

PD STUDIO

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NO.40 Fitzroy Street, Kilmore

Buildings and works for one (1) single storey dwellings in front of an existing dwelling.

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2 INTRODUCTION

This planning submission has been prepared for the site at No.25 Fitzroy Street, Kilmore. The proposal seeks to construct one (1) single storey in front of an existing dwelling.

Pursuant to Mitchell Shire's Planning Scheme, the site is zoned in a General Residential Zone 1 (GRZ1), and is not affected by any overlays.

This planning submission highlights the development's ability to focus on the local planning policies of Mitchell Shire Council, and Clause 55 (two or more dwellings on a lot).

2.1 SUPPORTING DOCUMENTS

- Full set of architectural drawings which include the following:
 - Neighbourhood Character Plan;
 - Design Response;
 - Floor plan;
 - Elevations;
 - Shadow Diagrams; and a,
 - Landscaping Plan.
- Feature Survey plan;
- Re-Establishment Survey;
- Full property title less than one hundred (90) days old;
- Technical town planning report with specific focus on the State and Municipal policy and the Local planning policy of Mitchell Shire Council.

2.2 THE SITE AND SURROUNDS

The subject site is located on the east side of Fitzroy Street, and east of Gipps Street. The site is approximately sixty-seven (67) kilometres north of Melbourne CBD.

The site itself is rectangular in shape, and is currently occupied by a single storey brick veneer dwelling.

Both adjoining properties (No.42 & 38) consist of a single storey brick veneer dwelling and colorbond roofing.

2.3 SITE FEATURES

There is no significant vegetation on site, see enclosed feature survey plan for further details.

The northern title boundary consists of a 1.3 metre high colorbond fence. The eastern title boundary consists of a 2.8 metre high colorbond fence. The southern title boundary consists of a 1.4 metre high colorbond fence. All are in good condition.

The site has a maximum land slope of 6.41 metres from the northern-east rear corner of the site to the northern-west corner frontage.

There is a 1.83 metre wide easement along the southern title boundary which run to the full length of the subject site.

2.4 NEIGHBOURHOOD CHARACTER

A full inspection of the site and surrounds was conducted. The local streetscape mostly features a mix of single and a few double storey dwellings. Fitzroy Street consists of a few newly constructed single storey dwellings. Most dwellings are constructed of brick veneer with pitched roofs. There is a mix of hip & gable roof forms, pitches varying from between twenty (20) to thirty five (35) degrees.

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3 DEVELOPMENT SUMMARY

The proposed development is for the construction of one (1) single storey dwelling in front of an existing dwelling.

The proposal consists of four (4) bedrooms, living and family area, bathroom, ensuite, and powder room.

The materials used is typical in its surroundings and have been selected to match the existing dwelling on the subject site. The façade / built form style of the dwelling is in keeping with the country-life style character of the neighbourhood.

The overall footprint coverage when combined totals to 435.06 square meters, which only covers 37.83 percent of the 1,150 square meters of site.

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4 PLANNING POLICY FRAMEWORK

4.1 LOCAL PLANNING POLICY FRAMEWORK

4.1.1 CLAUSE 21.07 HOUSING

This clause consists of one (1) objectives under Residential Development, and it is:

- To provide variety and choice in housing styles and densities.

The proposed development is designed to accommodate and cater for different family and lifestyle preferences.

Forty (40) Fitzroy Street is located in an established suburban area with good access to roads, shops, public transport and services. This incremental development is designed well to be in keeping with the neighbourhood character. The proposal has large setback to the private open spaces to ensure sufficient space and room for meaningful landscaping.

The subject site is a sustainable location for units' development.

5 ZONES

5.1 CLAUSE 32.09 GENERAL RESIDENTIAL ZONE 1 (GRZ1)

The purpose of the general residential zone 1, along with implementing state and local policy is:

- *To encourage development that respects the neighbourhood character of the area.*
- *To implement neighbourhood character policy and adopted neighbourhood character guidelines.*
- *To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

A permit is triggered under this zone to construct two or more dwellings on a lot. Schedule one (1) applies in addition to Clause 55. This development considers and adheres to the objectives, standards and decision guidelines of Clause Fifty Five (55) alongside the requirements in Schedule one (1).

6 OVERLAYS

There are no overlays affecting the site.

7 PARTICULAR PROVISIONS

7.1 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE

7.1.1 NEIGHBOURHOOD CHARACTER (STANDARD B1):

Surrounding land uses are residential and contain properties comprising mainly single storey and double storey dwellings. The dwellings range from small to medium in scale, and are constructed of either brick veneer or weatherboard with pitched tiled or metal roofs. The main roof form is gable, or reversed gable to the street. Fences, where provided are generally low and constructed of timber, metal or brick.

The proposed development will provide floor area sizes that reflect the neighbourhood character of the area and will be built to suit the existing form of the surrounds. Each dwelling is provided with its own garage/carport. The existing crossing is proposed to be removed and reinstated, and two (2) new three-metre-wide crossovers is proposed to service each dwelling.

The proposal will utilise building materials typically found in the immediate and surrounding area including selected face brickwork with combination of render, aluminium framed windows, pitched roof tiles, panel lift door to garage, and feature front portico entrance. The materials and textures for the proposed dwellings have been selected to reflect the existing dwelling on the subject site and dwellings along Fitzroy Street.

The proposal is designed to make a positive contribution to the neighbourhood and streetscape character of the area.

7.1.2 RESIDENTIAL POLICY (STANDARD B2):

The proposed development meets the objectives of urban consolidation in aspects such as affordable housing and providing needs of residents at various stages of life.

The quality of design, site layout and provision of car parking and open space will ensure that the development provides a good standard of amenity for future residents and good standard for future development in the area. The proposed development supports medium density in an area that can take advantage of public transport and community infrastructure and services.

The proposed development meets the objectives of Standard B2.

7.1.3 DWELLING DIVERSITY (STANDARD B3):

The open plan living area consist of four (4) bedrooms which provide an opportunity for a range of household types and sizes.

The proposed development meets the objectives of Standard B3.

7.1.4 INFRASTRUCTURE (STANDARD B4):

On site infiltration has been maximized through comprehensive landscaping proposed to the front and rear open space. All steps will be taken to direct storm water run-off into garden areas to reduce watering and the demand on drainage infrastructure. Paved areas have also been minimized except for the driveway and the pedestrian links onto the site.

The proposed development meets the objectives of Standard B4.

7.1.5 INTEGRATION WITH STREET (STANDARD B5):

The proposed site layout is consistent with the B5 standards in that the development will integrate well with and enhance the streetscape, and maintain the amenity of adjoining properties. In addition, a strong sense of address and privacy will be provided for future occupants. The proposal will allow for a

layout that is functional and capable of efficient maintenance. The position and layout of the new dwellings respects the privacy and amenity of adjoining properties.

The proposed development meets the objectives of Standard B5.

7.2 SITE LAYOUT AND BUILDING MASS

7.2.1 STREET SETBACK (STANDARD B6):

The proposed new dwelling is setback nine (9) metres from the front title boundary.

The proposal demonstrates compliance with standard B6.

7.2.2 BUILDING HEIGHT (STANDARD B7):

There is no maximum height specified in the schedule to the zone.

The building height for both dwellings does not exceed over nine (9) metres from the natural ground line.

Compliance with the schedule to the zone is achieved.

7.2.3 SITE COVERAGE (STANDARD B8):

There is no maximum site coverage specified in the schedule to the zone.

The total building site coverage proposed for the site is 37.83%.

The proposed development meets the objectives of Standard B8.

7.2.4 PERMEABILITY OBJECTIVE (STANDARD B9):

46.69 percent of the site consists of permeable surfaces.

Compliance with Standard B9 is achieved.

7.2.5 ENERGY EFFICIENCY (STANDARD B10):

The proposed development provides an open plan living which will gain solar access. The layout has been designed so as not to unreasonably reduce the energy efficiency of adjoining lots, and oriented to gain appropriate use of solar energy.

The proposed development meets the objectives of Standard B10.

7.2.6 PUBLIC OPEN SPACE (STANDARD B11):

The open space proposed for the dwellings is appropriate for the site and the likely end users. Each dwelling has direct access to secluded private open space covering more than thirty (30) square metres (refer to drawings).

The proposed development meets the objectives of Standard B11.

7.2.7 SAFETY OBJECTIVE (STANDARD B12):

The layout of the proposed development has been designed to ensure for the safety and security of residents and the property. The entrances are not obscured or isolated. The entries provide for shelter and a sense of personal address. The entrances incorporate features to enable casual surveillance of visitors and the street.

The development ensures the dwellings allow observation of adjacent streets and visibility and surveillance of car parks. The dwellings is protected by the installation of side and rear fences so that it is not used as a public thoroughfare.

The proposed development meets the objectives of Standard B12.

7.2.8 LANDSCAPING (STANDARD B13):

The proposed development respects the landscape character of the area. The site is not situated in an area of habitat importance. The open space of the dwellings is of sufficient size and area for the planting of canopy tree. The submitted plans clearly delineate between private areas of each dwelling. The landscaping proposed for the site takes into account the soil type and drainage patterns of the site.

The size, shape and area of the open space proposed for each dwelling allows for vegetation growth, structural protection of buildings and the planting of trees. The landscaping theme proposed for the site provides a safe, attractive and functional environment for residents.

The proposed development meets the objectives of Standard B13.

7.2.9 ACCESS (STANDARD B14):

The existing crossing to the middle of the frontage is proposed to be removed and reinstated and two (2) new three (3) metre wide crossovers is proposed to service each independent dwelling.

The site has a total width of 16.76 metres. The total width of both crossovers combined is six (6) metres.

The standard states that the width of the access ways should not exceed 40% of the street frontage if the street frontage is less than twenty (20) metres. Forty (40) percent of 16.76 metres is 6.7 metres. The proposed access ways combined is 0.7 metres less than the maximum allowed.

Compliance with Standard B14 is achieved.

7.2.10 PARKING LOCATION (STANDARD B15):

Car parking facilities are convenient to dwellings and secure, allow surveillance from windows and do not obscure the view between the street and the front windows. The internal layout of the dwellings and the location of the proposed garages ensure that the emission of noise from occupants or their vehicles will not detract from the amenity of adjoining residents.

The access ways are located directly off the front street and allows easy movements. It's designed to be in keeping with the architectural style of the dwelling.

7.3 AMENITY IMPACTS

7.3.1 SIDE AND REAR SETBACK (STANDARD B17):

The proposed development meets the objectives of Standard B17.

7.3.2 WALLS ON BOUNDARIES (STANDARD B18):

There are no walls proposed to be built on boundary.

The proposed development meets the objectives of Standard B18.

7.3.3 DAYLIGHT TO EXISTING WINDOWS (STANDARD B19):

No daylight to existing windows is affected by this proposal.

7.3.4 NORTH FACING WINDOWS (STANDARD B20):

No existing north facing windows are affected.

7.3.5 OVERSHADOWING (STANDARD B21):

The adjoining properties will not be affected by the 9am to 3pm shadows. The existing paling fences will cast as much shadows as the shadows of the development. See enclosed shadow diagrams for further details.

The proposed development meets the objectives of Standard B21.

7.3.6 OVERLOOKING (STANDARD B22):

All habitable room windows that are within the nine (9) metre threshold will be obscured or screened to avoid overlooking.

The proposal is compliant with Standard B22.

7.3.7 INTERNAL VIEW OBJECTIVE (STANDARD B23):

The proposed development has been designed to limit the views into the secluded private open space and habitable room windows of dwellings within the development. Overlooking within the site has been restricted. There are no habitable room windows with direct outlooks to the principal private open space within the development.

The proposed development meets the objective of Standard B23.

7.3.8 NOISE IMPACTS (STANDARD B24):

The proposed development has been designed to contain noise sources within the development and to protect residents from external noise. The proposed dwellings will be constructed in brick veneer. This will help accommodate any noise concerns and construction will comply with F (5) of the Building Code of Australia.

There are no mechanical plants proposed adjacent to or located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open spaces of the new dwellings have been designed and sited to take into consideration noise sources on immediately adjacent properties.

The proposal meets the objectives of Standard B24.

7.4 ONSITE AMENITY AND FACILITIES

7.4.1 ACCESSIBILITY (STANDARD B25):

The proposed development has been designed to take into consideration people with limited mobility. The ground floor level of the dwelling is easily accessible to people with limited mobility.

The proposal meets the objectives of Standard B25.

7.4.2 DWELLING ENTRY (STANDARD B26):

The entry to the dwellings is visible and easily identifiable from the street. Each dwellings has its own sense of identity and address. The development ensures dwellings allow observation of adjacent streets. The entrances are not obscured or isolated.

The proposed development meets the objective of Standard B26.

7.4.3 DAYLIGHT TO NEW WINDOWS (STANDARD B27):

All habitable windows in the dwellings enjoy ample solar access.

7.4.4 PRIVATE OPEN SPACE (STANDARD B28):

The proposal meets the objectives of Standard B28.

7.4.5 SOLAR ACCESS (STANDARD B29):

All one (1) dwellings, including the existing gain north-east solar access.

The proposal meets the objectives of Standard B29.

7.4.6 STORAGE (STANDARD B30):

Six (6) cubic metres of external storage is provided for all one (1) dwellings.

7.5 DETAILED DESIGN

7.5.1 DETAIL DESIGN (STANDARD B31):

The design detail of the proposed development respects the neighbourhood character of the area. The building material introduction of feature entrance portico structure articulates the facade along the frontage. The height and width, massing and detailing, building materials, roof pitch, windows and door proportions, minimal use of boundary walls, vehicle accommodation, open space allocation, front setback and rhythm of side spacing is consistent with and in keeping with the neighbourhood character of the area.

The proposed development meets the objectives of Standard B31.

7.5.2 FRONT FENCES (STANDARD B32):

No new front fence is proposed as part of this application.

7.5.3 COMMON PROPERTY (STANDARD B33):

There is no common property for this proposed development.

7.5.4 SITE SERVICES (STANDARD B34):

Site services can be installed and easily maintained. Site facilities have been designed to be accessible, adequate and attractive. Bins will be kept in the rear yards of each dwelling and located to the front of the properties on collection days only.

The open space of each dwelling is accessible from the inside of the dwelling. Open spaces are adequate in size to accommodate an open-air clothes-drying facility, not visible from the street. All site facilities will be physically convenient and visually unobtrusive. Ample area is available for secure storage in the private open space areas for each proposed dwelling. Proposed prefabricated mailboxes will be installed along the frontage of the site. The mailboxes will be in accordance with Australia Post requirements.

The proposed development meets the objectives of Standard B34.

8 CONCLUSION

Given that the site is large, easily accessible, well situated and located solely within an existing residential precinct, the construction of the proposed development, we submit, is consistent with the orderly and proper planning of the area.

It is submitted that this proposal has been designed in compliance with the provisions of the Res Code (clause 55), and that this analysis indicates compliance with the objectives and performance criteria for each individual design element.

Based on our analysis which does not raise any major areas of concern in regard to the guide, and based on our inspection of the site, we can see no reason why council should not support this proposal and issue a planning permit for this development to proceed.

For any queries or further clarification, please contact directly on (03) 9972 7667 or via email albert@pd.net.au

Sincerely,



Albert Tuzon | Managing Director

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SITE & SURVEY ASSESSMENT

Job No. 2211290

Date: 24/03/2021

Address: LOT 31, 40 FITZROY STREET, KILMORE

SITE DETAILS:

Is a Re-establishment survey required:	YES	Comments:
Are all title pegs on block:	NO	Comments:
If No, Which are missing:	ALL EXCEPT FL	
Is Sub-division Complete:	YES	Comments:
Is there any reason level may change:	YES	Comments:
Are there any trees on block:	YES	Comments:
Are there any trees on adjoining block:	YES	Comments:
Is there existing fencing on block:	YES	Comments: COLORBOND
Is there sufficient access for vehicles:	YES	Comments:

SERVICES:

GAS:	YES	Comments:
SEWER:	YES	Comments:
ELECTRICITY:	YES	Comments:
ELECTRICITY TYPE:	O/H	Comments:
WATER:	YES	Comments:
TAPPING SIGHTED:	YES	
STORMWATER PIT:	YES	

ROAD DETAILS:

Road Type:	BITUMEN		
Road Condition:	GOOD		
Is there existing footpath:		NO	Comments:
Are there damaged footpath bays:			Comments:
Is there an existing kerb & channel:		YES	Comments:
Kerb & channel type :	STANDARD		
Is there any damage to the kerb & channel:		NO	Comments:
Is there an existing pedestrian crossing:		NO	Comments:
Is there any damage to the pedestrian crossing:			Comments:

ADJACENT SITE DETAILS:

LEFT SIDE: SINGLE STOREY

RIGHT SIDE: SINGLE STOREY