

## **CLAUSE 55 - COMPLIANCE REPORT- AUGUST 2015**

### **PROJECT: 37 YOUNG STREET LEONGATHA – FOUR DWELLINGS**

The following is a summary of the dot points of clause 55 in relation to the project noted above:

#### **NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE**

##### **55.01-1 Neighborhood and site description**

Generally refer to the attached plans.

The area shows existing single story residences with pitched roofs, looking to be around 1940 to 1950 era. Roofs are a blend of tile and color bond, the majority being pitches of 20 degrees or more. Claddings vary from face brickwork to timber weatherboards.

The subject site is less than 100 metres from the edge of the commercial district of the Leongatha town ship.

##### **55.01-2 Design response**

Refer generally to plans.

Units shall be brick veneer with color bond sheet pitched roofs to a similar proportion to surrounding properties. Unit one presents to the Young Street frontage and will reflect a similar proportion to the existing buildings.

#### **NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE**

##### **55.02-1 Neighborhood character objectives**

*To ensure that the design respects the existing neighborhood character or contributes to a preferred neighborhood character.*

*To ensure that development responds to the features of the site and the surrounding area.*

Refer to plans for size and scale of proposed buildings as evidence of harmony with the existing neighborhood character.

Design takes full advantage of the limited northerly aspect and the low impact of surrounding properties.

At this stage there is no preferred Neighborhood Character Policy advocated by the responsible authority.

##### **55.02-2 Residential policy objectives**

*To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*

*To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.*

The proposed development is not in conflict with any State, Municipal or Local planning policies.

The South Gippsland Shire Planning Scheme relative to township areas indicates that any multi - unit developments should be encouraged to be close to the main commercial district. This development is close to town centre and surrounding facilities.

### **55.02-3 Dwelling diversity objective**

*To encourage a range of dwelling sizes and types in developments of ten or more dwellings.*

This development is only for four units and therefore does not require a variety of dwelling sizes required for developments of ten units or more. All units do differ in layout to take best advantage of their position on site. It is intended that they would be consistent in color and roof treatment.

### **55.02-4 Infrastructure objectives**

*To ensure development is provided with appropriate utility services and infrastructure.*

*To ensure development does not unreasonably overload the capacity of utility services and infrastructure.*

Proposed development has access to sewer, town water, mains gas, power and telephone. There is no indication that these services would be compromised by this development. It is expected that a storm water detention system will be designed as a condition of any permit that may be issued.

### **55.02-5 Integration with the street objective**

*To integrate the layout of development with the street.*

A set back of 5.7 meters is proposed. The existing properties each side has similar setbacks and this is typical of the area. Refer to the site plan drawings attached.

There is a concrete footpath in front of the subject site and there is a concrete kerb and crossing existing.

A front fence is proposed for privacy to the front unit, there are examples of tall front fencing in the immediate area.

## **SITE LAYOUT AND BUILDING MASSING**

### **55.03-1 Street setback objective**

*To ensure that the setbacks of buildings form a street respect the existing or preferred neighborhood character and make efficient use of the site.*

The proposed 5.7 meter set back is typical of existing homes in the area.

### **55.03-2 Building height objective**

*To ensure that the height of buildings respects the existing or preferred neighborhood character.*

Proposed building heights are single story this is similar to the majority of the surrounding buildings.

### **55.03-3 Site coverage objective**

*To ensure that the site coverage respects the existing or preferred neighborhood character and responds to the features of the site.*

The proposed development shows smaller lot sizes than is the majority in this area of the township, however, the development has been laid out to present only one unit to the street. We believe that with the restricted views to the site that the project will not present as a multi-unit site. Site coverage as follows:

Total Existing Site: 1880.0 M2 (large for this part of town).

Total Building Areas: 870.74 M2 or 46.3 % site coverage

This percentage is within the 60 % recommended maximum.

It is reasonable to assume that sites located as close to the commercial district as this site is, present as preferred options for multi-unit development. This will require a variation in allotment size from the dominate existing lot size.

### **55.03-4 Permeability objectives**

*To reduce the impact of increased storm water run-off on the drainage system.*

*To facilitate on-site storm water filtration.*

Total Existing Site: 1880.0 M2

Total Permeable Areas: 428 M2 or 22.7 % site coverage

This percentage is above the 20 % recommended minimum.

Impervious surfaces are restricted to paths and driveways required for access to the buildings and all suggested guidelines have been adhered to.

### **55.03-5 Energy efficiency objectives**

*To achieve and protect energy efficient dwellings and residential buildings.*

*To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.*

Preliminary investigation indicates that all proposed units will reach a six star energy rating, we would request that the provision of that report be made a condition of any permit that may be issued.

All units have been designed to achieve maximum solar access into the living areas. The proposal will not affect the solar access or energy efficiency of any adjoining property.

### **55.03-6 Open space objective**

*To integrate the layout of development with any public and communal open space provided in or adjacent to the development.*

Not applicable, no public or communal spaces adjacent or provided.

#### **55.03-7 Safety objective**

*To ensure the layout of development provides for the safety and security of residents and property.*

The front entry doors of all units are in plain, uninterrupted view of the driveway access. The garages of each unit will be fitted with remote openers and direct access into the residence without returning outside.

The private open space of each unit is to the side of each unit and is accessible only from the unit itself or a gateway that opens to the new access driveway.

Landscaping around driveways shall be low to avoid obstruction of views for vehicle and pedestrian movement.

Selected external lighting will be provided in particular to the rear two units to ensure safe access and night vision.

#### **55.03-8 Landscaping objectives**

*To encourage development that respects the landscape character of the neighborhood.*

*To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.*

*To provide appropriate landscaping.*

*To encourage the retention of mature vegetation on the site.*

We would respectfully request that a landscaping plan be a condition of any permit that may be granted.

The proposed landscaping shall be of the character that currently exists in the area being domestic style garden flower beds, selected small shrubs and larger exotic trees.

The area of this development could not be classified as an area of habitat importance.

Landscaping shall be provided to enhance the overall appearance of the development and in particular to screen views along the length of the driveway and walls that may otherwise not be broken up by windows or the like.

There is no existing vegetation in the area of proposed construction.

#### **55.03-9 Access objectives**

*To ensure vehicle access to and from a development is safe, manageable and convenient.*

*To ensure the number and design of vehicle crossovers respects the neighborhood character.*

Access driveways to site are provided with max. possible vision for pedestrians both on site and on the road reserve. All driveways and turning circles shall comply with the current Australian Standards.

The development intends one driveway access with possible access to the rear lane way.

All proposed driveways shall be a minimum of three meters wide.

There are no internal corners. The provision of a passing area is not required.

The Young Street frontage is proposed to have one 5 meter wide driveway out of the 13.6 metre frontage, this represents 36.7 % of the frontage which is within the 40% maximum.

#### **55.03-10 Parking location objectives**

*To provide convenient parking for resident and visitor vehicles.*

*To avoid parking and traffic difficulties in the development and the neighborhood.*

*To protect residents from vehicular noise within developments.*

All units have been supplied with a lock-up garage with space for a vehicle to park in front of the garage doors.

#### **55.03-11 Parking provision objectives**

*To ensure that car and bicycle parking for residents and visitors is appropriate to the needs of residents.*

*To ensure that the design of parking and access areas is practical and attractive and that these areas can be easily maintained.*

All units are provided with a two car lock-up garage offering direct undercover access to the residence and a visitor space with easy access to the front door. The standard only calls for two spaces per three bedroom unit.

As this development is only four units therefore a dedicated visitor parking space is not required.

No bicycle parking has been provided or is expected to be required. It is assumed that persons will store their bicycles in their garages.

The car spaces and driveways comply with the Table B2.

### **AMENITY IMPACTS**

#### **55.04-1 Side and rear setbacks objective**

*To ensure that the height and setback of a building from a boundary respects the existing or preferred neighborhood character and limits the impact on the amenity of existing dwellings.*

As there is no specified schedule to the zone currently in place, all offsets of the proposed layout comply with the standards recommended in Diagram B1 Side and rear setbacks.

All building offsets are similar to surrounding buildings. Refer to plans.

#### **55.04-2 Walls on boundaries objective**

*To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighborhood character and limits the impact on the amenity of existing dwellings.*

There are no walls proposed to be constructed on the title boundaries of the existing site. Future proposed subdivision boundaries will have walls constructed on them. Those walls are all garage walls. None of the proposed walls are longer than 7.5 metres long or higher than 3.2 metres average.

#### **55.04-3 Daylight to existing windows objective**

*To allow adequate daylight into existing habitable room windows.*

There are no habitable room windows closer to the proposed boundary walls than 2.4 meters.

#### **55.04-4 North-facing windows objective**

*To allow adequate solar access to existing north-facing habitable room windows.*

Refer to shadow plans, there are no north facing habitable room windows that are affected in any way by the development proposal.

#### **55.04-5 Overshadowing open space objective**

*To ensure buildings do not significantly overshadow existing secluded private open space.*

Refer to shadow diagrams.

The shadow diagrams provided show the development has minimal shading of the adjoining properties. In all cases the overshadowing is on spaces that do not impact on the adjoining property.

#### **55.04-6 Overlooking objective**

*To limit views into existing secluded private open space and habitable room windows.*

The overlooking of the proposed development has been carefully considered. Several habitable room windows do overlook the adjoining properties.

In all cases, these windows are less than 600 mm above the ground level at the boundary and are separated by a fence (visual barrier) that is a min. of 1.6 meters high.

#### **55.04-7 Internal views objective**

*To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.*

All habitable room windows of the proposed development are less than 600mm above the ground level and are separated by a visual barrier that is a min. of 1.6 meters high, this clearly meets the max. 50% overlooking required by Standard B23.

#### **55.04-8 Noise impacts objective**

*To contain noise sources in developments that may affect existing dwellings.*

*To protect residents from external noise.*

No mechanical plant that may generate excessive noise is proposed to be adjacent to any existing or proposed habitable rooms.

The subject site is located in Young Street which is a relatively wide street with wide road reserves. Young Street does take a reasonable amount of traffic but it is not a 'main' road as such.

### **ON-SITE AMENITY AND FACILITIES**

#### **55.05-1 Accessibility objective**

*To encourage the consideration of the needs of people with limited mobility in the design of developments.*

All units have been designed to allow disabled access with max. 1 in 14 ramps and no steps.

#### **55.05-2 Dwelling entry objective**

*To provide each dwelling or residential building with its own sense of identity.*

All four units have obvious and specific front entry doors. Those doors are separate from each other and are in plain view of the areas expected to have visitor parking.

#### **55.05-3 Daylight to new windows objective**

*To allow adequate daylight into new habitable room windows.*

All new windows comply with the Standard B27 for daylight access. Refer to plans.

#### **55.05-4 Private open space objective**

*To provide adequate private open space for the reasonable recreation and service needs of residences.*

All units have been provided with private open space as follows:

Unit One: 74.3 M2 including 35.5 M2 of secluded private open space.

Unit Two: 144.1 M2 including 106.6 M2 of secluded private open space.

Unit Three: 91.3 M2 including 28.5 M2 of secluded private open space.

Unit Four: 117.9 M2 including 51.4 M2 of secluded private open space.

#### **55.05-5 Solar access to open space objective**

*To allow solar access into the secluded private open space of new dwellings and residential buildings.*

All units have private open space that has northern access.

For unit one, this has been achieved by providing tall fencing along the frontage. While private open space is not encouraged in the front of development, in this case we believe it provides the best response to the site.

#### **55.05-6 Storage objective**

*To provide adequate storage facilities for each dwelling.*

All units are provided with a min. of 6 cubic meters of storage within the lockable garages,

### **DETAILED DESIGN**

#### **55.06-1 Design detail objective**

*To encourage design detail that respects the existing or preferred neighborhood character.*

Architectural form of the proposed units is similar to the proportions used in the surrounding buildings. However, we are looking to give the proposed units a more contemporary look with a blend of cladding materials and roof shapes.

#### **55.06-2 Front fence objective**

*To encourage front fence design that respects the existing or preferred neighborhood character.*

A tall front fence is proposed for unit one, this is required to form the required private open space. There are existing examples of tall front fencing on both sides of Young Street.

#### **55.06-3 Common property objectives**

*To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.*

*To avoid future management difficulties in areas of common ownership.*

The only common property proposed is the access driveway. This will provide all services and will be finished with a selected hard surface that requires minimal maintenance.

#### **55.06-4 Site service objectives**

*To ensure that site services can be installed and easily maintained.*

*To ensure that site facilities are accessible, adequate and attractive.*

All services shall be provided individually for each unit.

It is expected that sulo bins will be stored in the garages and placed on the road reserve on collection day as is typical for the area. Letter boxes for each unit will be provided at the street frontage.

**This report has been prepared by P & J Milkins Building Designers, please do not hesitate to contact Peter Milkins on 56 623 017 for clarification of any points. This report should be read in conjunction with the plans prepared for Town Planning Permit Application.**

# SITE ANALYSIS

## NEIGHBOURHOOD AND SITE DESCRIPTION

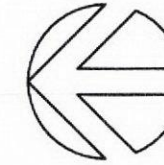
### NEIGHBOURHOOD DEVELOPMENT:

THIS AREA OF LEONGATHA APPEARS TO HAVE BEEN DEVELOPED APPROX. 30 TO 40 YEARS AGO. THERE ARE SOME MORE RECENT HOMES CONSTRUCTED ALONG YOUNG STREET.

THE AREA IS RESIDENTIAL BUT IS LOCATED WITHIN 100 METRES OF THE EDGE OF THE EXISTING COMMERCIAL AREA OF THE LEONGATHA TOWNSHIP.

THERE IS A SMALL LIGHT INDUSTRIAL AREA TO THE EAST OF THE SUBJECT SITE, APPROX. 500 METRES AWAY.

A PUBLIC PARK AREA IS ALSO APPROX. 500 METRES AWAY TO THE EAST, THIS PARK AREA IS A CONNECTION POINT TO THE GREAT SOUTHERN RAIL TRAIL, A POPULAR WALKING AND PUSH BIKE TRAIL LINKING LEONGATHA TO KOONWARRA AND MEENIYAN AND BEYOND.



### NEIGHBOURHOOD DEVELOPMENT CONT.:

### BUILT FORM:

NEIGHBORING BUILDINGS ARE PREDOMINATELY SINGLE LEVEL RESIDENCES CONSTRUCTED FROM A VARIETY OF CLADDINGS WITH PITCHED ROOFS. THERE ARE NO TWO LEVEL RESIDENCES IN THE IMMEDIATE AREA.

STREET FENCING IS VARIED AND THERE IS A REASONABLY EVEN SPREAD OF FENCE TYPES FROM NO FENCE, TO LOW AND TRANSPARENT TO TALL PRIVACY FENCES.

### ARCHITECTURAL AND ROOF STYLES:

NO ONE CLEAR ARCHITECTURAL STYLE DOMINATES THE AREA.

MOST BUILDINGS HAVE BRICK VENEER CLADDING AND PITCHED ROOFS WITH COMBINATIONS OF GABLE AND HIP ENDS. PITCHES APPEAR TO BE AROUND 20 TO 30 DEGREES.

### SITE RELATIVE:

### SITE:

THE SITE IS A REGULAR RECTANGLE WITH AN EXISTING RESIDENCE IN THE NORTH EAST CORNER OF THE SITE. IT IS LOCATED ON THE SOUTHERN SIDE OF YOUNG STREET APPROX. 20 METRES WEST OF THE INTERSECTION OF YOUNG STREET AND RICHIE STREET.

A REAR LANE WAY EXISTS BUT IT IS NOT SURFACED.

THERE ARE TWO EASEMENTS ON SITE THAT BOTH CONNECT TOWN SEWER SERVICES. ONE EASEMENT CROSSES THE SITE FROM EAST TO WEST APPROX. MID WAY ALONG THE SITE AND THE OTHER RUNS ALONG THE WESTERN BOUNDARY FROM THE FRONT OF THE SITE TO THE MID WAY POINT.

### LEVELS:

THE SITE FALLS 4.2 METRES OVERALL FROM THE NORTH EAST CORNER TO THE SOUTH WEST CORNER.

THIS IS TYPICAL OF THE ALLOTMENTS TO THE EAST AND WEST.

### EXISTING BUILDINGS:

REFER TO ATTACHED PLANS FOR DETAILS OF ADJOINING BUILDINGS.

THERE IS AN EXISTING RESIDENCE ON THE SITE WITH A COLLECTION OF TYPICAL OUT BUILDINGS.

### USE OF SURROUNDING BUILDINGS:

THE SUBJECT SITE SHARES BOUNDARIES TO THE EAST AND WEST. THE ADJOINING USES ARE SINGLE STOREY DETACHED RESIDENCES.

LEONGATHA'S COMMERCIAL AREA IS APPROX. 100 METRES AWAY FROM THE SUBJECT SITE AND THERE IS A PUBLIC PARK AND LIGHT INDUSTRIAL AREA APPROX. 500 METRES TO THE EAST OF THE SUBJECT SITE.

### SURROUNDING PRIVATE OPEN SPACE AND HABITABLE WINDOWS:

THERE IS PRIVATE OPEN SPACE ADJACENT TO THE SITE ALONG BOTH THE EAST AND WEST BOUNDARIES. ANY TWO LEVEL DEVELOPMENT WOULD HAVE TO BE CAREFULLY CONSIDERED ALONG THIS BOUNDARY.

TO THE SOUTH OF THE SITE IS A REAR LANEWAY WHICH IS NOT MADE, THERE IS MORE PRIVATE OPEN SPACE ACROSS THE LANEWAY TO THE SOUTH BUT IT IS BEHIND TALL FENCING.

### SOLAR ACCESS:

THE EXISTING BUILDINGS TO THE EAST VARY IN OFFSET. ONE IS APPROX. 3 METRES AWAY FROM THE BOUNDARY BUT IS ADJACENT TO THE EXISTING RESIDENCE THAT IS ON THE SUBJECT SITE. WE HAVE BEEN ADVISED THAT THE EXISTING RESIDENCE IS TO REMAIN THEREFORE THE EXISTING CONDITION WILL NOT ALTER. THE OTHER TWO DWELLINGS ALONG THE EASTERN BOUNDARY ARE MORE THAN 20 METRES AWAY AND WILL NOT EFFECT ANY PROPOSED DEVELOPMENT.

THERE IS ONLY ONE RESIDENCE ALONG THE WESTERN SIDE, IT IS LOCATED TOWARDS THE NORTHERN END OF THE SITE BUT IS ON THE 'LOW' SIDE OF THE SITE AND IS UN-LIKELY TO CAUSE ANY INTERRUPTION TO SOLAR ACCESS TO THE SITE.

### SIGNIFICANT TREES:

THERE ARE NO SIGNIFICANT TREES ON THE SUBJECT SITE.

THERE IS ONE LARGER EXOTIC TREE CLOSE TO THE WESTERN BOUNDARY ON THE ADJOINING SITE. IT WOULD BE BEST TO AVOID ANY BUILDINGS BEING CONSTRUCTED CLOSE TO THIS TREE.

THERE IS ALSO A MATURE STREET TREE IN THE YOUNG STREET ROAD RESERVE FRONTAGE THAT SHOULD BE MAINTAINED.

### CONTAMINATED SOILS AND FILL:

TO OUR KNOWLEDGE THERE ARE NO CONTAMINATED SOILS OR FILL ON THE SITE AND THE SITE HAS NOT BEEN USED FOR ANY OTHER PURPOSE OVER THE PAST 50 YEARS.

### VIEWS:

THERE ARE NO SIGNIFICANT VIEWS FROM THE SUBJECT SITE AT GROUND LEVEL.

### STREET FEATURES:

YOUNG STREET IS A WIDE STREET IN THE LEONGATHA TOWNSHIP. IT IS SEALED WITH A TRADITIONAL KERB AND CHANNEL EDGE. THERE IS A CONCRETE FOOT PATH ALONG BOTH SIDES OF THE STREET IN THE AREA OF THE SUBJECT SITE.

THERE IS A MATURE NATIVE STREET TREE IN THE ROAD RESERVE.

THERE ARE OVERHEAD POWER LINES ALONG THE NEAR SIDE OF THE ROAD RESERVE.

ALL SERVICES INCLUDING POWER, PHONE, WATER, GAS, SEWER AND STORMWATER ARE AVAILABLE TO THE SITE.

### LOCATION:

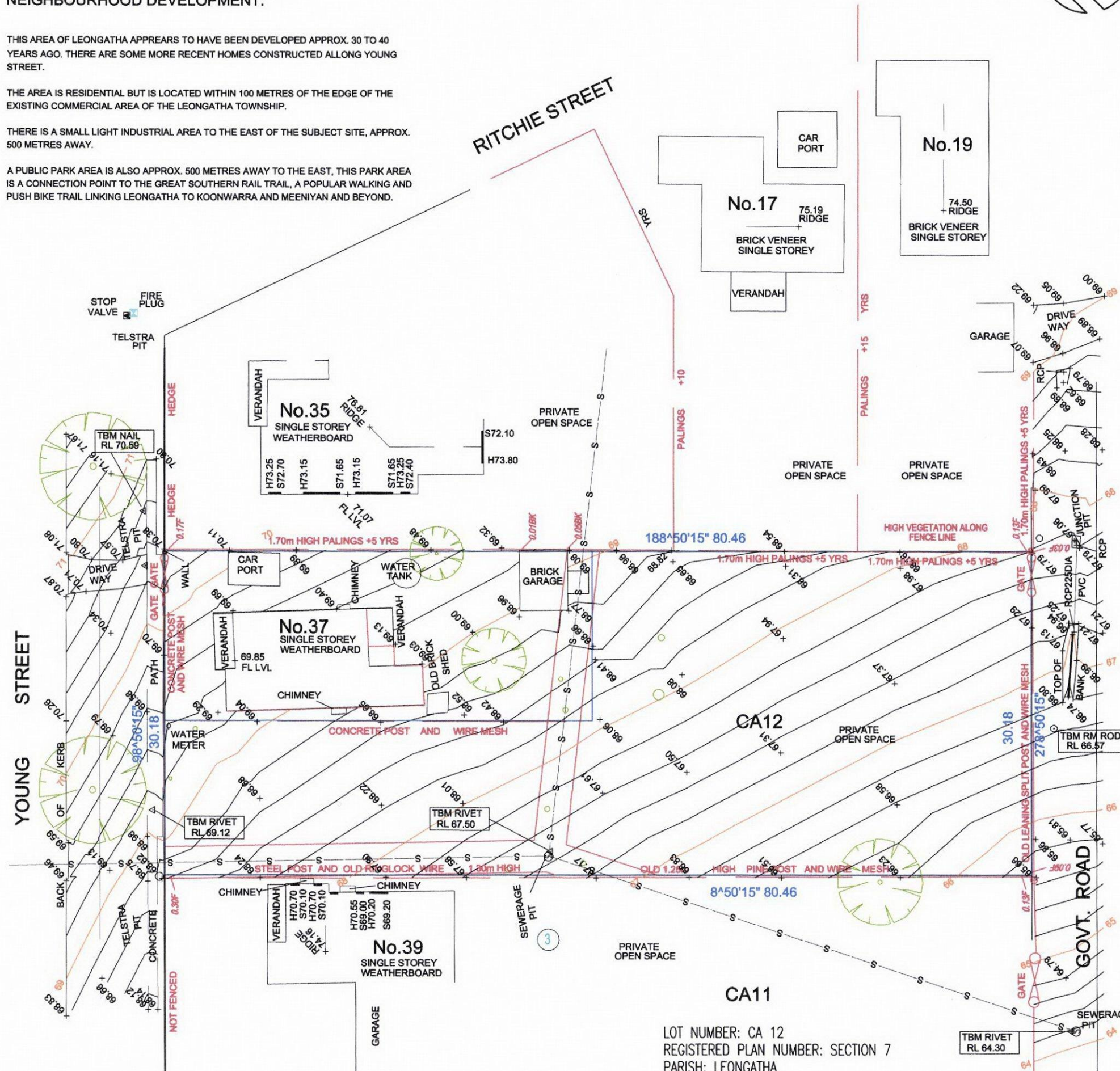
THE SITE IS LOCATED LESS THAN 100 METRES FROM THE EDGE OF THE LEONGATHA COMMERCIAL DISTRICT. LESS THAN 500 METRES TO THE EAST IS A LIGHT INDUSTRIAL AREA AND A PUBLIC PARK THAT IS ALSO THE COMMENCEMENT OF THE GREAT SOUTHERN RAIL TRAIL.

THE SITE SEEMS IDEALLY LOCATED FOR THE PROVISION OF HIGHER DENSITY DEVELOPMENT WITH ITS EASY ACCESS TO THE COMMERCIAL AREA OF LEONGATHA AND ITS CLOSE PROXIMITY TO THE PUBLIC PARK AND RAIL TRAIL.

### NOTABLE FEATURES:

THE SITE FALLS 1 IN 20 TO THE SOUTH WEST, IS SERVICED BY ALL FACILITIES AVAILABLE IN THE TOWNSHIP AND IS IN CLOSE PROXIMITY TO THE MAIN EDUCATION CENTRES.

THIS SITE IS A LARGE SITE FOR THE AREA AND IS PREDOMINATELY CLEAR OF BUILDINGS AND VEGETATION.



LOT NUMBER: CA 12  
REGISTERED PLAN NUMBER: SECTION 7  
PARISH: LEONGATHA  
COUNTY: BULN BULN  
AREA: 2427.5 SQ.METRES

EXISTING CONDITIONS SITE PLAN SCALE 1:400 ON A3 SIZE PAPER

PROPOSED RESIDENTIAL DEVELOPMENT AT 37 YOUNG STREET LEONGATHA

PRELIMINARY 17-8-2015

SHEET 1 REF. 01 903

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