

**Date Issued: 11 April 2024**

**NOTICE OF AN APPLICATION FOR A PLANNING PERMIT**

The land affected by the application is located at: **15 Young Street, Nagambie VIC 3608**

The application is for a Permit for: **Development of a Second Dwelling**

The applicant for the Permit is: **Planography Pty Ltd**

The application Reference Number is: **P2023-093**

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: **25 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.

# RESIDENCE

## Proposed New Dwelling



**15A Young Street,  
Nagambie VIC  
3608**

Job No:23013

≡ GRAHAM JONES  
DESIGN

Suite 2, Level 1, 2 Beaconsfield-Emerald Rd  
Beaconsfield Vic 3807  
Email: reception@grahamjonesdesign.com.au  
grahamjonesdesign.com.au  
rbp no. DP-AD 23692

### TOWN PLANNING ISSUE 1

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≡ GRAHAM JONES  
DESIGN

**Proposed New Dwelling**  
**15A Young Street, Nagambie VIC 3608**

**Job No:23013**

**Cover Sheet TP000 1**

Date: NOV. 2023

Scale: Drawn by: TJW

Rev No.  
1

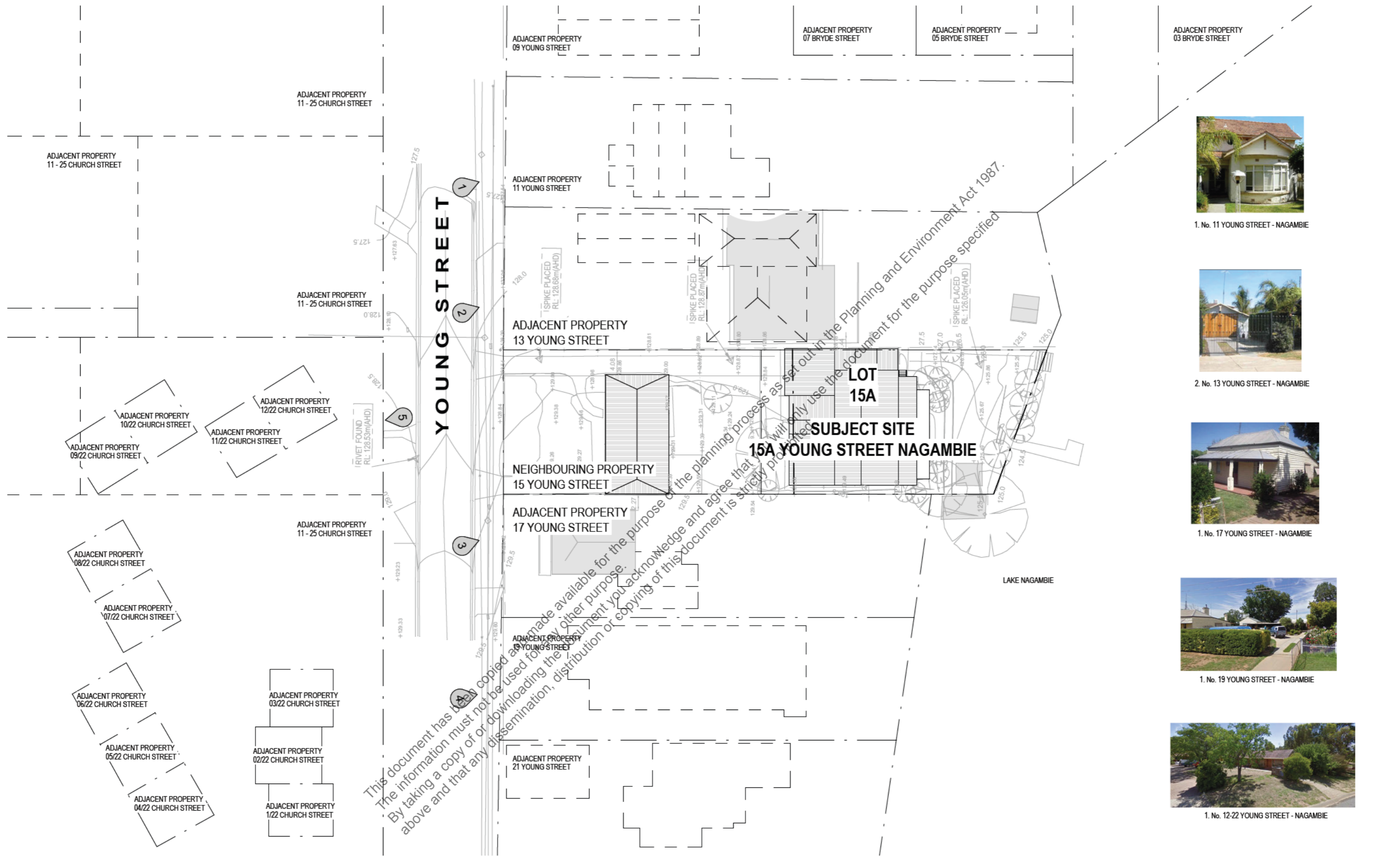
Description  
TP1 Issue

Date  
22-09-23

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1. No. 11 YOUNG STREET - NAGAMBIE



2. No. 13 YOUNG STREET - NAGAMBIE



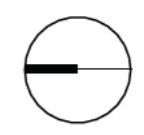
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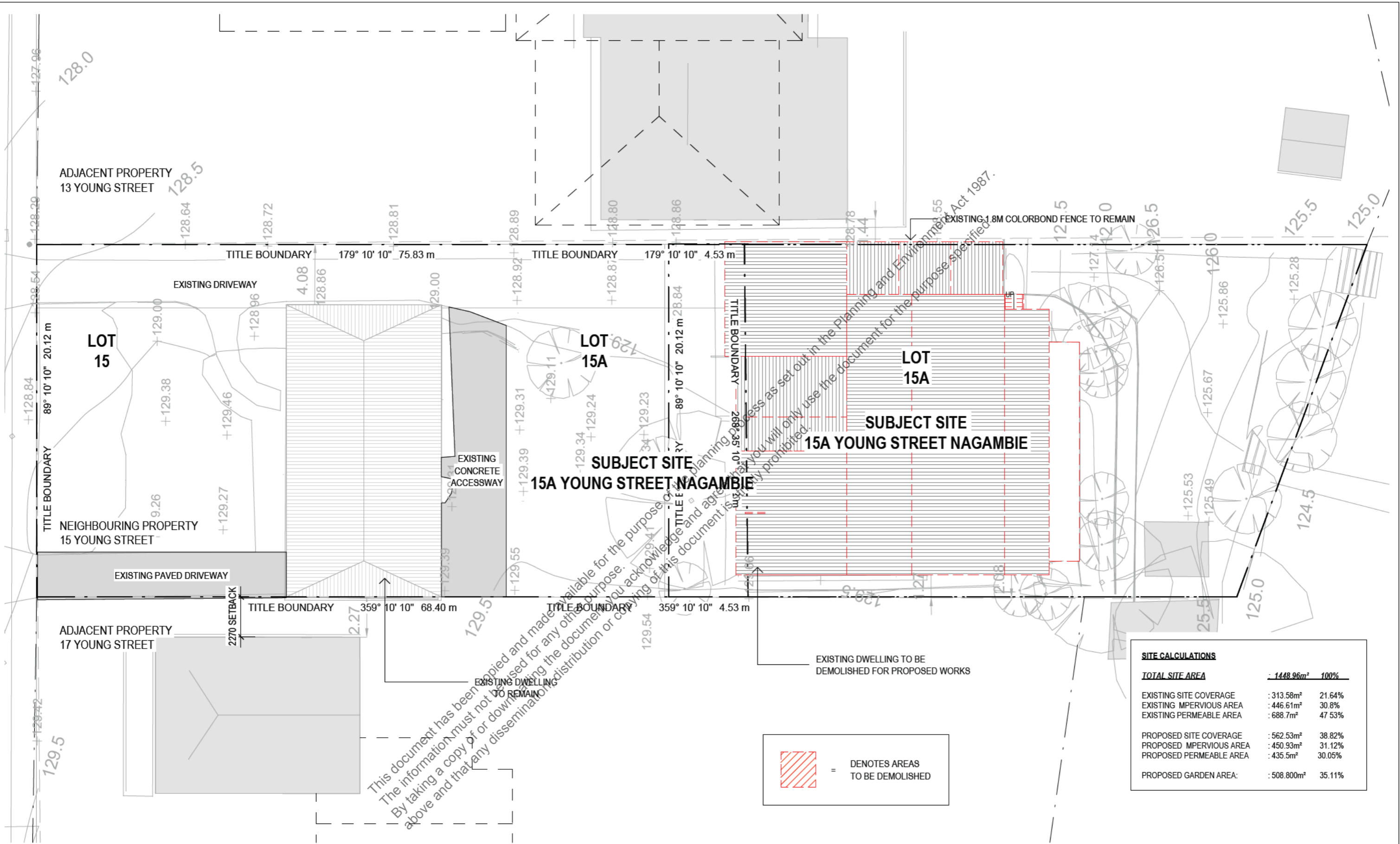
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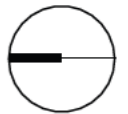
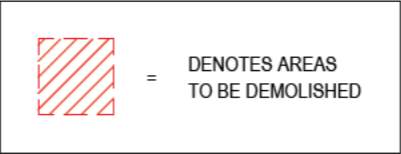
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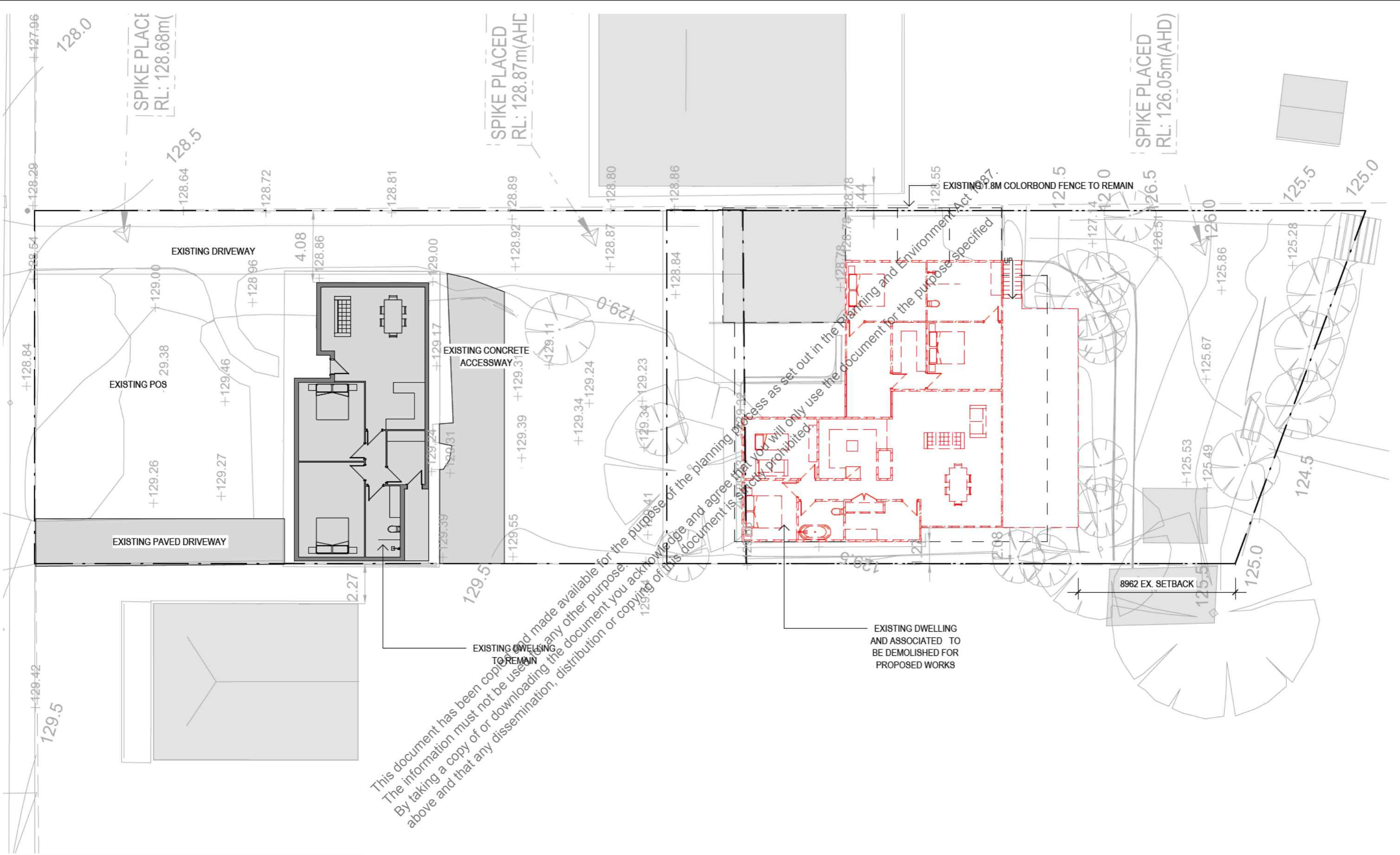
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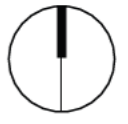
SITE CALCULATIONS		
<b>TOTAL SITE AREA</b>	<b>: 1448.96m<sup>2</sup></b>	<b>100%</b>
EXISTING SITE COVERAGE	: 313.58m <sup>2</sup>	21.64%
EXISTING IMPERVIOUS AREA	: 446.61m <sup>2</sup>	30.8%
EXISTING PERMEABLE AREA	: 688.7m <sup>2</sup>	47.53%
PROPOSED SITE COVERAGE	: 562.53m <sup>2</sup>	38.82%
PROPOSED IMPERVIOUS AREA	: 450.93m <sup>2</sup>	31.12%
PROPOSED PERMEABLE AREA	: 435.5m <sup>2</sup>	30.05%
PROPOSED GARDEN AREA:	: 508.800m <sup>2</sup>	35.11%

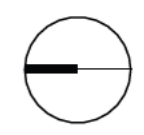
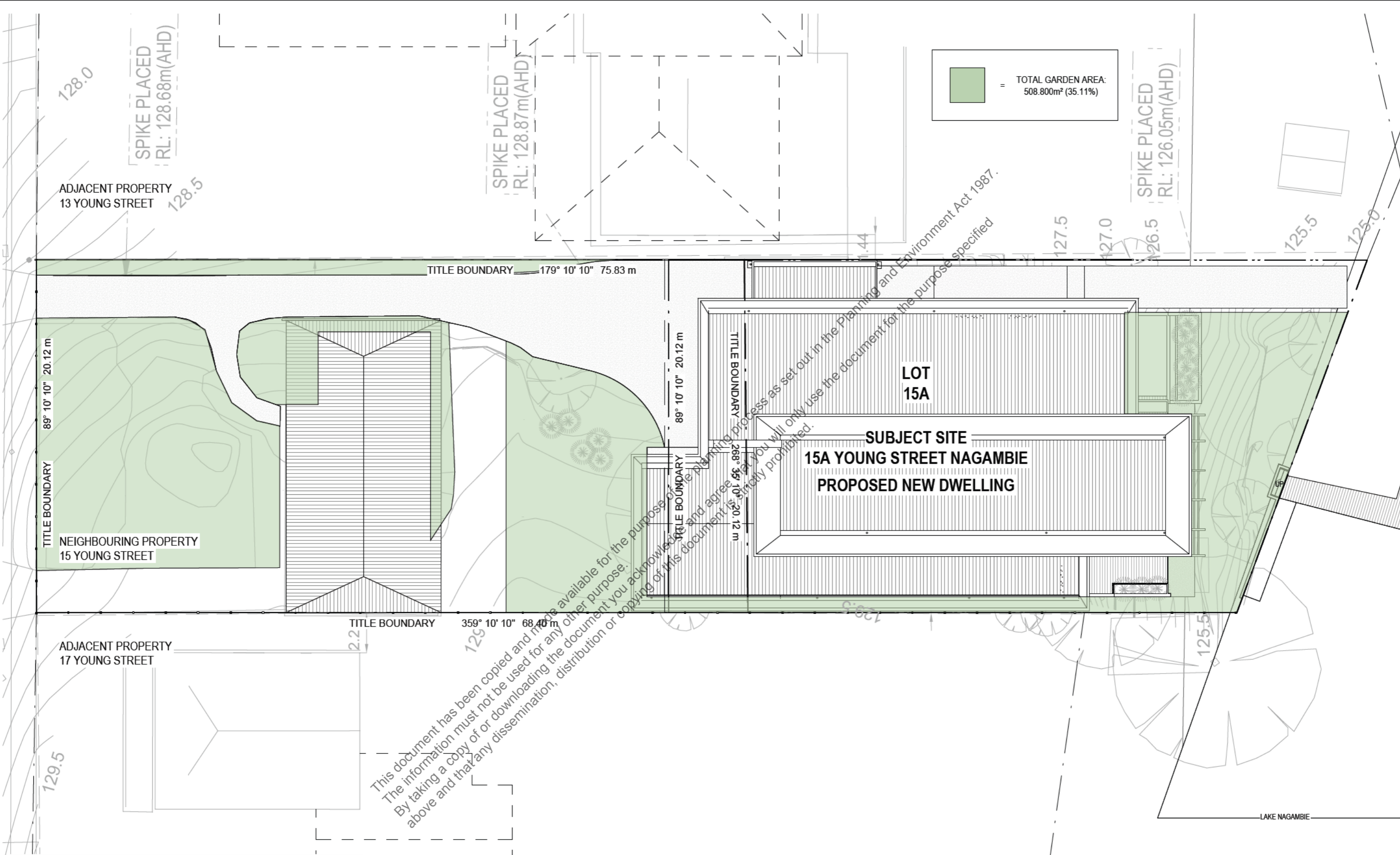




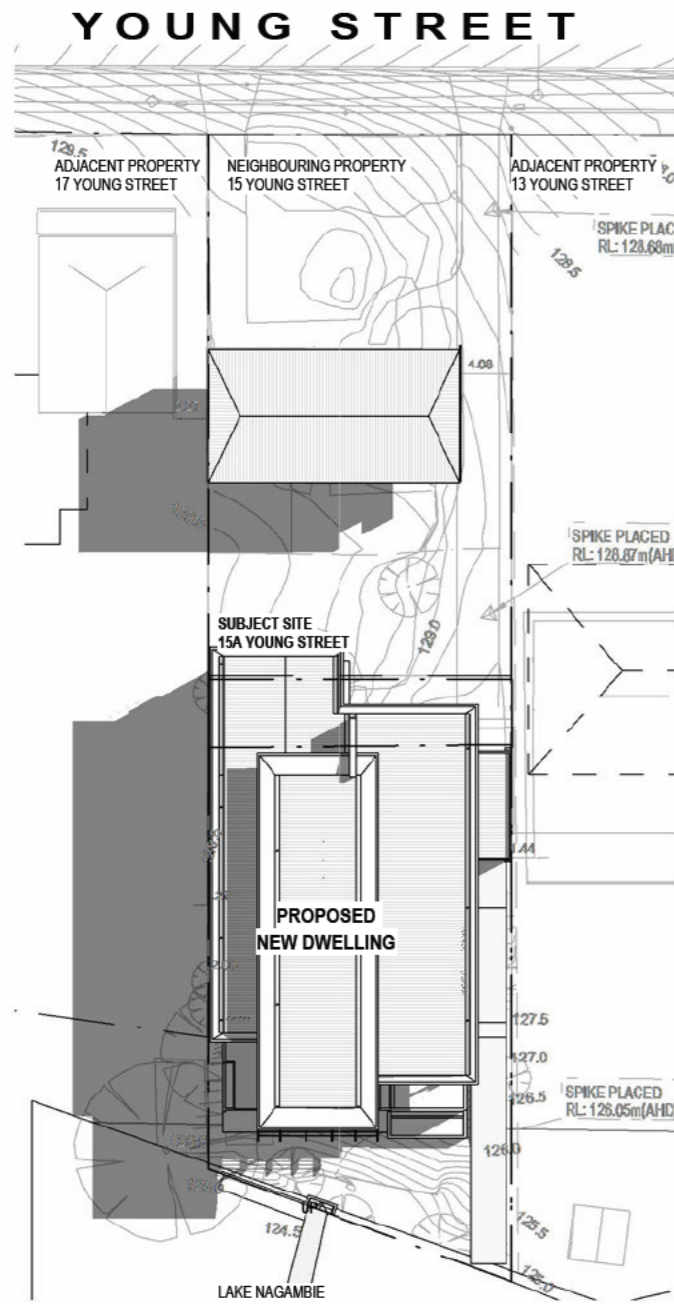


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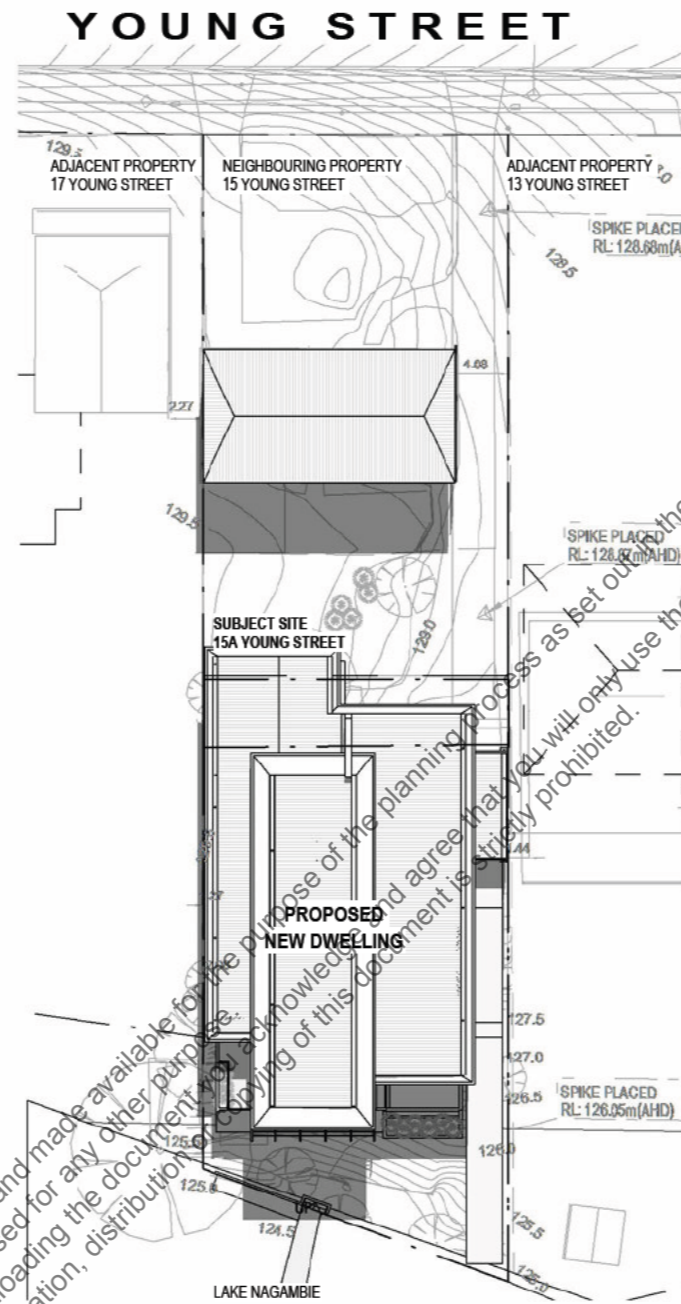




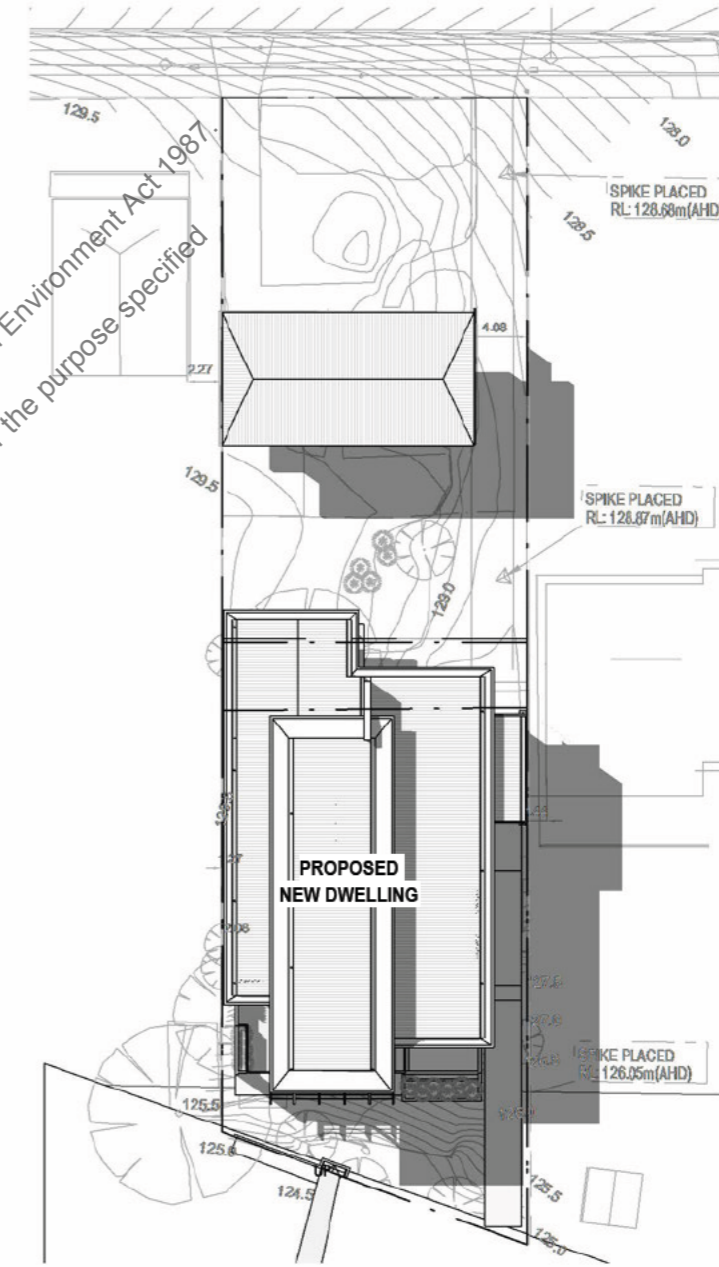




1 Proposed Shadow Diagrams - 9am  
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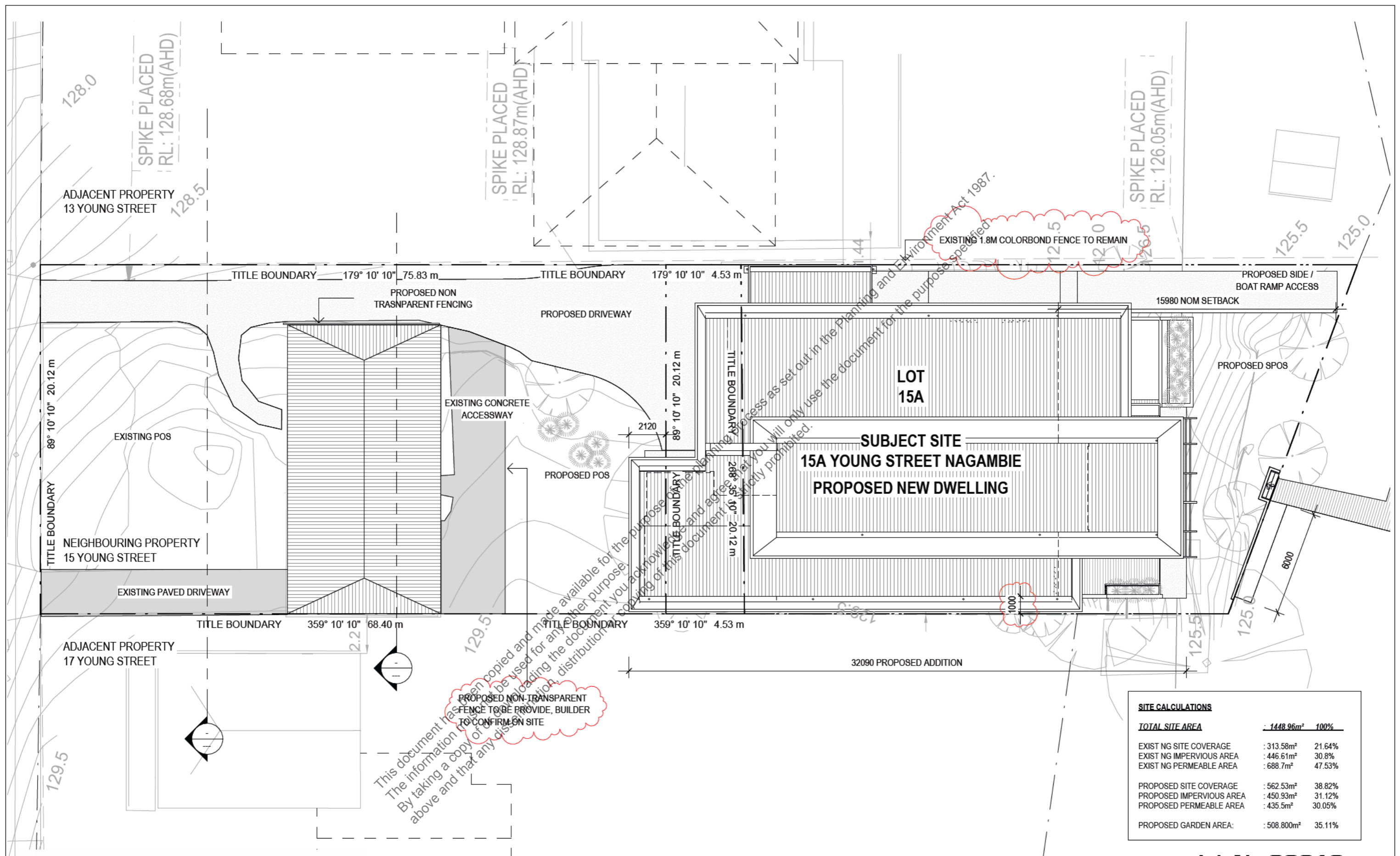


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3 Proposed Shadow Diagrams - 3pm  
SCALE 1 : 500



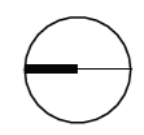


EXISTING 1.8M COLORBOND FENCE TO REMAIN

PROPOSED NON-TRANSPARENT FENCE TO BE PROVIDED, BUILDER TO CONFIRM ON SITE

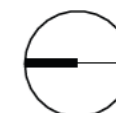
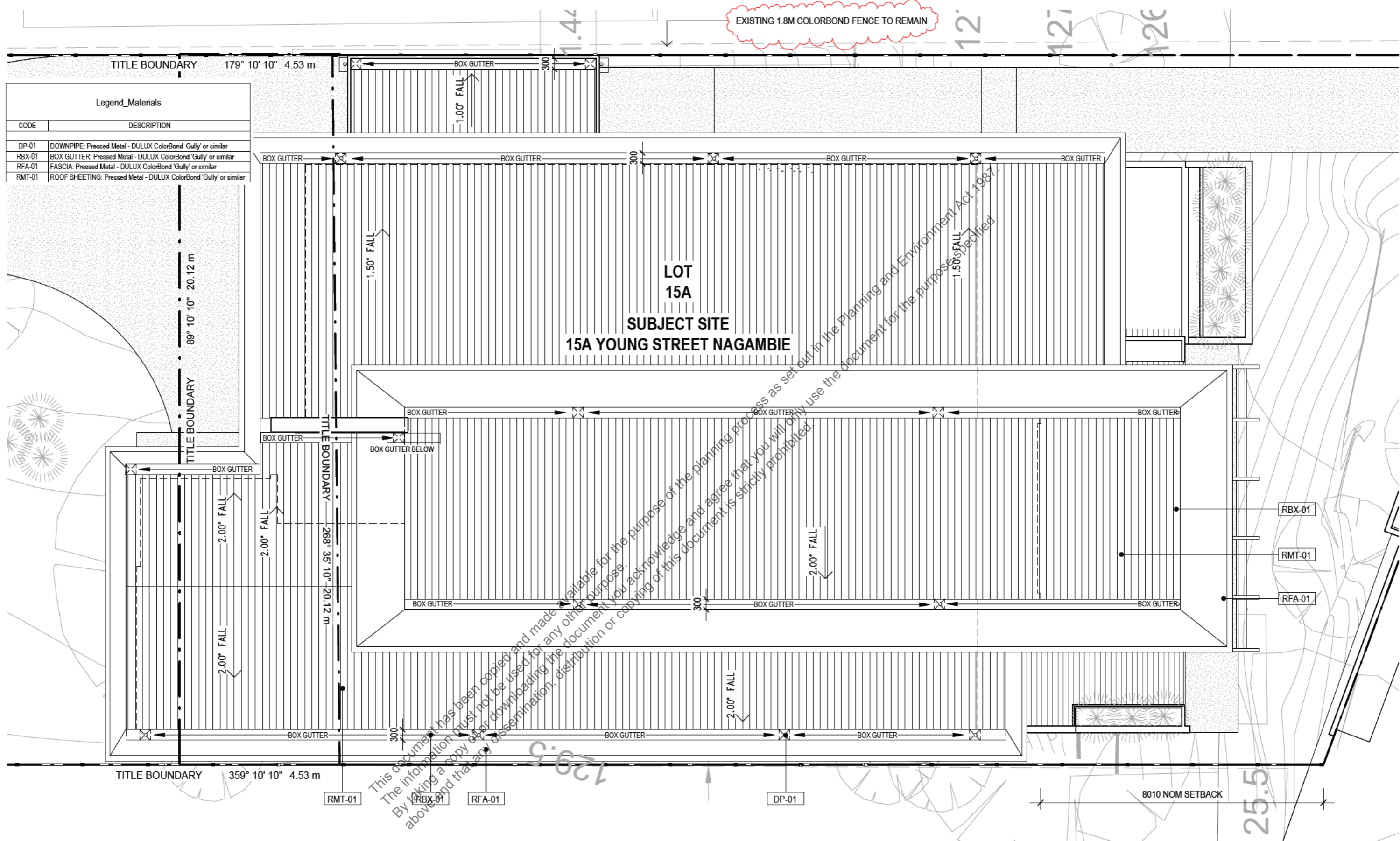
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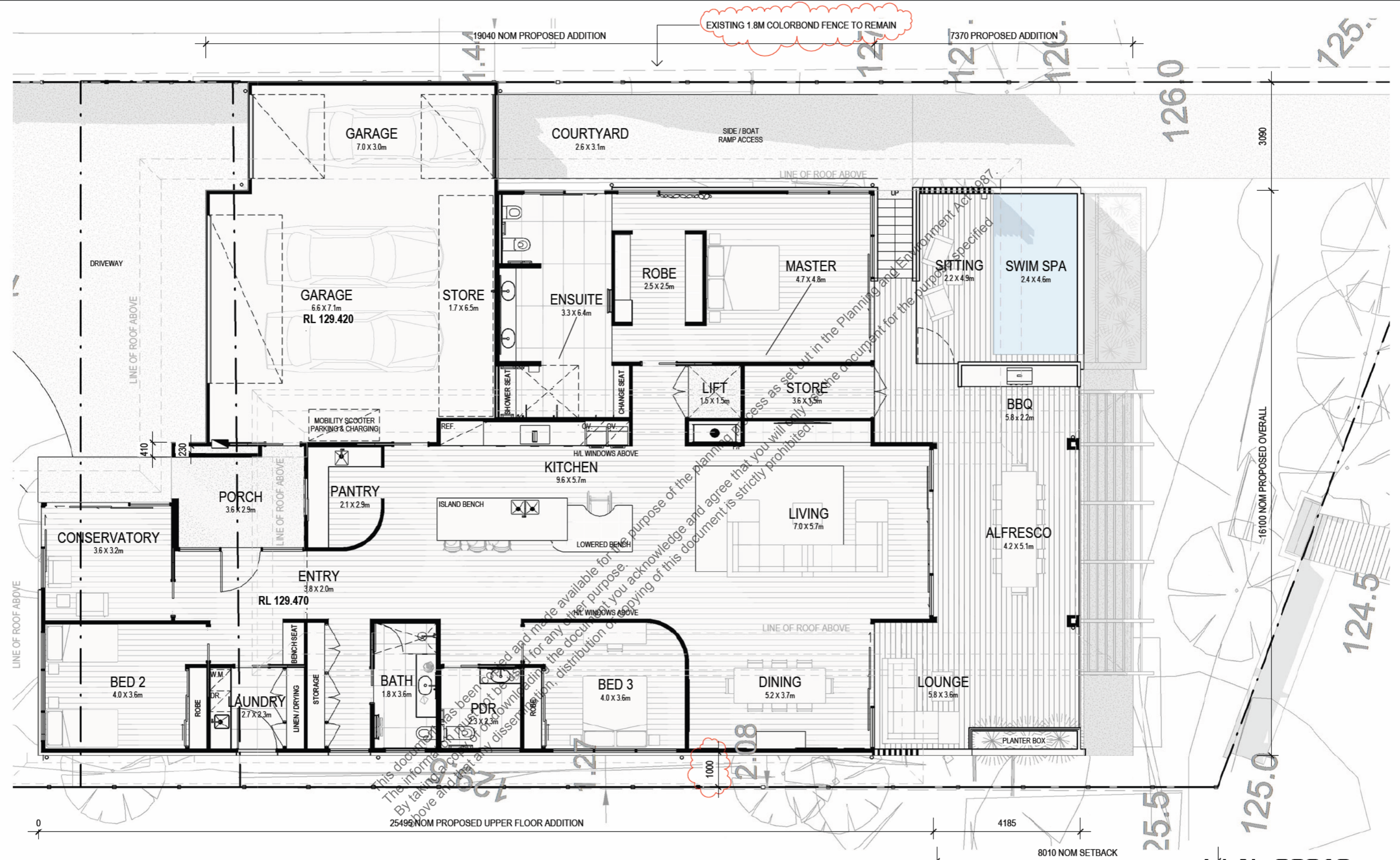




Legend_Materials	
CODE	DESCRIPTION
DP-01	DOWNPIPE: Pressed Metal - DULUX ColorBond 'Gully' or similar
RBX-01	BOX GUTTER: Pressed Metal - DULUX ColorBond 'Gully' or similar
RFA-01	FASCIA: Pressed Metal - DULUX ColorBond 'Gully' or similar
RMT-01	ROOF SHEETING: Pressed Metal - DULUX ColorBond 'Gully' or similar



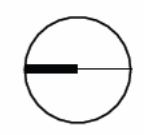




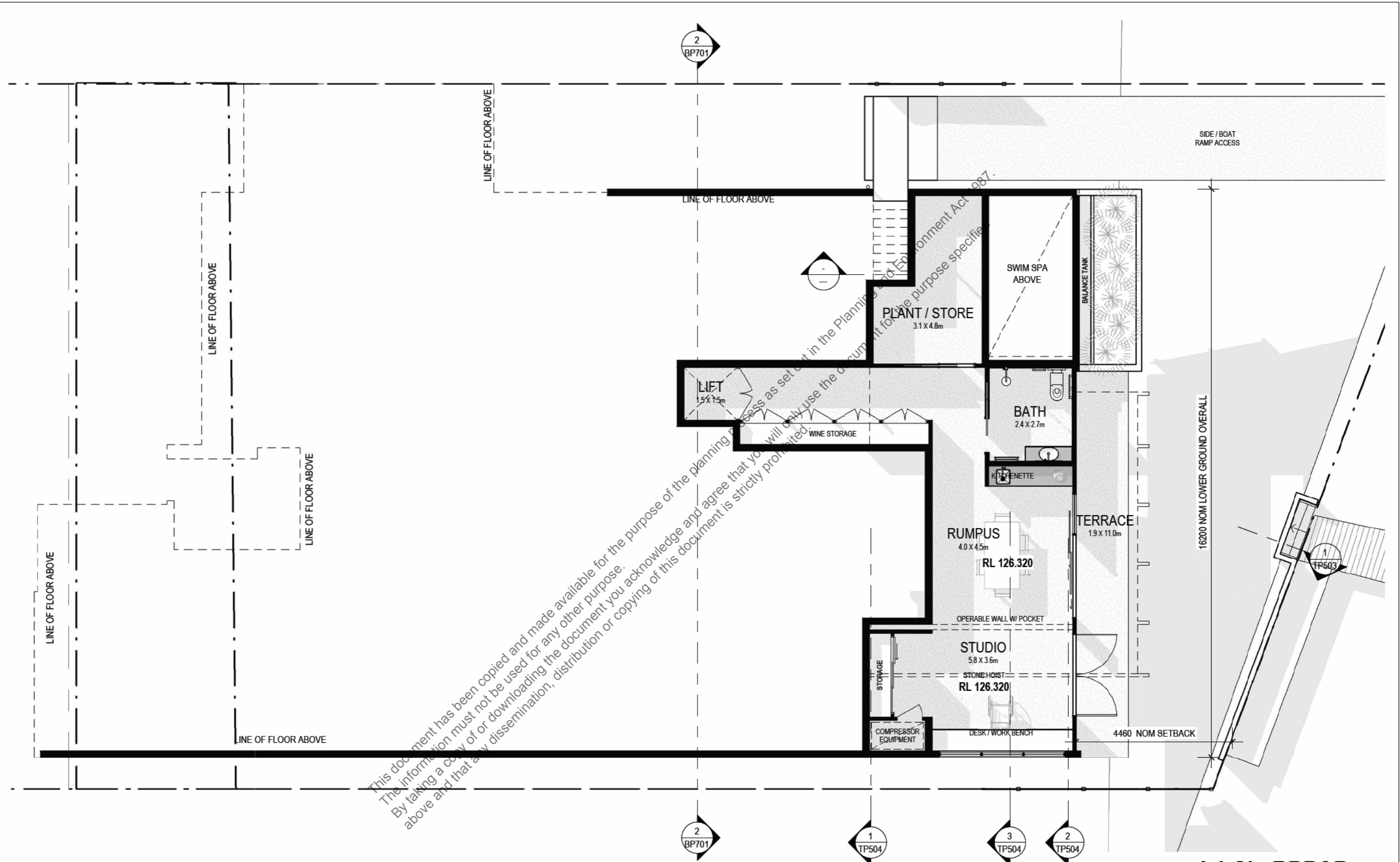
**GRAHAM JONES DESIGN** Proposed New Dwelling  
 15A Young Street, Nagambie VIC 3608

**Job No: 23013**  
**Proposed Ground Floor Plan TP203 1**  
 Date: NOV. 2023 Scale: 1 : 100 Drawn by: TJW

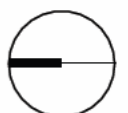
Rev No.	Description	Date
1	TP1 Issue	22-09-23







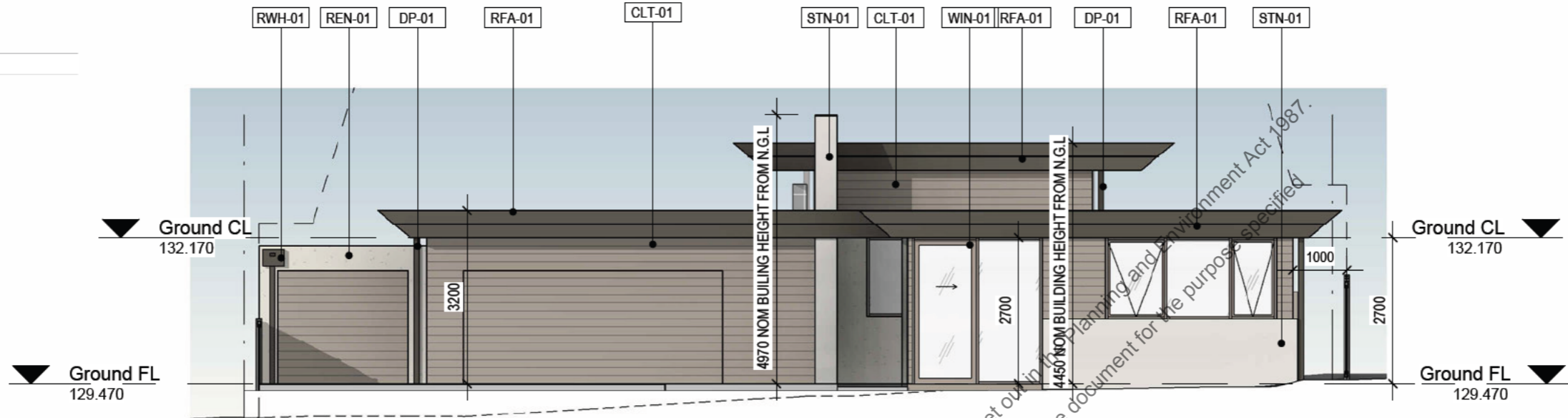
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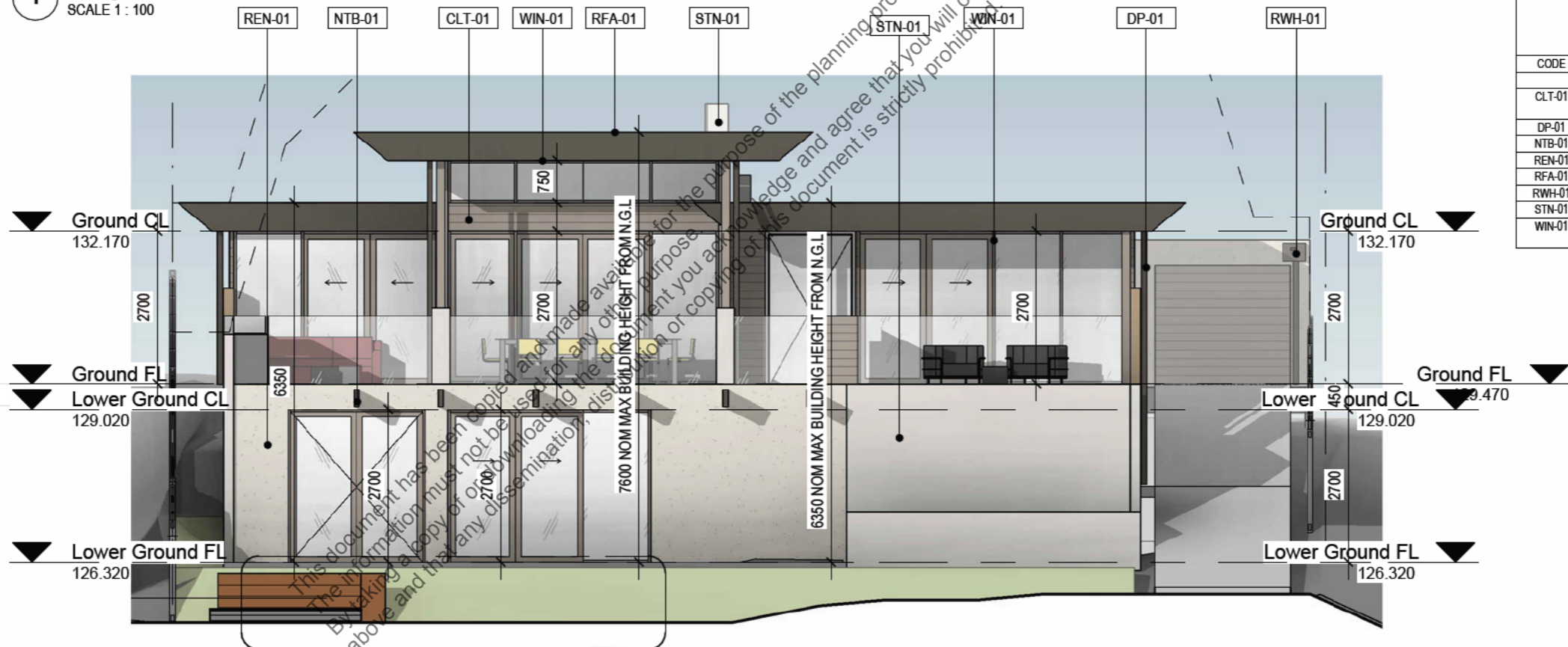






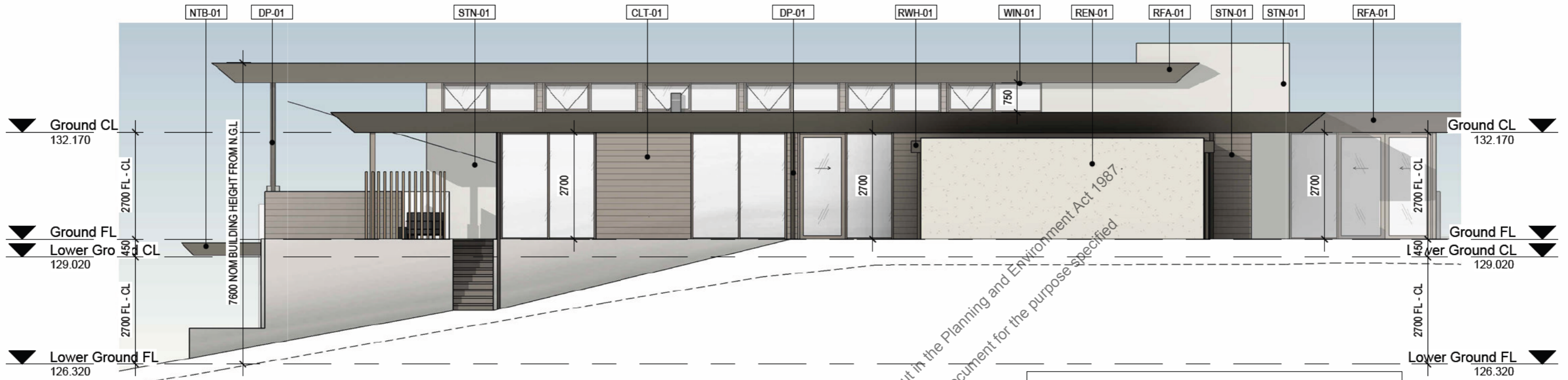


1 Proposed North Elevation  
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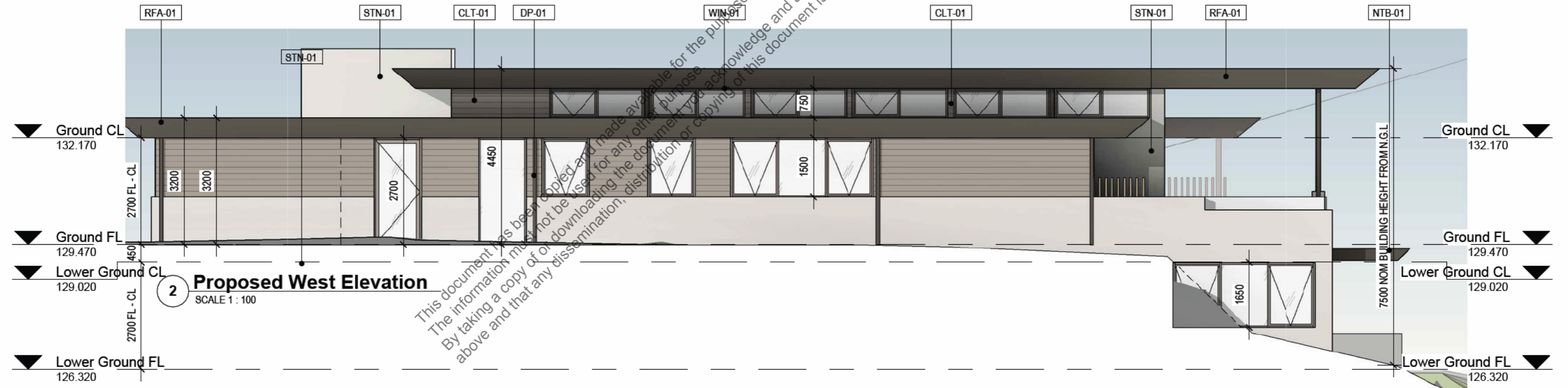
2 Proposed South Elevation  
SCALE 1 : 100

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CLT-01	TIMBER CLADDING - HORIZONTAL - Weathertex Selllok Vgroove Natura 150mm - (Natural Stain Finish)
DP-01	DOWNPIPE: Pressed Metal - DULUX ColorBond 'Gully' or similar
NTB-01	Natural Timber Battens - Natural Stain Finish
REN-01	RENDER: DULUX - 'White Duck Quarter' - or similar
RFA-01	FASCIA: Pressed Metal - DULUX ColorBond 'Gully' or similar
RWH-01	Roof - Rain water head - DULUX ColorBond 'Gully' or similar
STN-01	Sand Stone Wall Cladding - 'Colonial Foster Stone Cladding' or Similar
WIN-01	WINDOW & DOORS: Timber Framed - Natural timber finish (natural stain finish)



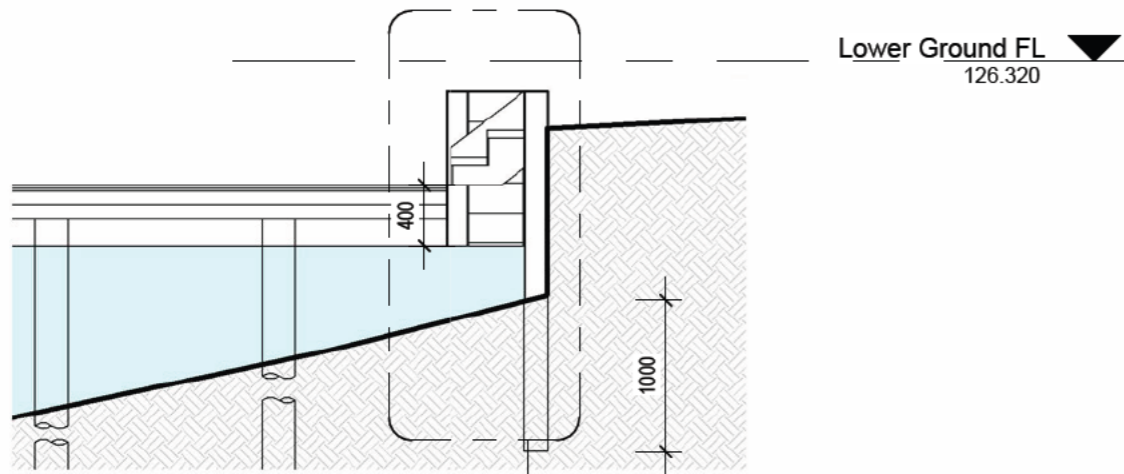
**1 Proposed East Elevation**  
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Legend_Materials	
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CLT-01	TIMBER CLADDING - HORIZONTAL - Weathertex Selflok Vgroove Natural 150mm - (Natural Stain Finish)
DP-01	DOWNPIPE: Pressed Metal - DULUX ColorBond 'Gully' or similar
NTB-01	Natural Timber Battens - Natural Stain Finish
REN-01	RENDER: DULUX - 'White Duck Quarter' - or similar
RFA-01	FASCIA: Pressed Metal - DULUX ColorBond 'Gully' or similar
RWH-01	Roof - Rain water head - DULUX ColorBond 'Gully' or similar
STN-01	Sand Stone Wall Cladding - 'Colonial Foster Stone Cladding' or Similar
WIN-01	WINDOW & DOORS: Timber Framed - Natural timber finish (natural stain finish)



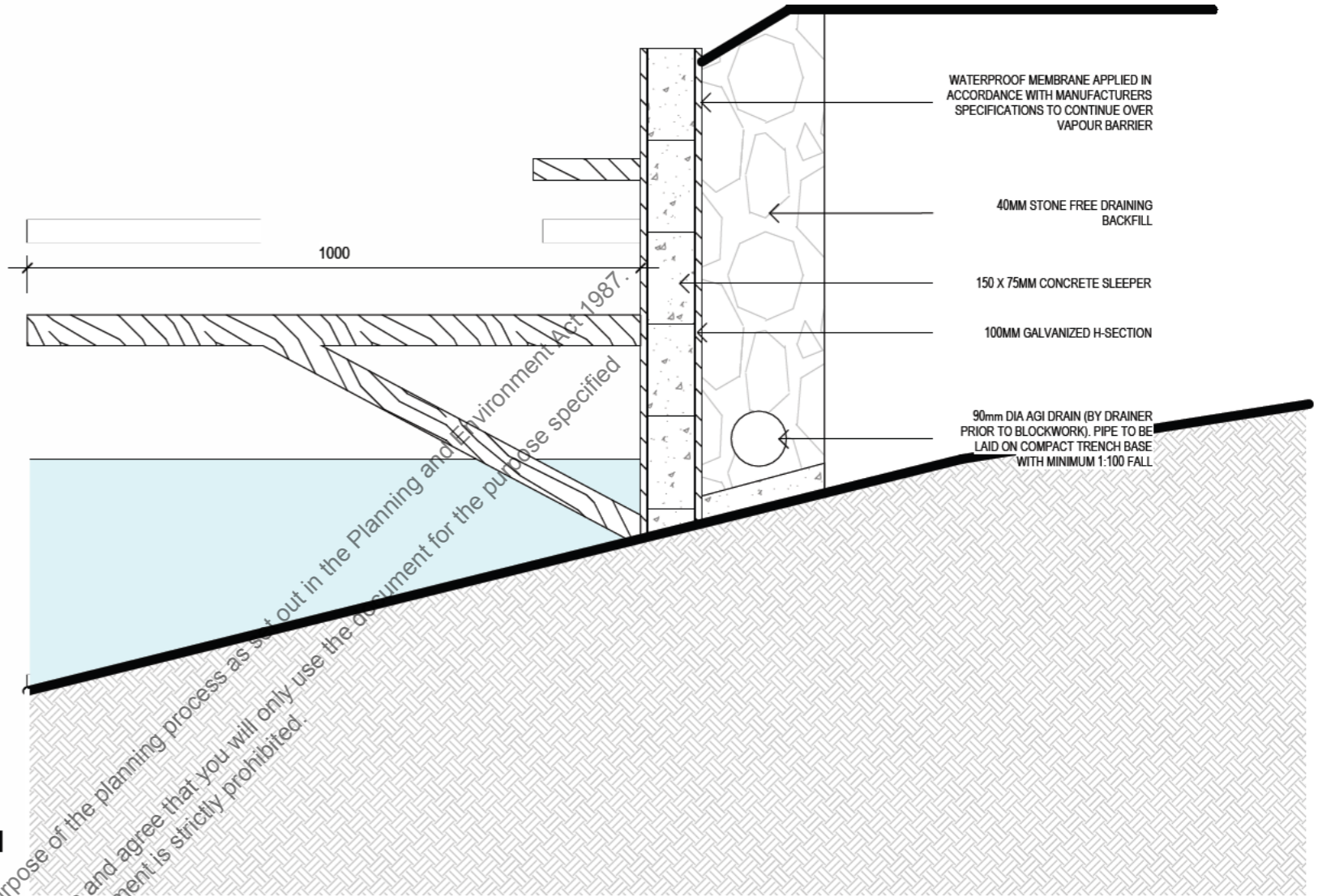
**2 Proposed West Elevation**  
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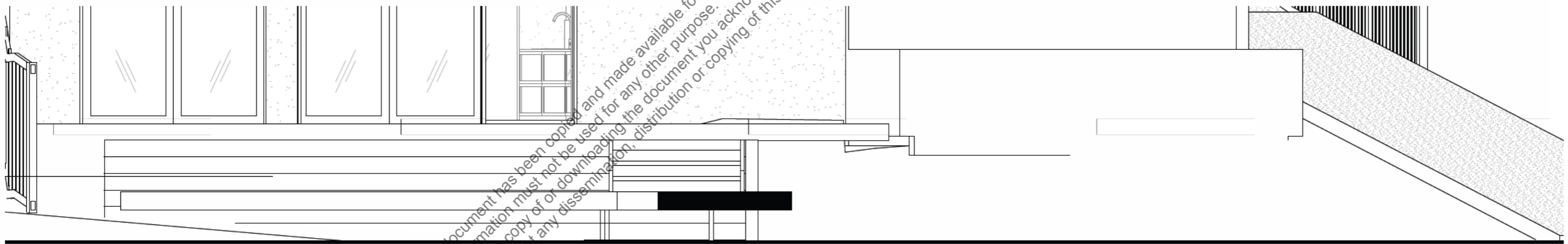


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2  
TP503

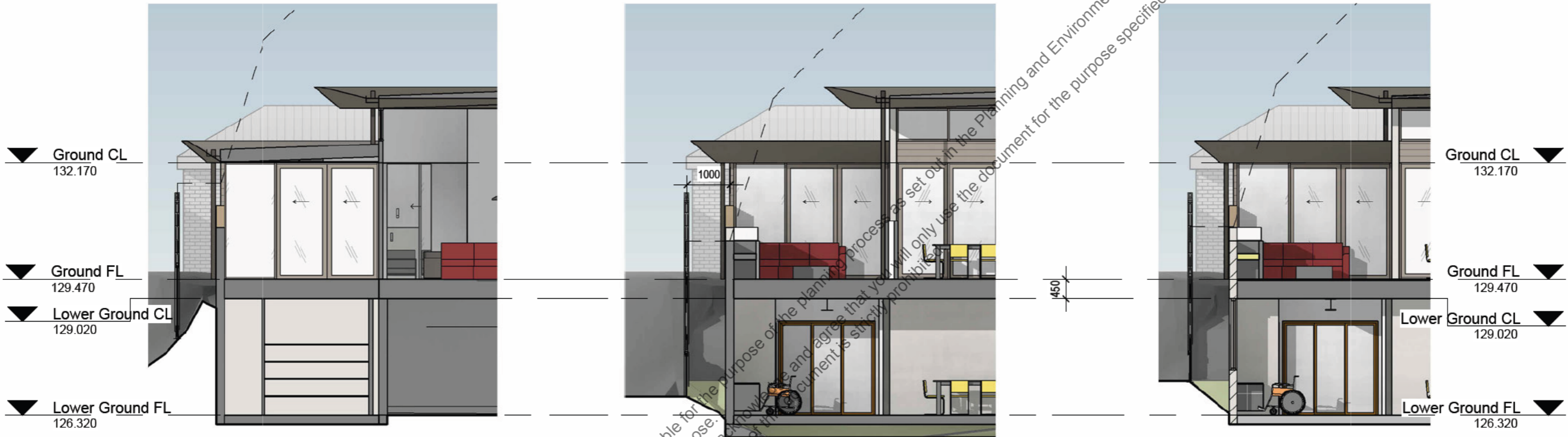


2 Retaining Wall Detail  
SCALE 1 : 10



3 Section 1  
SCALE 1 : 50

Rev No.	Description	Date
1	TP1 Issue	22-09-23



▼ Ground CL  
132.170

▼ Ground FL  
129.470

▼ Lower Ground CL  
129.020

▼ Lower Ground FL  
126.320

▼ Ground CL  
132.170

▼ Ground FL  
129.470

▼ Lower Ground CL  
129.020

▼ Lower Ground FL  
126.320

1 **Section 12**  
SCALE 1 : 100

2 **Section 11**  
SCALE 1 : 100

3 **Section 2**  
SCALE 1 : 100

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STN - 01 Sand Stone Wall Cladding - 'Colonial Foster Stone Cladding' or Similar



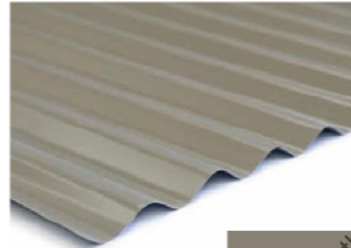
REN - 01 RENDER: DULUX - 'White Duck Quarter' - or similar



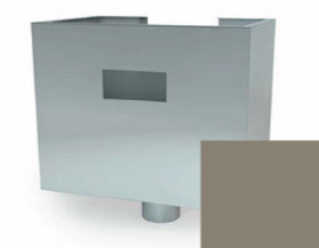
DP - 01 DOWNPIPE: Pressed Metal - DULUX ColorBond 'Gully' or similar



WIN - 01 WINDOW & DOORS: Timber Framed - Natural timber finish (natural stain finish)



RMS - 01 ROOF SHEETING: Pressed Metal - DULUX ColorBond 'Gully' or similar



RWH - 01 Roof - Rain water head - DULUX ColorBond 'Gully' or similar



CLT - 01 TIMBER CLADDING - HORIZONTAL - Weathertex Selflok Vgroove Natural 150mm - (Natural Stain Finish)



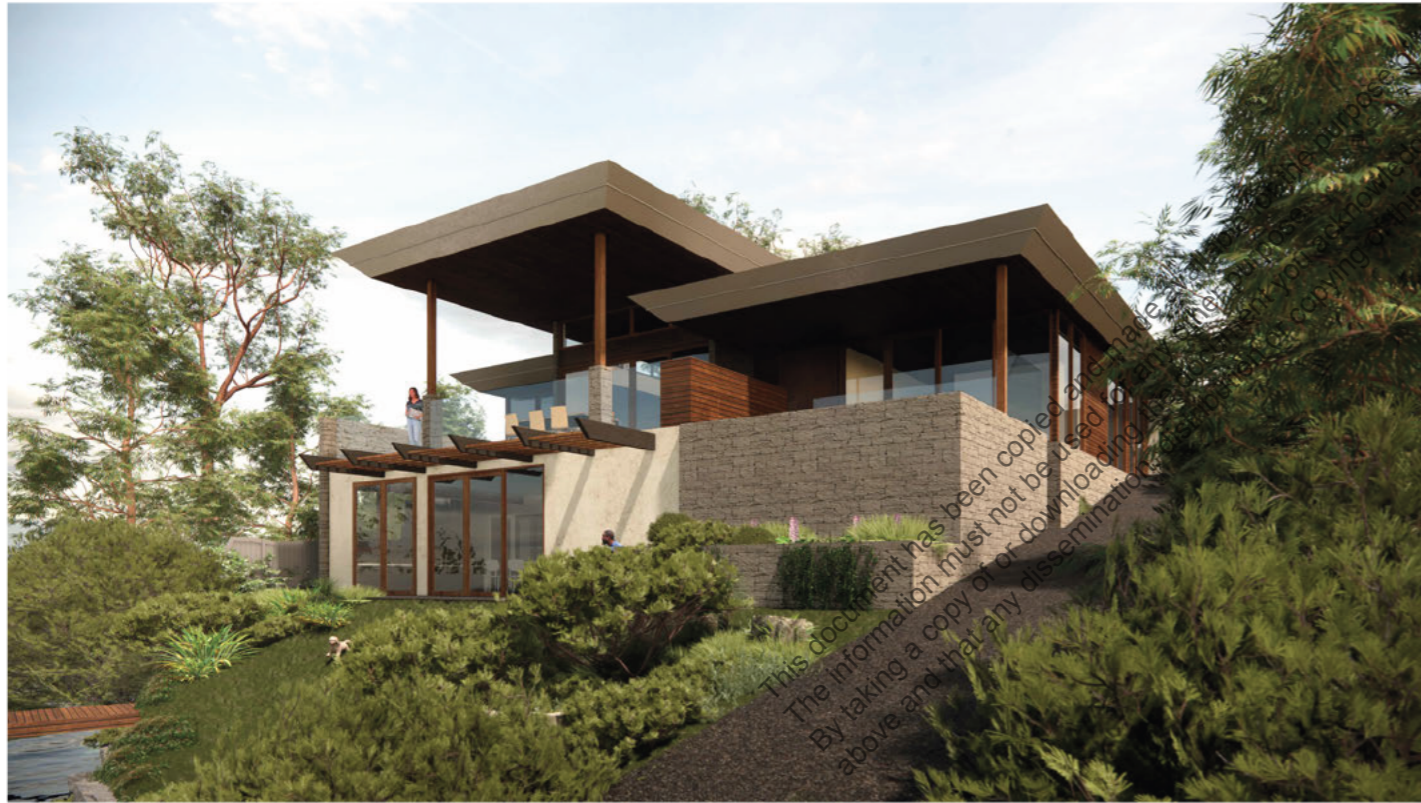
RFA - 01 FASCIA: Pressed Metal - DULUX ColorBond 'Gully' or similar



NTB - 01 Natural Timber Battens - Natural Stain Finish

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≡ GRAHAM JONES  
DESIGN

**Proposed New Dwelling**  
**15A Young Street, Nagambie VIC 3608**

**Job No:23013**

**Proposed 3D Views TP901 1**

Date: NOV. 2023

Scale: Drawn by: TJW

Rev No.  
1

Description  
TP1 Issue

Date  
22-09-23





Planography

# Planning Permit Application

**15 & 15A Young Street, Nagambie 3608**

**Lot 1 TP89530, Lot 1 TP159735 & Lot 1 TP396950**

Use and development of land for a second dwelling

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Euroa Vic 3666  
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## 1.0 EXECUTIVE SUMMARY

### Site Details

Address	15 & 15A Young Street, Nagambie 3608
Property Description	Lot 1 TP89530, Lot 1 TP159735 & Lot 1 TP395950
Area	1521 sqm
Local Authority	Strathbogrie Shire Council
Current Use	Two Dwellings
Title	Lot 1 on Title Plan 89530, Lot 1 on Title Plan 159735 & Lot 1 on Title Plan 395950

### Planning Authority

State	Department of Transport and Planning – Victorian Government
Local	Strathbogrie Shire Council

### Planning Scheme Provisions

Planning Scheme	Strathbogrie Planning Scheme
Locality	Nagambie
Zone	General Residential Zone
Overlays	Land Subject to Inundation Overlay
Permit Triggers	<del>32.08-6</del> Construction and extension of two or more dwellings on a lot and residential buildings. 44.04-2 Building and Works

### Application Details

Applicant	Planography Pty Ltd
Proposal	Second Dwelling
Application Type	Use & Development

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## 2.0 INTRODUCTION

This report has been prepared in support of a planning permit application for the use and development of land at 15 & 15A Young Street, Nagambie 3608. The planning permit is sought for the use and development of land for a second dwelling.

This report provides an assessment of the proposal against the provisions of the Planning Policy Framework, the Local Planning Policy Framework, and other relevant provisions of the Strathbogie Planning Scheme.

This report is to be read in conjunction with the following accompanying documentation:

- Appendix 1 – Clause 55 Assessment
- Appendix 2 – Certificate of Title
- Appendix 3 – Site Plan
- Appendix 4 – Floor Plan and Elevations for the Dwelling

Through this report, and the enclosed supporting documentation, it is demonstrated that the proposed use and development represents an appropriate response to the application planning policies of the Strathbogie Planning Scheme and the relevant neighbourhood character objectives of the area.

## 3.0 SITE DESCRIPTION

The subject site is relatively flat and slopes toward the lake at the rear of the site. The land is contained within three parcels and is approximately 1521m<sup>2</sup> in area.

The subject site contains two existing dwellings and existing access with some scattered vegetation along the site's northern and southern boundary.

The front and central title plans include an easement of way to the rear lot. There is also an easement for a party wall.

### **Surrounding area:**

The subject site is located within an established residential precinct which comprises a varied built form which typically ranges between one and two storeys. Architectural styles vary within the Nagambie township from Victorian to more contemporary developments. The site is also well positioned in terms of proximity to public open space areas, educational facilities and recreation areas.



Figure 1 Location of the subject site (Subject site shown in red border)

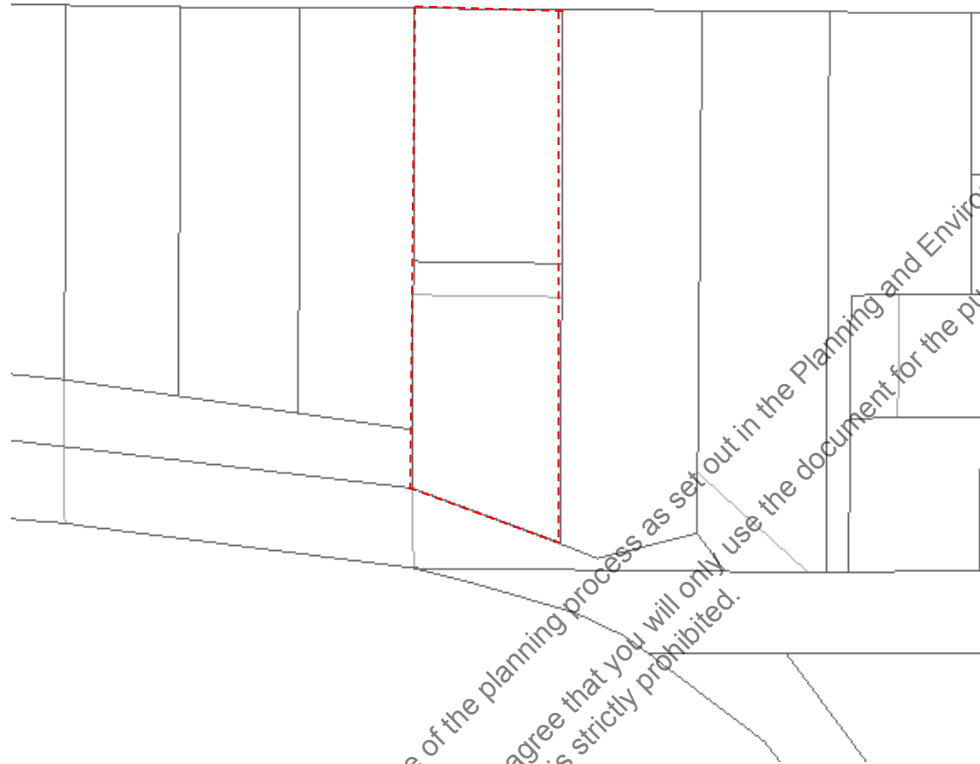
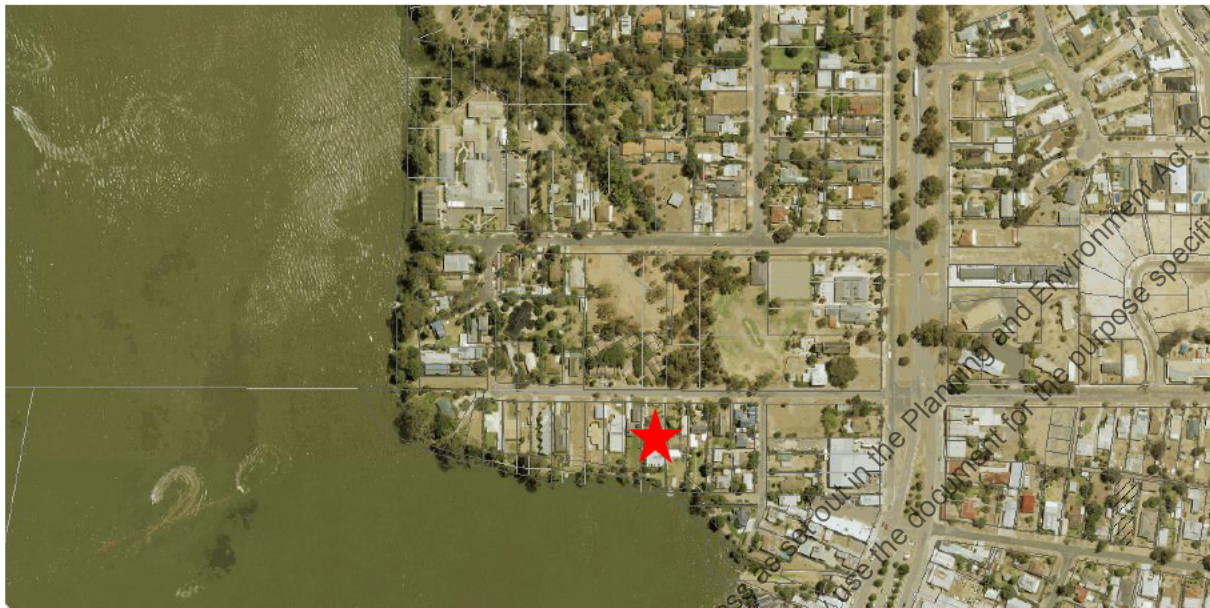


Figure 2 Aerial view of the subject site (Subject site shown in red border)



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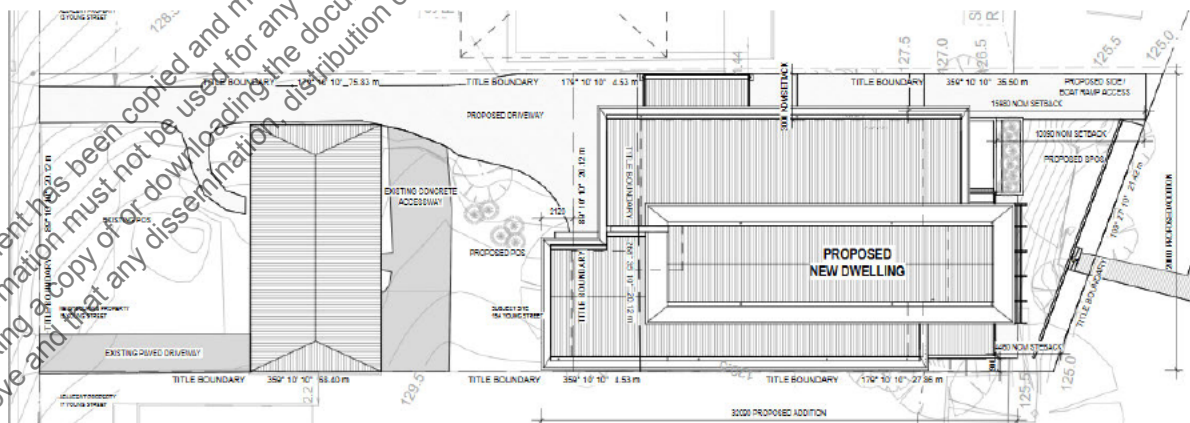
Figure 3 Surrounding Area of the subject site (Subject site shown in red border)



#### 4.0 PROPOSAL

This application seeks a permit for the use and development of land for a second dwelling. The rear dwelling will be removed and all three parcels will be consolidated. The party wall easement will be removed and the easement of way will remain on title for the rear dwelling.

Figure 4: The site plan







### Zones & Overlays

- Clause 32.08 General Residential Zone 1
- Clause 44.04 Land Subject to Inundation Overlay

### Particular Provisions

- Clause 52.06 Car Parking

The permit triggers include:

Clause No.	Clause name	Details
32.08	GRZ1	A permit is required to construct a second dwelling.
52.06	Car Parking	A permit is required to Reduce (including reduce to zero) the number of car parking spaces required under Clause 52.06-5.

## 5.2 Planning Provisions

### 5.2.1 Planning Policy Framework

#### Clause 11.01-15 Settlement

##### **Objective**

*To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.*

#### Clause 13 Environmental Risks and Amenity

- *Planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach.*
- *Planning should identify, prevent and minimise the risk of harm to the environment, human health, and amenity through:*
  - *Land use and development compatibility.*
  - *Effective controls to prevent or mitigate significant impacts.*
- *Planning should identify and manage the potential for the environment and environmental changes to impact on the economic, environmental or social wellbeing of society.*
- *Planning should ensure development and risk mitigation does not detrimentally interfere with important natural processes.*
- *Planning should prepare for and respond to the impacts of climate change.*

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## **Comment**

The proposed development would strengthen the resilience and safety of communities and minimise the risk of harm to the environment, human health, and amenity.

### **Clause 15.01-1S Urban design**

#### **Objective**

*To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.*

### **Clause 15.01-2S Building design**

#### **Objective**

*To achieve building design outcomes that contribute positively to the local context and enhance the public realm.*

### **Clause 15.01-5S Neighbourhood character**

#### **Objective**

*To recognise, support and protect neighbourhood character, cultural identity, and sense of place.*

#### **Strategies**

- *Ensure development responds and contributes to the strategic and cultural context of its location.*
- *Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.*
- *Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.*
- *Ensure development provides landscaping that responds to its site context, enhances the built form and creates safe and attractive spaces.*

#### **Comments**

*The site is located in an established residential area where there is a mix of built form examples including single dwellings, multi-unit and multi-storeys on single allotments. The proposal has been designed to maximise integration with the surrounding urban environment.*

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## **Clause 15.02-1S Energy and resource efficiency**

### **Objective**

*To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.*

### **Strategies**

*Improve the energy, water and waste performance of buildings and subdivisions through environmentally sustainable development.*

*Promote consolidation of urban development and integration of land use and transport.*

*Improve efficiency in energy use through greater use of renewable energy technologies and other energy efficiency upgrades.*

*Support low energy forms of transport such as walking and cycling.*

*Reduce the urban heat island effect by greening urban areas, buildings, transport corridors and open spaces with vegetation.*

*Encourage retention of existing vegetation and planting of new vegetation as part of development and subdivision proposals.*

## **Clause 16 Housing**

- Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.
- Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.
- Planning for housing should include the provision of land for affordable housing.

### **5.2.2 Local Planning Policy Framework (LPPF)**

#### **Clause 21.02-1 Whole Municipality**

##### **Objective**

*To have consistent planning across the Municipality that individually represents and respects the natural and built environment.*



## **Clause 21.02-6 Building Material – Muted Tones**

### **Objective**

*To ensure that all structures blend in with the surrounding environment and that the aesthetic amenity of the area is preserved and/or enhanced.*

## **Clause 21.03-4 Nagambie**

### **Overview**

*Nagambie's population is growing significantly, albeit from a relatively small base. In recent times, the Strathbogie Shire has experienced increasing interest from the Melbourne and Shepparton property markets, particularly in the Strathbogie Ranges Avenel and Nagambie. Building approvals leapt from \$2.25M to \$7.25M in value in the year to 2006. The population of Nagambie was approximately 1,550 people in 2011, however the permanent population is expected to grow to around 4,000 people in the near future. When considering the population of Nagambie there is considerable tourist population of an additional 4,000 to 5,000 people during the peak season. This increase in population must be considered when planning for the future of Nagambie.*

### **Objective**

*To grow Nagambie as an agricultural service centre as well as a visitor, lifestyle and Retirement centre.*

### **Related Strategies**

- *Recognise Nagambie as a lakeside location.*
- *Encourage the clustering of higher density dwellings around the town centre.*
- *Retain High Street as the retail and community focus of Nagambie.*
- *Consider the potential for a secondary retail area to be established in the area of the intersection of High Street and Vickers Lane subject to demand and floorspace analysis.*

## **5.2.3 Zones & Overlays**

### **Clause 32.08 General Residential Zone**

#### **Purpose:**

- *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.*

**Comment:**

The site and surrounds are located with the GRZ1. A second dwelling is considered appropriate in this location and meets the purpose of the zone.



**General Residential Zone**

**Clause 44.01 Land Subject to Inundation Overlay**

**Purpose:**

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 percent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.*
- *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*
- *To minimise the potential flood risk to life, health and safety associated with development.*
- *To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989.*

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- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.
- To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.

**Comment:**

A small portion of the land is affected by the LSIO. The floor level of the dwelling has taken into account the proximity to the lake and the flood level for the site.

**5.2.5 Particular Provisions**

**Clause 55 Two or more dwellings on a lot and residential buildings**

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.
- To encourage residential development that provides reasonable standards of amenity for existing and new residents.
- To encourage residential development that is responsive to the site and the neighbourhood.

**Comment:**

There are currently two dwellings built across the three existing parcels. The proposal will see the rear dwelling removed and the parcels consolidated to form one lot. An existing easement of way will remain in place for the new dwelling.

**5.2.6 General Provisions**

Relevant Issues	Response
The matters set out in Section 60 of the Planning & Environment Act 1987.	A review of section 60 did not identify any matters of concern that were considered to prevent this planning application from being approved.
The Municipal Planning Strategy and the Planning Policy Framework.	The proposal generally meets all of the objectives of the Planning Scheme in relation to the Municipal Planning Strategy and the Planning Policy Framework.
The purpose of the zone, overlay or other provision.	The proposal generally meets all of the objectives of the GRZ1.

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Any matter required to be considered in the zone, overlay or other provisions.	The proposal generally meets the purpose of the GRZ1
The orderly planning of the area.	Complies
The effect on the amenity of the area.	The proposed development is not considered to be in a location that will impact on the amenity of the area. The proposed setbacks ensure adequate distance from adjoining properties and the road frontage.
The proximity of the land to any public land.	The land is not abutting any public land.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality.	The proposal has taken into account the need for the protection of soil on the land.
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site	The stormwater will be managed according to the requirements of the Responsible Authority.
The extent and character of native vegetation and the Likelihood of its destruction.	No native vegetation will be removed.
Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	The site contained native vegetation will be maintained.
The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.	There are no significant environment concerns for the subject site.
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	This proposal is not considered to be a generator of heavy traffic.

## 6.0 PLANNING DISCUSSION

### Planning Policy Framework & Local Planning Polices

The SPPF provides guidance around matters including urban design, urban growth and sustainable development. SPPF provides support for urban growth and infill developments in appropriate locations close to public transport, community facilities



and retail opportunities. The proposal will contribute positively to local urban character and sense of place, enhance liveability, diversity and amenity of the public realm.

The proposed development provides a positive response to all relevant policies in the PPF as follows:

- The development represents an increase in density and diversity and provides an efficient and environmentally sustainable development in an area with excellent access to existing social and physical infrastructure.
- The proposal provides housing choice within an approved housing estate.
- The development is of a high architectural standard and promotes quality urban design to contribute to the achievement of more liveable and attractive environment.
- The development has been designed to achieve energy efficiency and environmentally sustainable design objectives.
- The proposal makes use of existing service infrastructure.
- The development is respectful of future adjoining property amenity as demonstrated in the attached Clause 55 Assessment.
- The proposal is in accordance with the endorsed development plan and functional layout plan.

The development proposed is considered to meet the objectives of these policies in providing for infill residential development on a site within an existing residential area suitably zoned for such purpose. The proposal is generally considered to accord to the key policies regarding built environment and design. The design and layout of the development is considered to meet the objectives in responding to the site context and protecting neighbourhood character and sense of place. The application site is also well located and provides both additional housing supply and further diversity in housing stock.

Local policies emphasise the importance of provision of infrastructure including drainage and urban services. The site is located within the urban area where all the services will be easily available. The proposal will respect the existing development in the area in terms of the design of the dwellings and by utilising muted tone colours.

### **Zone**

The proposal is in accordance with the objectives of the zone. The subject site was anticipated to be developed for higher density housing and contributes to the overall housing diversity of Nagambie.

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The purpose of the zone is to ensure that development respects the identified neighbourhood character. The key decision guideline is the consideration of the objectives, standards and decision guidelines of Clause 55.

The proposal is consistent with the outcomes sought by the zone by providing for an infill development and additional residential opportunities in an established residential area to meet the housing needs of different households.

Overall, the development proposed achieves the outcomes sought by policy relating to settlement and housing. The site is located within the established boundaries of the town, where all services are available. The development will enhance the range of housing options within the township.

## 7.0 CONCLUSION

It is submitted that the above planning submissions and supporting documentation demonstrate the application is in accordance with the relevant provisions of the Strathbogie Planning Scheme. In summary the proposal:

- Is well-considered and in accordance with relevant provisions of the Planning Scheme and local policies
- Is of a scale, design, and siting that respects the established neighbourhood character of the area and environmental landscape values of the land.
- Responds appropriately to the provisions of the General Residential Zone (GRZ) for the development of land for a second dwelling.

It is therefore submitted that a permit should be issued for the proposal.



## Appendix 1\_ CLAUSE 55 ASSESSMENT

55.02-1 Neighbourhood Character	Standard B1	Met	Comments
<p>To ensure that the design respects the existing neighbourhood character or contributes to neighbourhood character.</p> <p>To ensure that development responds to the features of the site and the surrounding area</p>	<p>The design response must be appropriate to the neighbourhood and the site.</p>	<p>Yes</p>	<p>The site is located in an established residential area where the predominant built form is a combination of single dwellings on single allotments.</p>
	<p>The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site</p>	<p>Yes</p>	<p>The proposal has been designed to maximise integration with street.</p> <p>The architectural style and built form of the existing residential development in the surrounding area is varied and typically detached dwellings.</p> <p>The dwelling is considered to be designed in a site responsive manner with generous site coverage and adequate landscaping opportunities.</p> <p>The dwelling will also feature materials which will be in accord with the streetscape. The predominant materials within the area are weatherboard, brick and tiles for the roof.</p> <p>On balance, the proposed development is site responsive and will make efficient use of the site.</p> <p>The existing character has been considered within the immediate</p>

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			locality which is generally residential.
<b>55.02-2 Residential Policy</b>	<b>Standard B3</b>	<b>Met</b>	<b>Comments</b>
<p>To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</p> <p>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services</p>	<p>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 State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</p>	Yes	<p>Please refer to the Section 5 of the Planning Report submitted.</p>
<b>55.02-3 Dwelling Diversity</b>	<b>Standard B3</b>	<b>Met?</b>	<b>Comments</b>
<p>To encourage a range of dwelling sizes and types in developments of ten or more dwellings</p>	<p>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</p> <ul style="list-style-type: none"> <li>• Dwellings with a different number of bedrooms.</li> <li>• At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.</li> </ul>	N/A	<p>The application is for a second dwelling only.</p>





<b>55.02-4 Infrastructure</b>	<b>Standard B4</b>	<b>Met?</b>	<b>Comments</b>
<p>To ensure development is provided with appropriate utility services and infrastructure.</p> <p>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</p>	Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.	Yes	<p>The site is connected to all utility services and will not unreasonably overload the capacity.</p>
	Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.	Yes	
	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.	Yes	
<b>55.02-4 Integration With The Street</b>	<b>Standard B5</b>	<b>Met?</b>	<b>Comments</b>
<p>To integrate the layout of development with the street</p>	Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.	Yes	<p>Each dwelling is orientated towards proposed vehicle access.</p> <p>Clear pedestrian access is provided to the dwelling entries, with open landscaped front setbacks.</p>
	Development should be oriented to front existing and proposed streets	Yes	
	High fencing in front of dwellings should be avoided if practicable	Yes	
	Development next to existing public open space should be laid out to complement the open space.	Yes	
<b>55.03-1 Street Setback</b>	<b>Standard B6</b>	<b>Met?</b>	<b>Comments</b>
To ensure that the setbacks of	Walls of buildings should be set back from streets the distance specified	Yes	The front setback of the proposed dwelling is adequate and sits



*buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site*

*below:*

*There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.*

*The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.*

*There is an existing building on one abutting allotment facing the same street and no existing building on the*

*other abutting allotment facing the same street, and the site is not on a corner:*

- *The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.*

*There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner*

*6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.*

*The site is on a corner.*

*Min front setback if there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.*

behind the established front dwelling.

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	<p>Min front setback if there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</p> <p>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p> <p>Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p>		
	<p>Porches, pergolas and verandahs that are &lt; 3.6m high and eaves may encroach &lt; 2.5m into the setbacks of this standard</p>	Yes	
<b>55.03-2 Building Height</b>	<b>Standard B7</b>	<b>Met?</b>	<b>Comments</b>
To ensure that the height of buildings respects the existing or preferred neighbourhood character	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.	Yes	The proposed maximum building height is 7.6m.  The proposal complies with the maximum height limit of the zone.
	Changes of building height between existing buildings and new buildings should be graduated.	N/A	

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55.03-3 Site Coverage	Standard B8	Met?	Comments
To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site	The site area covered by buildings should not exceed 60 per cent.	Yes	The total site coverage of the proposal is 38.82%.  The site coverage exceeds the standard.
55.03-4 Permeability	Standard B9	Met?	Comments
To reduce the impact of increased stormwater run-off on the drainage system  To facilitate on-site stormwater infiltration	The site area covered by the permeable surfaces should be at least 20% of the site	Yes	30.05% of the site is made up of an area which is permeable.
	The stormwater management system should be designed to: <ul style="list-style-type: none"> <li>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).</li> <li>Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.</li> </ul>	Yes	Complies
55.03-5 Energy Efficiency	Standard B10	Met?	Comments

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<p>To achieve and protect energy efficient dwellings and residential buildings</p>	<p>Buildings should be:</p> <ul style="list-style-type: none"> <li>Orientated to make appropriate use of solar energy</li> <li>Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced</li> </ul>	<p>Yes</p>	<p>The open space areas enjoy a northerly aspect ensuring that the dwellings will receive excellent solar access from all open space areas and internal living areas.</p>
<p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy</p>	<p>Living areas and private open space should be located on the north side of the development if practicable</p>	<p>Yes</p>	
	<p>Developments should be designed so that solar access to north-facing windows is maximised</p>	<p>Yes</p>	
<p><b>55.03-6 Open Space</b></p>	<p><b>Standard B11</b></p>	<p><b>Met?</b></p>	<p><b>Comments</b></p>
<p>To integrate the layout of the development with any public and communal open space provided in or adjacent to the development</p>	<p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> <li>Be substantially fronted by dwellings, where appropriate</li> <li>Provide outlook for as many dwellings as practicable</li> <li>Be designed to protect any natural features on the site</li> <li>Be accessible and useable</li> </ul>	<p>N/A</p>	<p>No proposed public open space.</p>
<p><b>55.03-7 Safety</b></p>	<p><b>Standard B12</b></p>	<p><b>Met?</b></p>	<p><b>Comments</b></p>
<p>To ensure the layout of development provides for the safety and security of residents and property</p>	<p>Entrances to dwellings should not be obscured or isolated from the street and internal accessways</p>	<p>Yes</p>	<p>The proposed dwelling will replace the existing dwelling at the rear of the property. Each of</p>
	<p>Planting which creates unsafe spaces along streets and accessways should be avoided</p>	<p>Yes</p>	
	<p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways</p>	<p>Yes</p>	

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	<p><i>Private spaces within developments should be protected from inappropriate use as public thoroughfares</i></p>	Yes	<p>the dwellings have an established access from the street.</p> <p>Safe, secure and convenient access is provided to each dwelling.</p> <p>The open frontages and large windows to the street also provide for passive surveillance.</p>
<b>55.03-8 Landscaping</b>	<b>Standard B13</b>	<b>Met?</b>	<b>Comments</b>
<p>To encourage development that respects the landscape character of the neighbourhood</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance</p>	<p>The landscape layout and design should:</p> <ul style="list-style-type: none"> <li>• Protect any predominant landscape features of the neighbourhood</li> <li>• Take into account the soil type and drainage patterns of the site</li> <li>• Allow for intended vegetation growth and structural protection of buildings</li> <li>• In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals</li> <li>• Provide a safe, attractive and functional environment for residents</li> </ul>	Yes	<p>The proposal provides adequate areas for landscaping within the front setback to enhance the existing and proposed neighbourhood character.</p> <p>The front setback landscaping will also complement the road reserve landscaping, contributing to the overall landscape character of the estate.</p>
To provide appropriate landscaping	Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood	Yes	
To encourage the retention of mature vegetation on the site	Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made	Yes	
	The landscape design should specify landscape themes, vegetation (location and species), paving and lighting	Yes	

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55.03-9 Access	Standard B14	Met?	Comments
<p>To ensure the number and design of vehicle crossovers respects the neighbourhood character</p>	<p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> <li>• 33% of the street frontage, or</li> <li>• if the width of the street frontage is less than 20m, 40% of the street frontage</li> </ul>	Yes	<p>The access ways provided allow for safe and efficient vehicle movements to and from the subject site.</p> <p>The proposed garages is located appropriately to the rear of the property.</p>
	<p>No more than one single-width crossover should be provided for each dwelling fronting a street</p>	Yes	
	<p>The location of crossovers should maximize the retention of on-street car parking spaces</p>	Yes	
	<p>The number of access point to a road in a Road Zone should be minimised</p>	Yes	
	<p>Developments must provide access for service, emergency and delivery vehicles</p>	Yes	
55.03-10 Parking Location	Standard B15	Met?	Comments
<p>To provide convenient parking for resident and visitor vehicles</p>	<p>Car parking facilities should:</p> <ul style="list-style-type: none"> <li>• Be reasonably close and convenient to dwellings and residential buildings</li> <li>• Be secure</li> <li>• Be well ventilated if enclosed</li> </ul>	Yes	<p>Each dwelling proposed two undercover car spaces.</p> <p>All vehicle entry and egress points are designed to allow for safe and efficient vehicle movements.</p>
<p>To protect residents from vehicular noise within developments</p>	<p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5m from the windows of habitable rooms. 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>	Yes	



55.04-1 Side And Rear Setback	Standard B17	Met?	Comments
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	A new building not on or within 200mm of a boundary should be set back from side or rear boundaries 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.	Yes	The proposal complies with Standard B17. The proposed exceeds the setbacks requirements in this instance.
	A new building not on or within 200mm of a boundary should be setback from side or rear boundaries 1m, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m	Yes	
	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 0.5m into the setbacks of this standard	Yes	
	Landings having an area of not more than 2sqm and less than 1m high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard	Yes	
55.04-2 Wall On Boundaries	Standard B18	Met?	Comments
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	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 for a length of more than:  10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or	Yes	No party walls and boundary walls are proposed.



*the amenity of existing dwellings*

*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.*

*A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1m of a side or rear boundary of a lot should not abut the boundary for a length of more than:*

*10m plus 25% 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.*

*A new wall or carport may fully abut a side or rear boundary where 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.*

*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.*

Yes

Yes

Yes

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55.04-3 Daylight To Existing Windows	Standard B19	Met?	Comments
To allow adequate daylight into existing habitable room windows	Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3sqm and minimum dimensions of 1m clear to the sky. The calculation of the area may include land on the abutting lot	N/A	
	Walls or carports more than 3m in height opposite an existing habitable room window should be set back 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 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  Refer to Diagram B2	N/A	
55.04-4 North Facing Windows	Standard B20	Met?	Comments
To allow adequate solar access to existing north facing habitable room windows	If a north-facing habitable window of an existing dwelling is within 3m of a boundary on an abutting lot, a building should be setback from the boundary 1m, plus 0.6m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m, for a distance of 3m from the edge of each side of the window.  A north-facing window is a window with an axis perpendicular to its	N/A	

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	<p>surface oriented north 20 degrees west to north 30 degrees east.</p> <p>Refer to Diagram B3</p>		
<b>55.04-5</b> <b>Overshadow Open Space</b>	<b>Standard B21</b>	<b>Met?</b>	<b>Comments</b>
<i>To ensure buildings do not significantly overshadow existing secluded private open space</i>	<p>Where sunlight to secluded private open space of an existing dwelling is reduced, at least 75%, or 40sqm with minimum dimension of 3m, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9am and 3pm on 22 September</p> <p>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>	<p>Yes</p> <p>Yes</p>	<p>The proposal does not result in overshadowing to neighbouring lots.</p>
<b>55.04-6</b> <b>Overlooking</b>	<b>Standard B22</b>	<b>Met?</b>	<b>Comments</b>
<i>To limit views into existing secluded private open space and habitable room windows</i>	<p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9m (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45° angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7m above the floor level</p>	Yes	<p>No overlooking is caused by the proposed development.</p> <p>All windows are screened where required.</p>

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	<p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of an existing dwelling within a horizontal distance of 9m (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> <li>• offset a minimum of 1.5m from the edge of one window to the edge of the other</li> <li>• have sill heights of at least 1.7m above floor level</li> <li>• have fixed, obscure glazing in any part of the window below 1.7m above floor level</li> <li>• have permanently fixed external screens to at least 1.7m above floor level and be no more than 25% transparent</li> </ul>	<p>Yes</p>	
	<p>Obscure glazing in any part of the window below 1.7m above floor level may be operable provided that there are no direct views as specified in this standard</p>	<p>Yes</p>	
	<p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> <li>• perforated panels or trellis with a maximum of 25% openings or solid translucent panels</li> <li>• permanent, fixed and durable</li> <li>• designed and coloured to blend with the development</li> </ul>	<p>Yes</p>	
<p><b>55.04-9 Internal Views</b></p>	<p><b>Standard B23</b></p>	<p><b>Met?</b></p>	<p><b>Comments</b></p>
<p>To limit views into the secluded private open space and habitable room windows of dwellings and residential</p>	<p>Windows and balconies should be designed to prevent overlooking of more than 50% of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development</p>	<p>Yes</p>	<p>Windows will be screened in accordance with the standard if necessary, as indicated on the elevations to avoid internal view lines.</p>

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<i>buildings within a development</i>			
<b>55.04-8 Noise Impacts Objective</b>	<b>Standard B24</b>	<b>Met?</b>	<b>Comments</b>
<i>To contain noise sources in developments that may affect existing dwellings</i>	<i>Noise sources, such as mechanical plant, should not be located near boundaries of immediately adjacent existing dwellings</i>	Yes	There are no potential noise sources.
<i>To protect residents from external noise</i>	<i>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties</i>	Yes	
	<i>Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms</i>	Yes	

<b>55.05-1 Accessibility</b>	<b>Standard B25</b>	<b>Met?</b>	<b>Comments</b>
<i>To encourage the consideration of the needs of people with limited mobility in the design of developments</i>	<i>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.</i>	Yes	All dwelling entries are located on the ground floor.
<b>55.05-2 Dwelling Entry</b>	<b>Standard B26</b>	<b>Met?</b>	<b>Comments</b>
<i>To provide each dwelling or residential building with its own sense of identity</i>	<p><i>Entries to dwellings and residential buildings should:</i></p> <ul style="list-style-type: none"> <li><i>be visible and easily identifiable from streets and other public areas</i></li> <li><i>provide shelter, a sense of personal address and a transitional space around the entry</i></li> </ul>	Yes	Each dwelling entry contains an individual pedestrian accessway, porch and large front door which makes the entries easily identifiable.

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55.05-3 Daylight To New Windows	Standard B27	Met?	Comments
To allow adequate daylight into new habitable room windows	<p>A window in a habitable room should be located to face:</p> <ul style="list-style-type: none"> <li>an outdoor space or a light court with a minimum area of 3sqm and minimum dimension of 1m clear to the sky, not including land on an abutting lot, or</li> <li>a verandah provided it is open for at least one third its perimeter, or</li> <li>a carport provided it has two or more open sides and is open for at least one third of its perimeter</li> </ul>	Yes	All habitable room windows are provided with a light court clear to the sky.
55.05-4 Private Open Space	Standard B28	Met?	Comments
To provide adequate private open space for the reasonable recreation and service needs of residents	<p>A dwelling or residential building should have private open space:</p> <ul style="list-style-type: none"> <li>an area of 40sqm, with one part secluded at the side or rear with a min area of 25sqm, a min dimension of 3m and convenient access from a living room, or</li> <li>a balcony of 8sqm with a min width of 1.6m and convenient access from a living room, or</li> <li>a roof-top area of 10sqm with a min width of 2m and convenient access from a living room</li> </ul>	Yes	All dwellings are provided with private open space areas that exceeds the minimum requirement of Standard B28. Please refer to the plans for areas and dimensions.
55.05-5 Solar Access To Open Space	Standard B29	Met?	Comments
To allow solar access into the secluded private open space of new dwellings and residential buildings	<p>The private open space should be located on the north side of the dwelling or residential buildings</p> <p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least <math>(2 + 0.9h)</math> metres, where 'h' is the height of the wall</p> <p>Refer to Diagram B29</p>	<p>Yes</p> <p>Yes</p>	The private open space areas are orientated to the north to allow for maximum solar access to the open space area and the internal living areas of the dwellings.

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<b>55.05-6 Storage</b>	<b>Standard B30</b>	<b>Met?</b>	<b>Comments</b>
To provide adequate storage facilities for each dwelling	Each dwelling should have convenient access to at least 6m <sup>3</sup> of externally accessible, secure storage space	Yes	Storage is capable of being provided within the garages of each dwelling.

<b>55.06-1 Design Detail</b>	<b>Standard B31</b>	<b>Met?</b>	<b>Comments</b>
To encourage design detail that respects the existing or preferred neighbourhood character	The design of buildings, including: <ul style="list-style-type: none"> <li>• Facade articulation and detailing,</li> <li>• Window and door proportions,</li> <li>• Roof form, and</li> <li>• Verandahs, eaves and parapets,</li> </ul> should respect the existing or preferred neighbourhood character.	Yes	The dwellings provide well-articulated facades, utilising quality materials and finishes. The proposal will provide a contemporary medium density development which responds to the existing and future character of Nagambie township. The dwellings are visually compatible with the existing approved residential development.
	Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character	Yes	

<b>55.06-2 Front Fences</b>	<b>Standard B32</b>	<b>Met?</b>	<b>Comments</b>
To encourage front fence design that respects the existing or preferred neighbourhood character	The design of front fences should complement the design of the dwelling and any front fences on adjoining properties	N/A	A front fence is established.
	A front fence within 3m of a street should not exceed: <ul style="list-style-type: none"> <li>• Streets in a Road Zone – 2m</li> <li>• Other Streets – 1.5m</li> </ul>	N/A	

<b>55.06-3 Common Property</b>	<b>Standard B33</b>	<b>Met?</b>	<b>Comments</b>
	Developments should clearly delineate public, communal and private areas	Yes	The proposed property boundaries are clearly identified.

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<p>To ensure that communal open space, car parking, access lanes and site facilities are practical, attractive and easily maintained</p> <p>To avoid future management difficulties in areas of common ownership</p>	<p>Common property, should be functional and capable of efficient management</p>	<p>Yes</p>	
<p><b>55.06-4 Site Service</b></p>	<p><b>Standard B34</b></p>	<p><b>Met?</b></p>	<p><b>Comments</b></p>
<p>To ensure that site services can be installed and easily maintained</p> <p>To ensure that site facilities are accessible, adequate and attractive</p>	<p>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</p>	<p>Yes</p>	<p>All site services are provided for and conveniently located.</p>
<p></p>	<p>Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development</p>	<p>Yes</p>	
<p></p>	<p>Bin and recycling enclosures should be located for convenient access</p>	<p>Yes</p>	
<p></p>	<p>Mailboxes should be provided and located for convenient access</p>	<p>Yes</p>	

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