

PLANNING RESPONSE REPORT

FOR

3 DWELLINGS

AT

32 CHENERY STREET, MANSFIELD VIC 3722



CONTENTS

| | |
|--|-----------|
| 1. OVERVIEW | 2 |
| 1.1 Introduction | |
| 1.2 Proposal and Scope of Report | |
| 1.3 Planning Context | |
| 2. SITE ANALYSIS AND DESIGN RESPONSE | 3 |
| 2.1 Locality | |
| 2.2 Existing Site Development | |
| 2.3 Neighbourhood Character & Infrastructure (Standards B1-B5) | |
| 2.4 Site Layout & Building Massing (Standards B6-B16) | |
| 2.5 Amenity Impacts (Standards B17-B24) | |
| 2.6 On-Site Amenity & Facilities (Standards B25-B30) | |
| 2.7 Detailed Design (Standards B31-B34) | |
| 3. PROPOSAL SUMMARY | 10 |
| 4. PROPOSAL DATA | 10 |
| 4.1 Land Details | |
| 4.2 Development Details | |
| 4.3 Development Amenities | |

1.1 Introduction

This report provides information in support of an application for *three dwellings* on a lot in accordance with the requirements of the scheme.

1.2 Proposal and Scope of Report

The proposal consists of the development of an existing single storey dwelling with the addition of a double storey building containing a ground floor studio dwelling and a first-floor dwelling on the lot. The report provides planning context, locality and site description and design response in accordance with the requirements of Clause 55, the zone, any applicable overlays, the Mansfield Planning Strategy and relevant local policies.

1.3 Planning Context

Zone

The site is located in General Residential Zone (GRZ), which, amongst its purposes, seeks to:

- Implement the Municipal Planning Strategy and the Planning Policy Framework
- Encourage development that respects the neighbourhood character of the area
- Encourage a diversity of housing types and housing growth particularly in locations offering good access to services, transport and recreational amenities.

There are no particular schedule requirements to be met under this zone with respect to standards for Minimum Street Setback (B6), Site Coverage (B8), Permeability (B9), Landscaping (B13), Side and Rear Setbacks (B17), Walls on Boundaries (B18), Private Open Space (B28) and Front Fence height (B32).

We believe that this development is consistent with this purpose.

Overlay

The site is not affected by any overlays.

MPS and Local Policies

The Mansfield Planning Scheme recognizes the importance of supporting growth and development in existing urban settlements and foster the sustainability of small rural settlements whilst also ensuring the protection of environments that contain high value terrestrial habitat. Importantly it states that the planning of urban growth should consider opportunities for the consolidation, redevelopment and intensification of existing urban areas. Further to this is the need to identify opportunities for increased residential densities to help consolidate urban areas.

The proposed development is of a high-quality design with parking areas located as buffers between residences and private open spaces. The site is located in a well-serviced urban environment within 900 metres of a full range of commercial and community facilities which would permit a reduction of dependence of the use of motor vehicles to access said facilities. The quality of the design will contribute to the visual amenity of the built and natural environment as well as the enhancement of the streetscape through adjacent planting.

Key points:

- No significant trees are impacted by the proposed development.
- No street trees require removal or relocation.
- There will be a range of and distribution of areas available for landscaping on the site.
- Supplementary planting of canopy trees is available within the existing landscape:
- Adequate unencumbered space exists for the construction of the additional dwellings.

- Is sympathetic to the existing residential character.
- Makes better use of an under-utilized site.
- Is located within close proximity to town amenities; and
- Is well within the development capacity of the land prescribed by the scheme.

2. SITE ANALYSIS AND DESIGN RESPONSE

2.1 Locality

2.2 Existing site development and description

The site is located at 32 Chenery Street, Mansfield Victoria 3722. The nearest adjacent intersection is Hunter Street.

The site is composed of one title Lot 5 LP 11829.

The site is approximately 974m² in area and contains within its title an existing single storey dwelling as well as a metal clad shed to the rear of the property.

The site is located within walking distance of the main street of Mansfield and affords close proximity to many of the amenities found within the township.

A twice-daily bus service is provided to Melbourne from Mansfield and is within 800 metres of the property.

Both primary and secondary schools are within 800 metres of the site as well as early learning childcare facilities, and the hospital.

The site has a street frontage to Chenery Street of 16.15 metres, and side boundaries of approximately 60 metres and is orientated East-West on its longest axis.

Access to the site is via an existing concrete crossover to Chenery Street.

A concrete driveway from Chenery Street serves as access to the site and a single car carport adjacent to the northern boundary to the rear of the property provides vehicle accommodation. The side boundaries are generally defined by 1.8-metre-high metal fences with formal planting beds whilst the rear boundary fence is 1.8 metres in height and is void of vegetation. The existing rear garden regime is predominantly lawn with a metal clad shed running across the north-south axis of the site.

2.3 Contours and existing vegetation

The site is flat with only a fall of approximately 300mm from its western boundary to its eastern boundary. Similarly, there is an approximate fall of 200mm from its southern boundary to its northern boundary.

The site is level to both its northern neighbour (34 Chenery Street) and southern neighbour (30 Chenery Street).

The front yard contains within its open grassed area some juvenile trees, none of which are of significance.

The rear yard is laid mainly to grass with paved paths and sand pit. The rear yard does not contain any trees of significance.

Small to medium shrubs can be found contained within formal garden beds adjacent to both the northern and southern boundaries.

2.4 Buildings

A single storey dwelling of approximately 240 square metres sits within the site as does a metal clad shed of approximately 80 square metres.

2.5 Street furniture

A concrete pedestrian footpath runs parallel to the western boundary (Chenery Street) along with formed concrete kerb and channels and a single vehicular cross-over providing access to the site.

The street reserve (nature strip) contains within it a concrete services pole.

Chenery Street is sealed and contains formed concrete gutters to the roadway.

2.6 Carpark and access

Vehicular access is obtained from Chenery Street via the single vehicle cross-over and consists of two concrete parallel driveway strips.

A single car carport is provided toward the rear of the property adjacent to the northern boundary.

2.7 Fences and boundaries

Existing 1.8 metre high colorbond fences run the north, east and southern boundaries, whilst a 1.0 metre metal tubular fence runs the western boundary (Chenery Street).

2.8 Neighbourhood description

The neighbourhood immediate to the subject site is predominantly residential and contains within the neighbourhood several developed sites. Chenery Street also contains a number of retail/commercial properties at its northern and southern ends.

Many of the houses in the area are single storey and appear original to the sub-division when built.

Several surrounding properties have undergone recent renovation, but still reflect the overall architectural style of the neighbourhood which consists of either painted timber or fibre cement cladding with either pitched or gabled roofs clad in metal roofing.

The adjacent house to the northern boundary (30 Chenery Street) is a single storey weatherboard clad with a pitched metal roof and reflects the architectural style of the 1930's 'Californian Bungalow'. The adjacent property to the southern boundary (34 Chenery Street) is contemporary in its form with weatherboard cladding and low-pitched gable metal roof reminiscent of mid 60's architectural design.

Front yards are generally well planted with a variety of plant species affording the neighbourhood a tree'd aesthetic.

Recent development diagonally adjacent to the subject site at 29 Chenery Street comprises of 6 single storey dwellings which reflect a modern aesthetic of split gabled roofs and face brickwork.

The land adjacent to the eastern boundary of the subject site is undeveloped and vacant of any buildings.

2.9 Abutting Private Open Space

There is private open space within nine metres of the site situated at both the rear of 34 and 30 Chenery Street.

Private open space also abuts the South-Eastern corner of the boundary at both 29 and 31 Hunter Street.

Due to orientation, all abutting properties are subject to ample sunlight.

3.0 Views and Solar Access

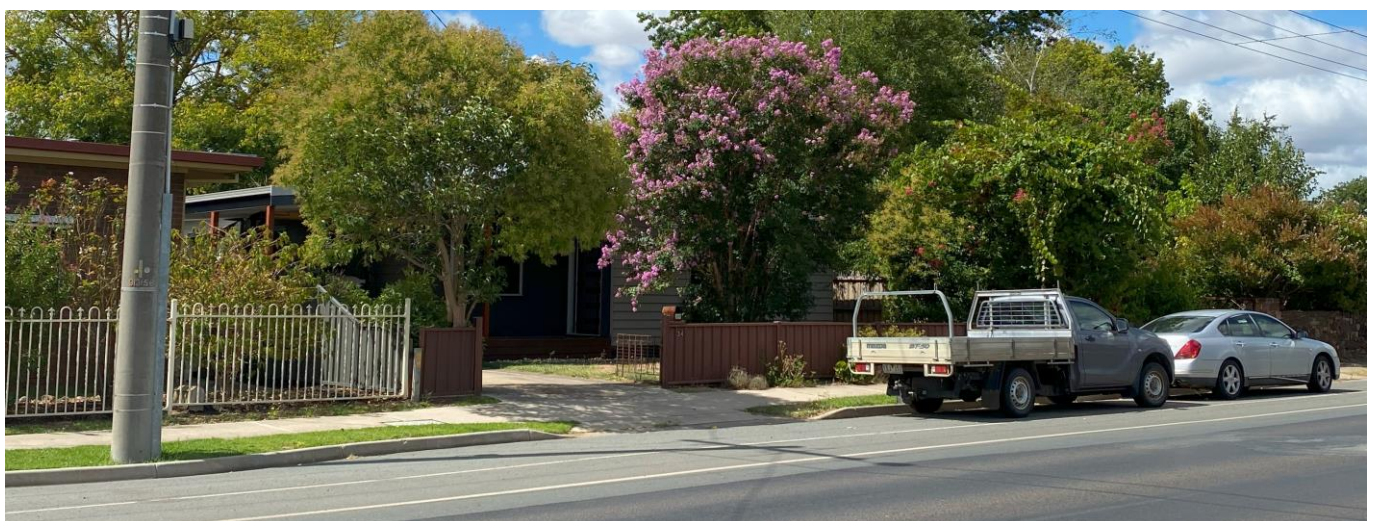
Both adjacent sites predominantly have internal views, solar access and ventilation from a northerly aspect.



Subject Site - 32 Chenery Street (western boundary)



Adjacent property – 30 Chenery Street (northern boundary)



Adjacent property – 34 Chenery Street (southern boundary)

2.3 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE B1 – B5

B1 – ‘Neighbourhood character objectives’

Neighbourhood character derives from the neighbourhood and site description. The neighbourhood and site description has highlighted the following character elements for the neighbourhood relevant to the proposal:

- Consistent building setback
- Common functional architectural style
- Variety in light weight cladding materials and finish
- Pitched and gabled roof forms
- Low front fences and walls
- Well planted front gardens

The design response has highlighted how these are reflected in the proposal. The main elements are:

- A new double storey dwelling to the rear of the existing property.
- Cladding to reflect the built environment with the use of fibre cement cladding to ground floor walls, timber look cladding to upper floor walls, face blockwork to boundary walls and colorbond metal roof sheeting to compliment the existing neighbourhood character.
- Proposed landscaping to include indigenous species to enhance neighbourhood character within expanses of both the western and eastern lawn areas.

B2 – ‘Residential policy objectives’

The proposed development seeks to fulfill these policies by providing additional dwellings designed and landscaped to reflect the neighbourhood character and to contribute to the amenity of the area. There are no significant canopy trees within the development area of the site and an enhanced landscape theme will be developed in conjunction with the new dwelling. The site is well located close to shops, schools and other recreational and community services. The proposed development falls within 1000 metres from the commercial hub of Mansfield, an area where diverse and affordable housing options are encouraged. We therefore believe the development is consistent with these policies.

B3 – ‘Dwelling diversity objective’

This objective relates to development comprising ten or more dwellings. As this proposal is for the development of two dwellings, this objective is not relevant.

B4 – ‘Infrastructure objectives’

The development has access to all required services including water, electricity and telecommunications. The site has reticulated sewerage and storm water and does not place an unreasonable load on these services. Where a service is determined to be inadequate, works will be undertaken to upgrade or mitigate the impact of the development on the services in consultation with relevant authorities through the planning process. All dwellings will incorporate the use of 2000 litre rainwater tanks.

B5 – ‘Integration with Street Objective’

The proposed development is located within an established street network where vehicle links are well defined.

The existing dwelling fronting Chenery Street will maintain its existing concrete crossover and a new gravel driveway will providing access to the proposed additional dwellings to the rear of the property.

The proposed new deck and open pergola located to the northern side of the existing dwelling will improve an otherwise stark aesthetic of the existing dwelling helping to reduce its brutalist form.

2.4 SITE LAYOUT AND BUILDING MASSING B6 – B16

B6 – ‘Street setback objective’

The proposed side deck and open timber pergola are sited at a distance of approximately 4.5 metres from the western boundary and approximately 5.1 metres from the northern boundary. Both these distances are consistent with the existing dwellings setbacks.

B7 – ‘Building height objective’

The development provides a new additional double-storey building consisting of a two-bedroom studio and four-bedroom first floor dwelling with a proposed building height of approximately 7.8 metres. This is under the maximum of 9.0 metres.

The scale of the development is in keeping with the developing emerging character.

B8 – ‘Site coverage objective’

The site is approximately 974m² in area and contains within its title a single storey dwelling of approximately 240 square metres, a roofed carport and verandah of 92 square metres, and metal clad shed of approximately 80 square metres with a roofed lean-to of approximately 20 square metres. In total the existing buildings occupy an area of 432 square metres or 44% of the site.

With the addition of the proposed development, the site coverage would increase to approximately 470 square metres or 48%, which is below the 60% maximum permissible.

B9 – ‘Permeability and stormwater management objectives’

The site will not significantly increase storm water runoff as the development achieves 48% permeability. The use of a graveled driveway in contrast to a hard surface driveway will aid in the replenishment of groundwater. The proposal seeks to include the use of 2000 litre rainwater tanks to both the existing and proposed dwellings.

B10 – ‘Energy efficiency objectives’

A preliminary assessment of the proposed dwelling has shown that it is capable of achieving the appropriate star rating. The orientation of the dwelling allows access to north light to the primary living and outdoor spaces. Principle open spaces are orientated north and are afforded shaded areas. West windows are limited to a single window to the proposed first floor dwelling and will be shaded by a fixed aluminum louvred sun-canopy. Covered parking spaces are attached to and accessed from all dwellings. Overall, the layout of the new development gains more than adequate solar access and is not detrimental to either adjacent property.

B11 – ‘Open space objective’

As the site is not adjacent to any public or communal spaces, this standard does not apply.

B12 – ‘Safety objective’

Entrances to the new dwelling are clearly defined and able to be viewed, with nearby windows to allow viewing of callers. Adequate shielded lighting will be provided to entrances and car parking facilities to ensure good visibility at night.

B13 – ‘Landscaping objectives’

There are no significant trees located within the footprint of the proposed development. Existing trees within the site are of minimal value. New planting of appropriate native species is proposed as part of the development. Trees located within adjoining properties will not be affected by the development as they lie outside the proposed building footprint. The landscaping design will pick up on suitable indigenous plants from regional plant lists. The overall design will be simple in form with a grassed area reflecting the open to medium density gardens of the surrounding neighbourhood, appropriate use of canopy styled trees within the

west facing lawned areas as well as the rear east facing yard areas. Screening plants will be utilized along both the northern and southern boundaries where appropriate to assist in providing habitat to local fauna.

B14 – ‘Access objectives’

Vehicular access will be via a shared gravel driveway to individual car accommodation adjacent to each dwelling. The location of both the proposed carports and double garage affords each property direct access to the dwelling.

B15 – ‘Parking location objectives’

The covered parking spaces within the development allow adequate separation of habitable room windows of each dwelling in compliance with this objective. The proposed double carport provides convenient access to the existing dwelling, the proposed single carport affords access to the proposed ground floor dwelling, whilst the double garage provides access to the first-floor dwelling. Vehicle movements to and from the development will have the ability to enter and exit the development in a forward direction.

Visitor parking is easily obtainable within the road reserve of Chenery Street and Hunter Street. Parking and access areas are kept to a minimum, and generally consistent with access arrangements to similar developments. Dimensions of the proposed carports are at or above the prescribed requirements.

2.5 AMENITY IMPACTS B17 – B24

B17 – ‘Side and rear setbacks objective’

The proposed building (dwellings 2 & 3) has setbacks from all boundaries. The building is setback 2.3 metres from the northern boundary, 3.2 metres from the eastern boundary, and 1.8 metres from the northern boundary. The proposed triple carport is built to boundary at a height of 2.85 metres and for a distance of 9.4 metres. The proposed buildings siting does not impact adjoining properties habitable room windows. All setbacks and wall heights are within the standards required.

B18 – ‘Walls on boundaries objective’

The proposed triple carport is built to boundary at a height of 2.85 metres and for a distance of 9.4 metres. It is well within the permissible standards.

B19 – ‘Daylight to existing windows objective’

Both the location and orientation of the site ensure that no habitable room windows on either adjacent sites are overshadowed by the proposed development.

B20 – ‘North facing windows objective’

No existing north facing windows are impacted by the proposed development.

B21 – ‘Overshadowing open space objective’

Overshadowing of private open space occurs to both 34 Chenery Street and 31 Hunter Street. Overshadowing occurs predominantly mid-morning and impacts very little of the percentage overall open space available to both properties. Refer shadow diagrams for details.

B22 – ‘Overlooking objective’

The potential of overlooking from the proposed first floor dwelling (3) is mitigated thru the use of windows which have a minimum sill height of 1.7 metres above floor level to habitable rooms. Full height windows located on the eastern elevation, including a roofed external deck overlooking undeveloped land. A full height window located to the western elevation overlooks the internal space of the subject site and has negligible impact to the adjacent properties.

B23 – ‘Internal views objective’

The potential for overlooking is within the development arises from the fall of the land and is mitigated by the use of 1700mm high privacy screens to the rear verandah of the existing dwelling and the inclusion of a 2-metre-high boundary fence within the development. Additional planting of screen shrubs along the shared internal boundary will further diminish potential overlooking.

B24 – ‘Noise impacts objectives’

Noise sources from vehicles are kept to a minimum from all adjacent development, including from each dwelling within the development. Noise sources from adjacent sites are likely limited to vehicle noise from driveways which is diminished by their locations on these parcels. The noise will be further mitigated by the location of the proposed development, screening vegetation and the limited number, and arrangement of windows.

2.6 ON-SITE AMENITY AND FACILITIES B25 – B30

B25 – ‘Accessibility objective’

The existing dwelling has limited accessibility which is attributed to both its age and the fall of the site. Provision could be made to ensure greater accessibility should the need arise. The proposed dwelling 2 affords better flexibility and is accessible to primary living areas both within and external to the dwelling. Dwelling 3 by nature would not be considered accessible.

B26 – ‘Dwelling entry objective’

Each dwelling has a separate orientation for its entrance. The entries are well defined and afford good visibility to both the garden areas and the internal shared driveway. They provide a suitable transitional space for contact with callers.

B27 – ‘Daylight to new windows objective’

Habitable room windows face open space and are open to the sky promoting penetration of natural daylight into these windows for amenity whilst limiting the need for artificial light during the day.

B28 – ‘Private open space objective’

Both the proposed dwellings and existing dwellings have private open space greater than the minimum required. The existing dwelling (1) has available a total of 70m² of which 35m² is secluded, dwelling 2 has a total of 53m² of which 34m² is secluded, whilst dwelling 3 has a total of 45m² of which 13.3 is by way of a first-floor balcony and 32 m² is located on ground level.

Primary private open space is accessible from living spaces.

B29 – ‘Solar access to open space objective’

Working within the constraints of the site, all dwellings offer open space orientated to north facing solar access.

B30 – ‘Storage objective’

All dwellings are afforded 6 cubic metres of accessible storage. Dwellings 2 & 3 have storage provided within the footprint of their carports, whilst a proposed metal garden shed will afford 6 cubic metres of accessible storage to dwelling 3.

2.7 DETAIL DESIGN B31 – B34

B31 – ‘Design detail objective’

Several design details reflective of the neighbourhoods building forms have been incorporated into the design. The proposed building (dwellings 2 & 3) reflects the built environment with the use of fibre cement cladding to ground floor walls, timber look cladding to upper floor walls, face blockwork to boundary walls and colorbond metal roof sheeting. Decoration is sympathetic and defined and is reflective of the local area. Overall, the design reflects, and advances upon much of the surrounding development character.

B32 – ‘Front fence objective’

The existing dwelling is currently fenced with a 1.0-metre-high painted metal tubular fence which affords the property an open vista when viewed from Chenery Street. The proposal seeks to include a concrete blockwork services pillar of approximately 1.0 metre high and 2.0 metres long. The existing fence will be maintained.

B33 – ‘Common property objective’

Common property within the development would consist only of the driveway areas and gardens adjacent to this.

B34 – ‘Site services objectives’

This proposal does not seek to alter the services provided to the existing dwelling. New services to proposed dwellings 2 & 3 would run beneath the common driveway. Mailboxes and water meters will be located at the western boundary adjacent to the driveway entrance. Electrical metering will be located adjacent to the entry doors to both dwellings 2 & 3 whilst metering will remain insitu to dwelling 1. Adequate space is available to both the northern and southern sides of properties 2 & 3 for such purposes as hot water, heating and cooling etc.

3.0 PROPOSAL SUMMARY

The development provides for two additional dwellings thru consideration of the existing neighbourhood character, whilst providing an enhanced amenity to an already existing dwelling thru the construction of a new double carport and external decks. The site is well located to an extensive range of commercial, recreational and community services. The development is designed to interpret the existing neighbourhood architectural form and provides opportunity for landscape planting to further enhance the existing neighbourhood character. The new dwellings have secluded private open space for their occupants and provide for a relaxed amenity within. The development is considerate of both the existing and emerging neighbourhood character.

4.0 PROPOSAL DATA

4.1 Land Details

Address: 32 Chenery Street, Mansfield VIC 3722
Title: Vol. 05345 Fol. 816
Parcel: Lot 5 LP11829
Area: 974m²

4.2 Development Details

| | Existing Dwelling (1) | Dwelling (2) | Dwelling (3) |
|------------------------------|--|---------------------|---------------------|
| Floor Area | 239.5m ² | 60m ² | 142m ² |
| Unroofed decks | 60.1m ² | | |
| Carports/Garage | 38.7m ² | 25.7m ² | 36.5m ² |
| Built Form on ground | 299.6m ² | 60m ² | 46.5m ² |
| Hard surfaced Area's | nil | nil | nil |
| Roofed Areas | 290.1m ² | nil | 145.1m ² |
| Site Coverage Combined | *469.8m ² OR 48% (max. permissible 60%) | | |
| Total hard surfaces combined | *499m ² | | |
| Permeability Achieved Total | *475m ² OR 48% (min. required 20%) | | |
| Garden Area combined | *345m ² or 35.4% (min. required = 341m ²) | | |

4.3 Development Amenities

| | | | |
|----------------------------------|--------------------|--------------------|--------------------|
| No. Bedrooms (inc. study) | 4 | 2 | 4 |
| No. Living Spaces (inc. kitchen) | 1 | 1 | 1 |
| No. Bathrooms (inc. ensuites) | 3 | 1 | 2 |
| Covered Spaces | 2 | 1 | 2 |
| Private Open Space | 70.1m ² | 53.7m ² | 45.9m ² |
| Secluded Private Open | 35.5m ² | 34.3m ² | 13.3m ² |