

Date Issued: 2 April 2024

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT

The land affected by the application is located at: **30 River Street,
Nagambie VIC 3608**

The application is for a Permit for: **Development of land for a
second dwelling**

The applicant for the Permit is: **Town Planning People**

The application Reference Number is: **P2024-005**

You may view the application and any documents that support the application on our website at:
<https://www.strathbogie.vic.gov.au/services/building-and-planning/planning-applications-currently-advertised/>

or at the office of the Responsible Authority during office hours:

Strathbogie Shire Council 109A Binney Street Euroa
Telephone: (03) 5795 0000

Any person who may be affected by the granting of the Permit may object or make other submissions to the Responsible Authority.

An objection must be sent to the Responsible Authority in writing, include the reasons for the objection and state how the objector would be affected.

*The Responsible Authority will not decide on the application before: **23 April 2024***

All objections are placed on the relevant Planning Permit application file, which is publicly available at all times. Objections can therefore be read and used by other parties.

An objection form is available from Strathbogie Shire Council office, by phoning Council on (03) 5795 0000 or at:

<https://www.strathbogie.vic.gov.au/development/statutory-planning/objections>

If you submit an objection, the Responsible Authority will tell you of its final decision.



Change of Use - Dual Occupancy

30 River Street
Nagambie

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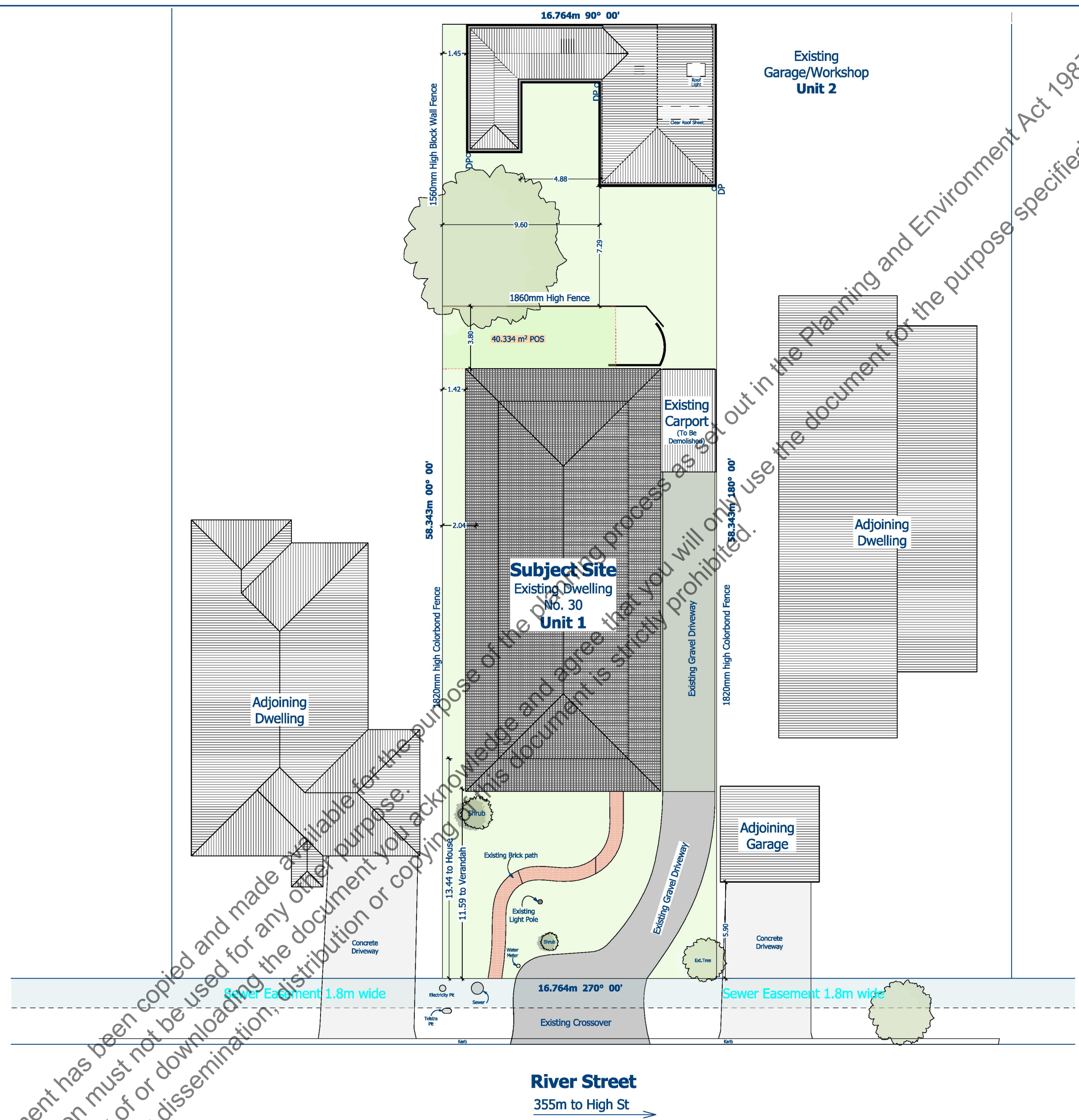
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Town Planning - Site Context



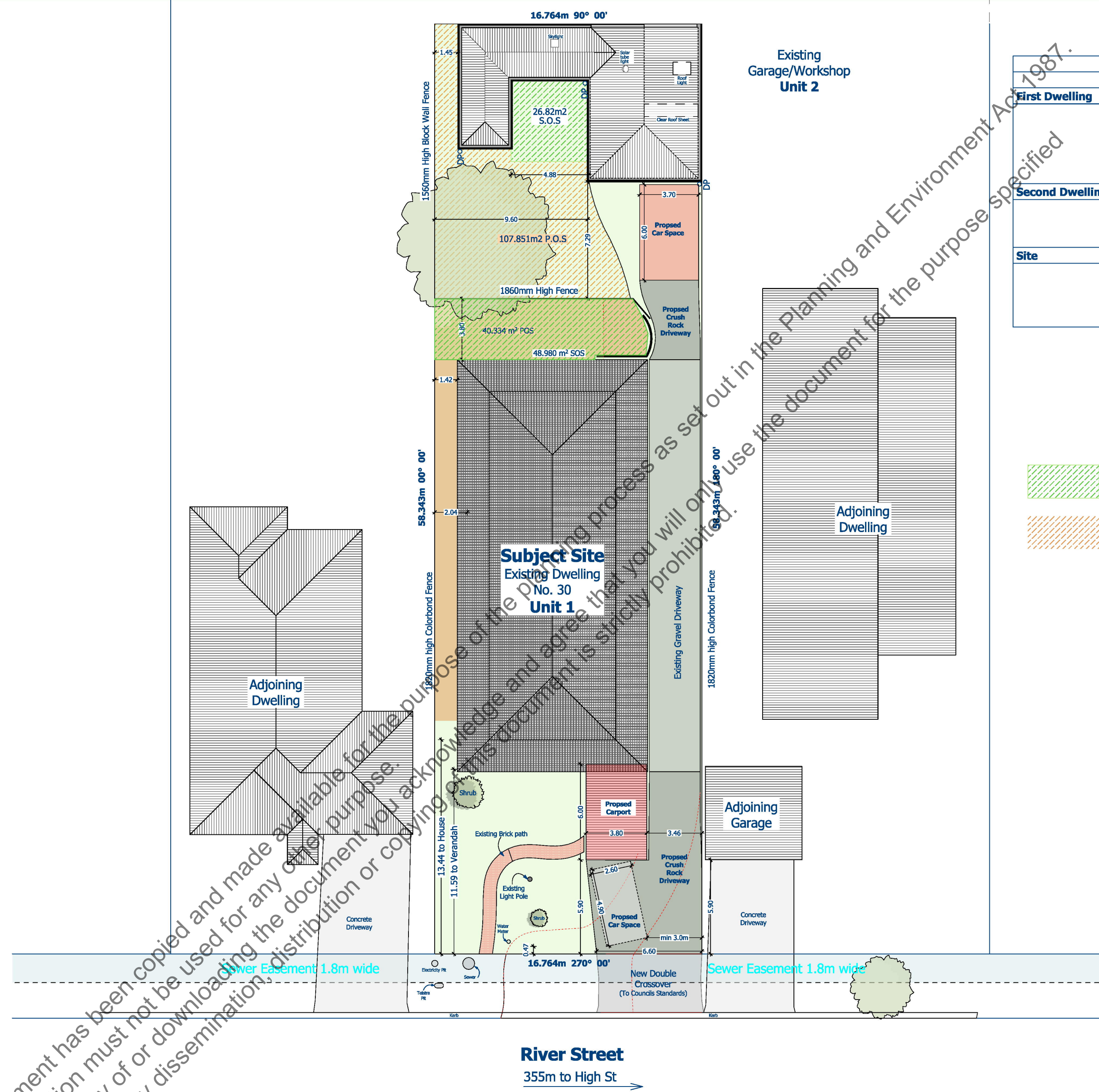
Site Context

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		Job No: 2221	Design: DC Drawn: NC	Size: A2	As Shown		
		REV: Rev D					



Area Analysis			
	Area	Area (m2)	Percentage
First Dwelling			
Carport		21.13	
Dwelling		212.92	
POS		40.33	
SPOS		48.98	
Verandah		81.13	
Second Dwelling			
Dwelling		115.99	
POS		107.85	
SPOS		26.82	
Site			
Coverage		421.88	43.1%
Garden Area		395.15	40.4%
Permeable surface		432.63	43.9%
Total Area		978.06	

- Secluded Private Open Space
- Private Open Space

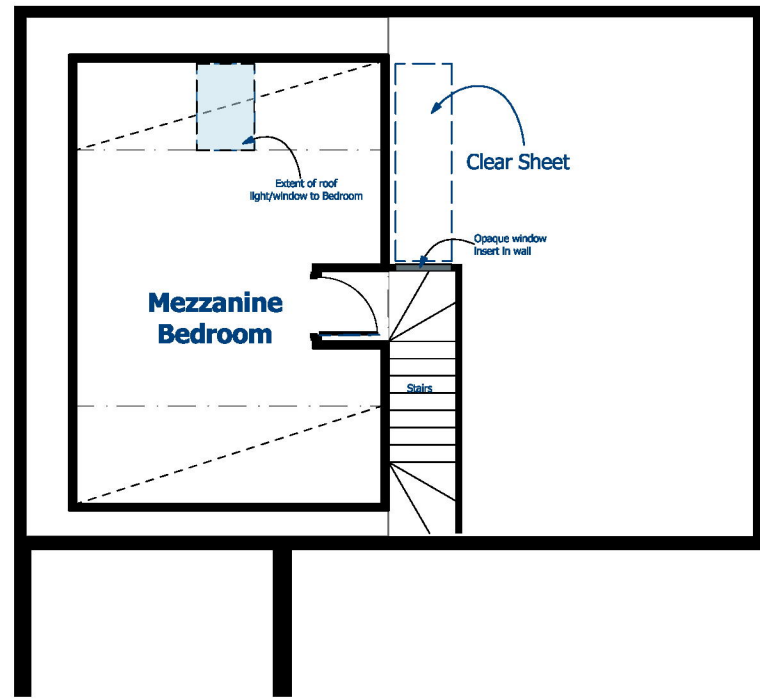
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River Street
355m to High St

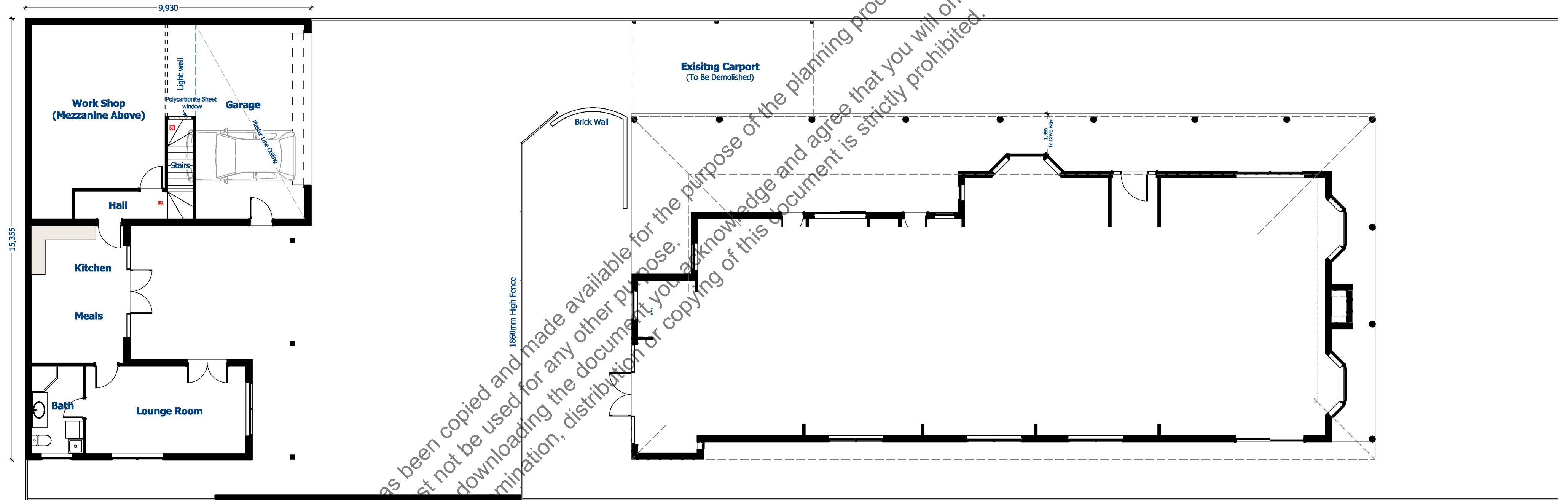
Design Response

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Existing First Floor Plan 1:100



Existing Ground Floor Plan

1:100

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Town Planning - Existing Floor Plans



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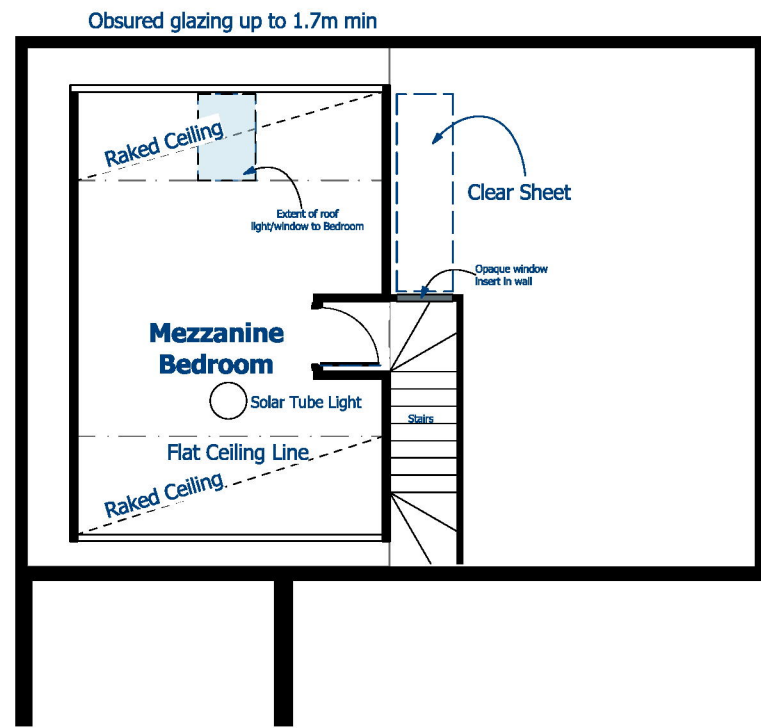
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Drawn:	NC
REV:	Rev D

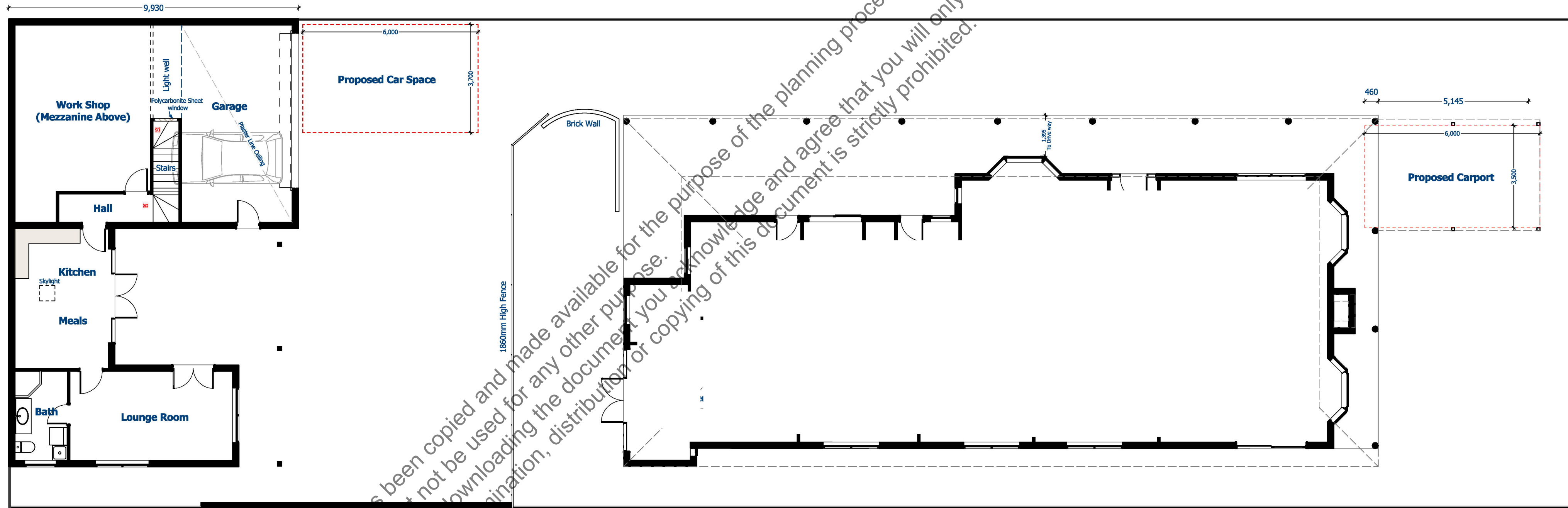
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Proposed First Floor Plan 1:100



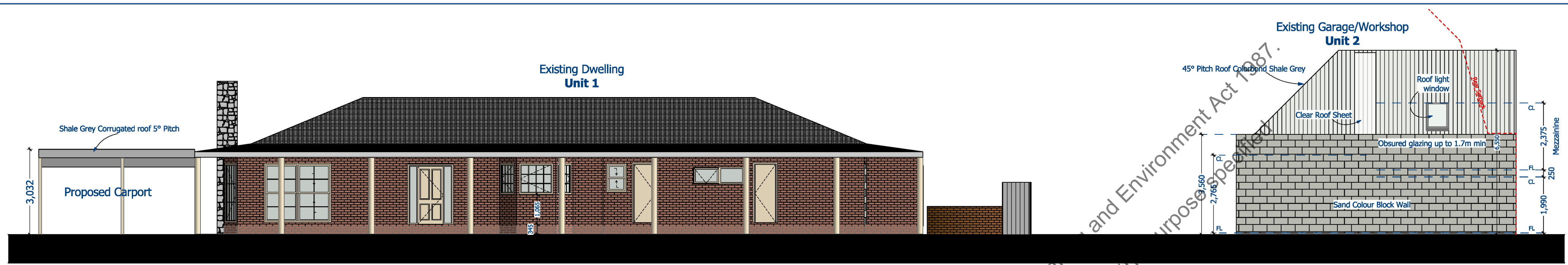
Proposed Ground Floor Plan

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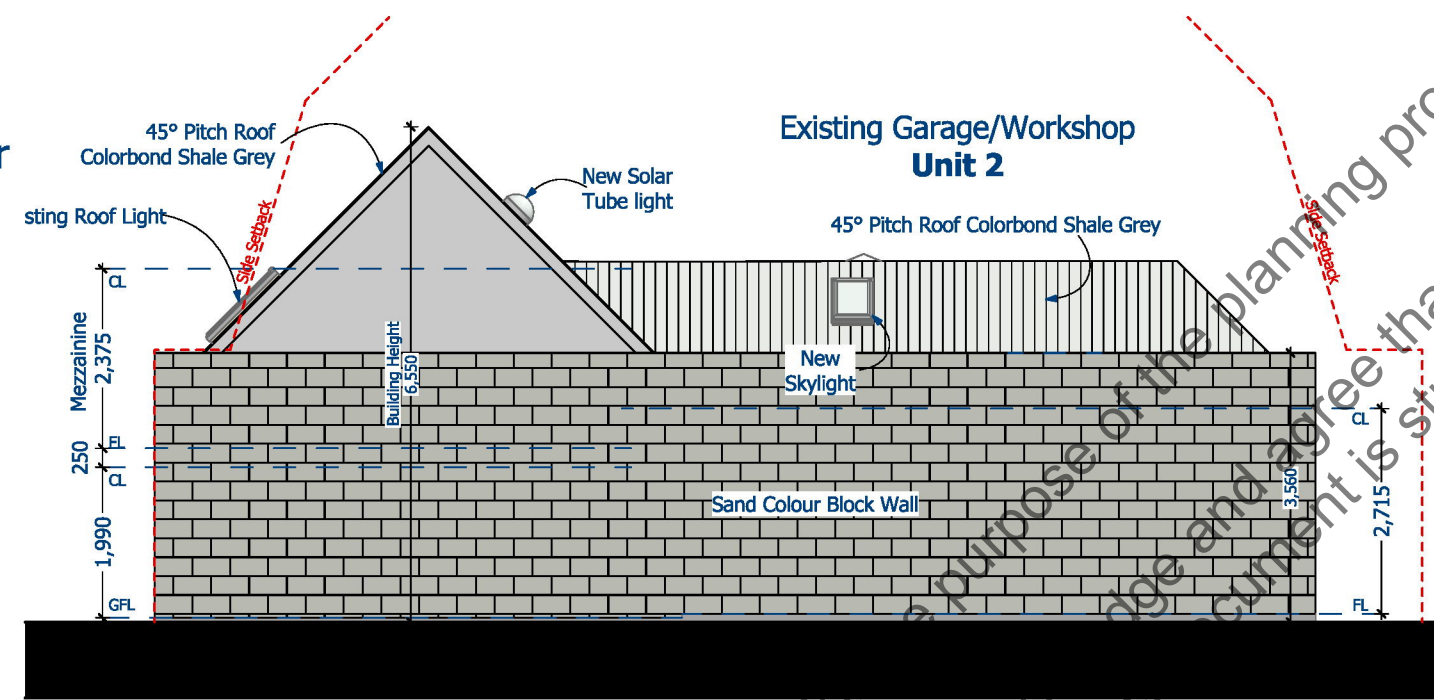
Town Planning - Proposed Floor Plans

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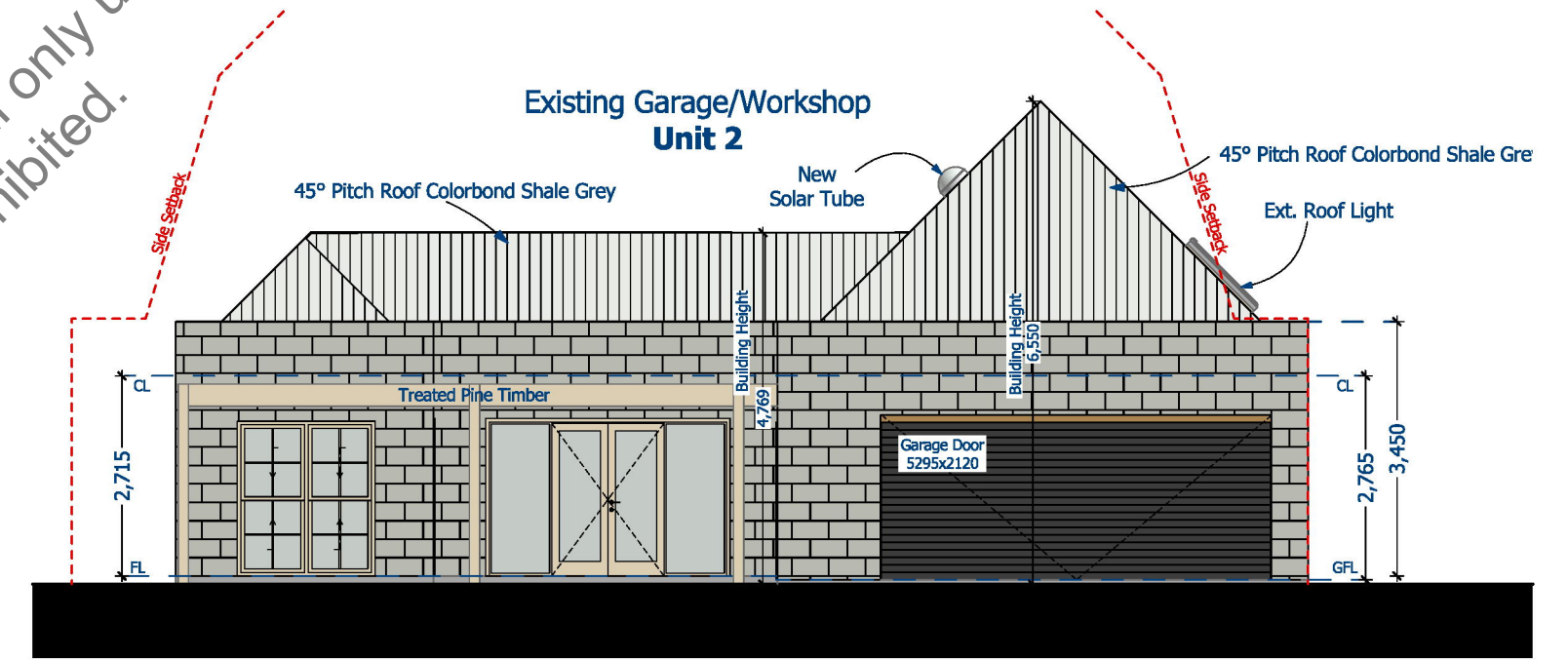
East Elevation

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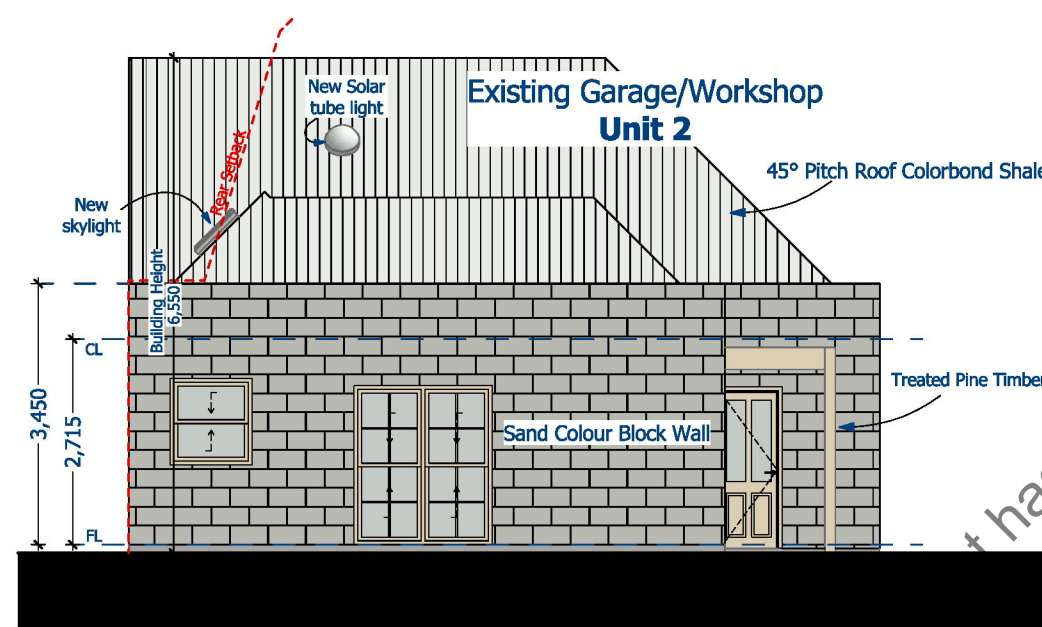
North Elevation

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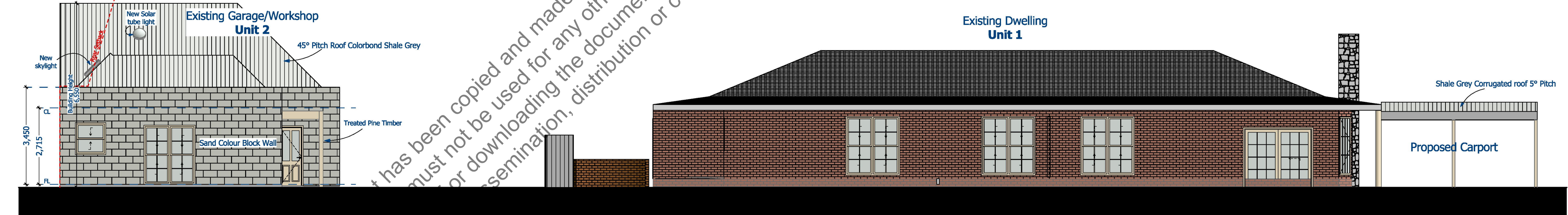
South Elevation

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West Elevation

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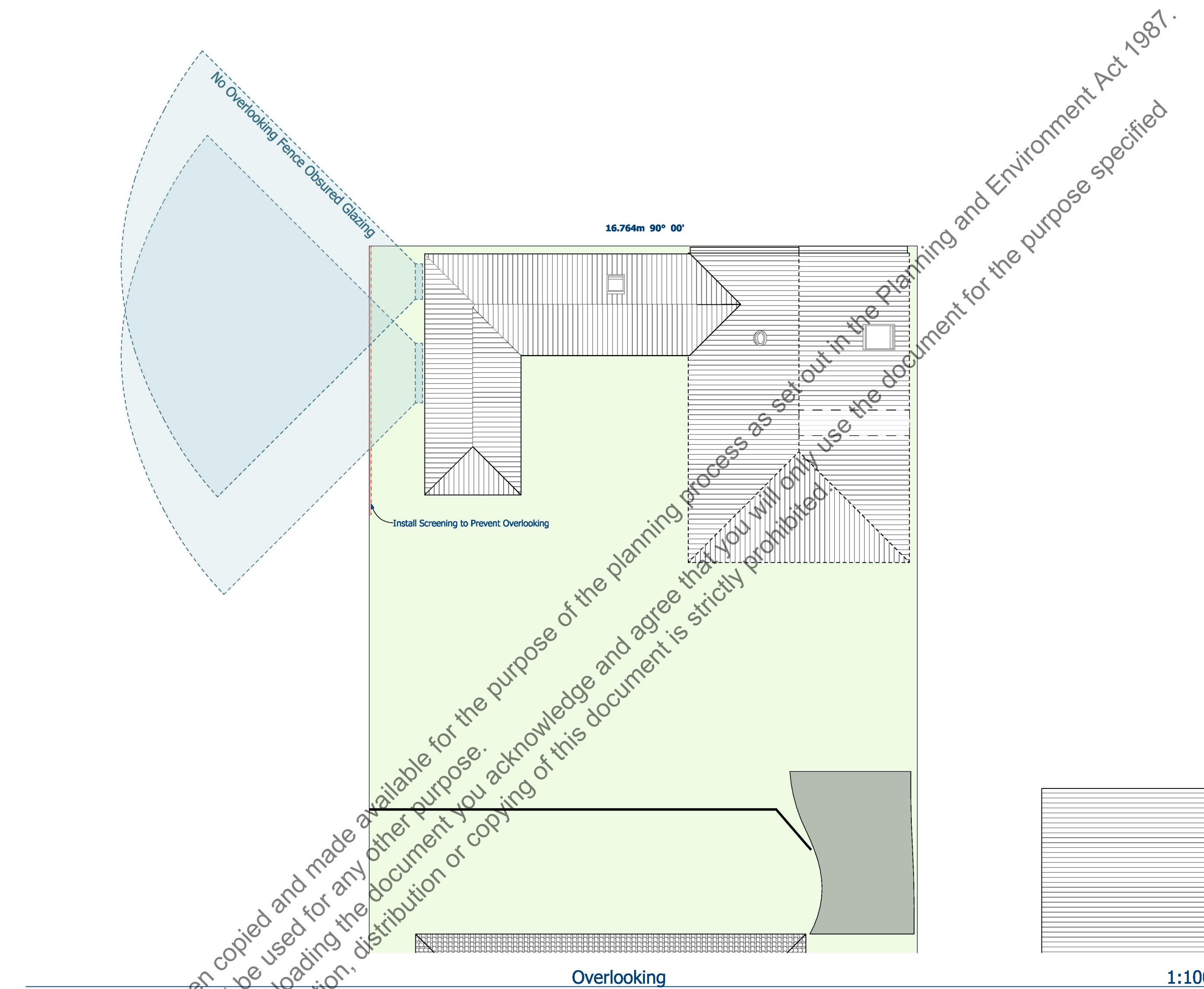
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Town Planning - Elevations

Town Planning - Overlooking



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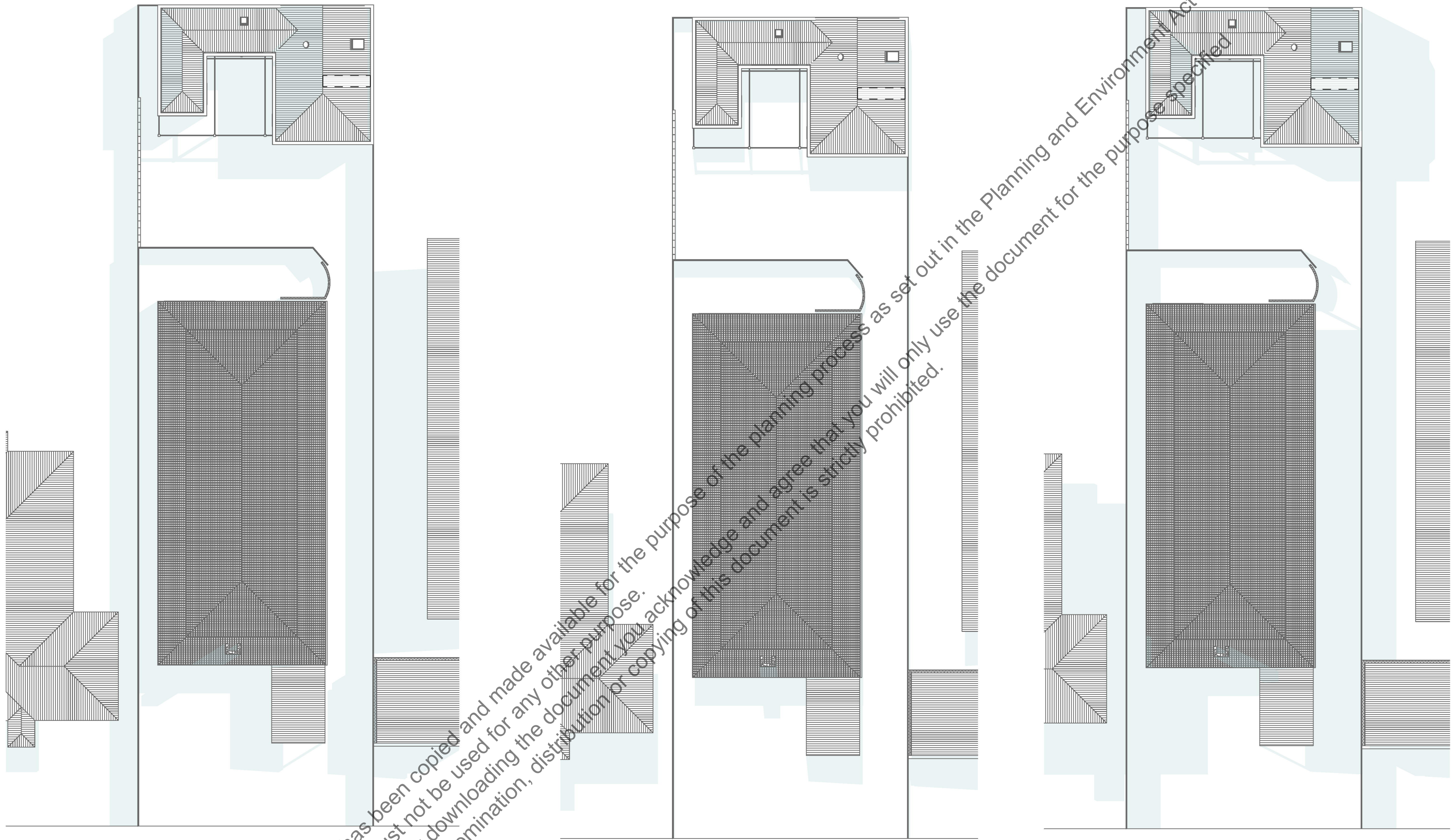

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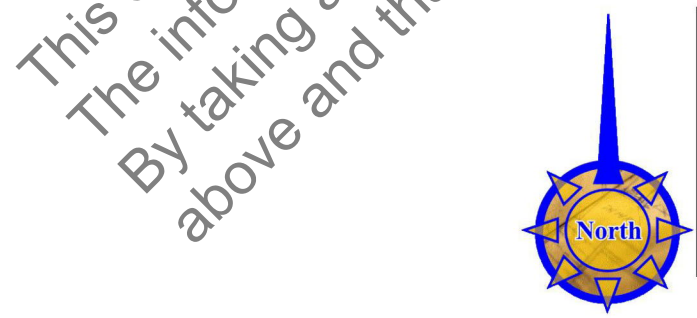
Overshadowing 9am 1:200

Overshadowing 12pm 1:200

Overshadowing 3pm 1:200

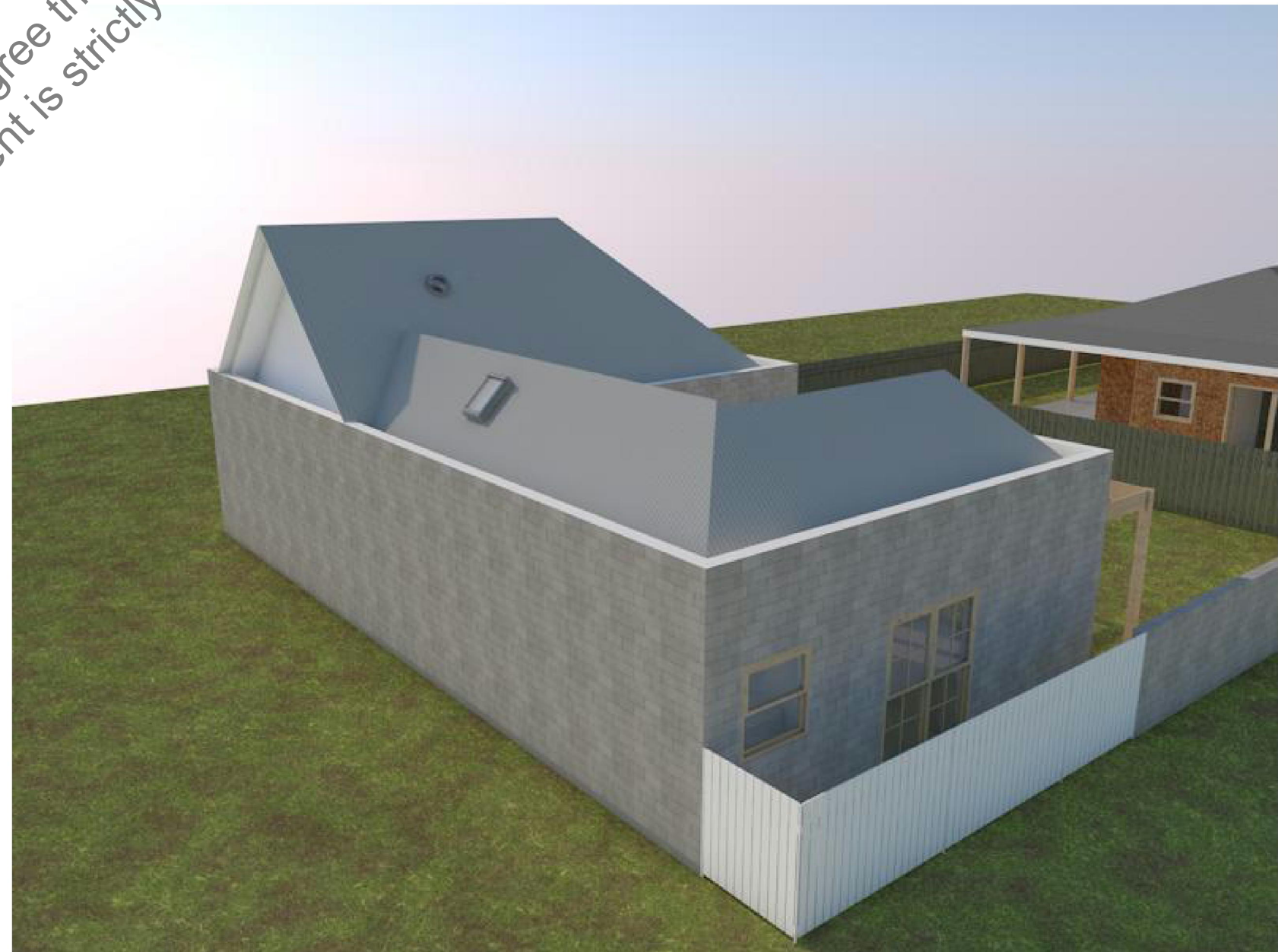
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Town Planning - Overshadowing



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Town Planning - Images

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Town Planning People

Town Planning Report

For

Retrospective Approval for the Development of Land for a Second Dwelling

At

30 River Street, Nagambie

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Date: January 2024

Report Rev: V01

Job Ref: 124-23

Prepared by: RF

2. PROPOSAL

The proposal regards the development of land for a second dwelling (retrospective approval), noting that the existing permitted outbuilding / garage / workshop within the rear of the site is proposed to be used as the second dwelling. Additional new works are proposed to allow for modified access and car parking arrangements.

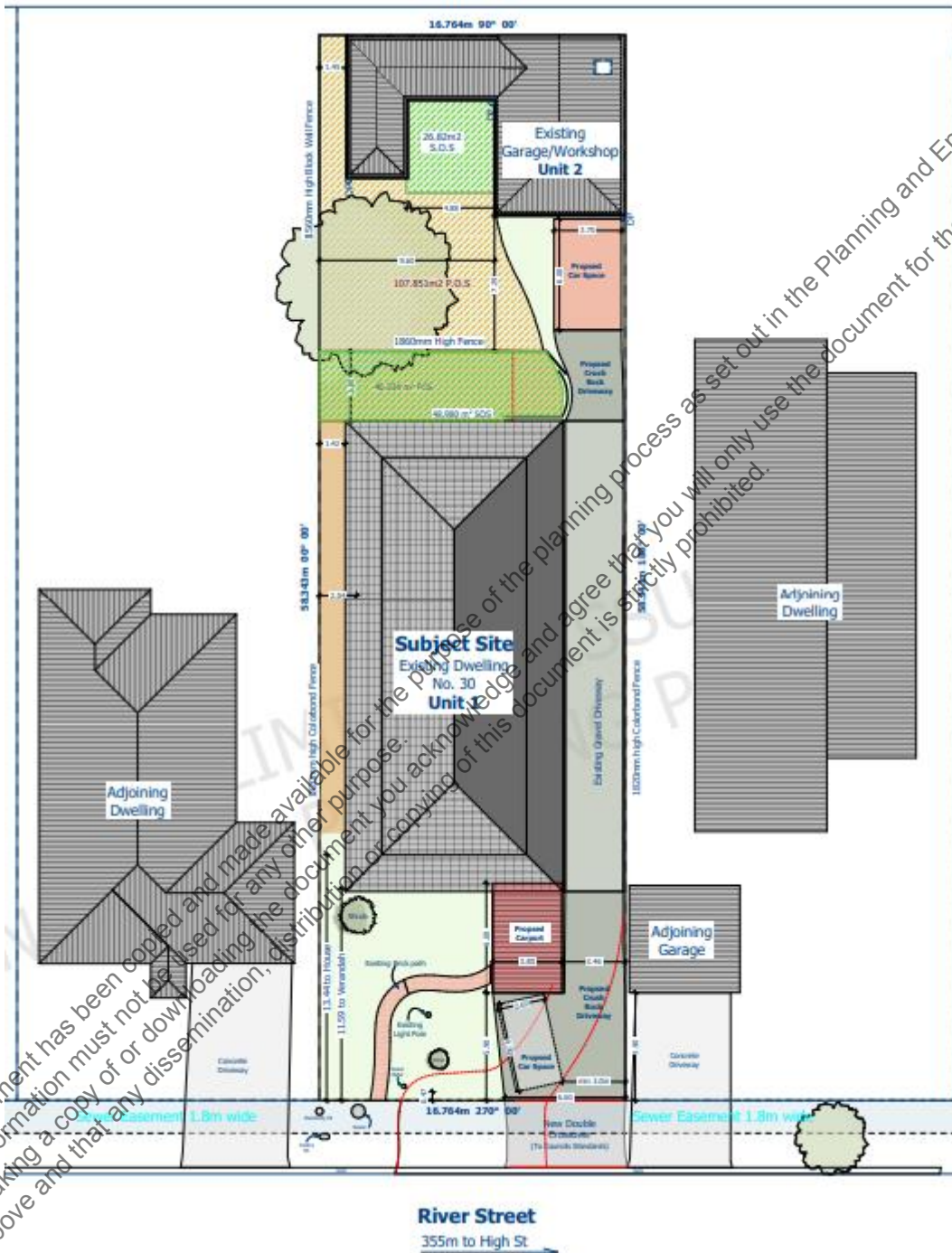


Figure 1 – Site Plan

Front Dwelling (Existing)

The front, existing dwelling is to be retained as is. The single-storey brick dwelling incorporates three bedrooms (plus study), and a large kitchen, dining and living room area.

The front dwelling incorporates a generous verandah which extends the length of the front of the dwelling, and along its eastern edge.

The existing dwelling is supported by 48m² of secluded private open space to the rear, and incorporates a substantial amount of additional open space due to an existing 11m front setback.

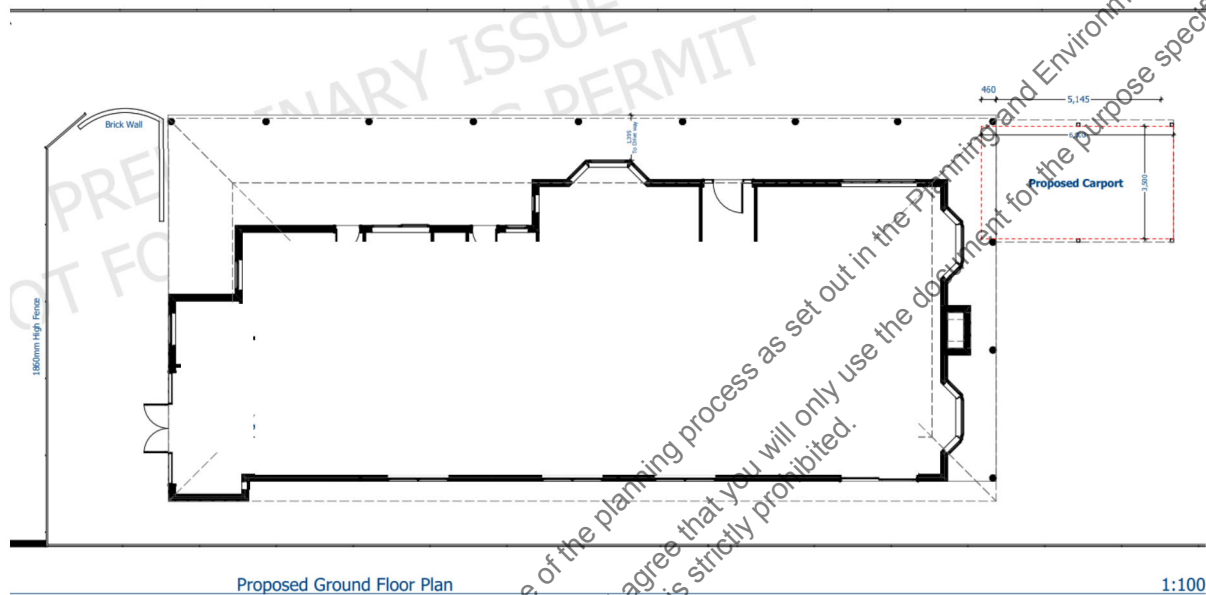


Figure 2 – Front Dwelling Floor Plan

Rear Dwelling (Proposed Second Dwelling)

The existing outbuilding (garage / workshop) is to be converted into a one-bedroom dwelling. Internal and external works to the existing building are not proposed.

Whilst not specifically a 'planning matter', a Building Surveyor has been engaged in regards to a future Building Permit to convert the building from a Class 10a Building to a Class 1a Building, and it is believed that no further works are required.

The second dwelling is double-storey in nature with the bedroom located at a mezzanine / upper, accessed via an internal stairwell. The ground floor incorporates a kitchen, bathroom, living room and large storage area.

The dwelling is supported by over 26m² of secluded private open space, and 107m² of open space.

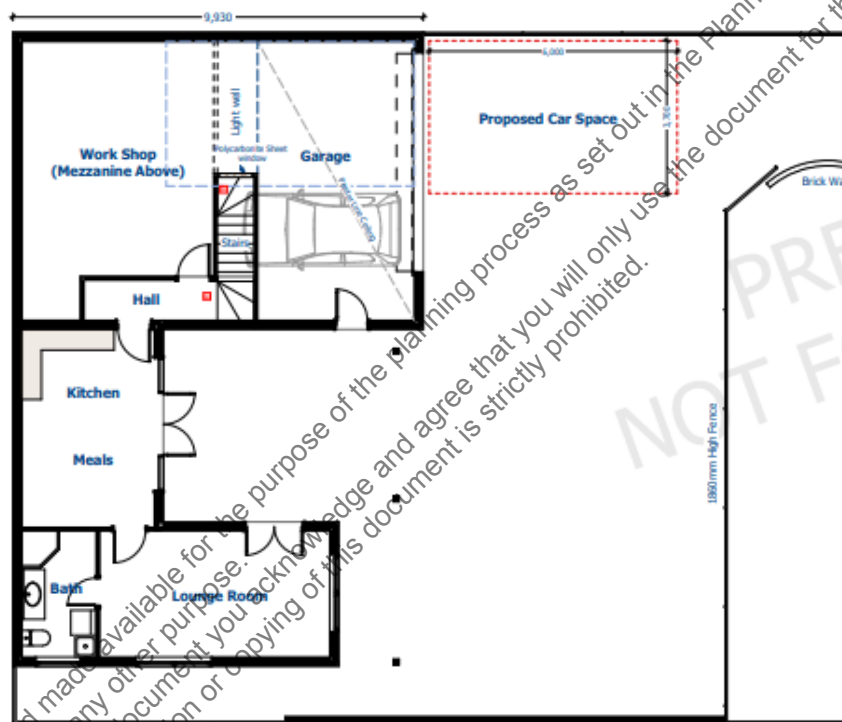
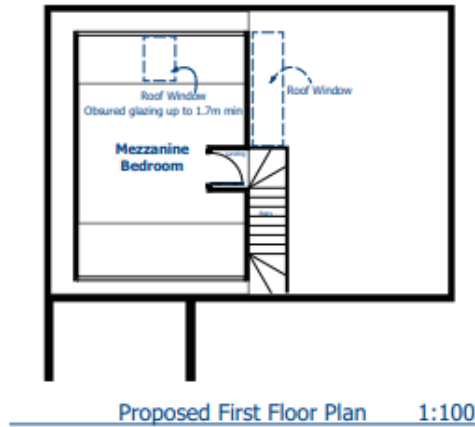


Figure 3 – Rear Dwelling Floor Plan

Access and Car Parking

Formal car parking and access arrangements are to be modified to support the conversion of the existing outbuilding to a second dwelling.

The existing front dwelling is to be serviced by a proposed single carport located to the front of the dwelling, accessed via a relocated 6.6m crossover. A second uncovered space is located within the driveway, in front of the single carport.

The proposed rear dwelling is to be serviced by a single uncovered parking space, located in front of the existing garage. It is noted that due to the internal stairwell, the existing garage does not meet the relevant dimensions of car parking spaces pursuant to Clause 52.06, thus why the uncovered space is proposed. The space is accessed via a relocated crossover, which will connect the existing driveway to the street.

3. SITE CONTEXT

It is important to consider the site and surrounds to understand the context and to determine the suitability of the proposal.

➤ The Site

The 978m² rectangular site is located on the northern side of River Street, 350m west of the High Street / River Street intersection and 650m north of the core Nagambie town centre.

The relatively flat site incorporates an existing single-storey brick dwelling, and the rear building subject to this application. Whilst no large substantial trees are located on the property, the site incorporates landscaped front and rear yards.



Figure 4 - The site as seen from the street frontage (October 2023)



Figure 5 - The existing rear building as seen from the driveway (October 2023)



Figure 6 - Existing driveway leading to the rear of the site (October 2023)



Figure 7 - Existing fencing separating the front dwelling to the rear building (October 2023)



Figure 8 - The front of the existing rear building (October 2023)

➤ The Surrounds

Located on the north-western edge of the township, River Street incorporates conventional residential development on similar sized lots. Most lots are subject to single detached dwellings, however unit development is noted at 11 River Street and Perry Lane (under construction). Front setbacks for dwellings vary within the streetscape, and some lots are subject to large outbuildings visible to the street. Visibility of dwellings vary, with some lots subject to substantial garden planting whilst others are more open.

River Street ends at a courtbowl, with a small reserve incorporating BBQ facilities and a small playground is noted along the banks of Lake Nagambie. Further south and east is the Nagambie township, whilst to the west is Lake Nagambie. To the north is open farming land, currently subject to the Farming Zone.

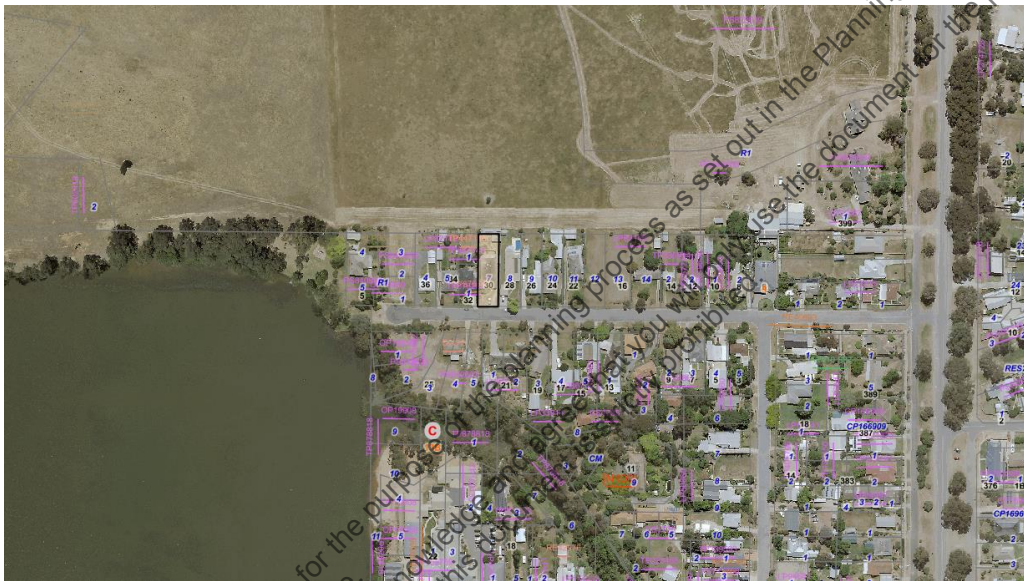


Figure 11 - Aerial imagery of the site (outlined in black) and wider surrounds (LASSI, accessed January 2024)

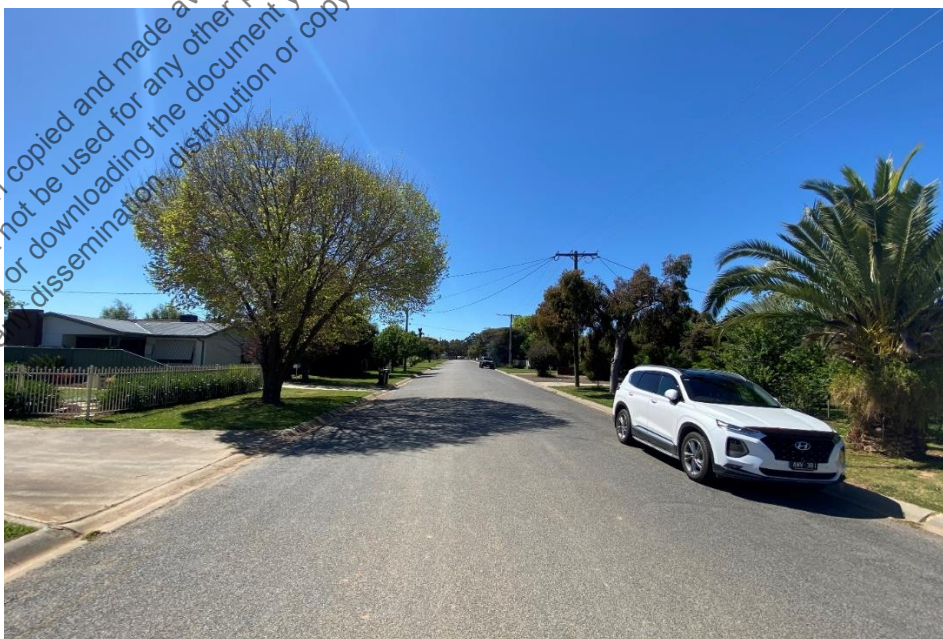


Figure 12 - River Street looking east from the subject site (October 2023)



Figure 13 - River Street looking west from the subject site (October 2023)



Figure 14 - 28 River Street (adjoining eastern property), with car parking garage within the front setback (October 2023)



Figure 15 - Example of built form within River Street (October 2023)



Figure 16 - Existing unit development at 11 River Street (October 2023)



Figure 17 - Recently subdivided land (5 lots) at 27 River Street, to the south-west of the subject site)= (October 2023)



Figure 18 - 32 River Street, adjoining property to the west (October 2023)



Figure 19 - Double-storey development under construction at the end of the River Street courtbow

4. PLANNING POLICY

➤ Policy Summary

The following table summarises the relevant planning permit triggers that apply:

Planning Matters	
Planning Zone(s)	Clause 32.08 – General Residential Zone
Planning Overlay(s)	None
Permit Trigger(s)	Clause 32.08-7 – Construction of Two or More Dwellings
Main Policy and Document Considerations	Planning Policy Framework General Residential Zone Clause 55 - Two or More Dwellings on a Lot Clause 65 – Decision Guidelines Nagambie Structure Plan

➤ Zones

The site is subject to the General Residential Zone of the Strathbogie Planning Scheme.

Pursuant to Clause 32.08-7 – Construction of Two or More Dwellings, a planning permit is required to construct a second dwelling.

No planning permit is required for use of the land, and subdivision is not proposed.

➤ Overlays

The site is not subject to any overlays.



Figure 20 - Overlay map of the subject site (VicPlan, January 2024)

➤ Planning Policy Framework

Planning Policy Framework is relevant to the consideration of this application, and is assessed within the subsequent chapters of this report.

➤ Particular and General Provisions

With the exception of Clause 52.06 Car Parking and design requirements and Clause 55, there are no specific particular or general provisions that require consideration regarding this proposal. However it is acknowledged that through the planning application process that Clause 65 Decision Guidelines and Clause 66 Referral and Notice Provisions will apply.

➤ Other Matters

The Nagambie Structure Plan is an incorporated document referenced within the Planning Policy Framework. As such, the Structure Plan is considered within the assessment chapter of this report.



5. KEY CONSIDERATIONS

A number of matters require consideration to determine the suitability of the proposal. These include:

- Response to the relevant Planning Policy Framework
- Response to the General Residential Zone
- Clause 55 Assessment
- Access and Parking Arrangements

➤ Planning Policy Framework

Clause 11 Settlement identifies that planning is to recognise the need for and respond to diversity of choice, a high standards of urban design and amenity, and general health, wellbeing and safety.

In particular, relevant strategies of Clause 11.01-1L-04 Nagambie include to encourage higher density around the town centre, protect and enhance the environmental value of Lake Nagambie. The site is located near to Lake Nagambie but in no way impacts upon the environmental value, whilst the second dwelling is located within appropriate proximity to the town centre.

Clause 11.03-6S Regional and Local Places expands on this matter, seeking for the distinctive characteristics of a locality to be considered in regards to land use and development. The site is located within an existing residential area of Nagambie, and the land use and development of a second dwelling is appropriate within this context.

Whilst **Clause 12 Environmental and Landscape Values** considers a broad range of matters, it is noted that no specific zoning or overlays reference specific values to be considered, and the built form is existing and as such will not impact upon the existing streetscape or neighbourhood character. No native vegetation is to be removed, and the retrospective approval will not impact on the health and safety of any waterways or other significant environmental features.

Clause 13 Environmental Risks and Amenity is similar, noting that the land use of a dwelling within a General Residential Zone does not require a permit, and the built form is existing. The site is setback well away from Lake Nagambie and is not anticipated to impact upon the waterbody, and the site is not subject to a Bushfire Management Overlay. The site is subject to a Designated Bushfire Prone Area, and this is to be considered as part of any Building Permit assessment. It is noted that a Surveyor has been engaged, who has not raised any concerns regarding seeking an amended classification of the building if a planning permit was to be issued.

Clause 15 Built Environment and Heritage seeks to “recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods” and seeks to ensure that “all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.”

Further, this Clause identifies that planning should promote excellence in the built form and create places that:

- *Are enjoyable, engaging, and comfortable to be in.*
- *Support human health and community wellbeing.*
- *Accommodate people of all abilities, ages and cultures.*



- *Contribute positively to local character and sense of place.*
- *Reflect the particular characteristics and cultural identity of the community.*
- *Enhance the function, amenity and safety of the public realm.*

Clause 15.01-1S Urban Design, Clause 15.0-2S Building Design and Clause 15.01-2L Building Design provide further detail in relation to strategies to provide appropriate development outcomes, whilst Clause 15.01-5S Neighbourhood Character provides additional guidance in relation to neighbourhood character outcomes.

Planning is not intended to restrict development that would otherwise result in replication of building stock and design detail. It is also noted that the built form is existing, forming part of the existing character of the area. If a permit were to be issued, the existing character would not change (with the exception of the additional carport and relocated crossover). If the application were to be refused, the use of the building will revert back to the garage/workshop/outbuilding yet the character will remain the same.

As such, it is submitted that character considerations are not as relevant in this instance due to the built form of the rear dwelling being an existing structure compared to proposed built form (noting *PPN43: Understanding Neighbourhood Character* considers proposed built form).

Notwithstanding, it is also submitted that:

- Built form within the rear of lots is not uncommon, with a number of lots incorporating large outbuildings or dwellings within the rear portion of a site.
- The roof form of the proposed rear dwelling is conventional in nature, with varied roof forms in the street noted
- The materiality of the proposed rear dwelling (sand colour block wall) is not a key material within the streetscape, however the streetscape contains an eclectic mix of weatherboard, colorbond brick and rendered buildings and as such the cinder block does not detract from the character or result in poor outcome.
- The location of the rear dwelling provides for fleeting views and passive surveillance, but does not impose itself on the public realm, limiting any perceived neighbourhood character impact
- The proposed carport within the front setback is not always a conventional or appropriate outcome, however within River Street sites do include garages/carports within the front setback from the dwelling (including the adjoining property to the east), whilst a number of properties have clear and direct sightlines to garages which dominate the front façade. In this instance, the proposed carport is not a walled structure and will be lightweight construction, seeking to minimise additional bulky built form within the front portion of the site.

As such, it is submitted that the proposal responds appropriately to the neighbourhood character of the area (with the benefit that the built form is existing and already forms part of the neighbourhood character).

Clause 16 Housing identifies that *“Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.”*

Clause 16.01-1S Housing Supply seeks to *“facilitate well-located, integrated and diverse housing that meets community needs”* whilst Clause 16.01-2S Housing Affordability seeks to *“deliver more affordable housing closer to jobs, transport and services.”* A number of strategies support both



objectives, generally regarding seeking to ensure that appropriate housing is located in appropriate locations.

The proposed second dwelling provides diversity to market (being a 1 bedroom dwelling), located within an established, conventional residential area of Nagambie within appropriate proximity to the town centre and associated services. The proposed one-bedroom dwelling provides for an opportunity to provide infill development that offers choice and meets changing household needs.

Finally, both **Clause 18 Transport** and **Clause 19 Infrastructure** seek to ensure development is appropriately serviced by relevant infrastructure. Noting the built form is existing and there are no known infrastructure or traffic related issues with the site or street, it is foreseen there will be no concerns regarding infrastructure and servicing of the site.

Based on the above assessment, the proposal appropriately aligns with the overarching vision, objectives and strategies of the Planning Policy Framework.

➤ General Residential Zone

Purposes of the General Residential Zone include:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

The proposal provides for a one-bedroom second dwelling, providing a diversity in housing within appropriate proximity to the town centre. The built form is also existing, and as such no change to the streetscape or character is to occur.

Clause 32.08-4 regards minimum garden area requirements, and as the lot is greater than 650m² no less than 35% of the site should be set aside for garden area. Noting a total of 395m² (40.4%) is provided, the minimum garden area requirement is met.

Further, Clause 32.08-11 identified that the maximum building height for a dwelling is 11m / 3 storeys. Noting the second dwelling has an overall building height of 6.7m, the proposal meets this clause.

The relevant decision guidelines found at Clause 32.08-14 are assessed below:

Relevant Decision Guideline	Response
<p>General</p> <ul style="list-style-type: none"> • The Municipal Planning Strategy and the Planning Policy Framework. • The purpose of this zone. • The objectives set out in a schedule to this zone. • Any other decision guidelines specified in a schedule to this zone. 	<p>The response to the Planning Policy Framework and the purpose of the zone is considered elsewhere in this report.</p> <p>The schedule to the zone does not incorporate any specific objectives or decision guidelines, whilst the built form is existing and does not</p>



<ul style="list-style-type: none"> The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone. 	<p>overshadow any existing rooftop solar energy systems on any surrounding lots.</p>
<p>Dwellings, small second dwellings and residential buildings</p> <ul style="list-style-type: none"> For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55. This does not apply to an apartment development of five or more storeys, excluding a basement. 	<p>The proposal has been assessed against Clause 55, with appropriate compliance with the relevant objectives, standards and decision guidelines noted. Please refer to subsequent sections of this report for further information.</p>

➤ Clause 55 Assessment

A detailed Clause 55 assessment has been undertaken and submitted as part of this application.

The Clause 55 Assessment details the proposals response to each standard and objective of Clause 55. The assessment identifies general compliance with Clause 55, with a variation sought to Standard B18 – Walls on Boundaries for the rear boundary wall of the proposed rear dwelling.

Whilst the standard is not met, the 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” is met as the built form is existing forming part of the character of the area, and does impact on the amenity of any surrounding dwellings as the rear interface is to Farming Zone land with negligible views to the rear wall on boundary from either the eastern or western adjoining property.

Please refer to the Clause 55 Assessment for further details.

➤ Access and Parking Arrangements

The access and parking arrangements have been discussed within various sections of this report.

The existing front dwelling is to be supported by a lightweight carport construction located within the front setback, and whilst potentially slightly uncommon, similar or more expansive examples are noted within River Street including the adjoining property to the east. The single carport provides car parking in compliance with the requirements of Clause 52.06 Car Parking, and a secondary uncovered space is provided in front of the carport.

The accessway/crossover to the site is to be relocated to provide more streamlined access, whilst the proposed rear dwelling is to accommodate one uncovered car space in front of the garage, with the ability to undertake turning manoeuvres to exit in a forwards facing direction whilst utilising the open garage to assist with the turning manoeuvres.



6. CONCLUSION

The proposed retrospective “*development of land for a second dwelling*” at 30 River Street, Nagambie regards converting the existing permitted outbuilding / garage / workshop associated with the existing single dwelling located on the site.

The proposal has been assessed against the zoning provisions, Planning Policy Framework and Clause 55, noting appropriate compliance with the relevant purposes, objectives, strategies, standards and decision guidelines.

The proposal benefits from the built form being existing, and as such limited consideration to neighbourhood character is required as the built form forms part of the existing character of the area. Further, access and parking arrangements have been carefully considered to provide for the most efficient and appropriate outcome.

Additionally, and whilst not a specific planning concern, the applicant has engaged the services of Building Surveyors who have identified no specific concern in regards to future building permits and conversion of the class of building.

It is submitted that the application should be supported, subject to standard and site specific conditions.

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Clause 55 Assessment

30 River Street, Nagambie

It is acknowledged that pursuant to Clause 32.08-7 Construction and Extension of Two or More Dwellings on a Lot identifies that “a development must meet the requirements of Clause 55.

Pursuant to VC243 in September 2023, Clause 55 now incorporates the formal statement that:

- If a development meets standard B6, B7, B8, B17, B18, B19, B20, B21, B22, B27, B28, B30 or B32, it is deemed to meet the objective for that standard.
- Where standard B6, B7, B8, B17, B18, B19, B20, B21, B22, B27, B28, B30 or B32 is met the decision guidelines for that standard do not apply to the application.

Clause 55.02 - Neighbourhood Character and Infrastructure

B1 - Neighbourhood Character	Response
<p>Objective</p> <ul style="list-style-type: none"> ➤ To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. ➤ To ensure that the design responds to the features of the site and the surrounding area. <p>Standard</p> <ul style="list-style-type: none"> ➤ The design response must be appropriate to the neighbourhood and the site. ➤ The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site. 	<p>Complies</p> <p>This application seeks for permission to change the use of the land for the rear existing permitted ‘workshop’ to a ‘second dwelling’ as part of a retrospective application.</p> <p>As the built form is all existing for the rear dwelling, there is to be no change to the streetscape or public realm in terms of built form for the second dwelling.</p> <p>Whilst access arrangements are to be modified and a new carport provided for the front dwelling, these works respect the existing character of River Street noting that parking/garages are located in the front setback (inclusive of the immediate adjacent eastern property at 28 River Street) and the proposed carport materiality is relatively common and lightweight, seeking to</p>



	<p>reduce any perceived amenity concerns in regards to neighbourhood character.</p> <p>Permission for two dwellings will not disrupt the streetscape or depart from the emerging character, noting multi-dwelling development is located at 11 River Street 100m to the south-east, and significant double-storey development of a laneway is located 50m to the west. Notwithstanding, the built form of the rear, second dwelling forms part of the existing conditions of the site.</p>
<p>B2 Residential Policy</p>	<p>Response</p>
<p>Objective</p> <ul style="list-style-type: none"> ➤ To ensure that residential development is provided in accordance with any policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. ➤ To support medium densities in areas where development can take advantage of public transport and community infrastructure and services. <p>Standard</p> <ul style="list-style-type: none"> ➤ An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the Municipal Planning Strategy and the Planning Policy Framework. 	<p>Complies</p> <p>The application material submitted incorporates an assessment of the development versus the relevant policy within the Municipal Planning Strategy and Planning Policy Framework.</p> <p>Refer to the Town Planning Report for further information.</p>
<p>B3 – Dwelling Diversity</p>	
<p>Objective</p> <ul style="list-style-type: none"> ➤ To encourage a range of dwelling sizes and types in developments of ten or more dwellings. <p>Standard</p>	<p>Complies – Not Relevant</p> <p>The application regards two dwellings only, and as such this Clause is not relevant.</p> <p>Notwithstanding, the proposed second dwelling is a single bedroom dwelling, providing diversity to common housing stock within Nagambie.</p>



<ul style="list-style-type: none"> ➤ Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: <ul style="list-style-type: none"> ○ Dwellings with a different number of bedrooms. ○ At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 	
B4 – Infrastructure	
<p>Objective</p> <ul style="list-style-type: none"> ➤ 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. <p>Standard</p> <ul style="list-style-type: none"> ➤ Development should be connected to reticulated services, including reticulated sewerage, drainage and electricity, if available. ➤ Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. ➤ In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure. 	<p>Complies</p> <p>Both the existing dwelling and permitted workshop are connected to relevant services and there are no known network capacity issues.</p>
B5 - Integration with street	Response
<p>Objective</p> <ul style="list-style-type: none"> ➤ To integrate the layout of development with the street. <p>Standard</p>	<p>Complies</p> <p>Both dwellings are to be provided with separate crossovers, providing adequate vehicle and pedestrian links from the public to the private realm.</p>

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<ul style="list-style-type: none"> ➤ Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. ➤ Development should be oriented to front existing and proposed streets. ➤ High fencing in front of dwellings should be avoided if practicable. ➤ Development next to existing public open space should be laid out to complement the open space. 	<p>The built form of both buildings is existing, and the rear dwelling is partially visible to the front street via the existing driveway.</p> <p>No front fencing is proposed.</p> <p>Similar to any 'rear dwelling', whilst views are limited the proposal adequately integrates to the street via the accessway.</p>
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Clause 54.03 - Site Layout and Building Massing

B6 - Street Setback	Response
<p>Objective</p> <ul style="list-style-type: none"> ➤ To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site. <p>Standard</p> <ul style="list-style-type: none"> ➤ At least the distance specified in a schedule to the zone, or if no distance is specified in a schedule to the zone, the distance specified in Table B1. ➤ Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard. 	<p>Complies</p> <p>The existing front dwelling is located 13.4m from the front boundary (with verandah setback 11.59m). This front setback is not to change, ensuring the front setback character remains as per existing conditions.</p> <p>The proposed open-sided carport for the front dwelling is to be attached to the house and will be setback 5.9m from the front property boundary, generally in line with the existing enclosed garage at 28 River Street. These setbacks also generally align with the dwelling at 32 River Street.</p>
B7 – Building Height	Response
<p>Objective</p> <ul style="list-style-type: none"> ➤ To ensure that the height of buildings respects the existing or preferred neighbourhood character <p>Standard</p>	<p>Complies</p> <p>The existing building heights are not proposed to change, ensuring that the building height remains as per existing conditions.</p>



<ul style="list-style-type: none"> ➤ The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. ➤ If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres. ➤ Changes of building height between existing buildings and new buildings should be graduated. 	<p>The maximum building height is 6.5m, less than the prescribed 9m.</p>
<p>B8 – Site Coverage</p>	<p>Response</p>
<p>Objective</p> <ul style="list-style-type: none"> ➤ To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site. <p>Standard</p> <ul style="list-style-type: none"> ➤ The site area covered by buildings should not exceed: <ul style="list-style-type: none"> ○ The maximum site coverage specified in a schedule to the zone, or ○ If no maximum site coverage is specified in a schedule to the zone, 60 per cent. 	<p>Complies</p> <p>The site coverage is 421m² (43%), less than the prescribed 60%. As such, the proposal meets the standard and objective.</p>
<p>B9 – Permeability and Stormwater Management</p>	<p>Response</p>
<p>Objective:</p> <ul style="list-style-type: none"> ➤ To reduce the 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>Complies</p> <p>The permeable surface area is 432m² (43.9%), exceeding the minimum prescribed 20%.</p> <p>Existing built form and stormwater management is in place, with no known issues or concerns raised.</p>



<p>Standard:</p> <ul style="list-style-type: none"> ➤ The site area covered by pervious surfaces should be at least: <ul style="list-style-type: none"> ○ The minimum area specified in a schedule to the zone; or ○ If no minimum area is specified in a schedule to the zone, 20 per cent of the site ➤ The stormwater management system should be designed to: <ul style="list-style-type: none"> ○ Meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). ○ Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces. 	
<p>B10 – Energy Efficiency</p>	<p>Response</p>
<p>Objective:</p> <ul style="list-style-type: none"> ➤ 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. <p>Standard:</p> <ul style="list-style-type: none"> ➤ Buildings should be: <ul style="list-style-type: none"> ○ Oriented to make appropriate use of solar energy. ○ Sited and designed to ensure that the 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 on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably 	<p>Complies</p> <p>The proposal regards a change of use to the existing built form for the rear dwelling.</p> <p>Whilst this building does not benefit from north facing windows, east facing windows provide natural light to the proposed bedroom, whilst generous south and west facing windows provide natural light to the kitchen, meals and lounge room areas.</p> <p>The roof form allows for solar energy to be appropriately sited, and the energy efficiency of the building does not and has not impacted on the efficiency of nearby dwellings.</p> <p>Whilst the living areas and private open space areas are not north facing, the rear dwelling is provided with over 80m² of</p>

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<p>reduced. The existing rooftop solar energy system must exist at the date the application is lodged.</p> <ul style="list-style-type: none"> ➤ Living areas and private open space should be located on the north side of the dwelling, if practicable. ➤ Dwellings should be designed so that solar access to north-facing windows is maximised. 	<p>private open spacer with minimum dimension of 9m ensuring that north facing light is accessible.</p> <p>Further, it is submitted that adaptive re-use of existing buildings is more efficient than demolition and rebuilding of a new second dwelling.</p>
<p>B11 – Open Space</p>	<p>Response</p>
<p>Objective:</p> <ul style="list-style-type: none"> ➤ To integrate the layout of development with any public and communal open space provided in or adjacent to the development. <p>Standard:</p> <ul style="list-style-type: none"> ➤ If any public or communal open space is provided on site, it should: <ul style="list-style-type: none"> ○ Be substantially fronted by dwellings, where appropriate. ○ Provide outlook for as many dwellings as practicable. ○ Be designed to protect any natural features on the site. ○ Be accessible and useable. 	<p>Complies – Not Relevant</p> <p>The site is not associated with any public or communal open space.</p>
<p>B12 - Safety</p>	<p>Complies</p>
<p>Objective:</p> <ul style="list-style-type: none"> ➤ To ensure the layout of development provides for the safety and security of residents and property. <p>Standard:</p> <ul style="list-style-type: none"> ➤ Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways. 	<p>The layout of buildings is existing, and is not proposed to change.</p> <p>The front dwelling is easily accessible in a safe and secure manner, with low-scale planting and substantial window treatments providing passive surveillance opportunities.</p>



<ul style="list-style-type: none"> ➤ Planting which creates unsafe spaces along streets and accessways should be avoided. ➤ Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. ➤ Private spaces within developments should be protected from inappropriate use as public thoroughfares. 	<p>Whilst the entrance to the rear dwelling is slightly obscured from the street frontage, this is not uncommon for rear dwellings. However, the existing front dwelling has a number of east facing windows overlooking the driveway providing access to the rear dwelling, and a large open 'front' private open space area for the rear dwelling provides for appropriate visibility and surveillance opportunities.</p>
B13 - Landscaping	
<p>Objective:</p> <ul style="list-style-type: none"> ➤ To encourage development that respects 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 on the site. <p>Standard</p> <ul style="list-style-type: none"> ➤ The landscape layout and design should: <ul style="list-style-type: none"> ○ Protect any predominant landscape features of the neighbourhood. ○ Take into account the soil type and drainage patterns of the site. ○ Allow for intended vegetation growth and 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 and functional environment for residents. ➤ Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood. 	<p>Complies</p> <p>As the proposal regards the adaptive re-use of existing buildings, no significant landscaping is to be impacted.</p> <p>It is acknowledged that a small section of the existing planted garden is to be impacted due to the relocation of the driveway, the loss will be offset by additional gains of new front yard planting opportunities for the front dwelling.</p>

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<ul style="list-style-type: none">➤ Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.➤ The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.➤ Development should meet any additional landscape requirements specified in a schedule to the zone.	
B14 - Access	
<p>Objective:</p> <ul style="list-style-type: none">➤ To ensure the number and design of vehicle crossovers respects the neighbourhood character. <p>Standard:</p> <ul style="list-style-type: none">➤ The width of accessways or car spaces should not exceed:<ul style="list-style-type: none">○ 33 per cent of the street frontage, or○ if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.➤ No more than one single-width crossover should be provided for each dwelling fronting a street.➤ The location of crossovers should maximise the retention of on-street car parking spaces.➤ The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 should be minimised.➤ Developments must provide for access for service, emergency and delivery vehicles.	<p>Complies</p> <p>The front boundary measures 16.74m², providing the allowance for 40% (6.69m) of accessway.</p> <p>As a 6.6m wide crossover is provided to allow access for both lots, this standard is met.</p> <p>~6m crossovers are common within the vicinity, despite other crossovers providing access to single dwellings only. Yet, this 6.6m crossover provides access to both driveways.</p> <p>The relocated crossover is a better design outcome than the existing crossover which traverses much of the frontage of the site. The relocated crossover provides more streamlined, convenient access.</p>
B15 - Parking	
<p>Objective:</p>	<p>Complies</p>

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<ul style="list-style-type: none"> ➤ To provide convenient parking for resident and visitor vehicles. ➤ To protect residents from vehicular noise within developments. <p>Standard:</p> <ul style="list-style-type: none"> ➤ Car parking facilities should: <ul style="list-style-type: none"> ○ Be reasonably close and convenient to dwellings and residential buildings. ○ Be secure. ○ Be well ventilated if enclosed. ➤ Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway. 	<p>The existing dwelling is supported by a single carport and uncovered space, adjacent to the dwelling in close and convenient position.</p> <p>The rear dwelling is to be supported by a single uncovered space, located within a close and convenient position to the proposed dwelling.</p> <p>The shared double crossover and extended driveway for the rear dwelling is located greater than 1.5m from the existing lounge room window, however the Kitchen Bay window is ~1.4m from the driveway, and has a sill height of 1.4m.</p> <p>As such, the sill height is at least 1.4m above the accessway, allowing for the setback to be reduced to 1m. As such, this standard is met.</p>
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Clause 55.04 – Amenity Impacts

B17 – Side and Rear Setbacks	Response
<p>Objective</p> <ul style="list-style-type: none"> ➤ To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. <p>Standard</p> <ul style="list-style-type: none"> ➤ A new building not on or within 200mm of a boundary should be set back from side or rear boundaries: <ul style="list-style-type: none"> ○ At least the distance specified in a schedule to the zone, or 	<p>Complies</p> <p>Elevation plans are supported by “ResCode Lines” to identify the proposal versus the numerical requirement.</p> <p>As the southern and eastern walls of the rear dwelling are on the boundary, they are not considered under this clause.</p> <p>The western wall of the rear dwelling meet the requirement.</p>



<ul style="list-style-type: none"> ○ If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. ➤ Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard. ➤ Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard. 	
<p>B18 - Walls on Boundaries</p>	<p>Response</p>
<p>Objective</p> <ul style="list-style-type: none"> ➤ To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. <p>Standard</p> <ul style="list-style-type: none"> ➤ A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of a lot should not abut the boundary: <ul style="list-style-type: none"> ○ For a length more than the distance specified in a schedule to the zone; or ○ If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> – 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or – Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. 	<p>Complies (Variation Sought to Standard)</p> <p>The proposal regards the existing built form, yet an assessment is provided considering the walls as ‘new walls’ due to the change of use of the building.</p> <p>The rear building is built to the rear boundary for a total of ~15.3m of the 16.7m of the boundary length.</p> <p>The rear building is also built to the boundary for 9.9m of the 58m eastern side boundary.</p> <p>As such, a variation is sought for the length of the rear wall on boundary, as well as the height noting that the wall height is 3.45m (exceeding the requirement of 3.2m).</p> <p>No variation is required for the eastern boundary wall.</p> <p>Noting that the rear built form is existing, it already forms part of the built form character of the area and is not known to have impacted on the amenity of adjoining properties. Noting the built form was permitted and Farming Zone (as opposed to more</p>



<ul style="list-style-type: none"> ➤ A new wall or carport may fully abut a side or rear boundary where the slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary. ➤ A building on a boundary includes a building set back up to 200mm from a boundary. ➤ The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall. 	<p>sensitive existing residential lots) is located to the north, no future impacts are envisaged.</p>
<p>B19 – Daylight to existing windows</p>	<p>Response</p>
<p>Objective</p> <ul style="list-style-type: none"> ➤ To allow adequate daylight into existing habitable room windows. <p>Standard</p> <ul style="list-style-type: none"> ➤ Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot. ➤ Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 percent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window. ➤ Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window. 	<p>Complies</p> <p>The built form is existing and provides for the required light courts to adjoining dwellings.</p>
<p>B20 – North-facing windows</p>	<p>Response</p>
<p>Objective:</p>	<p>Complies</p>

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<ul style="list-style-type: none"> ➤ To allow adequate solar access to existing north-facing habitable room windows <p>Standard:</p> <ul style="list-style-type: none"> ➤ If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metre for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east. 	<p>The built form is existing and no existing north-facing habitable room windows to the front dwelling or adjoining dwellings are impacted.</p>
<p>B21 – Overshadowing open space</p>	<p>Response</p>
<p>Objective:</p> <ul style="list-style-type: none"> ➤ To ensure buildings do not unreasonably overshadow existing secluded private open space <p>Standard:</p> <ul style="list-style-type: none"> ➤ Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September. ➤ If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced. 	<p>Complies</p> <p>The built form is existing and does not unreasonably overshadow either the existing front dwelling or adjoining properties.</p> <p>Shadow diagrams are provided identifying clear compliance with this Clause.</p>
<p>B22 – Overlooking</p>	<p>Response</p>
<p>Objective:</p> <ul style="list-style-type: none"> ➤ To limit views into existing secluded private open space and habitable room windows <p>Standard:</p> <ul style="list-style-type: none"> ➤ A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space and habitable room windows 	<p>Complies</p> <p>The bedroom window for the rear dwelling is to be glazed to meet the requirements of this Standard, avoiding any direct views into the secluded Private Open Space of 28 River Street to the east.</p>

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of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

- A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:
 - Offset a minimum of 1.5 metres from the edge of one window to the edge of the other
 - Have sill heights of at least 1.7 metres above floor level
 - Have obscure glazing in any part of the window below 1.7 metres above floor level
 - Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.
- Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.
- Screens used to obscure a view should be:
 - Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
 - Permanent, fixed and durable.
 - Designed and coloured to blend in with the development.
- This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

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B23 – Internal Views	
<p>Objective:</p> <ul style="list-style-type: none"> ➤ To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development. <p>Standard:</p> <ul style="list-style-type: none"> ➤ Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development. 	<p>Complies</p> <p>Appropriate existing fencing is provided to limit views into the secluded private open space for the existing front dwelling and proposed rear dwelling.</p>
B24 - Noise Impacts	
<p>Objective:</p> <ul style="list-style-type: none"> ➤ To contain noise sources in developments that may affect existing dwellings. ➤ To protect residents from external noise. <p>Standard:</p> <ul style="list-style-type: none"> ➤ Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings. ➤ Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties. ➤ Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms. 	<p>Complies</p> <p>No onsite or offsite noise impacts are envisaged.</p>

Clause 55.05 – On-Site Amenities and Facilities

B25 - Accessibility	
<p>Objective:</p>	<p>Complies</p>



<p>➤ To encourage the consideration of the needs of people with limited mobility in the design of developments.</p> <p>Standard:</p> <p>➤ The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.</p>	<p>Dwelling entries to both dwellings are easily accessible for those with limited mobility.</p> <p>The front dwelling is single storey, ensuring all rooms of the dwelling are accessible.</p>
<p>B26 – Dwelling Entry</p>	
<p>Objective:</p> <p>➤ To provide each dwelling or residential building with its own sense of identity.</p> <p>Objective:</p> <p>➤ Entries to dwellings and residential buildings should:</p> <ul style="list-style-type: none"> ○ Be visible and easily identifiable from streets and other public areas. ○ Provide shelter, a sense of personal address and a transitional space around the entry. 	<p>Complies</p> <p>The existing access arrangements to the front dwelling and rear building is not proposed to change.</p> <p>The rear dwelling does not have direct sightlines from the entrance to the street frontage, however the crossover, fencing treatments and substantial ‘front’ private open space’ area ensures an appropriate and identifiable response to ensure each dwelling has its own sense of identify.</p>
<p>B27 – Daylight to new windows</p>	
<p>Objective</p> <p>➤ To allow adequate daylight into new habitable room windows.</p> <p>Standard</p> <p>➤ A window in a habitable room should be located to face:</p> <ul style="list-style-type: none"> ○ An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or ○ A verandah provided it is open for at least one third of its perimeter, or 	<p>Response</p> <p>Complies</p> <p>Each habitable room window of the existing dwelling and proposed dwelling will have an appropriately sized light court to meet the requirements of this Clause.</p>



<ul style="list-style-type: none"> ○ A carport provided it has two or more open sides and is open for at least one third of its perimeter. 	
<p>B28 – Private Open Space</p>	<p>Response</p>
<p>Objective</p> <ul style="list-style-type: none"> ➤ To provide adequate private open space for the reasonable recreation and service needs of residents. <p>Standard</p> <ul style="list-style-type: none"> ➤ A dwelling should have private open space of an area and dimensions specified in a schedule to the zone. ➤ If no area or dimensions is specified in a schedule to the zone, a dwelling should have private open space consisting of: <ul style="list-style-type: none"> ○ An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or ○ A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or ○ A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. ➤ The balcony requirements in Clause 55.05-4 do not apply to an apartment development. 	<p>Complies</p> <p>Each dwelling has at least 25m² of secluded private open space with a minimum dimension of over 3m (48.98m² for the front dwelling, 26.8m² for the rear dwelling) and well in excess of 40m² of private open space for each dwelling.</p> <p>The existing front dwelling has been designed in such a way that the secluded private open space is not accessed directly via a living room, however remains conveniently accessed via the master bedroom or via the office or laundry door via the covered verandah.</p>
<p>B29 – Solar Access to Open Space</p>	<p>Response</p>
<p>Objective</p> <ul style="list-style-type: none"> ➤ To allow solar access into the secluded private open space of a new dwelling and residential buildings. 	<p>Complies</p> <p>The secluded private open space of the existing front dwelling is located on the northern side of the dwelling, however this is not feasible for the proposed rear dwelling.</p>



<p>Standard</p> <ul style="list-style-type: none"> ➤ The private open space should be located on the north side of the dwelling or residential building, if appropriate. ➤ The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall. 	
<p>B30 – Storage</p>	<p>Response</p>
<p>Objective</p> <ul style="list-style-type: none"> ➤ To provide adequate storage facilities for each dwelling. <p>Standard</p> <ul style="list-style-type: none"> ➤ Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space. 	<p>Complies</p> <p>The front dwelling is existing and additional externally accessible secure storage can be provided within the rear yard.</p> <p>The proposed rear dwelling has substantial 'storage' space (formally the garage) that greatly exceeds 6m³.</p>

Clause 55.06 – Detailed Design

<p>B31 – Design Detail</p>	<p>Response</p>
<p>Objective</p> <ul style="list-style-type: none"> ➤ To encourage design detail that respects the existing or preferred neighbourhood character. <p>Standard</p> <ul style="list-style-type: none"> ➤ The design of buildings, including: <ul style="list-style-type: none"> ○ Facade articulation and detailing, ○ Window and door proportions, ○ Roof form, and 	<p>Complies</p> <p>The built form is existing, and as such forms part of the existing neighbourhood character.</p> <p>The roof form, window and door proportions of the proposed rear dwelling all reflect conventional residential living, and are not uncommon in the established residential area.</p> <p>Whilst the carport structure is to be located within the front setback, the carport is not a walled structure and as such any perceived visual bulk is limited. Further, car parking structures protruding from the front setback of a dwelling is not</p>

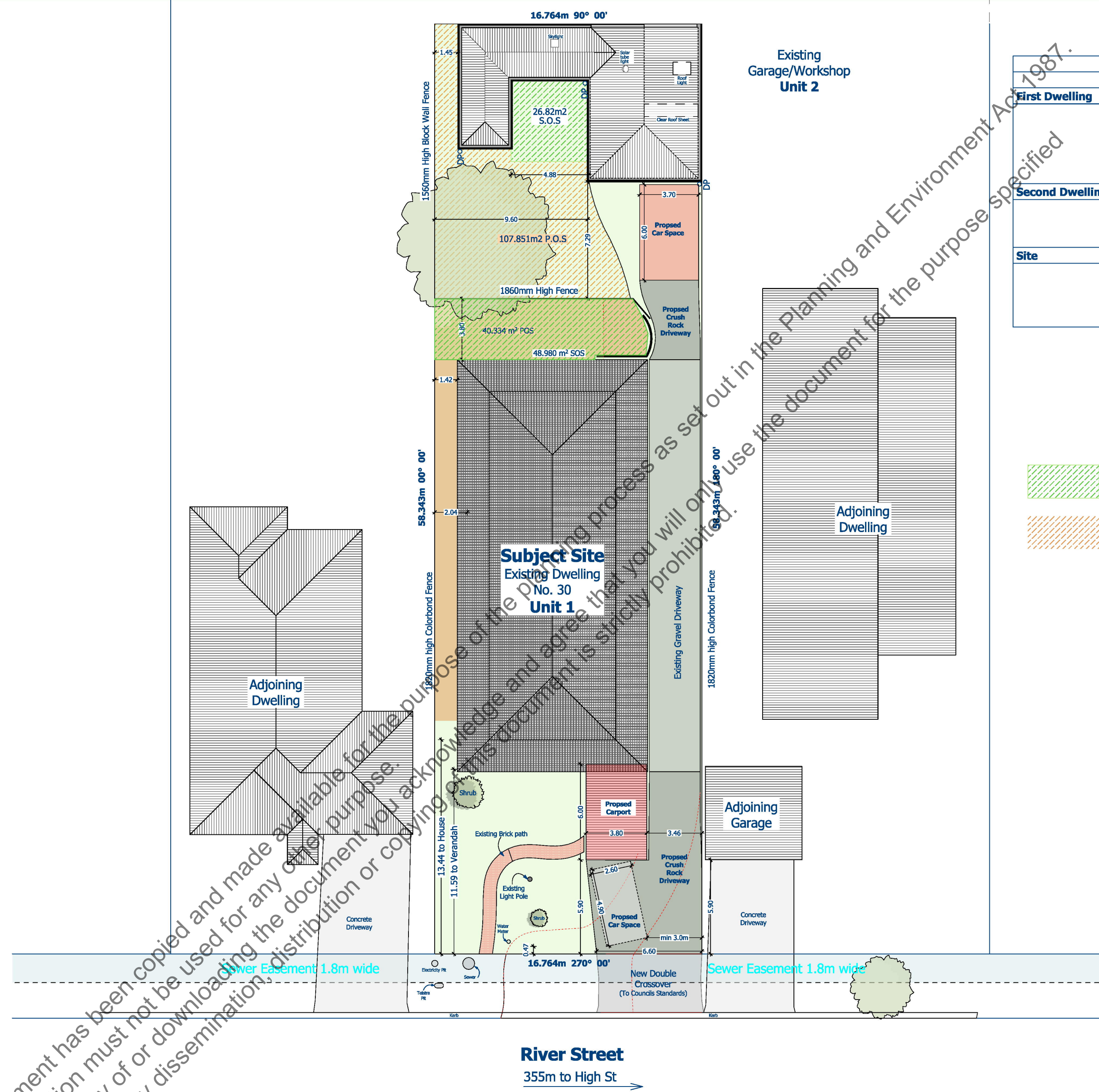


<ul style="list-style-type: none"> ○ Verandahs, eaves and parapets should respect the existing or preferred neighbourhood character. ➤ Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character. 	<p>uncommon within the immediate surrounds – whether it be a garage located within the front setback (such as the adjoining property to the east) or that sightlines and double-garages dominate the façade of a dwelling (various examples within the street).</p>
<p>B32 – Front Fences</p>	<p>Response</p>
<p>Objective</p> <ul style="list-style-type: none"> ➤ To encourage front fence design that respects the existing or preferred neighbourhood character. <p>Standard</p> <ul style="list-style-type: none"> ➤ The design of front fences should complement the design of the dwelling and any front fences on adjoining properties. ➤ A front fence within 3 metres of a street should not exceed: <ul style="list-style-type: none"> ○ The maximum height specified in a schedule to the zone or ○ If no maximum height is specified in a schedule to the zone, the maximum height specified in Table A2. 	<p>Complies</p> <p>No front fence is proposed, meeting the existing character of the front dwelling and many surrounding lots.</p>
<p>B33 – Common Property</p>	<p>Response</p>
<p>Objective</p> <ul style="list-style-type: none"> ➤ To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. ➤ To avoid future management difficulties in areas of common ownership. <p>Standard</p> <ul style="list-style-type: none"> ➤ Developments should clearly delineate public, communal and private areas. 	<p>Complies</p> <p>No common property is proposed</p>



<ul style="list-style-type: none">➤ Common property, where provided, should be functional and capable of efficient management.	
B34 – Site Services	Response
<p>Objective</p> <ul style="list-style-type: none">➤ To ensure that site services can be installed and easily maintained.➤ To ensure that site facilities are accessible, adequate and attractive. <p>Standard</p> <ul style="list-style-type: none">➤ The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.➤ Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.➤ Bin and recycling enclosures should be located for convenient access by residents.➤ Mailboxes should be provided and located for convenient access as required by Australia Post.	<p>Complies</p> <p>Noting both buildings are existing, it is not envisaged that there will be any site servicing constraints. Sufficient space is available for both dwellings regarding mailbox locations and bin storage areas.</p>

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Area Analysis			
	Area	Area (m2)	Percentage
First Dwelling			
Carport		21.13	
Dwelling		212.92	
POS		40.33	
SPOS		48.98	
Verandah		81.13	
Second Dwelling			
Dwelling		115.99	
POS		107.85	
SPOS		26.82	
Site			
Coverage		421.88	43.1%
Garden Area		395.15	40.4%
Permeable surface		432.63	43.9%
Total Area		978.06	

- Secluded Private Open Space
- Private Open Space



River Street
355m to High St →

Design Response

1:200

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Change of Use - Dual Occupancy

30 River Street
Nagambie

Date:	21/03/2024	Sheet No:	2 of 8
Job No:	2221	Size:	A2
Design:	DC	Drawn:	NC
REV:	Rev D		As Shown

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