



Swanbuild
H O M E S

PLANNING REPORT

Client:

Site Address: 181 Griffiths Street Port Fairy VIC 3284

Swanbuild Pty Ltd

Contents

Site Details	2
Zone	2
Planning Overlays.....	2
Applicant.....	2
The Proposal Brief.....	3
Neighbourhood and Site Description and Design Response	3
Description of existing site, neighbourhood, features and surrounds.....	3
Proposal	5
Design Response.....	6
Relevant Planning Provisions	6
Neighbourhood Residential Zone (NRZ)	6
Clause 32.09-2	6
Design & Development Overlay (DDO).....	6
Flood Overlay (FO).....	6
Conclusion.....	6

Disclaimer

This planning report has been prepared by Swanbuild homes for the land and building owner and should be read in conjunction with any preliminary drawings supplied.

Site Details

Project: Proposed New Residence
Client:
Address: 181 Griffiths Street Port Fairy VIC 3284
Title Description: Lot 2 on Plan of Subdivision 528396
Local Government: Moyne Shire Council
Development type: Residential

Zone

NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)
NEIGHBOURHOOD RESIDENTIAL ZONE – SCHEDULE 1 (NRZ1)

Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY – SCHEDULE 6 (DDO6)
FLOODWAY OVERLAY (FO)
FLOODWAY OVERLAY-SCHEDULE 3(FO3)

Applicant

Applicant: Swanbuild Pty Ltd

The Proposal Brief

The following report assesses the Victorian State and Local Planning Policies in relation to constructing a single storey dwelling on the selected site with the Moyne Shire area.

This report contains the following:

Zone Planning Response

- Neighbourhood Residential Zone Decision Guidelines

Planning Overlay Response

- Response to any overlay

Further Documentation

- Proposed Drawings
 - Cover sheet
 - Existing Site Plan
 - Proposed Site Plan
 - Floor Plan
 - Elevations North & South
 - Elevations East & West
 - Perspectives Views

Neighbourhood and Site Description and Design Response

Description of existing site, neighbourhood, features and surrounds.

Refer to the existing site plan included with this submission.

The site located at 181 Griffiths Street, Port Fairy is a rectangular shaped lot (Lot 2) with a total area of 670.97m².

Access to the site would be Griffiths Street.

The adjacent properties in the neighbourhood are mostly with existing dwelling and existing shed.



Overview of 181 Griffiths Street, Port Fairy



Location of proposed dwelling



Existing shed (which is to be removed)

Proposal

The proposal consists of a single storey dwelling that accommodates 4 Bedrooms, 2 Bathrooms, Kitchen, Meals, Family and Lounge/Theatre room. The total living area is to be 184.5m² and an outdoor area (includes Portico/Deck area of 10.8m² and Alfresco area of 20.1m²) is to be 30.9m². The total area of the proposed dwelling is to be 215.4m².

The setback of the proposed dwelling from northern boundary would be 2m, from western boundary would be 7.95m, from southern boundary would be 6.37m and from eastern boundary (facing the street) would be 6.2m. respectively.

The proposed ceiling height is to be 2.4m and the overall building height is to be 5.165m from natural ground level.

The dwelling will have Colourbond roof with specified external cladding, Colourbond gutter with metal fascia, timber hinged doors, aluminium sliding doors and windows. Proposed materials to be used are of timber & Colourbond cladding to all roofing.

Access to the proposed dwelling would be via Griffiths Street.

Water, power and sewerage are all available on site and are to be utilized.

Design Response

The design of the following development is suited to the surrounding neighbourhood area, existing landscape, and climate of the area. Selected materials and construction method also suit the proposed building site.

Relevant Planning Provisions

Neighbourhood Residential Zone (NRZ)

Clause 32.09-2

The development of the dwelling does not trigger a planning permit under the Neighbourhood Residential Zone – Schedule 1.

Design & Development Overlay (DDO)

The proposed development will follow the requirements of Design & Development Overlay as:

- The total area of the proposed dwelling is 215.4m² which is less than 40% of the lot area.
- The overall height of the proposed dwelling is 5.165m which is less than 8m.
- The side setbacks of the proposed dwelling are 2m and 6.37m respectively which is more than 2m as required in overlay.
- Material like timber will be used for proposed dwelling.
- There won't be any unrendered brickwork or blockwork.
- There would not be any use of reflective materials.

Flood Overlay (FO)

Flood risk report prepared by flood engineer is attached along with the submission.

Conclusion

The application follows and mainly meets or exceeds the requirements of the local and state planning policies. The proposed development responds and acknowledges all relevant planning zones and overlays as well as the existing street and landscape. The development will also follow all building regulations and standards, therefor should be considered in a favourable light towards consideration.

Regards,