

6.1.2 T200296 PA - Development of the land for seven (7) dwellings and associated works at 15 Main St, Nar Nar Goon

Responsible GM: Peter Benazic
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Recommendation(s)

That Council issue a Notice of Decision to Grant Planning Permit T200296 for the Development of the land for seven (7) dwellings and associated works at 15 Main Street, Nar Nar Goon VIC 3812 subject to the conditions attached to this report.

Attachments

1. T200296 PA Clause 55 Assessment [6.1.2.1 - 10 pages]
2. T 200296 PA - Locality Map [6.1.2.2 - 1 page]
3. T 200296 PA - Revised development plans [6.1.2.3 - 11 pages]
4. CONFIDENTIAL REDACTED - T 200296 PA - Copy of objections [6.1.2.4 - 15 pages]

Executive Summary

Application no.:	T200296
Applicant:	Southern Planning Consultants
Land:	L2 LP8643, 15 Main Street, Nar Nar Goon VIC 3812
Proposal:	Development of the land for seven (7) dwellings and associated works
Planning controls:	Neighbourhood Residential Zone (Schedule 1)
Notification & objections:	<p>Pursuant to Section 55 of the <i>Planning and Environment Act</i> 1989, the application was advertised by the placing of a sign on site and notices in the mail to adjoining property owners.</p> <p>Thirteen (13) objections have been received to date.</p>
Key planning considerations:	<p>Car parking</p> <p>Neighbourhood character</p> <p>Site coverage and dwelling density</p> <p>Garden area</p> <p>Amenity</p> <p>Carparking</p>
Recommendation:	That a Notice of Decision to Grant a permit be issued.

Background

The subject site is located on the western side of Main Street, within Nar Nar Goon's Town Centre, approximately 200 metres from Nar Nar Goon Train Station to the north-east.

The site is located in an area of Main Street with a mix of uses including residential uses (single dwellings, unit developments), public uses (church and kindergarten) and commercial type uses.

The site is a rectangular shape with a frontage to Main Street of 20.12m and a depth of 100.58m.

It is 2023sqm in size and currently contains a single storey rendered and weatherboard building, which is constructed with a zero setback to Main Street. It was constructed at an unknown date, but appears to be a Victorian or early Edwardian era building based on its architectural style. Council's Heritage Officer commissioned an assessment of the building as it is not currently listed in a Heritage Overlay under the Cardinia Planning Scheme.

The Heritage Assessment found that the building was likely formerly used for a commercial use (due to its setback off the street) and was likely associated with a pioneering family and the Oaklands homestead (located at 575 Bald Hill Rd which is also not listed in the Heritage Overlay), however that over the years it has been significantly altered to the point where the building has therefore lost most of its heritage significance and unable to be included into a Heritage Overlay.

The Planning Permit history for the site includes:

- Planning Permit T950343 which was issued for dwelling additions on 5 July 1995.
- Planning Permit T070028 which was issued for the development of the land for business identification signs on 21 May 2007.

Subject Site



The site is located on the western side of Main Street, Nar Nar Goon.

A crossover is located on the southern end of the property frontage, providing access to Main Street.

The site currently contains the single building described above, along with a large outbuilding and scattered vegetation.

The topography of the land is relatively flat.

There are no restrictions or agreements registered on title.

The site is not subject to Aboriginal Cultural Sensitivity.

The main characteristics of the surrounding area are:

- North: Directly north of the site is 13 Main Street which contains Nar Nar Goon Kindergarten. Further north is a public car park and park, as well as a small commercial shopping strip.
- South: Directly south of the site is 17 Main Street, which is a similarly sized lot containing a single dwelling, swimming pool and outbuildings. Further south are other residential properties, including a mixture of single dwelling sites and unit developments.
- East: Directly east of the site is Main Street. Across Main Street is St. John's Church and its grounds. Further east is the site of Nar Nar Goon Scout Hall and Recreation Reserve.
- West: Directly west of the site is 2 Richards Road, which is a similarly sized residential parcel containing a single dwelling and outbuilding. Further west are larger Low Density Residential Zone properties.

Relevance to Council Plan

3.5 Our Environment - Balanced needs of development, the community and the environment

3.5.3 Provide for the sustainable development of rural townships while taking into account their existing character and community needs.

Proposal

Approval is sought for the development of the land for seven (7) dwellings and associated works at the subject site. The application originally proposed eight (8) double storey dwellings on the site, however amendments to the plans were made to reduce the number of dwellings from eight (8) to seven (7) and reduce the number of double storey dwellings, following Council's and Objectors concerns.

Site layout

The site is rectangular in shape and access to all seven (7) dwellings is proposed by a common driveway along the southern boundary and a common crossover to Main Street.



Figure 1: Site layout

The development will comprise of three (3) double storey, two (2) bedroom dwellings, one (1) double storey, three (3) bedroom dwelling and three (3) single storey, three (3) bedroom dwellings. The proposal provides for a number of floor plans and layouts, each containing an open kitchen, living and dining area at ground floor level. The existing buildings on the site will be demolished to make way for the development. The proposed dwellings will have a maximum height of between 5.24 metres (Dwelling 1) and a maximum height of 7.52 metres (Dwelling 6) to the peak of the pitched roof(s) measured from natural ground level.

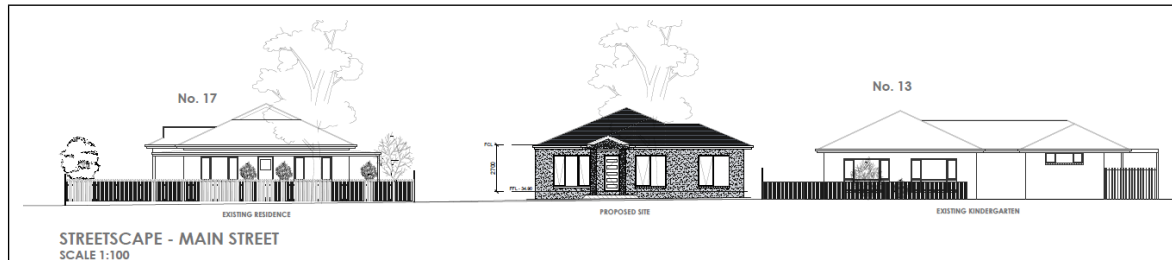


Figure 2: Streetscape elevation

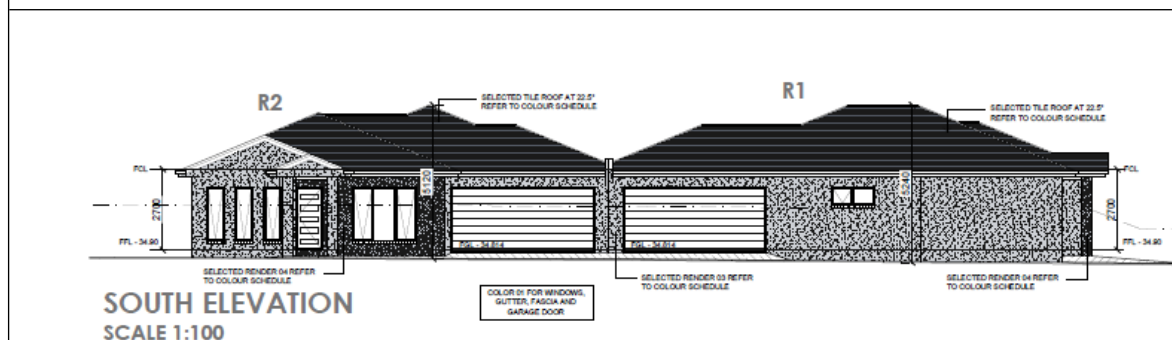


Figure 3: Southern elevation (Dwellings 1 & 2)

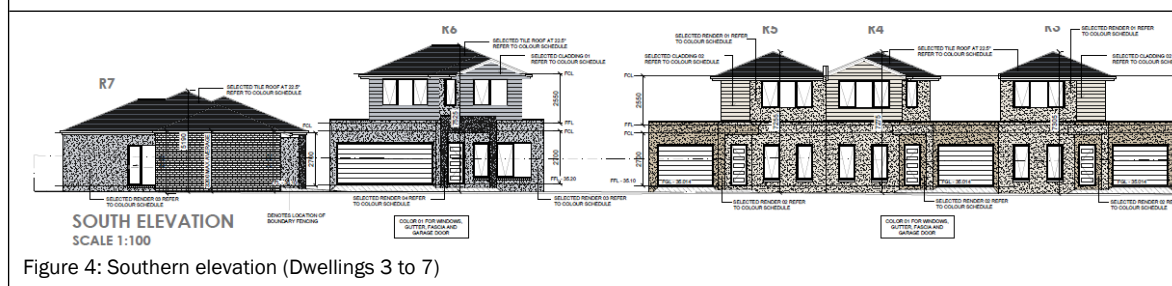


Figure 4: Southern elevation (Dwellings 3 to 7)

The proposed dwellings provide a contemporary design incorporating 'weatherboard look' clad and rendered facades with porches and eaves, along with tile roofs. The colour schemes chosen include a mixture of white, cream and brown tones for Dwellings 3 to 5, specifically the use of Dulux/ Colourbond colours 'Surfmist', 'Evening Haze' and 'Paperbark', along with a charcoal tiled roof.

Dwellings 1, 2, 6 and 7 will have a colour scheme consisting of light and dark grey tones, specifically the use of Dulux/Colorbond colours 'Shale Grey' and 'Monument', with a charcoal tiled roof.

The designs takes cues from the surrounding neighbourhood character, using colours and materials complimentary to the township character, as well as providing for a variety of articulated facades which adds visual interest and reduces visual bulk.

The dwellings are orientated towards the southern boundary (internal driveway), except for Dwelling 1 which addresses Main Street and the private open spaces are mainly located on the northern alignment of the site.

Site coverage:

The details of the proposed dwellings are as follows:

	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7
Size	153.5sqm	155.5sqm	132.9sqm	132.9sqm	132.9sqm	178.8sqm	167.0sqm
Bedrooms	3	3	2	2	2	3	3
Storeys	Single	Single	Double	Double	Double	Double	Single
Private Open Space	42.0sqm	56.0sqm	42.0sqm	42.0sqm	42.0sqm	64.0sqm	76.0sqm

The proposal provides a site coverage of 41 percent (excluding driveways and paths) and has 36 percent of permeable area (area of the site not covered by buildings, driveways & paths). Garden area has been provided at 35.03 percent (or 708.68sqm of the 2023sqm site), which satisfies the mandatory requirement for dwellings on lots over 650sqm.

Setbacks:

Dwelling 1 will be setback between 6.5 and 7 metres from Main Street, with the front porch slightly encroaching into this setback.

The ground floors of the proposed dwellings have setbacks of between 1.25 and 4.5 metres from the northern boundary and over 6 metres from the southern boundary (except for Dwelling 7 which has a garage wall constructed on a boundary). The upper floor levels of the double storey dwellings are generally setback between 2.7 and 4 metres from the northern boundary and over 6 metres from the southern boundary.

Visitor car parking and Access

One (1) visitor space is required as the proposal contemplates a development of five or more dwellings on a lot. Two (2) visitor spaces have been provided on the site within central locations and spacing between the Dwellings.

Dwellings 1, 2, 6 and 7 are provided with two (2) car spaces each in a double lock-up garage as required for a dwelling with three (3) or more bedrooms. Dwellings 3 to 5 are each provided with an attached single lock up garage, as required for each two (2) bedroom dwelling.

Access from Main Street is proposed via the existing crossover to the property. The driveway is approximately 3 metres in width and will provide access to all three (3) dwellings. The driveway and crossover are to be extended to 6 metres at the entrance to Main Street to allow safe access to the site for vehicles entering and exiting the site at the same time.

Vegetation removal:

A total of fourteen (14) trees and one (1) small street tree require removal to accommodate the development. Most are exotict species and since there are no vegetation controls effecting the site, a planning permit is not required for their removal. The small street tree that requires removal to facilitate the extension of the crossover will be required to be compensated for to be replanted elsewhere via permit condition. The plans demonstrate that the Tree Protection Zones (TPZ's) of trees on neighbouring sites, including a large mature street tree to be retained, will not be impacted by the development.

Landscaping

A concept landscaping plan has been provided and demonstrates that design and layout of the proposal can accommodate meaningful landscaping along both the driveway and within the rear yards for each unit. The retention of a large mature street tree will also have a positive contribution to the streetscape and the appearance of the site.

Planning Scheme Provisions

Zone

The land is subject to the following zones:

- Neighbourhood Residential Zone – Schedule 1

Overlays

The land is not subject to any Overlays

Planning Policy Framework (PPF)

The relevant clauses of the PPF are:

- Clause 11.01-1S Settlement
- Clause 15.01 Built Environment
 - Clause 15.01-2S Building Design
 - Clause 15.01-5S Neighbourhood Character
- Clause 15.02-1S Energy and resource efficiency
- Clause 16.01 Residential development
 - Clause 16.01-1S Housing supply
 - Clause 16.01-2S Housing affordability
- Clause 18.01 Transport

Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

- Clause 21.03-1 Housing
- Clause 21.03-4 Rural Townships
- Clause 21.06-1 Urban design

Relevant Particular/General Provisions and relevant incorporated or reference documents

The relevant provisions/ documents are:

- Clause 52.06 Car Parking;
- Clause 53.18 Stormwater Management in Urban Development;
- Clause 55 Two or More Dwellings on a Lot and Residential Buildings;
- Clause 65 Decision Guidelines; and
- Clause 66 Referral and Notice Provisions

Planning Permit Triggers

The proposal requires a planning permit under the following clauses of the Cardinia Planning Scheme:

- Pursuant to Clause 32.09-6 (NRZ1) a planning permit is required to construct two (2) or more dwellings on a lot.

Public Notification

The application has been advertised pursuant to Section 52 of the *Planning and Environment Act 1987*, by:

- Sending notices to the owners and occupiers of adjoining land.
- Placing a sign on site.

The notification has been carried out and the statutory declaration has been submitted to Council on 19 February 2021.

Council has received thirteen (13) objection to date.

The key issues that were raised in the objection are:

- Double storey is out of character for the area
- Neighbourhood character and absence of strategic township plans
- Car parking, access and traffic
- Overlooking and privacy of the neighbouring kindergarten
- Boundary fencing
- Drainage

Referrals

External Referrals/Notices:

Referrals/ Notice	Referral Authority	Brief summary of response
Section 55 Referrals	N/A	
Section 52 Notices	N/A	

Internal Referrals:

Internal Council Referral	Advice/ Response/ Conditions
Engineering	No objection (subject to conditions)
Traffic	No objection (no conditions)

Strategic Planning	No objection (no conditions)
Landscape	No objection (subject to conditions)
Waste	No objection (subject to conditions)
Buildings and Facilities/ Community and Family Services	No objection (subject to conditions)
Heritage	No objection (subject to conditions)

Discussion

The application has been assessed against the decision guidelines of all relevant clauses of the Cardinia Planning Scheme and the proposed development is determined to be consistent with these requirements.

Planning Policy Framework (PPF) and Municipal Planning Strategy (MPS)

A number of state and local policies are relevant to this application that aim to ensure dwelling design achieves attractive and diverse neighbourhoods, and to encourage a diversity in housing, close to activity centres, to meet the needs of future and existing residents.

Clause 15.01-2S (Building Design) seeks to achieve building design outcomes that contribute positively to the local context and enhance the public realm.

Clause 15.01-5S (Neighbourhood Character) seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Clause 15.02-1S (Energy and resource efficiency) seeks to encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

Clause 16.01-1S (Housing supply) seeks to facilitate well-located, integrated and diverse housing that meets community needs.

Clause 16.01-2S (Housing affordability) seeks to deliver more affordable housing closer to jobs, transport and services.

Clause 21.03-1 (Housing) provides local context to Clause 16, with an objective to encourage diversity in housing to meet the needs of existing and future residents.

Clause 21.03-4 (Rural Townships) seeks to ensure that the siting and design of new buildings and works complement the rural character of the township, and does not dominate the landscape or surrounding built form character.

Clause 21.06-1 (Urban Design) seeks to promote a high standard of design which creates a strong character and identity for the area, provides for a functional built environment, and promotes community and personal safety.

The proposal is compatible with the existing and emerging residential character from the area, and due to the proposed setbacks, height and appropriate location of the proposed dwellings, it is not expected to have any negative impacts on the surrounding residences or other uses. The dwellings are contemporary and modern in design, but takes cues from the surrounding neighbourhood and an adequate amount of garden area and P.S.O.S has been provided to each dwelling. The site coverage is considered reasonable and the application complies with the requirements of Clause 55.

Landscaping can be provided to provide for shade of canopy trees and to soften the built form. This is consistent with clauses above that seek ensure that residential development in

establishing residential areas results in a good and safe design outcome, adequate access to services and amenities, responsive to neighbourhood character and is compliant with the standards and objectives of Rescode.

It is considered that the proposal adequately responds to the above and compliments the existing and emerging development pattern of this street and the surrounding area.

Therefore, it is considered that the proposal is consistent with the PPF and MPS as it contemplates development of a vacant parcel that will result appropriately dense infill development near public transport and services.

Neighbourhood Residential Zone – Schedule 1

The Neighbourhood Residential Zone seeks to limit opportunities for increased residential development and to manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.

Pursuant to Clause 32.09-5 of the NRZ, a permit is required to construct two or more dwellings on a lot. The decision guidelines of this overlay cover a number of matters, such as the purpose of the zone and the objectives, standards and decision guidelines of Clause 55.

The proposed development provides for a diversity of housing types, whilst reinforcing the residential nature of the area and proposes limited housing growth in an area that is within close proximity of the centre of Nar Nar Goon.

It also respects the existing residential character of the area, is consistent, and complies with the relevant purposes and decision guidelines of the Neighbourhood Residential Zone.

The proposal must meet the mandatory garden area requirement stipulated in the Zone, the requirement is for 35% of the site to be free from built form including car parking accommodation. The proposal satisfies this requirement by providing for a minimum of 35.03 percent of the site for 'Garden Area'.

The Zone also identifies a 9 metre mandatory height limit, the overall height limit for the proposal does not exceed a maximum height of between 5.24 metres (Dwelling 1) and a maximum height of 7.52 metres (Dwelling 6). The proposal therefore meets the mandatory height and garden area requirements.

While the general character of the area is standard-sized residential lots, there are some similar sized unit developments along Main Street, and therefore, the development is considered responsive to the character of the area as it limits the development footprint, proposes only minimal dwelling growth within close proximity to Nar Nar Goon Town Centre and provides extensive opportunity for landscaping and re-vegetation.

Although traditionally, development or subdivision of the lots within this area of Nar Nar Goon has been sparse, there is an emerging character for this type of development within close proximity to the town centre. There are a few examples of subdivision and development within the immediate area to the south of the site at 19, 23 and 25 Main Street, Nar Nar Goon.

The site and its surrounds are in close proximity to services and transport and the large size allotments present an opportunity to provide for infill development and affordable housing. Once subdivided, the area of the seven (7) proposed lots will be consistent with the subdivision pattern of the surrounding area.

Services within walking distance of the subject site include Nar Nar Goon Town Centre (approximately 100-250m walk) which provides for a range of services and facilities. The site is also located approximately 7.3 kilometres to the south-east of Cardinia Lakes Shopping and

approximately 9.3 kilometres to the south-east of Pakenham Town Centre, both which provide larger retail facilities and services. Pakenham Town Centre is also accessible by train from Nar Nar Goon Train Station, which is a approximately 300 metres to the north of the site.

Clause 55 Two or More Dwellings on a Lot and Residential Buildings

The proposed development is considered appropriate for the site and surrounds and complies with all the relevant objectives of Clause 55. A summary of the assessment of the development against Clause 55 is listed below (see Clause 55 assessment attached for full summary):

Clause 55.02 Neighbourhood character and infrastructure:

Pursuant to Standard B1 of Clause 55, it is essential for proposed developments to maintain and enhance the neighbourhood character of the area. It is policy with regard to built form that development complements the current character and contributory elements.

The proposal respects the rhythm of developments in Main Street as adequate setbacks have been provided from the front, side and rear boundaries, with Dwellings 1, 2 and 7 being single storey to ensure that the development will not be visually dominant when viewed from the street and adjoining properties. The development will not dominate the streetscape as Dwellings 2 to 7 are located behind Dwelling 1 to present as one single dwelling, with the new buildings being setback further than the adjoining Kindergarten to the north and the average of the setbacks of the adjoining development (which is 7.05 metres). This will ensure that the streetscape is not adversely disrupted.

Generous areas of open space have been provided at ground floor to the rear and sides of each of the dwellings. The areas of secluded private open space (S.P.O.S) are considered sufficient in size for landscaping and the planting of canopy trees, which will further assist in screening the proposed development.

The built form of the proposed character of the dwellings including external materials and openings (i.e. door and windows) is consistent with the existing dwellings and surrounding area. Each garage is located to the side of the dwellings and will face the internal driveway, further ensuring that the streetscape is not further disrupted.

Additional landscaping opportunities are provided within the front setback and alongside the driveway that will assist in breaking up the appearance of hard surfaces when viewed from the street. The landscaping plan provided with the application has been assessed by Council's Landscape Officer as suitable for endorsement.

There are some canopy trees located on the adjacent property along the north and east boundaries of the site. The plans demonstrate that these trees are unlikely to be impacted by the proposal due to the TPZ's shown. The plans also demonstrate that the large street tree is also unlikely to be impacted by the development. Tree protection fencing conditions will be placed on the permit to ensure that the TPZ's of these trees are maintained during construction.

The driveways provide appropriate and safe access to Main Street, allowing all vehicles to enter and exit the site in a forward-facing direction. Given the width of the allotment and its depth it also allows for the separation of built form, both within the site and in the streetscape. Given the existing multi-dwelling developments within the immediate area, it is considered that the design responds and provides balance to the existing residential character of Nar Nar Goon.

The objective of Clause 52.02-3 (Dwelling diversity) is also considered to be met as the proposal provides for an alternative to the larger residential and rural properties in the area, resulting in more affordable housing stock close to Nar Nar Goon Town Centre. The two (2) and three (3) bedroom dwellings will suit people at all stages with easily accessible entrances. The mixture of single and double storey dwellings also ensure that some bedrooms and living areas are located at ground level which will also facilitate use of the dwellings by persons with limited mobility. The design also makes good use of private open space and spaciousness between built form, providing for better use of the site and a more useable living arrangement.

It is also noted that the development can be suitably accommodated into the infrastructure of the existing area and as such, all reticulated services (electricity, water, gas and sewerage) will be available to the development.

Clause 55.03 Site layout and building massing:

The site layout and building massing generally meets all standards and objectives, including building height, site coverage, permeability, open space, landscaping and safety. Dwellings are a mixture of single and double storey and designed and sited to ensure appropriate energy efficiency and access as much as possible given the east-west orientation of the site.

The proposal seeks a minor variation to the distance specified by Standard B6 (Street Setbacks). The setback required is based on the first development context in Table B1 (Street setback) as there is an existing building on both abutting allotments facing the same street and the site is not on a corner. Based on this the required setback is the average distance as the front wall of the existing dwellings on the abutting allotments facing the front street or 9 metres (whichever is lesser). The average setback of the front walls on the abutting allotments (when combined) is 7.05 metres. The proposal seeks to construct Dwelling 1, between 6.51 and 7.18 metres from the front title boundary, which is a reduction of 574mm (at the closest point). The front porch complies, as it is less than 3.6 metres in height (at approximately 3.2 metres) and does not encroach into the front setback by more than 2.5 metres. Given the minor reduction of 574mm, combined with the reduced setback of the adjoining Kindergarten (which has a setback of between 860mm and 4.625 metres from Main Street) and given that the remainder of Dwelling 1's front wall is setback more than required by the Standard, the minor variation is not expected to impact the character of Main Street, and supported in this context and location.

The proposal does not vary Standard B7 (Building heights) as maximum height of the double storey dwellings does not exceed 7.52 metres at any point. Standard B7 requires that dwellings on a flat site should not exceed 9 metres in height. The NRZ has a maximum height limit of 9 metres (no more than two-storey), and therefore the proposal sits comfortably within the Standard. Given the pattern of development on the surrounding sites, the proposed mixture of single and double storey design and height is considered suitable as the two (2) front dwellings and one (1) rear dwelling will be maintained as single storey as to not disrupt the streetscape which is considered acceptable in this context and location.

Site coverage is considered acceptable as the standard under Clause 55.03-3 mandates a maximum site coverage of 60 percent. The proposed area covered by buildings in this development is 837sqm of the 2023sqm site complying with this Standard at 41 percent.

Proposed at 36 percent the development also comfortably complies with Standard B9, which requires that the minimum permeable area of a site equal to at least 20 percent of the site area. Standard B9 also outlines that the stormwater management system should be designed to:

- 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*); and

- Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

An assessment against Clause 53.18 (Stormwater management in urban development) has been provided with the application which demonstrates compliance with each guideline. The proposal is consistent with ensuring that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits by:

- Installation of retention systems which are to be incorporated into paving and drainage plans
- Installation of rainwater tanks for each dwelling
- Ensuring discharge is normal and safe for a dwelling
- The use of retention systems and rain gardens and water tanks will ease the distribution of additional stormwater
- Gutters, drains, tanks, retention systems will be easily accessible for maintenance.

Stormwater management will be further controlled via the requirement to provide a stormwater management plan via permit conditions.

Standard B10 is also met as the proposed design orientates the dwellings to make better use of solar energy. Living areas and private open space mostly have been orientated to the north side of each dwelling or has access to a northern aspect when not located directly to the north of the dwelling, maximising solar access to north facing habitable room windows and P.O.S. The site makes good use of the east-west orientation by locating the driveway to the south and dwellings on the northern side of the site ensuring that all the dwellings are provided with adequate northern light.

Window sizes and locations have been selected to reflect the use of each room with regard to winter heat loss and summer heat gain.

The proposed Dwellings are proposed to reach a 6-Star Energy Rating and will be required to comply with the relevant requirements of the BCA at building permit and construction stage.

Effort has been made to ensure that the P.O.S is as wide and usable as possible, given the development of the additional dwellings and the orientation of the site.

Standard B13 will also be achievable given the design and layout of the open areas of the site and has been demonstrated by a concept landscaping plan. A full landscaping plan will be required via permit conditions. There are fourteen (14) trees/shrubs to be removed on the subject site and one (1) small street tree, however none are significant. The plans demonstrate that there are a number of trees located on neighbouring sites, however the plans demonstrate that none of the trees will have their TPZ encroached beyond the 10 percent outlined in AS-4970 as discussed above, including the large street tree to be retained. The landscaping shown on the plans will help to maintain the landscape character of the neighbourhood, as the subject site is relatively clear of vegetation. Only drought tolerant native vegetation will be allowed to be planted.

A small street tree requires removal to facilitate the crossover for Dwelling 1 which is accepted by Council's Landscape Department. A contribution to re-plant a street tree elsewhere will be required by permit condition.

Safety in design has also been considered with surveillance of Main Street offered from Dwelling 1 and entrances to dwellings being clearly visible from Main Street or the internal driveway.

All dwellings have been designed with car turning circles in mind. As a result, sufficient reversing area has been provided to allow vehicles to exit the site in a forward motion.

The subject property fronts Main Street to the east (total length 20.12 metres). One existing crossover is located there along the southern boundary, which will be retained and upgraded to the satisfaction of Council to provide access to all the dwellings. The existing crossover is approximately 3 metres, however, is required to be widened to allow for opposing vehicles to pass one another at the entrance of the site. Once widened the crossover will be 6.1 metres in width, which represents 30.31 percent of the frontage, and as this is under 33 percent, it complies with Standard B14.

A visitor space is required as the development involves the construction of five (5) or more dwellings and two (2) visitor spaces have been provided, which along with the provision of adequate car parking on site (within garages), it is expected that there will be no adverse effect on street parking or normal traffic flows is expected.

Access ways to all dwellings comply with the prescribed requirements of B14 in respect to width. The proposed access has been assessed by Council's Traffic Engineer as satisfactory.

Further, an attached garage is provided for each new dwelling providing convenient and secure parking for residents. The garage dimensions have been assessed by Council's Traffic Engineer as complying with requirements of the Planning Scheme. The minimum setback of 1.5 metres is exceeded between habitable room windows and common driveways for all dwellings, which is consistent with Standard B15.

Clause 55.04 Amenity Impacts

The proposed dwellings are well setback from the southern boundary as they are separated by the common driveway (apart from Dwelling 7) which has part of its southern wall (garage) constructed on the boundary. This wall does not exceed 10 metres in length, and it has an average wall height under 3.2 metres complying with the Standard.

The proposed dwellings are also well setback from the northern and western boundaries, as the minimum setback at ground level for all the Dwellings is between 1.2 and 5.8 metres, which given the wall height of each dwelling is required to be setback at least 1 metre from all boundaries, complying with the Standard.

The upper floor levels also comply with setback requirements along the northern and western boundaries as the minimum setback proposed at the upper floor level along these elevations is between 2.7 and 4.16 metres, which given the wall height of each dwelling is required to be setback at least 1.66 metre from all boundaries, complying with the Standard.

The height and setbacks of the development respect the existing and preferred neighbourhood character and overshadowing diagrams demonstrate that the double storey dwellings are designed to ensure that the development will not create significant overshadowing to adjoining properties, limiting the impact on the amenity of existing dwellings within the vicinity.

According to the shadow diagrams, none of the double storey dwellings will cause overshadowing beyond the property boundaries, with the maximum overshadowing occurring over the common driveway.

Dwelling 7 will cause the maximum overshadowing which will occur on the property to the south. This overshadowing is proposed to occur at 9am, 12pm and 3pm and will affect a small portion in the rear of secluded private open space (S.P.O.S) of 17 Main Street. Given the size of this allotment the overshadowing does not reduce sunlight to the private open space of the dwelling at these time to under 40sqm.



Shadows at 9am (Sept 22nd Equinox) at 17 Main Street



Shadows at 12pm (Sept 22nd Equinox) at 17 Main Street



Shadows at 3pm (Sept 22nd Equinox) at 17 Main Street

Figure 5: Shadow diagrams

Therefore within this five (5) hour span, this properties will receive at least 75 percent or 40sqm of adequate sunlight, complying with the Standard.

Overlooking is avoided by the use of obscured glazing and raised sill heights for the double storey dwellings (Dwellings 3 to 6) and is avoided for the single storey dwellings with adequate boundary fencing to be required to be constructed by permit condition.

Preventing overlooking is also important in this context to comply with the regulations relating to protecting the privacy of children attending the Kindergarten next door to the north. To confirm the relevant requirements the application was both advertised to the Kindergarten Manager and a referral was sent to Council's internal Buildings and Facilities and Community and Family Services Departments who manage Council Kindergartens. They advised that permit conditions were required to ensure that upper floor windows overlooking the Kindergarten were (at the minimum) obscured to prevent views into the site. The proposal demonstrates that the upper floor windows on the northern side of Dwellings 3 to 6 are to be obscured to a height of 1.9 metres above finished floor level (FFL) to comply with this requirement.

Upper floor windows on the southern side of Dwellings 3 to 6 will also be required to be obscured or screened via permit condition in accordance with the Standard to ensure that no overlooking occurs onto the neighbouring private open space to the south.

Permit conditions will require that overlooking be dealt with as shown in the plans prior to the occupancy of the dwellings, via the installation of the measures chosen to prevent overlooking.

Based on compliance with Standards B19, B20 and B21 it is demonstrated that there will be no impact on the daylight to existing windows, north facing windows or private open space of the neighbouring lots. There are north facing windows located on the neighbouring lot to the south within 3 metres of the property boundary. Therefore, the buildings on the subject site are required to be setback at least 3.8 metres from the southern boundary. The buildings are setback over 6 metres from the southern boundary (due to the common driveway), therefore, complying with the Standard.

There will also be no internal view issues due to the design of floor levels, window sill heights, proposed and existing screening fences and the location of secluded private open space.

Clause 55.05 On Site Amenities and Facilities:

The development has been designed to provide a sense of identity for each dwelling and adequate open space areas in accordance with the requirements of Clause 55. The proposal has been designed to ensure adequate provision of on-site amenities and facilities, including accessibility, daylight and solar access. Given the orientation of the site, north facing windows have been provided where possible to all dwellings. All the dwellings also benefit from a northern aspect to their respective S.P.O.S.

The proposal also complies with Standard B27, as direct access from a living area to P.O.S has been provided and there is adequate solar access from north facing habitable room windows (living areas). The P.O.S. to each Dwelling have been designed to face north.

All proposed Dwellings, within the constraints of the site, have been provided with individual functional areas as part of the private open space provisions. Private open space, where possible, has been located to maximise solar access.

The layout of private open spaces is such that they provided in rear yards with direct access to the living areas of the dwellings. Each Dwelling is provided at least 40sqm of open space, with 25sqm of SPOS with a minimum dimension of 3 metres at ground level.

Clause 55.06 Detailed Design:

The design details of the proposed development are compatible with the character of the surrounding area. The proposal is of a good standard of design that responds to the residential character of the area.

No new front fencing is proposed.

The proposed driveways are functional and capable of efficient management. The remainder of the internal side fencing between the three dwellings will be required by permit conditions to be constructed of timber palings to a maximum height of 1.8 metres. It is proposed that the existing 1.8-metre high combination Colorbond and paling fences on the south boundary will

be retained and the section of post-and-wire fencing to the rear will be replaced with 1.8m high timber paling fence along the southern boundary, and the existing 1.8m high timber paling fence to the west will also be retained. There is an existing 1.8m high timber paling fence along the northern boundary, however due to the regulations of the Kindergarten, this fence will be required to be replaced to ensure it complies with the relevant standards for childcare centres in terms of the material, height and location of rails (to ensure children cannot climb over the fence). Conditions will require the fences be shown as 1.8 metre high timber paling (minimum) and will require them to be constructed in accordance with the plans.

It is considered that all services and facilities can be provided to the site, and this will take the form of conditions on any permit issued.

Clause 52.06 Car Parking

As detailed above the proposed development includes two (2) spaces (within double garages) for the three (3) bedroom dwellings (Dwellings 1, 2, 6 and 7) and one (1) car space (within single garages) for the two (2) bedroom dwellings (Dwellings 3 to 5). Clause 52.06 requires that each 1 to 2 bedroom dwelling be provided one (1) car parking space, and each 3 or more bedroom dwelling be provided two (2) car parking spaces, therefore the application complies with the Standard.

As the proposal consists of five (5) or more dwellings, visitor spaces are also required. The development proposes two (2) visitor spaces located on-site and evenly distributed through the site. Clause 52.06 requires that one (1) visitor space be provided for every five (5) dwellings. As this proposal provides two (2) visitor spaces it exceeds the requirement therefore, complying with the Standard.

The proposed design has incorporated internal dimensions for the garages and accessway width is consistent with minimum requirements. Council's Traffic Engineer, deems the development to have suitable space to perform safe vehicle movements. Vehicles will be able to enter and exit the site in a forward-facing direction. As such, the proposal is consistent with the car parking and access requirements of the Cardinia Planning Scheme.

Clause 65 Decision Guidelines

The Application has been assessed against the Clause 65 Decision Guidelines, which requires Council to consider additional factors such as:

- The effect the proposal may have on the orderly planning of the area;
- The amenity of the area, proximity to public land;
- Factors likely to contribute to land degradation;
- The quality of stormwater within and exiting the site;
- Effects on native vegetation;
- Potential hazards;
- The suitability of the land for subdivision; and
- The existing use and possible future development of the land.

The application proposes seven (7) dwellings which is considered to be in a suitable location that is consistent with the orderly planning of the area because it increases density in a location close to amenities and public transportation in accordance with existing and future planning policy. The proposal allows for infill development contained in an established residential area clear of significant vegetation and therefore it will not affect native vegetation or cause degradation to the land in any meaningful way. Stormwater drainage impacts will be further addressed via permit conditions. Therefore, it is considered that the application is consistent with the decision guidelines of all applicable planning controls.

Response to Objections

In response to both Council and Objector concerns the permit applicant has provided a revised set of drawings for consideration. To summarise the main changes include:

- Reduction in the number of dwellings from eight (8) to seven (7);
- Reduction in the number of double storey dwellings from eight (8) to four (4), resulting in three (3) single storey dwellings and four (4) double storey dwellings;
- Incorporated additional materials (i.e. weatherboard look cladding) sympathetic to the township character;
- Incorporated obscured windows to 1.7m height above finished floor level (FFL) to comply with overlooking requirements;
- Incorporated fencing to a height of 1.8m; and
- Incorporated single storey dwellings to the front and rear of the site to address neighborhood character concerns.



Figure 6: Advertised plans showing eight (8) double storey dwellings



Figure 7: Revised plans showing seven (7) dwellings (3 single storey and 4 double storey)

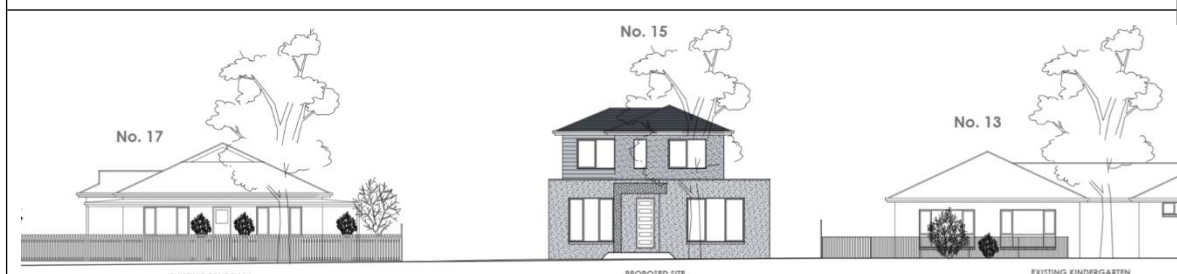


Figure 8: Advertised streetscape plan showing Dwelling 1 as double storey

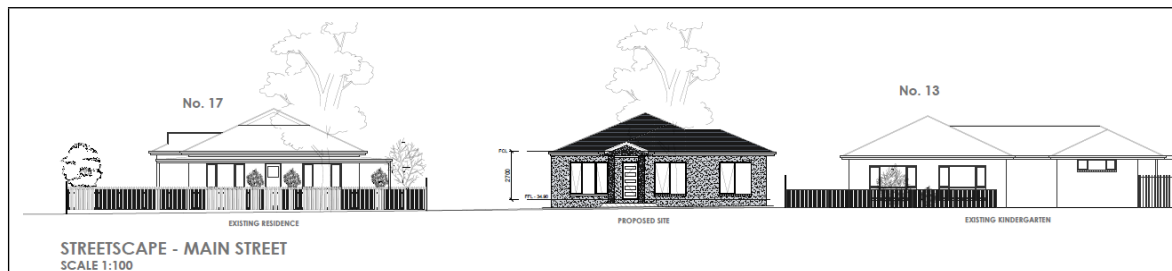


Figure 9: Revised streetscape plan showing Dwelling 1 as single storey



Figure 10: Advertised southern elevation showing all eight (8) dwellings as double storey

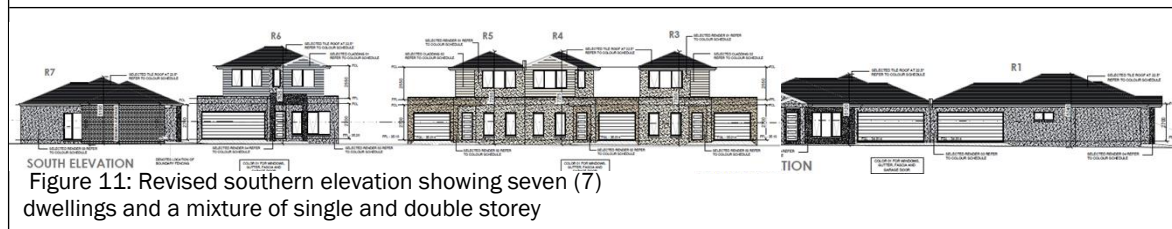


Figure 11: Revised southern elevation showing seven (7) dwellings and a mixture of single and double storey

The following addresses the specific concerns raised by the objections received:

Car parking, Traffic & Access:

A number of objections raised concerns about increased traffic and potential car parking issues that may be caused by this development (especially at school and kinder drop off and pick up times) on Main Street.

The amount of car parking provided is compliant in accordance with the requirements of Clause 52.06 (Car Parking) of the Cardinia Planning Scheme. Clause 52.06 requires the following number of spaces to be provided for this type of development:

- For each 1-2 bedroom dwelling a total of 1 car parking space are to be provided for that dwelling:
 - Each 2 bedroom dwelling is provided 1 car space in a single lock up garage as required.
- For each 3+ bedroom dwelling a total of 2 car parking spaces are to be provided to that dwelling:
 - Each 3 bedroom dwelling is provided 2 car spaces in a double lock up garage as required.
- For every 5 dwellings (in developments of five dwellings or more) 1 visitor space is to be provided for the site.
 - The site is provided with 2 visitor spaces, exceeding the number of visitor spaces required.

Access, turning circles and garage sizes have been assessed by Council's Traffic Engineer and are compliant with their standards and the standards of the planning scheme..

Main Street is a Road Zone Category 2 (a main road under Council control) and Council's Traffic Department did not raise any concerns about increased Traffic onto the road network at this location. The road is designed to accommodate more traffic when compared to other local roads. Access has been designed to ensure that all vehicles exiting the site can do so in a forward facing direction and on-site visitor spaces should ensure that the proposal does not detrimentally affect on-street parking or traffic into the local road network.

Therefore, it is considered that the proposal appropriately contemplates car parking, traffic and access.

Overlooking & privacy issues for the neighbouring Kindergarten:

A number of objections raised concerns about overlooking of S.P.O.S of neighbouring properties, and also issues of privacy and overlooking into the neighbouring Kindergarten.

The dwellings are required to be designed to prevent overlooking onto the private open space and habitable windows of adjoining lots. This can be done via obscured glazing, raised sill heights (to at least 1.7m above FFL) or screening. Where the windows have not been shown as any of these treatments, and are within 9m of a property boundary which results in direct views into the private open space of the neighbouring property, they will be required to comply via permit conditions. As discussed above, any approval will be subject to such conditions.

Also as discussed above, Council's Community and Family Services team that oversees the management of the neighbouring kinder (located on Council land) have been given a copy of the application for review. They have requested a number of requirements of the plans to ensure that the kindergarten and children are adequately protected from overlooking and loss of privacy as required under the relevant Act/s that govern Kindergartens and Child Care Centres. These measures include requiring the use of obscured glazing to a minimum height of 1.7m above FFL or highlight windows to a minimum height of 1.7m above FFL on the upper floor levels facing the kinder, as well as appropriate boundary fencing.

The amended plans demonstrate that any windows with potential overlooking into the kindergarten have been appropriately designed. Fencing is also shown to comply. These measures will also be included as conditions of any approval granted.

In response to these concerns the number of double storey dwellings has also been reduced, which further reduces the potential for overlooking into the kinder to occur from an upper floor level.

Neighbourhood character & absence of strategic township plans:

A number of objections raised concerns about the proposal not aligning with the existing neighbourhood character of Nar Nar Goon, especially the double storey design in an area predominantly made up of single storey development.

The original design was not considered to have a sympathetic approach to the character of Main Street and the surrounding area, and therefore, the applicant was asked to consider changes to the plans to ensure the development was more sympathetic. The results are the amended plans which show less double storey development, spacing between buildings and a range of different materials and colours more sympathetic to the neighbourhood.

The amended plans also demonstrate that the two (2) front dwellings will be single storey in design, which is more in-line with the existing streetscape character. The double storey dwellings have been situated in the centre of the site, with a single storey dwelling to the rear, providing a better transition to the larger, low density residential area to the rear of the site.

A number of objectors also raised concerns that Nar Nar Goon does not have its own Township Strategy to help guide development and protect neighbourhood character within the township.

Unfortunately, in the absence of an enforceable township strategy for Nar Nar Goon, Council can only rely on the existing planning policy in the Planning Scheme when assessing applications. This can make it more difficult to advocate for preferable outcomes. Council is aware of this issue and in response is working on a township policy (Cardinia Shire Railway Towns) which will include Nar Nar Goon and provide more guidance for development in the area if approved.

However, currently there is only a very small portion of Nar Nar Goon township which this type of development can be considered on (mainly consisting of the Neighbourhood Residential Zone along parts of Main Street, Nar Nar Goon-Longwarry Rd, Station St, Spencer St and Carney St). The remaining areas of the township centre are Low-Density Residential Zone which would require re-zoning to allow for this type of development to occur. The Planning Scheme recognises that it is important to provide for a range of housing types in regional towns to cater for all different types of households and families within the area. However, these comments were taken on board and the design response in the changes demonstrated in amended plans (reduction in dwellings and reduction in storey's) are intended to help address these concerns.

A map of the town centre and zoning showing the small area of Neighbourhood Residential Zone (NRZ) is below for reference (NRZ is shown in LIGHT PINK):



Boundary Fencing:

Some objections raised issues about appropriate boundary fencing where the fencing is currently not adequate. Concerns were also raised about fencing adjoining the kindergarten.

Although not normally a planning consideration (as fencing is a civil matter) Council can consider the inclusion of permit conditions requiring the permit holder to construct the appropriate boundary fencing. This is normally required to be a minimum of 1.8m high, timber paling fencing, and any areas which have not been shown on the plans as being constructed as such, will be required by permit condition. Alternatives to this can be discussed civilly

between the permit holder and the adjoining neighbour as would normally be required when dealing with boundary fencing.

As discussed above, appropriate fencing with rails facing internally to the subject site to prevent children from climbing the fence will be included on the permit.

All boundary fencing will be required to be constructed prior to occupancy of the dwellings via permit condition.

Drainage:

Some objections also raised concerns about drainage and how it will be managed for the property.

The Stormwater management strategy provided is intended to provide options to deal with stormwater run-off. It includes the use of water tanks, on-site detention and landscaping all to combat and reduce stormwater run-off, as well as improve its quality.

This application has also been assessed by Council's Drainage Engineer and a number of conditions will address drainage, including conditions for the submission of drainage plans and an on-site stormwater detention system provided.

Conclusion

The proposed development is consistent with the requirements of the Cardinia Planning Scheme and will not cause detriment to adjoining properties. It is therefore recommended that a Notice of Decision for planning permit T200296 be issued for the development of the land for seven (7) dwellings and associated works at 15 Main Street, Nar Nar Goon, VIC, 3812 subject to the following conditions:

Conditions

Plans required:

1. Before the development starts, plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale and fully dimensioned. The plans must be generally in accordance with the amended development plans prepared by Thomas Anderson Design, Revision C, submitted with the application but modified to show:
 - a. Amended site plan showing:
 - i. Boundary fencing constructed to be a minimum of 1.8-metre-high timber paling fencing along the south and west boundaries.
 - ii. Northern boundary fencing adjoining the kindergarten to be constructed:
 1. With fence railings facing internal to 15 Main Street, Nar Nar Goon;
 2. To a minimum height of 1.8 metres; and
 3. Treated pine palings must not be used unless paint sealed.
 - iii. Upper floor habitable room windows on the southern elevation designed to comply with Standard B22 (Overlooking).
 - b. Coloured photos of the existing building as a record of the building for Council's records to show:

- i. All four (4) exterior elevations of the existing building.
- c. A Waste Management Plan to the satisfaction of the Responsible Authority. The plan must include but is not limited to:
 - i. The manner in which waste will be stored and collected including the type, size and number of containers.
 - ii. Provision for on-site storage.
 - iii. Details whether waste collection is to be performed by Council's services or privately contracted.
 - iv. The size of the collection vehicle and the frequency, time and point of collection.
- 2. Before the development starts drainage plans must be submitted to and approved by the Responsible Authority. The plans must show the provision of a stormwater detention system. The stormwater detention system will become the responsibility of the property owner or body corporate to maintain to the satisfaction of the Responsible Authority.

Prior to commencement (Street trees):

- 3. Before the development starts a fee of \$375.00 must be paid to the Responsible Authority for the removal and replacement of any existing street tree requiring removal to facilitate the extension of the common driveway crossover.
- 4. Before the development including demolition starts, a tree protection fence must be erected around the existing street trees to be retained outside the canopy zone of the tree to define a "Tree Protection Area". The fence must be constructed of star pickets and chain mesh or similar to the satisfaction of the Responsible Authority. The tree protection fence must remain in place until construction is completed. No vehicular or pedestrian access, trenching or soil excavation is to occur within the Tree Protection Area without the written consent of the Responsible Authority. No storage or dumping of tools, equipment or waste is to occur within the Tree Protection Area. Any pruning that is required to be done to the canopy or roots of any tree to be retained is to be done with permission by Council's Arborist by a qualified arborist to Australian Standard – Pruning of Amenity Trees AS4373-2007.

Prior to commencement (Tree Protection Fencing):

- 5. Before works start, a fence must be erected around the areas of TPZ encroachment of Trees 6, 7, 16, 17 and 18 located on the adjoining land known as 13 Main Street, Nar Nar Goon as shown on the endorsed plan. This fence will protect the trees by demarcating the tree protection zone that extends onto the subject site and must be erected at a radius of 12 × the diameter at a height of 1.3 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the trees, excepting the approved area of encroachment for construction as shown on endorsed plans to the satisfaction of the Responsible Authority. The protection fence must be constructed of star pickets and flagging tape/chain mesh or similar to the satisfaction of the Responsible Authority. The protection fence must remain in place until all works are completed to the satisfaction of the Responsible Authority. Except with the written consent of the Responsible Authority, within the tree protection zone, the following are prohibited:
 - a. Vehicular access.
 - b. Trenching or soil excavation.
 - c. Storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products.
 - d. Entry and exit pits for underground services.

- e. Any other actions or activities that may result in adverse impacts to retained native vegetation.

General:

- 6. The layout of the site and the size of the proposed buildings and works, as shown on the approved plan/s, must not be altered or modified without the consent in writing of the Responsible Authority
- 7. Once the development has commenced, it must be continued and completed to the satisfaction of the Responsible Authority.
- 8. The exterior colour and cladding of the development must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the development must be of a non-reflective nature in accordance with the endorsed plans.
- 9. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority and used for no other purpose. Any dead, diseased or damaged plants are to be replaced.
- 10. All residential waste must be stored within the specified bin storage area for each dwelling. Garbage bins are to be placed on the street for collection in a tidy manner on the appropriate waste collection day for the area.
- 11. Any external lighting must be designed, baffled and located so as to not detrimentally affect the adjoining land to the satisfaction of the Responsible Authority.
- 12. The dimensions and layout of the proposed access and parking areas must be in accordance with the requirements of Clause 52.06 of the Cardinia Planning Scheme.
- 13. All pipes, fixtures, fittings and vents servicing any building on the subject land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.

Kindergarten boundary:

- 14. Privacy screening/ or obscured glazing for all upper floor windows along the northern boundary with the Kindergarten as shown on the endorsed plans must be maintained at all times to the satisfaction of the Responsible Authority.
- 15. Boundary fencing along the northern boundary with the Kindergarten as shown on the endorsed plans must be maintained at all times to the satisfaction of the Responsible Authority.

Engineering:

- 16. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.
- 17. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development subject land is adequately managed in such a way that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the stormwater drainage system.
- 18. Stormwater must not be discharged from the subject land other than by means of an underground pipe drain discharged to an outlet in the street or to an underground pipe drain to the satisfaction of the Responsible Authority
- 19. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
- 20. The slope of batters, both cut and fill, must not exceed 2:1 (horizontal: vertical) or, where this is not practicable, batters must be stabilised by other means to the satisfaction of the Responsible Authority.

Prior to Occupancy:

21. The development approved by this permit must not be occupied until the following works have been completed to the satisfaction of the Responsible Authority:
- a. Fixed privacy screens (not adhesive film) and/or obscured glazing in accordance with the endorsed plans designed to limit overlooking as required Standard B22 of Clause 55.04-6 must be installed to the satisfaction of the Responsible Authority and maintained to the satisfaction of the Responsible Authority thereafter for the life of the building.
 - b. Any new fencing shown on the endorsed plans must be constructed at the cost of the owner/permit holder in accordance with the endorsed plans.
 - c. The landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority unless an alternative date is agreed to in writing by the Responsible Authority.
 - d. All proposed areas set aside on the approved plan/s for access, circulation and car parking must be constructed with concrete, asphalt or other approved hard surfacing material, drained and the parking areas delineated to the satisfaction of the Responsible Authority. Once constructed, these areas must be maintained to the satisfaction of the Responsible Authority.
 - e. A residential standard concrete vehicle crossing/s as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority.
 - f. Any redundant existing vehicle crossing must be removed and the nature strip and kerb and channel reinstated at the cost of the owner and to the satisfaction of the Responsible Authority.
 - g. The premises are connected to a reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
 - h. Power and telephone lines to all new dwellings must be placed underground from the main point of service supplied by the relevant authority outside the boundaries of the subject land.
 - i. A bin storage area must be provided for each dwelling and must be located so as not to be detrimental to the visual amenity of the neighbourhood to the satisfaction of the Responsible Authority.
 - j. A mail box must be provided to each dwelling to the satisfaction of the Responsible Authority and Australia Post.
 - k. A clothesline must be provided for each dwelling and must be located so as not to be detrimental to the visual amenity of the neighbourhood to the satisfaction of the Responsible Authority.
 - l. Lighting must be provided near the front entrance of each dwelling to the satisfaction of the Responsible Authority.

Expiry:

A permit for the development of land expires if-

- a. the development does not start within two (2) years after the issue of the permit; or
- b. the development is not completed within four (4) years after the issue of the permit.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

Notes:

- i. Council recommends that prior to activating this permit, a registered building surveyor be contacted to ensure the development (including boundary fencing) complies with the Building Act and Building Regulations.
- ii. A 'Vehicle Crossing Permit' must be obtained from Council prior to the commencement of any works associated with the proposed vehicle crossing.
- iii. Prior to commencement of the proposed use a Building Permit must be obtained for any retaining wall exceeding 1.0 metres in height.

Drainage notes:

- iv. As the development has an impervious ratio greater than 35%, the developer shall engage the services of a suitably experienced Engineer to design a stormwater detention system that will reduce the intensity of the storm water discharge entering Council's drainage system, i.e.: a detention system. The storm water detention system shall provide for the same five (5) year ARI peak discharge as that for a standard house lot with no storm water detention. A standard house lot is assumed to have a fraction impervious area of 35%. Calculations and a plan shall be submitted to Council for approval prior to construction. The storm water detention system must be constructed prior to the occupation of the proposed development.

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Clause 55.01 Neighbourhood and Site Description and Design Response		
An application must be accompanied by:	Clause 55.01-1 Neighbourhood and site description Clause 55.01-2 Design Response	✓Satisfactory
<ul style="list-style-type: none"> A neighbourhood and site description A design response 		Details submitted were consistent with the requirements of the Cardinia Planning Scheme

Clause 55.02 Neighbourhood Character and Infrastructure		
Standard No. & Objective	Standard	Comments
Standard B1: Neighbourhood character Design respects existing neighbourhood character or contributes to a preferred neighbourhood character. Development responds to features of the site and surrounding area.	<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. 	✓Satisfactory The proposed development is considered to respect the existing neighbourhood character and respond appropriately to the site's context and features. The development complements the surrounding properties, with appropriate setbacks, contemporary design, roofing style, selection of materials, and overall dwelling style contributing to the existing neighbourhood character. The site is unique in its size and location which supports larger development type. The development acknowledges the policy context through a more efficient and intense use of the land through compact street setbacks and mixture of single and double storey designs, landscaping throughout and Rescode compliant setbacks and car parking as is typically the case with other properties within the area. Overall, the design of the proposed dwellings is considered responsive to the site and the surroundings.
Standard B2: Residential Policy Residential development is consistent with housing policies in the SPPF, LPPF including the MSS and local planning policies. Support medium densities in areas to take advantage of public transport and community infrastructure and services.	<ul style="list-style-type: none"> Written statement describing how development is consistent with planning policies for housing in the Planning Scheme. 	✓Satisfactory The application includes a statement describing how the development is consistent with planning policies for housing in the Planning Scheme.
STANDARD B3: DWELLING DIVERSITY	<ul style="list-style-type: none"> Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: 	Not applicable

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Encourages a range of dwelling sizes and types in developments of ten or more dwellings.	<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. 	The development only consists of 7 dwellings. However, a mixture of single and double storey dwellings are proposed which will cater for those with limited mobility.
STANDARD B4: INFRASTRUCTURE Integrate the layout of development with the street.	<ul style="list-style-type: none"> Development should: Be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available. 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>✓Satisfactory</p> <p>The proposed development is located in an area where it can be connected to services including sewerage, drainage, electricity, gas and water. The development is not expected to overload infrastructure.</p>
STANDARD B5: INTEGRATION WITH THE STREET Integrate the layout of development with the street.	<ul style="list-style-type: none"> Development should provide adequate vehicular/pedestrian links that maintain/enhance local accessibility Dwellings 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>✓Satisfactory</p> <p>The development will be orientated towards Main Street (Dwelling 1) with the remaining dwellings to be orientated to internal driveway.</p> <p>Dwellings 2 to 7 are setback behind Dwelling 1, the development should present as one dwelling from the street. garages are located in line with the façade and all accessed from the internal driveway.</p> <p>Safe and clearly identifiable entry is provided to the site as well as to all dwellings throughout the site.</p>

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Clause 55.03 Site Layout and Building Massing		
Standard No. & Objective	Standard	Comments
STANDARD B6: STREET SETBACK The setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.	<p>IF THERE ARE EXISTING BUILDINGS ON BOTH ABUTTING ALLOTMENTS</p> <ul style="list-style-type: none"> 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. <p>IF THERE IS AN EXISTING BUILDING ON ONE ABUTTING ALLOTMENT AND THE OTHER ONE IS VACANT</p>	<p>✓Variation supported</p> <p>The proposal seeks to construct Dwelling 1, between 6.51 and 97.18 metres from the front title boundary, which is a reduction of 574mm (at the closest point). The front porch complies, as it is less than 3.6 metres in height (at approximately 3.2 metres) and</p>

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	<ul style="list-style-type: none"> 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. <p>IF BOTH ABUTTING ALLOTMENTS ARE VACANT</p> <ul style="list-style-type: none"> 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets. <p>If the subject allotment is on a corner</p> <p>Front setback</p> <ul style="list-style-type: none"> 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. 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>SIDE SETBACK</p> <ul style="list-style-type: none"> 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. <ul style="list-style-type: none"> 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>does not encroach into the front setback by more than 2.5 metres.</p> <p>Given the minor reduction of 574mm, combined with the reduced setback of the adjoining Kindergarten (which has a setback of between 860mm and 4.625 metres from Main Street) and given that the remainder of Dwelling 1's front wall is setback more than required by the Standard, the minor variation is not expected to impact the character of Main Street, and supported in this context and location.</p>
<p>STANDARD B7: BUILDING HEIGHT</p> <p>Building height should respect the existing or preferred neighbourhood character.</p>	<ul style="list-style-type: none"> Changes of building height between existing buildings and new buildings should be graduated. <p>FLAT SITE</p> <ul style="list-style-type: none"> The maximum building height should not exceed 9 metres. <p>SLOPING SITE</p> <ul style="list-style-type: none"> If 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, the maximum building height should not exceed 10 metres. 	<p>✓ Satisfactory</p> <p>The proposal includes a maximum height of between 5.24 metres (Dwelling 1) and a maximum height of 7.52 metres (Dwelling 6).</p>
<p>STANDARD B8: SITE COVERAGE</p> <p>Site coverage should respect the existing or preferred neighbourhood character and respond to the features of the site.</p>	<ul style="list-style-type: none"> The site area covered by buildings should not exceed 60 %. 	<p>✓ Satisfactory</p> <p>The site area covered by buildings is 337.4 square metres or 41% or 837sqm of the 2023sqm site.</p>
<p>STANDARD B9: PERMEABILITY</p> <p>Reduce the impact of stormwater run-off on the drainage system and facilitate on-site stormwater infiltration.</p>	<ul style="list-style-type: none"> At least 20% of the site should not be covered by impervious surfaces. 	<p>✓ Satisfactory</p> <p>Approximately 36% of the overall site is permeable surfaces.</p>

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<p>STANDARD B10: ENERGY EFFICIENCY</p> <p>Achieve and protect energy efficient dwellings and residential buildings. Ensure orientation and layout reduces fossil fuel energy use and makes appropriate use of daylight and solar energy.</p>	<p>Buildings should be:</p> <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. • 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>✓ Satisfactory</p> <p>The proposed development will make appropriate use of solar energy through the layout of the dwellings, the positioning of key windows and the large open spaces. Private open spaces and living areas have a northern orientation.</p> <p>The proposed works have been designed to ensure the energy efficiency of any neighbouring dwellings will not be unreasonably reduced. This is highlighted on the shadow diagrams.</p>
<p>STANDARD B11: OPEN SPACE</p> <p>Integrate layout of development with any public and communal open space provided in or adjacent to the development.</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, and be accessible and useable. • Provide outlook for as many dwellings as practicable. • Be designed to protect any natural features on the site. 	<p>✓ Not applicable</p> <p>The application does not propose the creation of any public or communal open space.</p>
<p>STANDARD B12: SAFETY</p> <p>Layout to provide safety and security for residents and property</p>	<ul style="list-style-type: none"> • Entrances to dwellings/residential buildings should not be obscured or isolated from the street and internal accessways. • Planting which creates unsafe spaces along streets and accessways should be avoided. • Developments should 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>✓ Satisfactory</p> <p>Safe and clearly identifiable pedestrian entrances will be provided to all dwellings.</p> <p>Each dwelling will have its own clearly marked, unobscured entry.</p>

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<p>STANDARD B13: LANDSCAPING To provide appropriate landscaping To encourage:</p> <ul style="list-style-type: none"> • Development that respects the landscape character of the neighbourhood. • Development that maintains and enhances habitat for plants and animals in locations of habitat importance. <p>The retention of mature vegetation on the site.</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. • 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. 	<p>✓Satisfactory</p> <p>The landscape plans show the provision of a number of areas for landscaping. These areas are large in size with good solar access that will allow for meaningful landscaping to be undertaken.</p> <p>Landscaping is not only provided within the street setback, and along all other boundaries, but also throughout the site.</p>
<p>STANDARD B14: ACCESS Ensure the safe, manageable and convenient vehicle access to and from the development. Ensure the number and design of vehicle crossovers respects neighbourhood character.</p>	<ul style="list-style-type: none"> • Access ways should: <ul style="list-style-type: none"> • Be designed to allow convenient, safe and efficient vehicle movements and connections within the development and to the street network. • Be designed to ensure vehicles can exit a development in a forward direction if the accessway serves five or more car spaces, three or more dwellings, or connects to a road in a Road Zone. • Be at least 3 metres wide. • Have an internal radius of at least 4 metres at changes of direction. • Provide a passing area at the entrance that is at least 5 metres wide and 7 metres long if the accessway serves ten or more spaces and connects to a road in a Road Zone. • The width of access ways or car spaces should not exceed 33% of the street frontage, or if the width of the street frontage is less than 20 metres, 40% 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 Road Zone should be minimised. 	<p>✓Satisfactory</p> <p>The development will be served by one existing vehicle crossing which will be extended. The frontage is 20.12m in length. The overall percentage of the frontage used for vehicle crossings is 30.31 percent which complies with the Standard.</p>

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	<ul style="list-style-type: none"> Developments must provide for access for service, emergency and delivery vehicles. 	
STANDARD B15: PARKING LOCATION Provide resident and visitor vehicles with convenient parking. Avoid parking and traffic difficulties in the development and the neighbourhood. Protect residents from vehicular noise within developments.	<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 designed to allow safe and efficient movements within the development. Be well ventilated if enclosed. Large parking areas should be broken up with trees, buildings or different surface treatments. <ul style="list-style-type: none"> Shared access ways 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 access way. 	✓Satisfactory All car parking proposed on the site is appropriately located away from windows of habitable rooms and in a convenient location for end users.

Page Break

Clause 55.04 Amenity Impacts		
Standard No. & Objective	Standard	Comments
STANDARD B17: SIDE AND REAR SETBACKS Ensure the height and setback respects the existing or preferred neighbourhood character and limits the amenity impacts on existing dwellings	<ul style="list-style-type: none"> A new building (if not built on 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. 	✓Satisfactory The proposed dwellings, where not on a boundary, are setback at least 1 metre from side or rear boundaries, and meet the requirements of this standard.
STANDARD B18: WALLS ON BOUNDARIES Ensure the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the amenity impacts on existing dwellings.	<ul style="list-style-type: none"> A new wall or carport constructed on a side or rear boundary of a lot should not abut the boundary for a length of more than: <ul style="list-style-type: none"> 10 metres 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. The height of a new wall or carport constructed on a side or rear boundary should not exceed an average height of 3 metres with no part 	✓Satisfactory Dwelling 7 has part of its southern wall (garage) constructed on the boundary. This wall does not exceed 10 metres in length, and it has an average wall height under 3.2 metres complying with the Standard.

T200296 PA – Clause 55 Assessment – 15 Main Street, Nar Nar Goon



	higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall	
STANDARD B19: DAYLIGHT TO EXISTING WINDOWS Allow adequate daylight into existing habitable room windows.	<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. 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% 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. 	<p>Not applicable</p> <p>There are no windows close to the development on the adjoining lots.</p>
STANDARD B20: NORTH-FACING WINDOWS Allow adequate solar access to existing north-facing habitable room windows	<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. 	<p>✓Not applicable</p> <p>There are north facing windows located on the neighbouring lot to the south within 3 metres of the property boundary. Therefore, the buildings on the subject site are required to be setback at least 3.8 metres from the southern boundary. The buildings are setback over 6 metres from the southern boundary (due to the common driveway), therefore, complying with the Standard.</p>
STANDARD B21: OVERSHADOWING OPEN SPACE Ensure buildings do not significantly overshadow existing secluded private open space	<ul style="list-style-type: none"> Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75%, 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 5 hours of sunlight between 9 am and 3 pm on 22 September. 	<p>✓Satisfactory</p> <p>The submitted shadow diagrams demonstrate that sunlight to the secluded private open space of the neighbouring existing dwellings will not be unreasonably reduced.</p>
STANDARD B22: OVERLOOKING Limit views into existing secluded private open space and habitable room windows.	<ul style="list-style-type: none"> A habitable room window, balcony, etc. should be located and designed to avoid direct views into the secluded private open space and habitable room windows of an existing dwelling within 9 metres. 	<p>✓Satisfactory</p> <p>Conditions will be placed on the permit to ensure that upper floor windows are adequately screened/ obscured.</p>
STANDARD B23: INTERNAL VIEWS Limit views into existing secluded private open space and habitable room windows of dwellings and residential buildings within the same development.	<ul style="list-style-type: none"> 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>✓Satisfactory</p> <p>Dwellings have been design as so there will be no internal view with windows located in locations away from SPOS.</p>

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Standard B24: Noise Impacts Protect residents from external noise and contain noise sources in developments that may affect existing dwellings.	<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. 	✓Satisfactory The private open spaces of the proposed dwellings are appropriately located away from the road. Adjoining properties are mainly used for residential purposes and therefore it is not expected that there will be any unreasonable noise sources on adjacent properties.
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Clause 55.05 On Site Amenity and Facilities		
Standard No. & Objective	Standard	Comments
STANDARD B25: ACCESSIBILITY Consider people with limited mobility in the design of developments.	<ul style="list-style-type: none"> 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. 	✓Satisfactory The dwellings have entries at street level that should be easily accessible for people with limited mobility (even the double storey dwellings). There are toilet facilities at ground floor for the double storey dwellings.
STANDARD B26: DWELLING ENTRY Provide a sense of identity to each dwelling/residential building.	<ul style="list-style-type: none"> Entries to dwellings and residential buildings should: <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. 	✓Satisfactory The entries to the proposed dwellings are easily visible and identifiable from the internal street. A covered porch provides shelter to the entry. A sense of address and individuality has been created for each dwelling via the use of different colours and materials.
STANDARD B27: DAYLIGHT TO NEW WINDOWS Allow adequate daylight into new habitable room windows.	<ul style="list-style-type: none"> A window in a habitable room should be located to face: <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 A carport provided it has two or more open sides and is open for at least one third of its perimeter. 	✓Satisfactory All habitable room windows are located to face an outdoor space clear to the sky with minimum areas of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot.

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STANDARD B28: PRIVATE OPEN SPACE Provide reasonable recreation and service needs of residents by adequate private open space	<ul style="list-style-type: none"> A dwelling or residential building 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. 	✓Satisfactory All dwellings have a minimum area of 45 square metres of private open space, including secluded open space (with the required minimum dimensions).
STANDARD B29: SOLAR ACCESS TO OPEN SPACE Allow solar access into the secluded private open space of new dwellings/buildings.	<ul style="list-style-type: none"> The private open space should be located on the north side of the dwelling, if practicable. 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. 	✓Satisfactory The secluded open space of each dwelling is located on the northern side of the dwellings. The southern boundaries of secluded private open space meets the requirements of the standard.
STANDARD B30: STORAGE Provide adequate storage facilities for each dwelling.	<ul style="list-style-type: none"> Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space. 	✓Satisfactory Dedicated storage for each dwelling has been located within the garage to each dwelling or in a shed. <ul style="list-style-type: none"> Each dwelling has a garage; Each dwelling has large areas of private open space; Each dwelling as a storage area; and Each dwelling includes areas such as laundries, other living spaces, and multiple bedrooms. As such, it is considered the development meets the relevant objective of this clause.
STANDARD B31: DESIGN DETAIL Encourage design detail that respects the existing or preferred neighbourhood character.	<ul style="list-style-type: none"> The design of buildings 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. 	✓Satisfactory The proposed design responds to the existing and preferred character and features of the subject site, the adjoining properties and the wider neighbourhood. Of particular note is the consistent pitched roof, dwelling layout, selection of external materials, roofing materials, setbacks and general contemporary architectural style.

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Overall, the design of the proposed dwellings is considered responsive to the site and the surroundings.

Page Break

Clause 55.06 Detailed Design		
Standard No. & Objective	Standard	Comments
STANDARD B32: FRONT FENCES Encourage front fence design that respects the existing or preferred neighbourhood character	<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"> Streets in a Road Zone, Category 1: 2 metres Other streets: 1.5 metres 	✓ Satisfactory
STANDARD B33: COMMON PROPERTY Ensure car parking, access areas and other communal open space is practical, attractive and easily maintained. Avoid future management difficulties in common ownership areas.	<ul style="list-style-type: none"> Developments should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management. 	✓ Satisfactory Internal fencing provides clear delineation between private and public areas and the common property areas are considered to be functional and capable of efficient management.
STANDARD B34: SITE SERVICES Ensure site services and facilities can be installed and easily maintained and are accessible, adequate and attractive.	<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. 	✓ Satisfactory, with conditions Provision has been made for a clothesline, storage shed and bin storage within the outdoor areas of each dwelling. Letter and meter boxes are shown on the northern side of the driveway. A condition will be placed on any permit to ensure that the required facilities and services are provided and managed properly.

T200296 PA - Locality Map



63.5 0 31.75 63.5 Meters

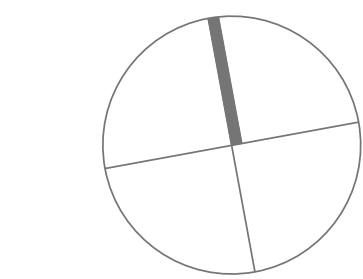
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31-Mar-2021

Notes





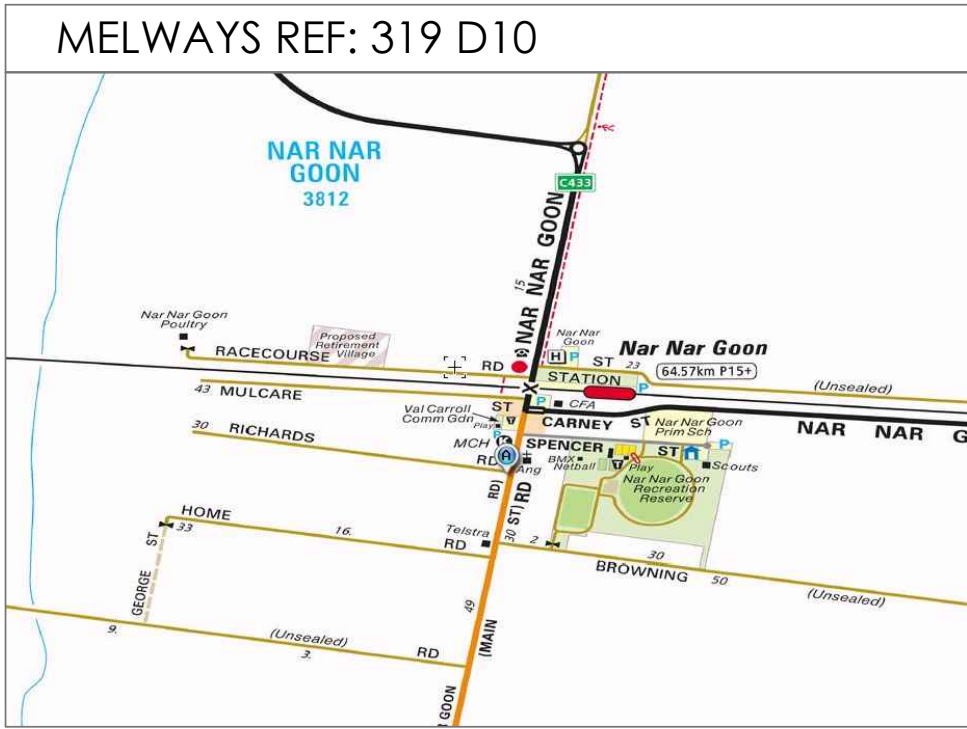
LEGEND

- PREVAILING WINDS
- PEDESTRIAN ACCESS
- NOISE AND TRAFFIC SOURCE
- DESIRABLE VIEWS FROM THE SITE
- VEHICLE ENTRY TO SITE
- LOCATION OF LOWEST & HIGHEST POINTS ON THE SITE
- SITE FALL
- TREE NUMBERS (REFER ARBORIST REPORT)

LOCATION TO C.B.D.	69 KM TO MELBOURNE
PROXIMITY TO PARKS	NAR NAR GOON RESERVE 350 M
PRIMARY SCHOOLS	NAR NAR GOON PRIMARY 350 M
COLLEGES	ST. THOMAS AQUINAS COLLEGE 5000 M
SHOPS	MAIN STREET SHOPS 100 M
PUBLIC TRANSPORT	
BUS STOP	NAR NAR GOON STATION 190 M
TRAIN STATION	NAR NAR GOON STATION 190 M

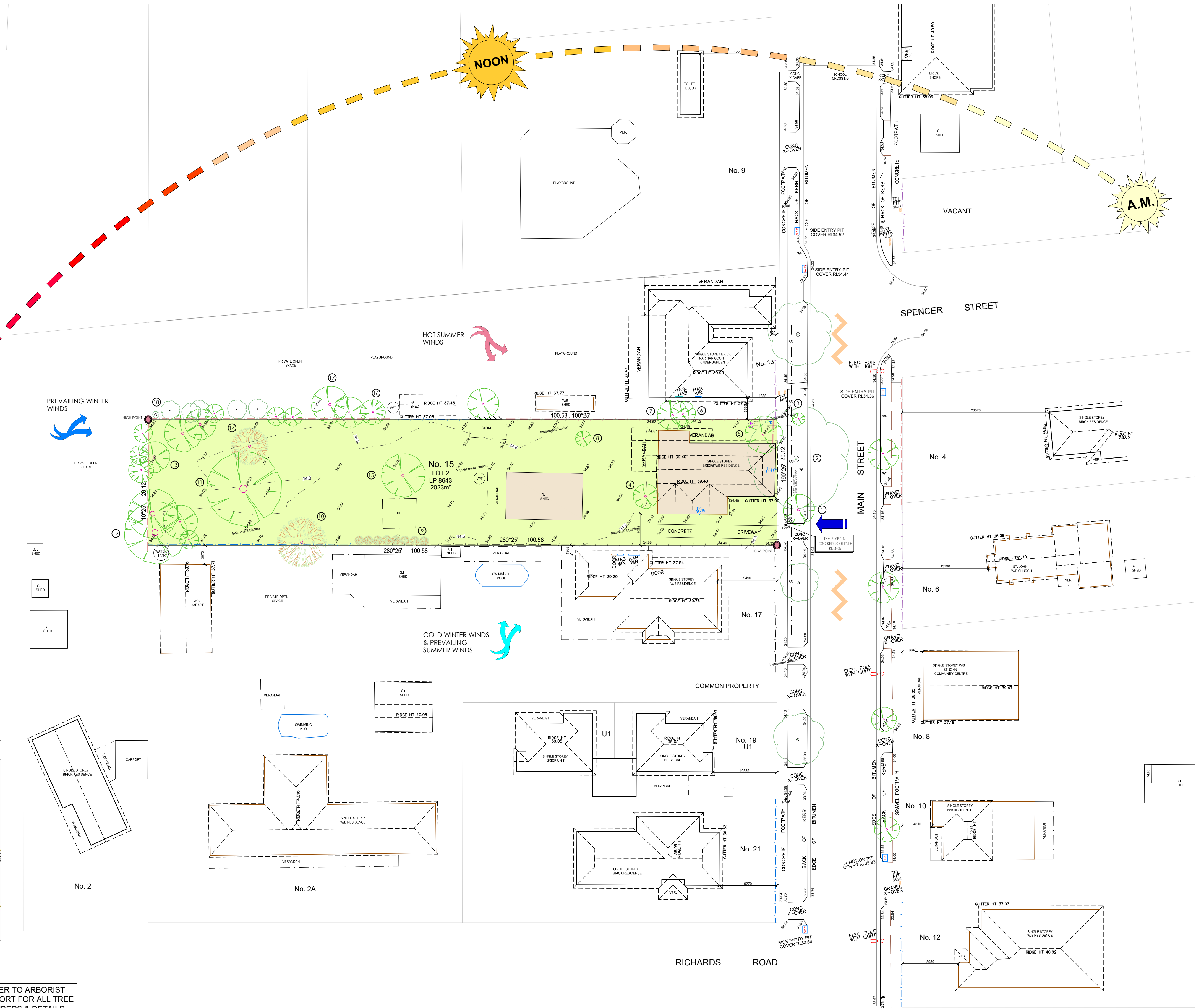
SITE ANALYSIS PLAN CERTIFICATION
THIS SITE CONTEXT PLAN HAS BEEN PREPARED FROM SITE VISITS, LICENSED SURVEYORS SURVEY & STATUTORY AUTHORITY RECORDS & IS A FAIR REPRESENTATION OF EXISTING CONDITIONS & FEATURES OF THE PROPOSED SUBJECT SITE & SURROUNDING ENVIRONS. FOR THE PURPOSE OF MEDIUM DENSITY DEVELOPMENT AS REQUIRED BY "RESCODE". NEIGHBOURS DIMENSIONS AND PLANT SPECIES ARE AS ACCURATE AS POSSIBLE

SIGNED:  REF No:
DATE:
ON BEHALF OF THOMAS ANDERSON DESIGN



EXISTING CONDITIONS
SCALE 1:300

REFER TO ARBORIST
REPORT FOR ALL TREE
NUMBERS & DETAILS



PROPOSED RESIDENTIAL DEVELOPMENT

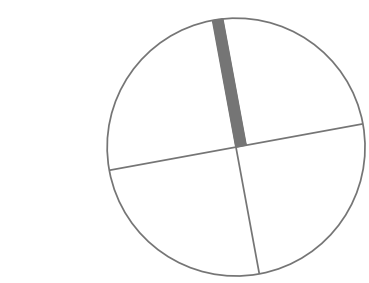
CLIENT: Mark Matt

15 MAIN STREET

NAR NAR GOON

T A D
thomasanderson design

20-0102
ISSUE C
DRAWN BY
24/04/2020
SHEET SIZE A1

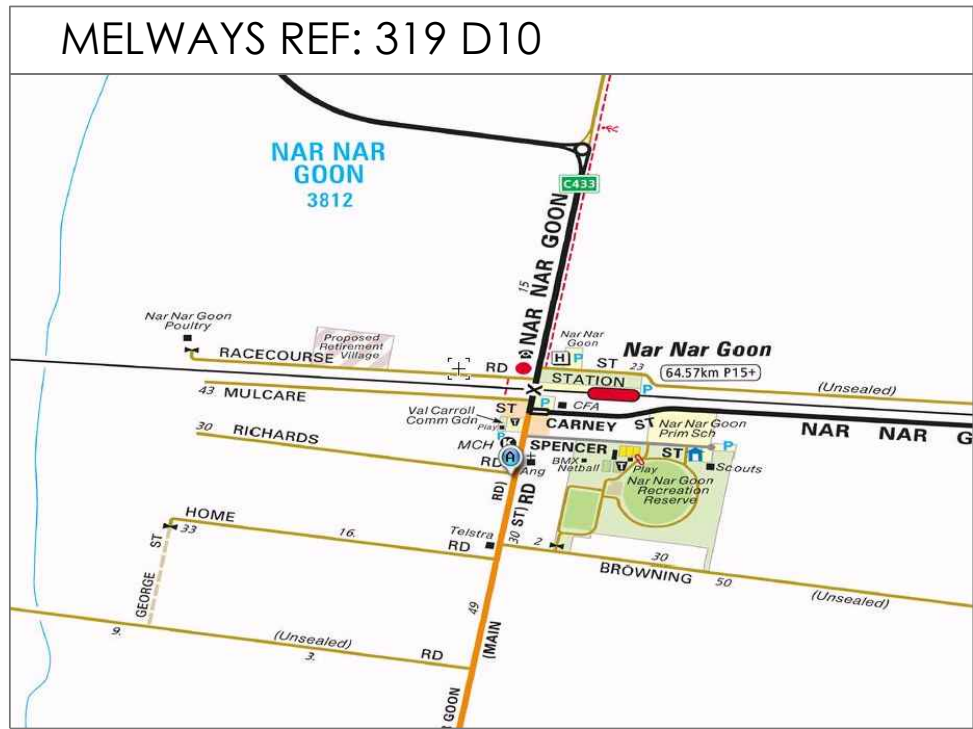


LEGEND

- PREVAILING WINDS
- PEDESTRIAN ACCESS
- NOISE AND TRAFFIC SOURCE
- DESIRABLE VIEWS FROM THE SITE
- VEHICLE ENTRY TO SITE
- LOCATION OF LOWEST & HIGHEST POINTS ON THE SITE
- SITE FALL
- TREE NUMBERS (REFER ARBORIST REPORT)
- TREES TO BE REMOVED
- TREES TO BE RETAINED

SITE STATISTICS

Total Site Area	2023 m2
Total Site Cover	837 m2
Total Site Cover Ratio	41 %
Driveway Area	463 m2
Total Hard Cover Area	1300 m2
Total Hard Cover Ratio	64 %
Permeable Area	723 m2
Permeable Area Ratio	36 %
Carparking Required	11
Carparking Provided	11
Visitor Carparking	2



DESIGN RESPONSE
SCALE 1:300



PROPOSED RESIDENTIAL DEVELOPMENT

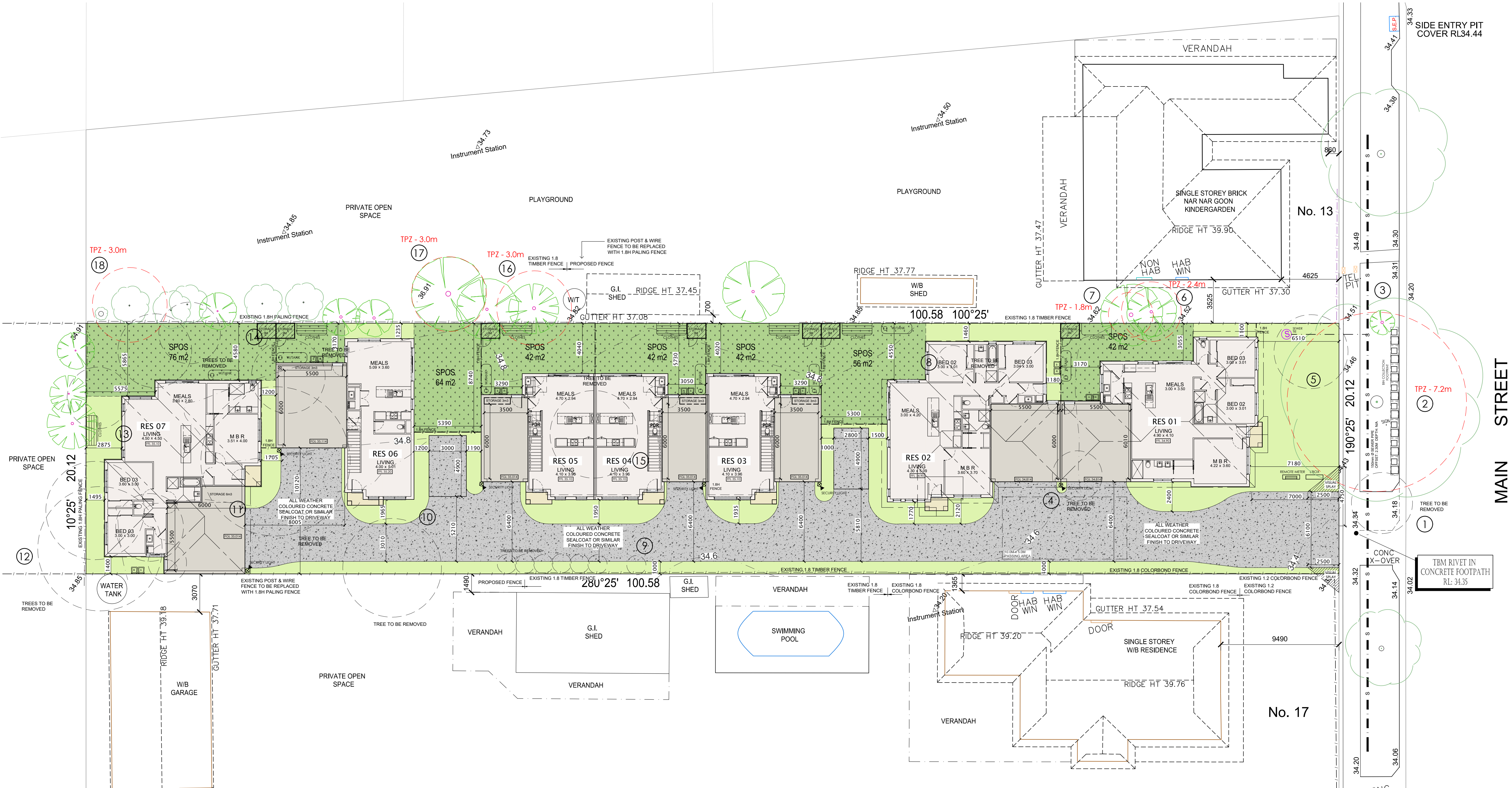
CLIENT: Mark Matt

15 MAIN STREET
NAR NAR GOON

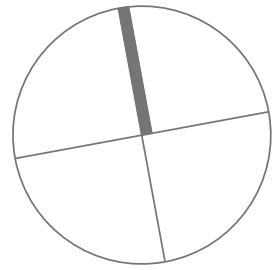
thomasandersondesign

2

20-0102
ISSUE C
DRAWING: SC
24/05/2020
SHEET SIZE A1



GROUND FLOOR
SITE PLAN
SCALE 1:150



15 MAIN STREET
NAR NAR GOON

RESIDENCE 1 - 3 BED (Single Storey)	
Ground Floor Area	116.0 m2
Garage	35.7 m2
Porch	1.8 m2
TOTAL	153.5 m2
Private Open Space	42.0 m2

RESIDENCE 2 - 3 BED (Single Storey)	
Ground Floor Area	118.4 m2
Garage	35.3 m2
Porch	1.8 m2
TOTAL	155.5 m2
Private Open Space	56.0 m2

RESIDENCE 3 - 2 BED (Double Storey)	
Ground Floor Area	55.7 m2
First Floor Area	49.3 m2
Garage	26.1 m2
Porch	1.8 m2
TOTAL	132.9 m2
Private Open Space	42.0 m2

RESIDENCE 4 - 2 BED (Double Storey)	
Ground Floor Area	55.7 m2
First Floor Area	49.3 m2
Garage	26.1 m2
Porch	1.8 m2
TOTAL	132.9 m2
Private Open Space	42.0 m2

RESIDENCE 5 - 2 BED (Double Storey)	
Ground Floor Area	55.7 m2
First Floor Area	49.3 m2
Garage	26.1 m2
Porch	1.8 m2
TOTAL	132.9 m2
Private Open Space	42.0 m2

RESIDENCE 6 - 3 BED (Double Storey)	
Ground Floor Area	70.0 m2
First Floor Area	68.2 m2
Garage	38.6 m2
Porch	2.0 m2
TOTAL	178.8 m2
Private Open Space	64.0 m2

RESIDENCE 7 - 3 BED (Single Storey)	
Ground Floor Area	124.3 m2
Garage	40.6 m2
Porch	2.1 m2
TOTAL	167.0 m2
Private Open Space	76.0 m2

LEGEND

SPOS - DIMENSION OVER 3.0M

POS - DIMENSION UNDER 3.0M / POS

COMMON PROPERTY

SEALED REINFORCED CONCRETE DRIVEWAY

PERMEABLE PAVING ON SAND BASE

PERMEABLE TIMBER DECKING

1.8M HIGH TIMBER PALING FENCE

EXTENT OF 600MM HIGH LATTICE EXTENSION

FINISHED FLOOR LEVEL

FINISHED SURFACE LEVEL (CUT - FILL LEVEL)

CLOTHES LINE

SECURITY LIGHT: "SENSOR LIGHT"

BOLLARD LIGHT

TAP

L BOX

OPTIONAL WATER TANK LOCATION

REMOTE METER

RUBBISH AND RECYCLE BIN LOCATION

CLOTHESLINE

MAX 1.00M

STORAGE

S.P.O.S.

TREE NUMBERS (REFER ARBORIST REPORT)

TRESSES TO BE REMOVED

TRESSES TO BE RETAINED

RETAINING WALLS
RETAINING WALL AS PER PLAN
TREATED PINE SLEEPER WITH AGG.
DRAIN - OR REFER ENG. DESIGN

COLLAPSABLE COLORBOND SHED IN
MUTED TONES ON
100MM CONC. SLAB

SECLUDED PRIVATE OPEN SPACE

3

PROPOSED RESIDENTIAL DEVELOPMENT

CLIENT: Mark Matt

TAD

thomasandersondesign

20-0102

ISSUE C

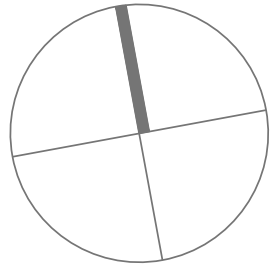
DRAWN: SC

24/04/2020

SHEET SIZE: A1



FIRST FLOOR
SITE PLAN
SCALE 1:150



15 MAIN STREET
NAR NAR GOON

RESIDENCE 1 - 3 BED (Single Storey)	
Ground Floor Area	116.0 m2
Garage	35.7 m2
Porch	1.8 m2
TOTAL	153.5 m2
Private Open Space	42.0 m2

RESIDENCE 2 - 3 BED (Single Storey)	
Ground Floor Area	118.4 m2
Garage	35.3 m2
Porch	1.8 m2
TOTAL	155.5 m2
Private Open Space	56.0 m2

RESIDENCE 3 - 2 BED (Double Storey)	
Ground Floor Area	55.7 m2
First Floor Area	49.3 m2
Garage	26.1 m2
Porch	1.8 m2
TOTAL	132.9 m2
Private Open Space	42.0 m2

RESIDENCE 4 - 2 BED (Double Storey)	
Ground Floor Area	55.7 m2
First Floor Area	49.3 m2
Garage	26.1 m2
Porch	1.8 m2
TOTAL	132.9 m2
Private Open Space	42.0 m2

RESIDENCE 5 - 2 BED (Double Storey)	
Ground Floor Area	55.7 m2
First Floor Area	49.3 m2
Garage	26.1 m2
Porch	1.8 m2
TOTAL	132.9 m2
Private Open Space	42.0 m2

RESIDENCE 6 - 3 BED (Double Storey)	
Ground Floor Area	70.0 m2
First Floor Area	68.2 m2
Garage	38.6 m2
Porch	2.0 m2
TOTAL	178.8 m2
Private Open Space	64.0 m2

RESIDENCE 7 - 3 BED (Single Storey)	
Ground Floor Area	124.3 m2
Garage	40.6 m2
Porch	2.1 m2
TOTAL	167.0 m2
Private Open Space	76.0 m2

LEGEND

- SPOS - DIMENSION OVER 3.0M
- POS - DIMENSION UNDER 3.0M / POS
- COMMON PROPERTY
- SEALED REINFORCED CONCRETE DRIVEWAY
- PERMEABLE PAVING ON SAND BASE
- PERMEABLE TIMBER DECKING
- 1.8M HIGH TIMBER PALING FENCE
- EXTENT OF 600MM HIGH LATTICE EXTENSION
- FINISHED FLOOR LEVEL
- FINISHED SURFACE LEVEL (CUT - FILL LEVEL)
- CLOTHES LINE
- SECURITY LIGHT: "SENSOR LIGHT"
- BOLLARD LIGHT
- TAP
- LETTER BOX
- OPTIONAL WATER TANK LOCATION
- REMOTE METER
- RUBBISH AND RECYCLE BIN LOCATION
- CLOTHESLINE

RETAINING WALLSRETAINING WALL AS PER PLANTREATED PINE SLEEPER WITH AGG. DRAIN - OR REFER ENG. DESIGNCOLLAPSIBLE COLORBOND SHED IN MUTED TONES ON 100MM CONC. SLABSECLUDED PRIVATE OPEN SPACETREE NUMBERS (REFER ARBORIST REPORT)TREES TO BE REMOVEDTREES TO BE RETAINEDMAX 1.00MSTORAGES.P.O.S.4

PROPOSED RESIDENTIAL DEVELOPMENT

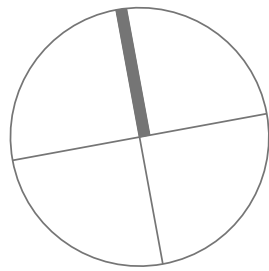
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20-0102
ISSUE C
DRAWN: SC
28/04/2020
SHEET SIZE: A1



GARDEN AREA PLAN
SCALE 1:150



LEGEND

<div></div>	GARDEN AREAS
<div></div>	POS - DIMENSION UNDER 3.0M/ POS
<div></div>	COMMON PROPERTY
<div></div>	SEALED REINFORCED CONCRETE DRIVEWAY

SITE STATISTICS

Total Site Area	2023.00 m2
Garden Area	708.68
Garden Area Ratio	35.0

15 MAIN STREET
NAR NAR GOON

PROPOSED RESIDENTIAL DEVELOPMENT
CLIENT: Mark Matt

TAD

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24/04/2020
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26/06/2020
SHEET SIZE A1

SUSTAINABLE DESIGN STATEMENT
GREEN SPECIFICATION.

- ENERGY
- * ENERGY RATING OF BUILDING ENVELOPE ACHIEVES A MINIMUM 6 STARS INCLUDING:
 - R3.5 MIN BULK INSULATION TO CEILING
 - R2.0 MIN BATTIS TO WALLS PLUS D.S. SISILATION
 - ALUMINIUM IMPROVED WINDOW FRAMES
 - WEATHER STRIPS TO ALL EXTERNAL DOORS
 - GAPS & CRACKS SEALED WITH IMPERMEABLE BARRIER (LAP & TAP SISILATION AT ALL JOINTS, OPENINGS AND PENETRATIONS)
 - * HOT WATER SYSTEM TO HAVE ENERGY EFFICIENCY OF LEAST 4 STAR
 - * ALL HEATING AND COOLING UNITS ARE CERTIFIED UNDER MEPS, AND ALL DUCTWORK WILL COMPLY WITH THE BCA GUIDELINES FOR SERVICES
 - * LED DOWN LIGHTS AND / OR BATTEN HOLDERS WITH LOW ENERGY GLOBES

- WATER
- * WATER EFFICIENCY RATING OF TAPS TO BE 4 STARS WELS
 - * WATER EFFICIENCY RATING OF CISTERNS TO BE 4 STARS WELS
 - * WATER EFFICIENCY OF SHOWER HEADS TO BE 3 STARS WELS

- STORMWATER
- * MINIMUM 2000LT RAINWATER TANK TO BE INSTALLED IN SUCH A WAY TO RECEIVE A MINIMUM 50MM OF ROOF AREA. TANKS TO BE PROVIDED WITH AN AUTOMATIC OR MANUAL INTERCHANGE DEVICE TO PROVIDE A CONTINUAL SUPPLY OF WATER FOR SANITARY FLUSHING OR UPGRADED AS PER ENGINEER'S DRAINAGE DESIGN.

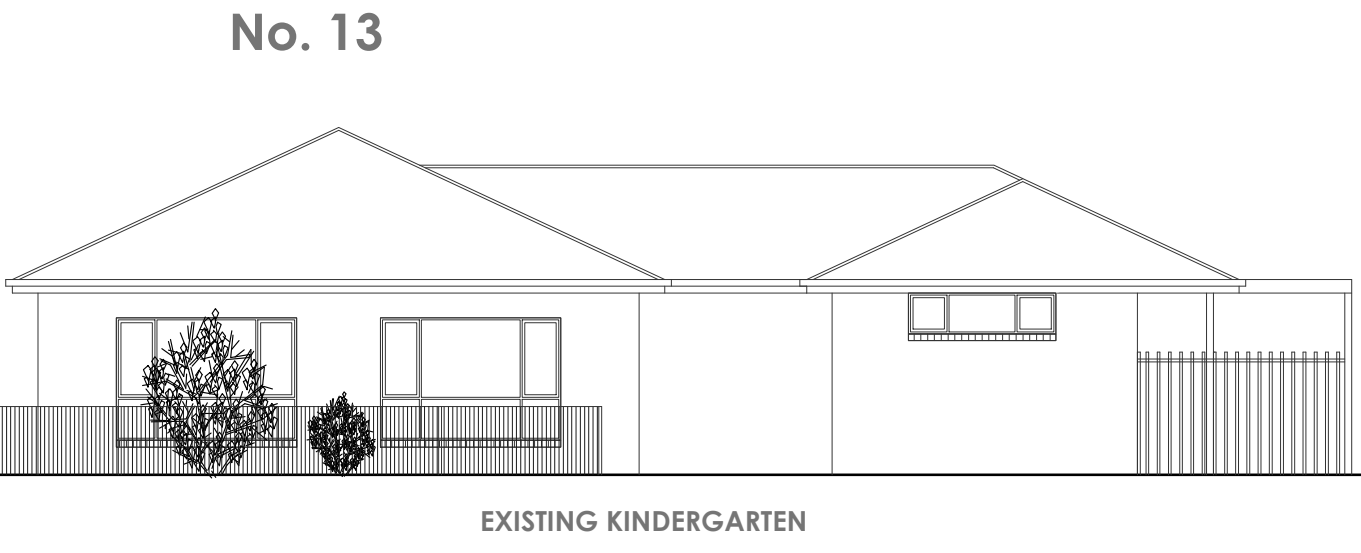
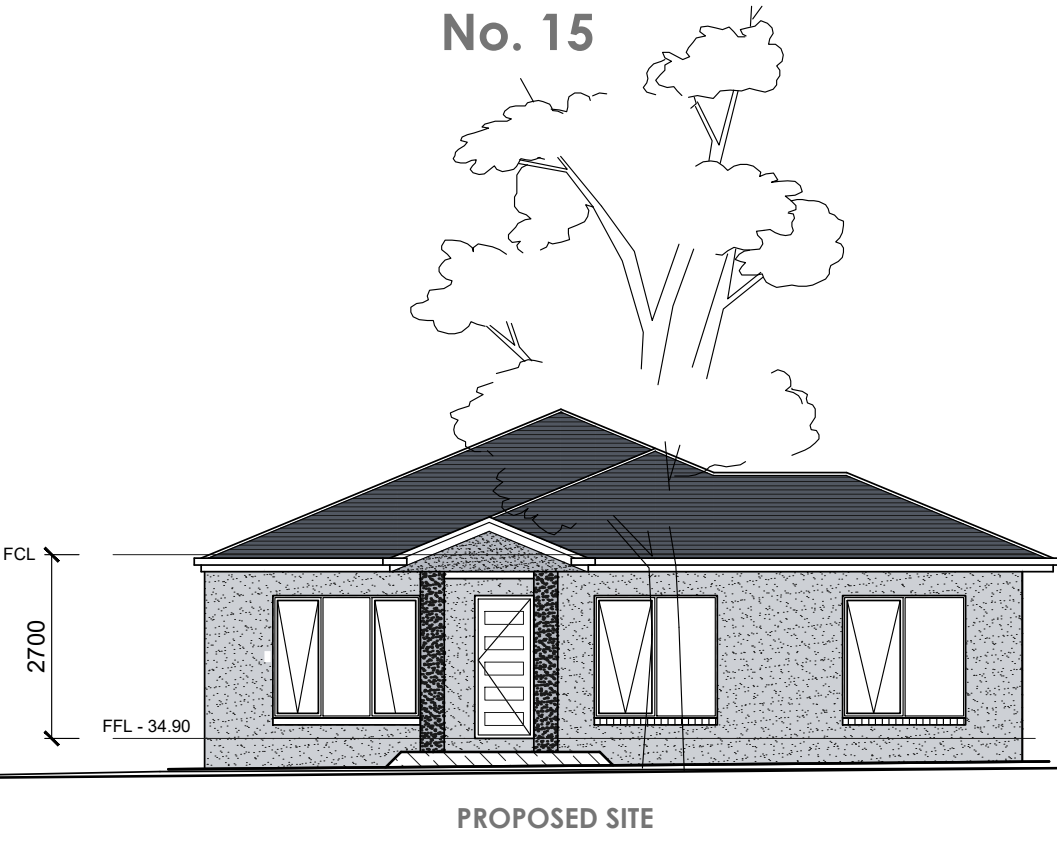
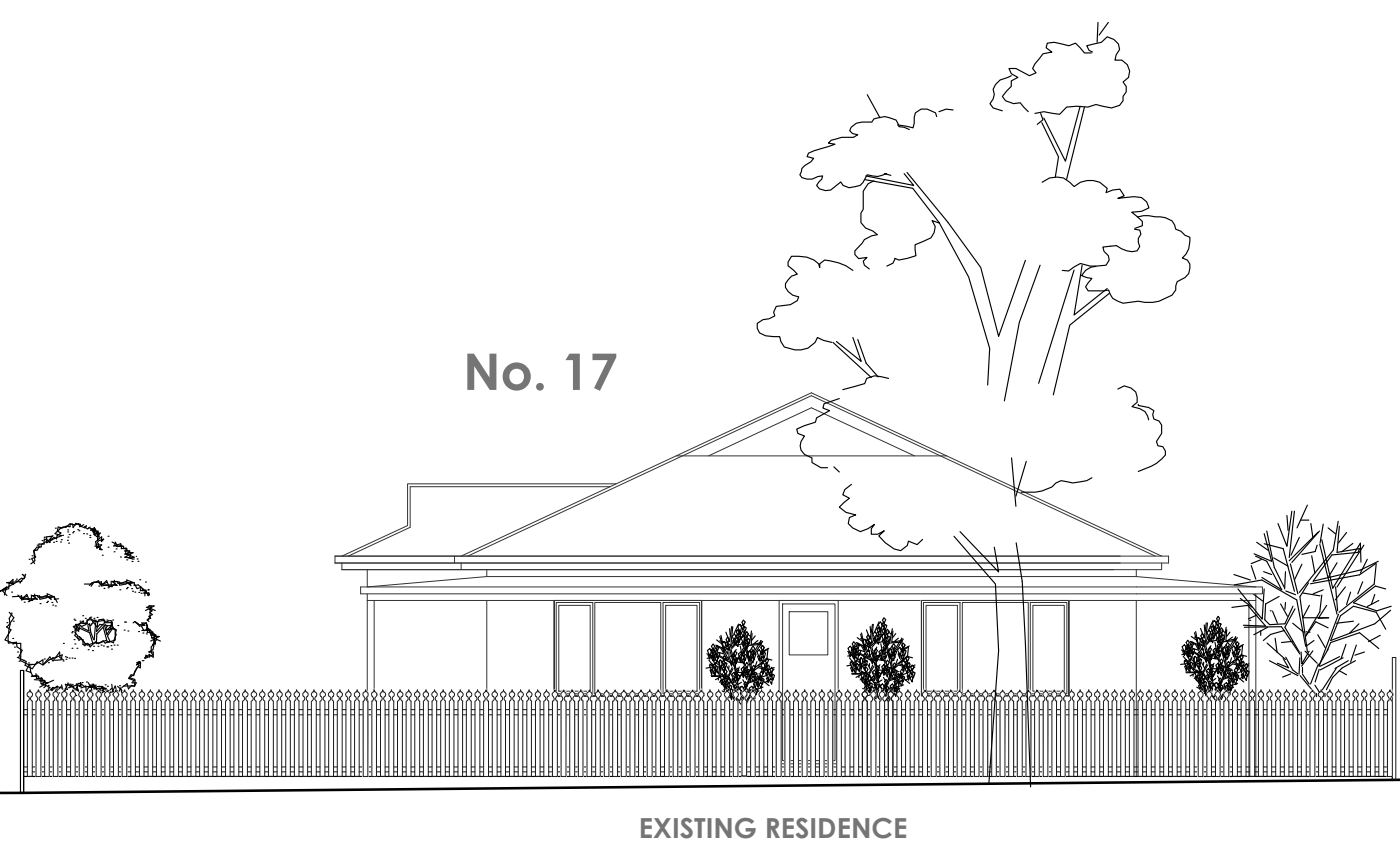
- MATERIALS
- * THE SELECTION OF NEW MATERIALS TO BE ENVIRONMENTALLY FRIENDLY
 - * REUSABILITY AND RECYCLABILITY OF MATERIALS WHERE PRACTICAL

- TRANSPORT
- * ALLOCATED BICYCLE PARKING SPACES IN ACCORDANCE WITH EXTERNAL SECURE PARKING AS2890.3 OR INTERNAL SPACE ALLOCATED IN GARAGES / SHEDS.

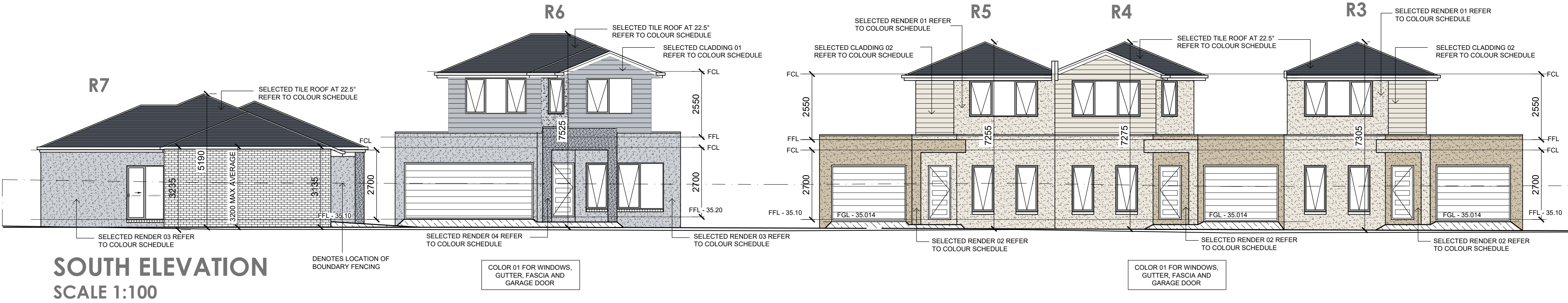
- WASTE
- * ALLOCATED SPACE FOR WASTE MANAGEMENT NOMINATED (EG. GENERAL WASTE, RECYCLING, GREEN WASTE AND COMPOSTING BINS)

- LANDSCAPING
- * THE PLANTING PALETTE SELECTED SHOULD CONSIST OF PROVEN DROUGHT TOLERANT, NATIVE AND / OR LOCALLY INDIGENOUS PLANT SPECIES. THESE SPECIES ARE SUITABLE FOR USE IN THE LOCAL CLIMATE AND SOIL CONDITIONS AND DO NOT REQUIRE EXCESSIVE WATERING TO ENSURE SURVIVAL.

- * ALL TIMBER PRODUCTS TO BE TREATED PINE, RECYCLED OR PLANTATION GROWN. JARRAH, RED GUM OR NATIVE (WHITE) CYPRESS PINE (CALLITRIS COLUMELLARIS) SHOULD NOT BE USED UNLESS DEMONSTRATED THEY ARE A RECYCLED PRODUCT.



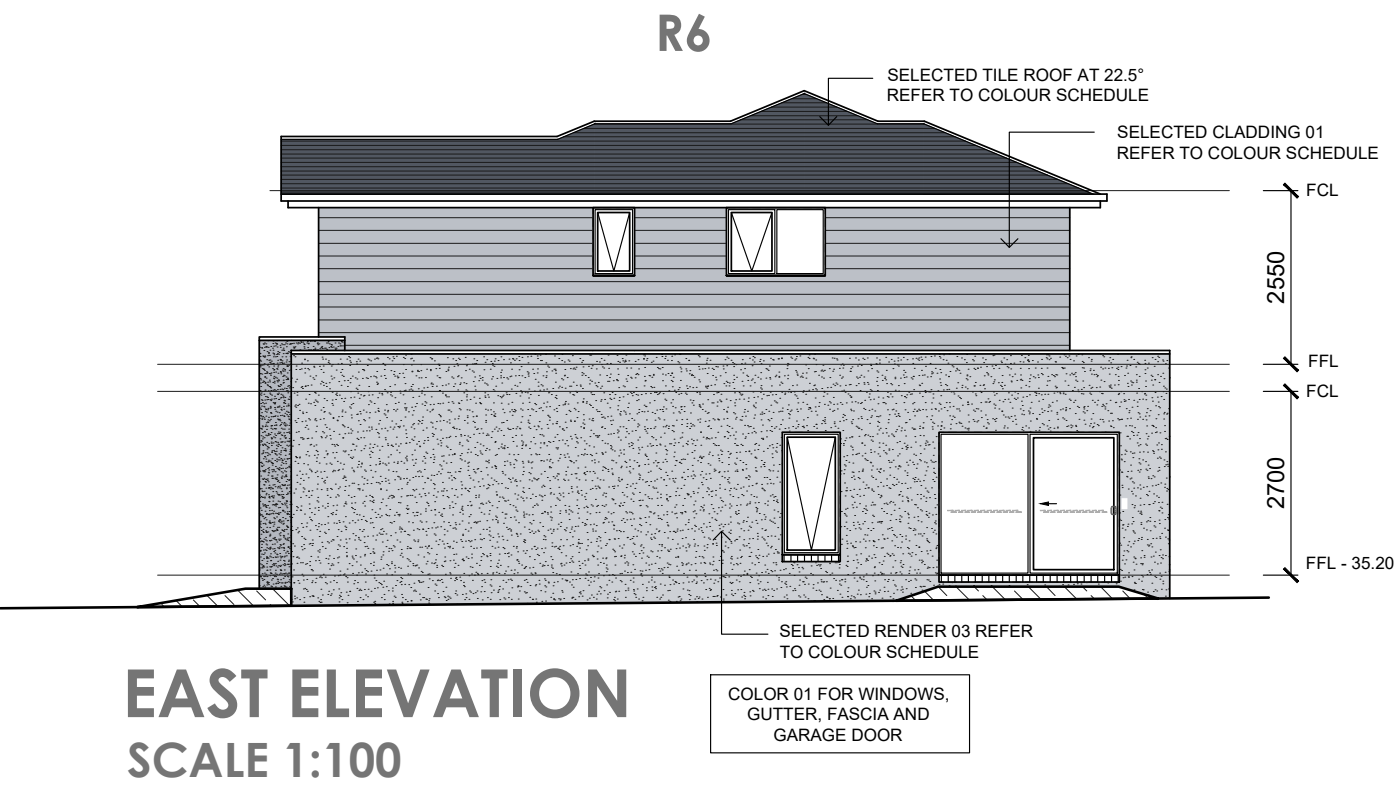
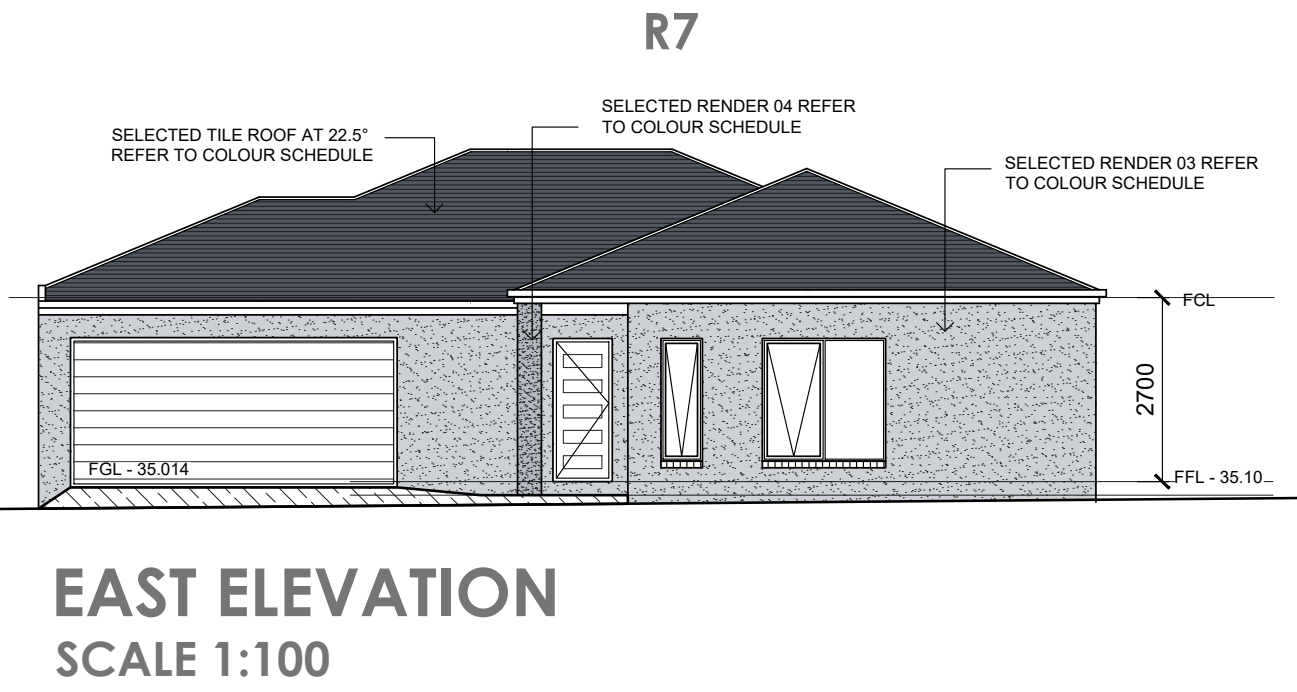
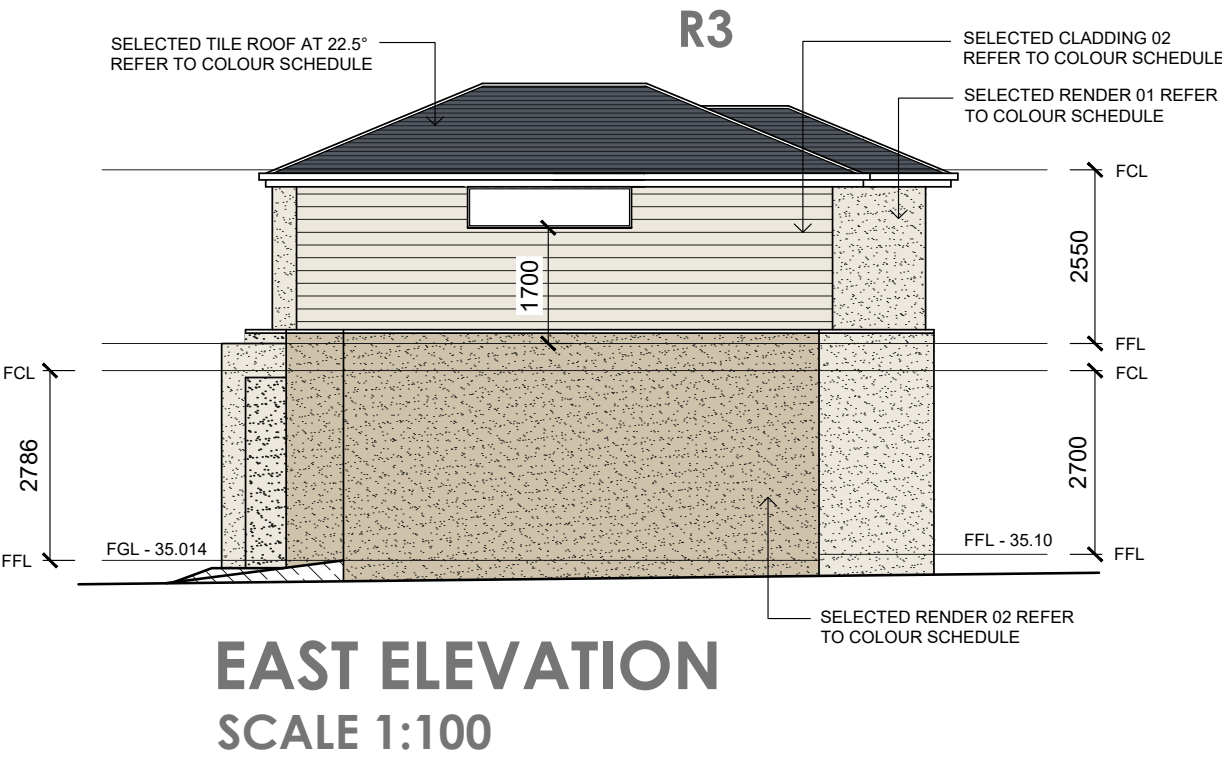
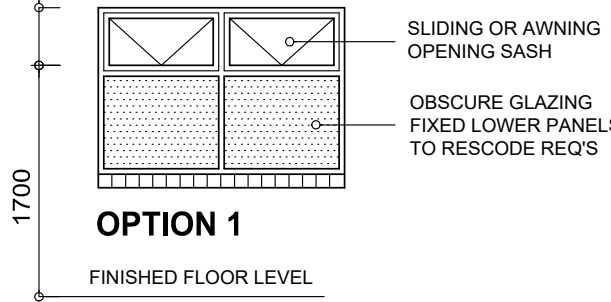
STREETSCAPE - MAIN STREET
SCALE 1:100



MATERIAL & COLOUR
SCHEDULE

	ROOF COLOUR Colour: CHARCOAL		COLOUR 1 Colour: SURFMIST
	RENDER 01 Colour: EVENING HAZE		RENDER 02 Colour: PAPER BARK
	RENDER 03 Colour: SHALE GREY		RENDER 04 Colour: MONUMENT
	CLADDING 01 Colour: SHALE GREY		CLADDING 02 Colour: PAPERBARK

OVERVIEWING (WINDOW SCREENING)



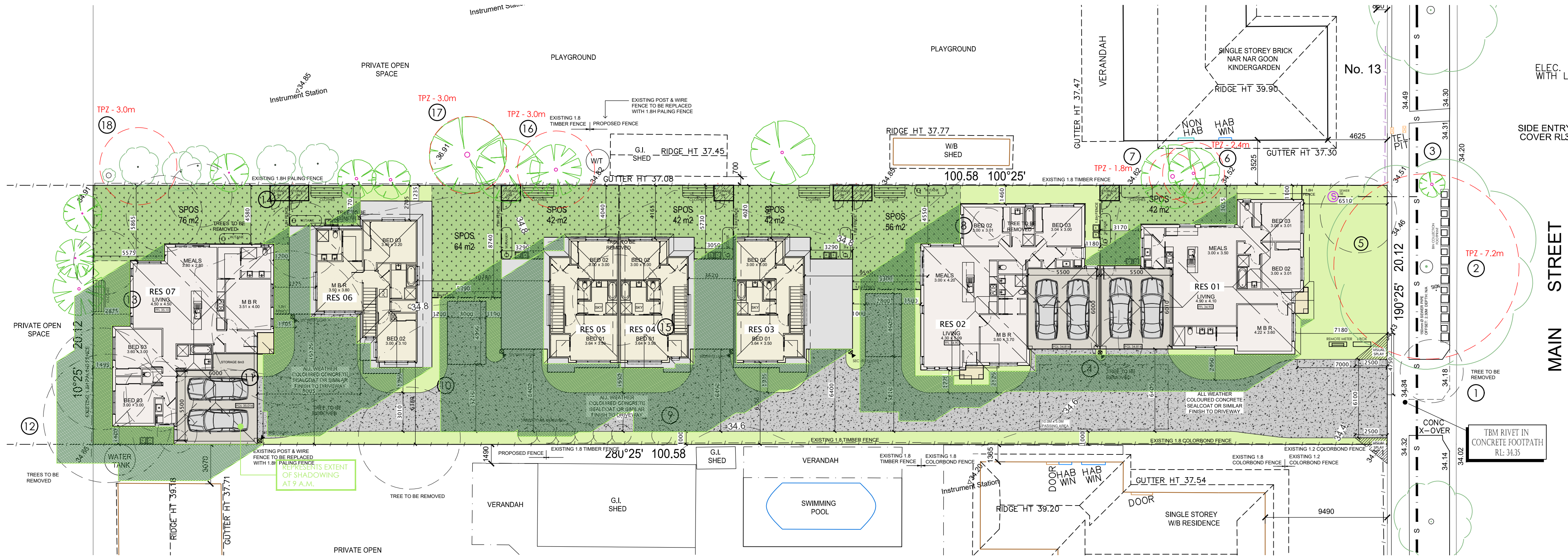
15 MAIN STREET
NAR NAR GOON

PROPOSED RESIDENTIAL DEVELOPMENT
CLIENT: Mark Matt

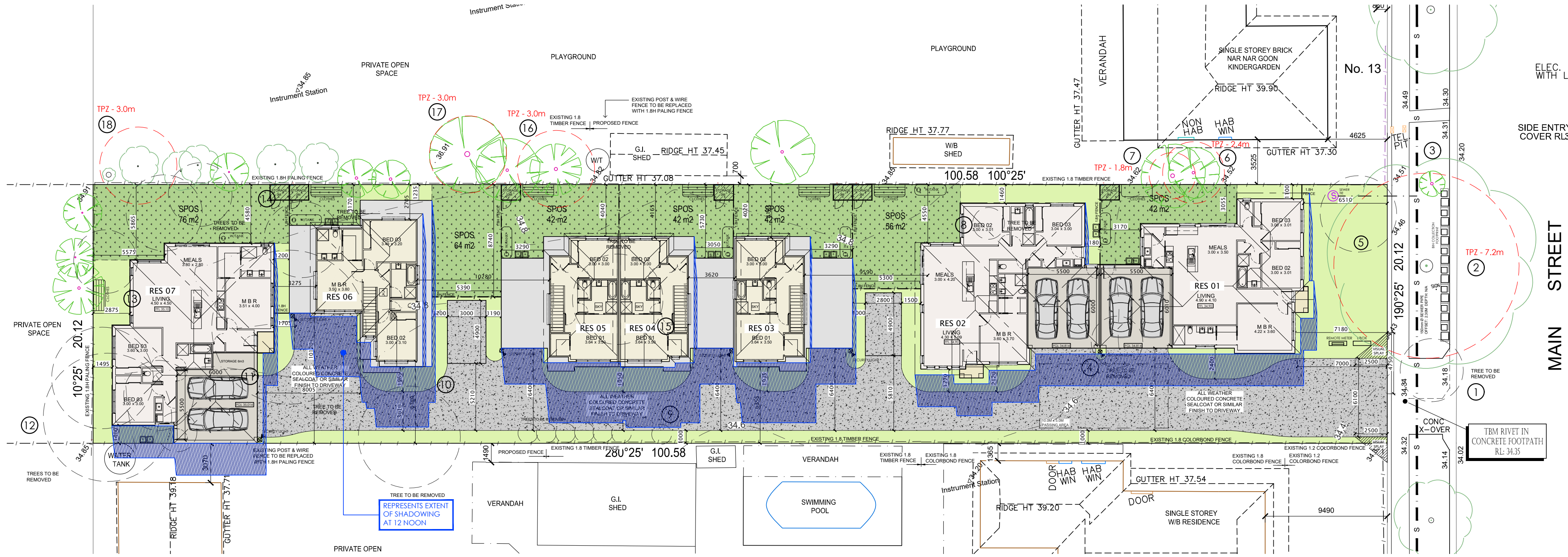
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ISSUE C
DRAWN: SC
30/04/2020
SHEET SIZE A1



SHADOW DIAGRAM FOR 9 A.M.
22 SEPTEMBER (EQUINOX)

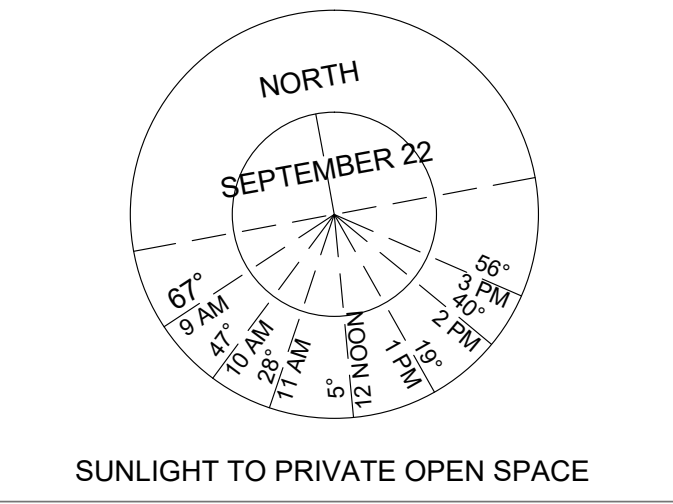
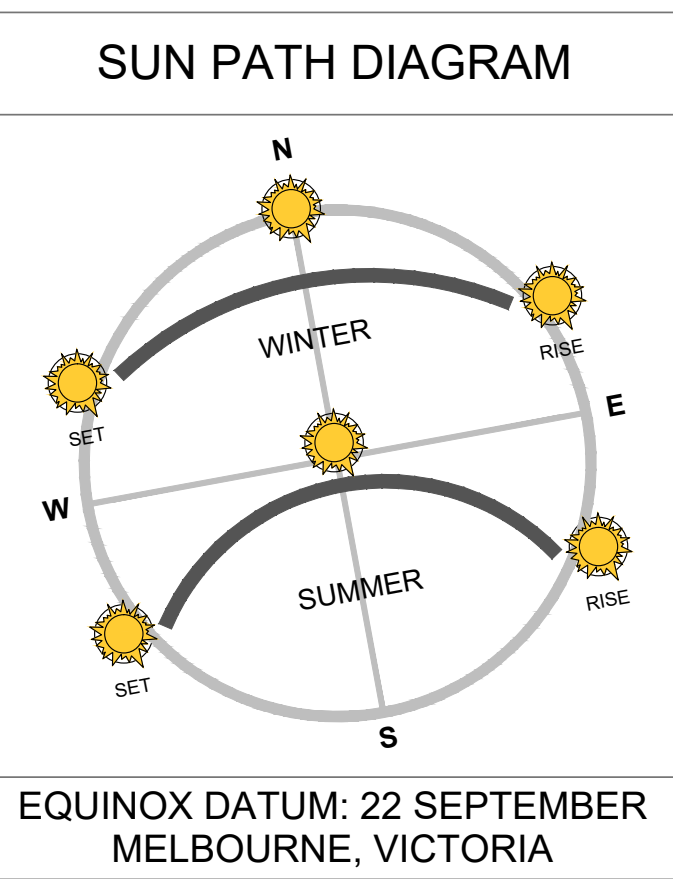


SHADOW DIAGRAM FOR 12 P.M.
22 SEPTEMBER (EQUINOX)

SHADOW DIAGRAMS
SCALE 1:150

15 MAIN STREET
NAR NAR GOON

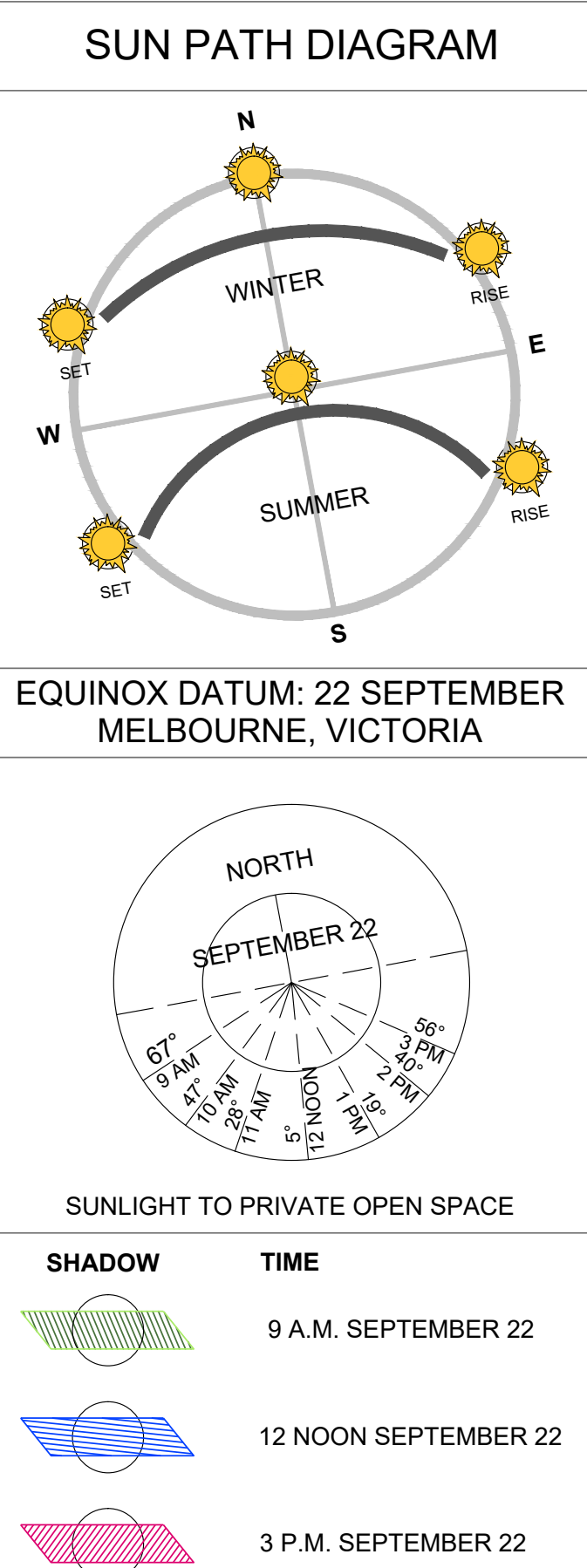
PROPOSED RESIDENTIAL DEVELOPMENT
CLIENT: Mark Matt



SHADOW	TIME
	9 A.M. SEPTEMBER 22
	12 NOON SEPTEMBER 22
	3 P.M. SEPTEMBER 22



SHADOW DIAGRAM FOR 3 P.M.
22 SEPTEMBER (EQUINOX)



SHADOW DIAGRAMS
SCALE 1:150

15 MAIN STREET
NAR NAR GOON

PROPOSED RESIDENTIAL DEVELOPMENT
CLIENT: Mark Matt

20-0102
ISSUE C
DRAWN: SC
26/04/2020
SHEET SIZE A1

15 MAIN ST, NAR NAR GOON


PLANTING THEME




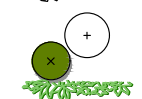
PLANTING SCHEME


TREES				
CODE	BOTANIC NAME	COMMON NAME	H	W
Elro	<i>Eucalyptus leucoxylon</i> 'Rosea'	RED FLOWERING YELLOW GUM	7.00	5.00
EMI	<i>Eucalyptus mannifera</i>	'Little Spotty'	7.00	4.00
GROUND COVERS, SHRUBS & GRASSES				
CODE	BOTANIC NAME	COMMON NAME	H	W
Caro	<i>Carpobrotus rossii</i>	PIGFACE	0.20	1.00
CA	<i>Correa alba</i>	WHITE CORREA	1.50	1.50
CH	<i>Chryscephalum apiculatum</i>	Common Everlasting	0.50	0.40
LLt	<i>Lomandra longifolia</i> 'Tanika'	DWARF LOMANDRA	0.60	0.60
PL	<i>Poa labillardieri</i>	COMMON TUSsock GRASS	0.80	0.50
SHRUBS				
CODE	BOTANIC NAME	COMMON NAME	H	W
LS	<i>Leucadendron salignum</i>	'STRAWBERRIES & CREAM'	1.00	1.00
WFm	<i>Westringia fruticosa</i> 'Mundi'	NATIVE ROSMARY	0.50	1.50


KEY


 EXISTING TREE TO BE RETAINED


 PROPOSED TREE

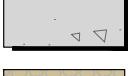
 PROPOSED SHRUB


 PROPOSED TUFTING SHRUB, CLIMBER OR GROUNDCOVER


 MULCHED GARDEN BED

 LAWN AREA

 GRANITIC SAND AREAS

 COLOURED CONCRETE PAVEMENT

 RIVER ROCKS OR PEBBLE MULCH

 PERMEABLE PAVING



PLANTING PALETTE



Eucalyptus leucoxylon 'ROSEA'
FLOWERING YELLOW GUM



Eucalyptus mannifera
'LITTLE SPOTTY'



Chryscephalum apiculatum
COMMON EVERLASTING



Correa alba
WHITE CORREA



Carpobrotus glaucescens
PIGFACE



Leucadendron salignum
'STRAWBERRIES & CREAM'



Westringia fruticosa
NATIVE ROSMARY

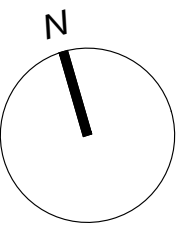


Poa labillardieri
COMMON GRASS



Lomandra longifolia 'Tanika'
DWARF LOMANDRA

15 MAIN ST, NAR NAR GOON
DECEMBER 2020
20-0102 A1 SHEET 1 OF 1



CONCEPT PLAN ONLY
NOT TO BE USED AS WORKING DRAWING

LANDSCAPE CONCEPT 1:150



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