>Realignment of a portion of the driveway will also occur to better accommodate the proposed development and new septic system.</p>
<p>CLAUSE 55.03-10 PARKING LOCATION Objectives Provide convenient parking. Avoid parking & traffic difficulties on site & in the neighbourhood. To protect residents from vehicular noise.</p> <p>Standard B15</p> <ul style="list-style-type: none"> • Car parking facilities <u>should</u>: <ul style="list-style-type: none"> - Be reasonably close & convenient; - Be secure; - Allow safe & efficient movements within the site. - Be well ventilated if enclosed. • Large parking areas <u>should</u> be broken up with trees, buildings or different surface treatments. • Shared accessways/car parks <u>should</u> be at least 1.5m from habitable room windows. This setback may be reduced to 1m where there is a fence at least 1.5m high or where window sills are at least 1.4m above the accessway. <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider the design response.</i></p>	<p>✓ Complies</p> <p>Car parking for the existing dwelling will remain unchanged, with ample area available.</p> <p>2 x car park spaces will be located in the proposed double garage of the new 2nd dwelling. This complies with the carparking requirements of Clause 52.06 as a 2 bedroom dwelling requires 1 car space and a 3 or more bedroom dwelling (where studies are included) should provide 2 car spaces, with 1 space undercover.</p> <p>Additional car parking will also be available on and adjacent to, the new driveway area.</p> <p>The proposed garage has been located in an appropriate position to be safe and convenient.</p>

<p>CLAUSE 55.04 AMENITY IMPACTS</p>	
<p>CLAUSE 55.04-1 SIDE & REAR SETBACKS Objective Ensure heights & setbacks from a boundary respects the existing/preferred neighbourhood character & limits the impact on the amenity of existing dwellings.</p> <p>Standard B17</p> <ul style="list-style-type: none"> • New building not on, or within 200mm of boundary <u>should</u> be setback from side or rear boundaries: <ul style="list-style-type: none"> - 1m, + 0.3m per metre height over 3.6m up to 6.9m, plus 1m per metre height over 6.9m. • Sunblinds, verandahs, porches, eaves, gutters etc. may encroach not more than 0.5m. • Landings of not more than 2m², & <1m high, stairways, ramps, pergolas, shade sails & carports may encroach into the setbacks <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • The design response. • The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings. • Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary. <p><i>Whether the wall abuts a side or rear lane.</i></p>	<p>✓ Complies</p> <p>The proposed single storey dwelling, with a minimum side setback to the east of approx. 7.126m, a west boundary setback of approx. 11m and even greater setbacks to each of the other boundaries, ensures that this standard is satisfactorily met.</p> <p>Please refer to submitted Planning Application drawings for further details.</p>
<p>CLAUSE 55.04-2 WALLS ON BOUNDARIES Objective Location, length & height of a wall on a boundary to respect the existing/preferred neighbourhood character & limit the impact on the amenity of existing dwellings.</p> <p>Standard B18</p> <ul style="list-style-type: none"> • New wall on/within 200mm of a side or rear boundary of a lot, or a carport on or within 1m of a side/rear boundary <u>should</u> not abut the boundary for a length >: <ul style="list-style-type: none"> - 10m + 25% of the remaining length of the boundary of an adjoining lot; or - the length of an existing or simultaneously constructed wall or carport. whichever is greater. • A new wall/carport may fully abut a side/rear boundary where the slope & retaining walls would result in the effective height of the wall/carport being <2m on the abutting property boundary. • A building on a boundary includes a building up to 200mm from a boundary. • New wall on/within 200mm of a side/rear boundary, or a carport on/within 1m of a side/rear boundary <u>should</u> not exceed an av. 3.2m height, with no part >3.6m, unless 	<p>N/A</p>

<p>abutting a higher existing or simultaneously constructed wall.</p> <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • Any relevant neighbourhood character objective, policy or statement set out in this scheme. • The design response. • The extent to which walls on the boundary are part of the neighbourhood character. • The impact on the amenity of existing dwellings. • The opportunity to minimise the length of walls on boundaries aligning a new wall on a boundary with an existing wall on a lot of an adjoining property. • The orientation of the boundary that the wall is being built on. • The width of the lot. • The extent to which the slope and retaining walls or fences reduce the effective height of the wall. • Whether the wall abuts a side or rear lane. • The need to increase the wall height to screen a box gutter. 	
<p>CLAUSE 55.04-3 DAYLIGHT TO EXISTING WINDOWS Objective Allow adequate daylight into existing habitable room windows.</p> <p>Standard B19</p> <ul style="list-style-type: none"> • Buildings opposite an existing habitable room window <u>should</u> provide for a light court to the existing window, of at least 3m² & 1m clear to the sky. The area may include land on the abutting lot. • Walls or carports >3m height opposite an existing habitable room window <u>should</u> be setback from the window at least 50% of the height of the new wall if the wall is within a 55° arc from the centre of the existing window. The arc may be swung to within 35° of the plane of the wall containing the window. <p>Note: Where the existing window is above ground level, the wall height is measured from the floor level of the room containing the window.</p> <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> • The design response. • 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. • The impact on the amenity of existing dwellings. 	<p>✓ Complies</p> <p>Each of the adjoining dwellings are setback a significant distance from the proposed dwelling. Therefore, they will not be overshadowed by the proposal.</p> <p>No impact to existing dwelling on site.</p>

<p>CLAUSE 55.04-4 NORTH FACING WINDOWS Objective Allow adequate solar access to existing north facing habitable room windows.</p> <p>Standard B20</p> <ul style="list-style-type: none"> • If a north-facing habitable room window of an existing dwelling is within 3m of a boundary of an abutting lot, a building <u>should</u> be setback: <ul style="list-style-type: none"> - 1 m, + 0.6m per metre height over 3.6m up to 6.9m, plus 1 m per metre height over 6.9m, for 3m from the edge of each side of the window. <p>Note: A north facing window is a window with an axis perpendicular to its surface orientated north 20 degrees west to north 30 degrees east.</p> <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • Existing sunlight to the north-facing habitable room window of the existing dwelling. • The impact on the amenity of existing dwellings. 	<p>✓ Complies</p> <p>As above, each of the adjoining dwellings are setback a significant distance from the proposed dwelling. Therefore, they will not be overshadowed by the proposal.</p> <p>No impact to existing dwelling on site.</p>
<p>CLAUSE 55.04-5 OVERSHADOWING OPEN SPACE Objective To ensure buildings do not unreasonably overshadow existing secluded private open space.</p> <p>Standard B21</p> <ul style="list-style-type: none"> • Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75%, or 40m² with a min. dimension of 3m, whichever is lesser, or the secluded open space <u>should</u> receive a minimum of 5 hours sunlight between 9am & 3pm on 22 Sept. • If existing sunlight to the secluded private open space of a dwelling is less than the requirements of this Standard, the amount of sunlight <u>should</u> not be further reduced. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • 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 will be available to the secluded private open space of the existing dwelling. The effect of a reduction in sunlight on the existing use of the existing secluded private open space. 	<p>✓ Complies</p> <p>As above, each of the adjoining dwellings and their associated private open space are setback a significant distance from the proposed dwelling. Therefore, they will not be overshadowed by the proposal.</p> <p>No impact to existing dwelling on site.</p>

<p>CLAUSE 55.04-6 OVERLOOKING</p> <p>Objective Limit views into existing secluded private open space & habitable room windows.</p> <p>Standard B22</p> <ul style="list-style-type: none"> Habitable room windows, balconies, terraces etc. <u>should</u> avoid direct view to secluded private open space & habitable room windows of an existing dwelling within 9m, & a 45° arc from the window, balcony etc. The window, balcony etc. may: <ul style="list-style-type: none"> Be offset at least 1.5m from the edge of one window to the edge of the other; or Have sill heights, obscure glazing or permanent screens of at least 1.7m above floor level. Obscure glazing may be openable provided it does not allow direct views. <p>Note: Does not apply to a new habitable room window, balcony, terrace etc. which faces a property boundary where there is a visual barrier at least 1.8m high & the floor level of the habitable room, balcony, terrace etc. is < 0.8m above ground level at the boundary.</p> <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider:</i></p> <ul style="list-style-type: none"> 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 or residential building. 	<p>✓ Complies</p> <p>The generous setbacks of the proposed dwelling to the side boundaries ensure that privacy between properties will be maintained and overlooking will not be an issue.</p> <p>It is noted that the existing dwelling and shedding on the subject site have setbacks to boundary of close to and under 9m.</p> <p>The minimum side setback of approx. 7.126m of the proposed dwelling is to the east boundary and whilst this is within the 9m requirement and acknowledging that the existing boundary fence is of an open, low level, post and wire type, this setback is considered reasonable.</p> <p>This is due to the large setback from the proposed dwelling to the adjoining dwelling to the east (over approx. 20m), the extensive existing vegetation to this adjoining property at this boundary area location and the likelihood that the adjoining private open space is located close to the adjoining dwelling, some approx. 20m from the proposed dwelling and its undercover outdoor area. This ensures that overlooking of the adjoining properties private open space is unlikely.</p> <p>Proposed landscaping to the north and east of the new undercover outdoor area will also create an additional visual buffer between the two properties.</p> <p>No impact to the existing dwelling on site.</p>
<p>CLAUSE 55.04-7 INTERNAL VIEWS</p> <p>Objective To limit overlooking within a development</p> <p>Standard B23</p> <ul style="list-style-type: none"> Windows & balconies <u>should</u> prevent overlooking of 50%+ of the secluded private open space of a lower-level dwelling directly below & in the same development. <p>Decision Guidelines <i>Before deciding on an application, the responsible authority must consider the design response.</i></p>	<p>✓ Complies</p> <p>Proposed landscaping to the north of the proposed 2nd dwelling will help to limit views between the existing and proposed dwelling on the lot.</p>
<p>CLAUSE 55.04-8 NOISE IMPACTS</p> <p>Objectives Contain noise sources. Protect residents from external noise</p>	<p>✓ Complies</p> <p>The proposed siting and layout of the 2nd dwelling will protect residents from external noise.</p>

<p>Standard B24</p> <ul style="list-style-type: none"> • Mechanical plant etc., <u>should</u> not be located near bedrooms or immediately adjacent to existing dwellings. • Noise sensitive rooms & secluded private open spaces of new dwellings <u>should</u> take account of noise sources on immediately adjacent properties. • Dwellings close to busy roads, railway lines or industry <u>should</u> limit noise levels in habitable rooms. <p><i>Decision Guidelines</i> Before deciding on an application, the responsible authority must consider the design response.</p>	<p>No impact to existing dwelling on site.</p>
<p>CLAUSE 55.05 ON-SITE AMENITY AND FACILITIES</p>	
<p>CLAUSE 55.05-1 ACCESSIBILITY</p> <p>Objective Consider needs of people with limited mobility.</p> <p>Standard B25</p> <ul style="list-style-type: none"> • Ground floor entries <u>should</u> be accessible to people with limited mobility. <p><i>Decision Guidelines</i> There are no decision guidelines for this objective and standard</p>	<p>✓ Complies</p> <p>The proposed 2nd dwelling has been designed with accessibility in mind.</p> <p>The design brief was to enable the applicants to have complete accessibility throughout their home.</p> <p>The entrance to the dwelling is accessible via a ramp and all internal doors, hallways etc have been designed to allow the spaces to be accessible for people with limited mobility.</p>
<p>CLAUSE 55.05-2 DWELLING ENTRY</p> <p>Objective To provide each dwelling with its own sense of identity.</p> <p>Standard B26</p> <ul style="list-style-type: none"> • Entries <u>should</u> be visible & easily identifiable from streets & public areas; & provide shelter & a sense of personal address. <p><i>Decision Guidelines</i> There are no decision guidelines for this objective and standard</p>	<p>✓ Complies</p> <p>The entry to the proposed 2nd dwelling provides shelter and is visible and easily identifiable on approach from the shared driveway.</p> <p>The entries of the new 2nd dwelling and the existing dwelling each provide a separate sense of identity.</p>
<p>CLAUSE 55.05-3 DAYLIGHT TO NEW WINDOWS</p> <p>Objective Allow adequate daylight into new habitable room windows</p> <p>Standard B27</p> <ul style="list-style-type: none"> • A window in a habitable room <u>should</u> face: <ul style="list-style-type: none"> - an outdoor space clear to sky or a light court with 3m² + & min. dimension of 1m, not incl. land on an abutting lot, or - a verandah if it is open for at least 1/3rd of its perimeter, or 	<p>✓ Complies</p> <p>Proposed new habitable windows are a significant distance to each of the boundaries which allow for an abundance of daylight.</p>

<p>- a carport if it has 2+ open sides & is open for at least 1/3rd of its perimeter.</p> <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • the design response. • Whether there are other windows in the habitable room which have access to daylight. 	
<p>CLAUSE 55.05-4 PRIVATE OPEN SPACE Objective To provide open space for the reasonable needs of residents.</p> <p>Standard B28</p> <ul style="list-style-type: none"> • A dwelling <u>should</u> have private open space of: <ul style="list-style-type: none"> - 40m² with one part secluded & private at the side/rear with a min. 25m² with minimum 3m width, or - A balcony of 8m² with a min. width of 1.6m, or - A roof top area of 10m² with a min. width of 2m all with convenient access from a living room. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • the design response. • The useability of the private open space, including its size and accessibility. • The availability of and access to public or communal open space. • The orientation of the lot to the street and the sun. 	<p>✓ Complies</p> <p>The proposed undercover outdoor area and the decking surrounding the dwelling is approx. 78m²</p> <p>Beyond the undercover area, is a large north facing garden close to the proposed 2nd dwelling and additional area to the south at the generously sized front garden area. This combines to provide ample area of both secluded and private open space.</p> <p>Areas are well above the minimum requirements and outdoor areas are designed to be an extension of the indoor living areas.</p> <p>The existing dwelling will also maintain a significantly large area of secluded private open space, predominantly to the north of the existing dwelling.</p>
<p>CLAUSE 55.05-5 SOLAR ACCESS TO OPEN SPACE Objective Allow solar access into the secluded private open space.</p> <p>Standard B29</p> <ul style="list-style-type: none"> • The private open space <u>should</u> be located on the north side. • The southern boundary of secluded private open space <u>should</u> be setback from any wall on the north of the space at least (2 +0.9h), where 'h' is the height of the wall. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> • The design response. • The useability and amenity of the secluded private open space based on the sunlight it will receive. 	<p>✓ Complies</p> <p>Private open space is located to the North of the proposed dwelling where ample north sun is received and an increase of the usability and enjoyment of this area of the garden is achieved.</p> <p>Generous setbacks to boundaries and adjoining properties ensures that there is no overshadowing of the proposed open space.</p> <p>The existing dwellings area of private open space will not be impacted as the proposed 2nd dwelling will be sited a significant distance away, to the south.</p>
<p>CLAUSE 55.05-6 STORAGE Objective Provide adequate storage facilities for each dwelling</p> <p>Standard B30</p>	<p>✓ Complies</p> <p>The proposed garage allows for an area of storage space.</p>

<ul style="list-style-type: none"> Each dwelling <u>should</u> have convenient access to at least 6m³ of externally accessible, secure storage space. <p>Decision Guidelines There are no decision guidelines for this objective and standard</p>	<p>There is ample additional storage in the various existing shedding located predominantly to the west of the site.</p> <p>A new battery store shed is also proposed adjacent to the new garage and water tanks.</p>
<p>CLAUSE 55.06 DETAILED DESIGN</p>	
<p>CLAUSE 55.06-1 DETAIL DESIGN Objective Encourage design detail that respects the existing or preferred neighbourhood character.</p> <p>Standard B31</p> <ul style="list-style-type: none"> The design <u>should</u> respect the existing/preferred neighbourhood character, including: <ul style="list-style-type: none"> - Facade articulation & detailing; - Window & door proportions; - Roof form; & - Verandahs, eaves & parapets. Garages & carports should be visually compatible with the development & the existing/preferred neighbourhood character. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response. The effect on the visual bulk of the building and whether this is acceptable in the neighbourhood setting. Whether the design is innovative and of a high architectural standard. 	<p>✓ Complies</p> <p>The proposed 2nd dwelling, designed to Passivhaus standards, is of a contemporary design with materials of muted earthy tones that are complimentary to the streetscape and the natural, rural surrounds.</p> <p>The proposed roof forms are simple yet skewed to add a point of difference to the built form.</p> <p>Eaves respect the character of the area whilst adding protection from the elements and the overall low level single storey form will sit comfortably within the site.</p> <p>The proposed garage will visually tie in by an overhanging roof, appearing connected to the dwelling under one large floating roof form.</p> <p>The feature timber entry ramp draws the eye to the entry and creates a unique sense of identity.</p>
<p>CLAUSE 55.06-2 FRONT FENCES Objective Front fences to respect the existing/preferred neighbourhood character</p> <p>Standard B32</p> <ul style="list-style-type: none"> Front fences <u>should</u> complement the design of the dwelling & any front fences on adjoining properties. A front fence within 3m of a street <u>should</u> not exceed: <ul style="list-style-type: none"> - 2m height for streets in a Road Zone, Category 1; or - 1.5m height for any other street. <p>Decision Guidelines Before deciding on an application, the responsible authority must consider:</p> <ul style="list-style-type: none"> Any relevant neighbourhood character objective, policy or statement set out in this scheme. The design response. The setback, height and appearance of front fences on adjacent properties. 	<p>✓ Complies</p> <p>No Front fences are proposed.</p>

<ul style="list-style-type: none"> • The extent to which slope and retaining walls reduce the effective height of the front fence. • Whether the fence is needed to minimise noise intrusion. 	
<p>CLAUSE 55.06-3 COMMON PROPERTY Objectives Communal areas to be practical, attractive & easily maintained. Avoid future management difficulties in common areas.</p> <p>Standard B33</p> <ul style="list-style-type: none"> • Delineate public, communal & private areas. • Common property to be functional/capable of efficient management. <p><i>Decision Guidelines</i> There are no decision guidelines for this objective and standard</p>	<p>✓ Complies</p> <p>Whilst no subdivision is proposed, the existing access and driveway will be shared between the existing dwelling and the proposed 2nd dwelling.</p>
<p>CLAUSE 55.06-4 SITE SERVICES Objectives Ensure site services can be installed & easily maintained. Ensure site facilities are accessible, adequate & attractive</p> <p>Standard B34</p> <ul style="list-style-type: none"> • Dwellings should provide sufficient space & facilities for services to be installed & maintained efficiently & economically. • Bin & recycling enclosures, mailboxes & other site facilities should be adequate in size, durable, waterproof & blend in. • Bin & recycling enclosures should be located for convenient access by residents. • Mailboxes should be provided & located for convenient access as required by Australia Post. <p><i>Decision Guidelines</i> Before deciding on an application, the responsible authority must consider the design response.</p>	<p>✓ Complies</p> <p>Rubbish bins will be located adjacent to the proposed 2nd dwelling/garage.</p> <p>Rubbish bin storage for the existing dwelling will remain unchanged.</p> <p>All site services will be easily installed and maintained and will be accessible, adequate and attractive.</p>

Appendix A
Site Photos



Photo 1 – Proposed 2nd dwelling location. Existing dwelling to north and adjoining dwelling to east.



Photo 2 – Existing dwelling and shedding



Photo 3 – Looking south towards road and location of proposed 2nd dwelling



Photo 4 – Looking south west across existing driveway, towards adjoining houses



Photo 5 – Looking north along existing driveway towards existing dwelling and sheds



Photo 6 – Looking south east towards adjoining vegetation buffer and proposed 2nd dwelling location