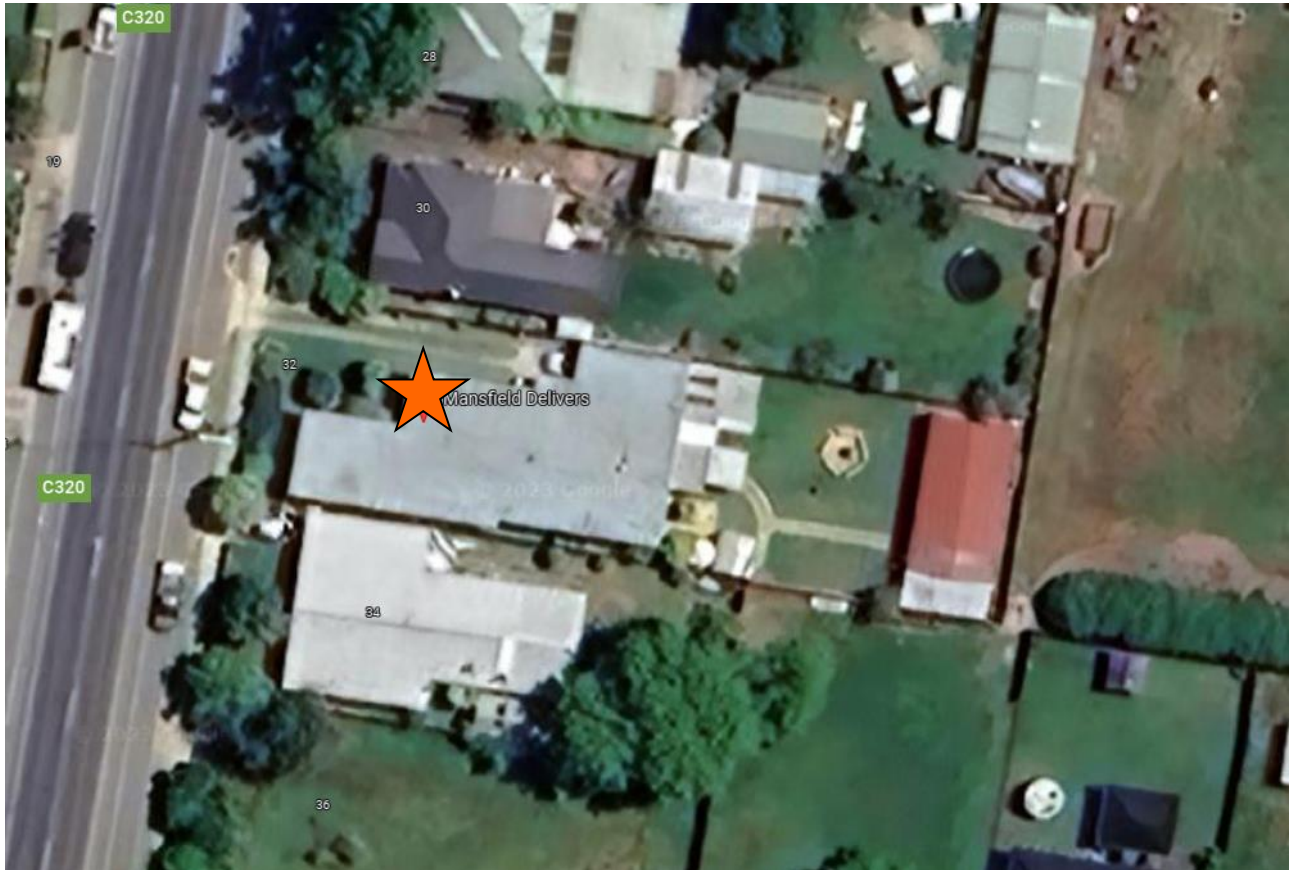


# Site & Neighbourhood Description Report

FOR

**32 Chenery Street, Mansfield VIC 3722**

## Site Location



## SITE DESCRIPTION

### The Site

The site is located at 32 Chenery Street, Mansfield Victoria 3722.

The site is composed of one title Lot 5 LP11829.

The site is approximately 974m<sup>2</sup> in area and contains within its title an existing single storey dwelling and metal clad shed to the rear yard.

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 approximately 800 metres of the property.

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

The site has a street frontage to Chenery Street of 16.15 metres, side boundaries of both 60.30 and 60.35 metres and a rear boundary of 16.15 metres.

The site is orientated east-west on its longest axis and is flat both across its length and width with an approximate maximum fall of 300mm front to back.

## **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 areas 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.

## **Buildings**

A single storey dwelling of approximately 238 square metres sits within the site as well as an existing metal clad shed of approximately 80 square metres.

The existing dwelling appears to have been built in the 1960's, is clad in brick, and has a low skillion style roof with metal deck roofing.

## **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.

## **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.

## **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).

## **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.

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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.

### **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.

### **Views and Solar Access**

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

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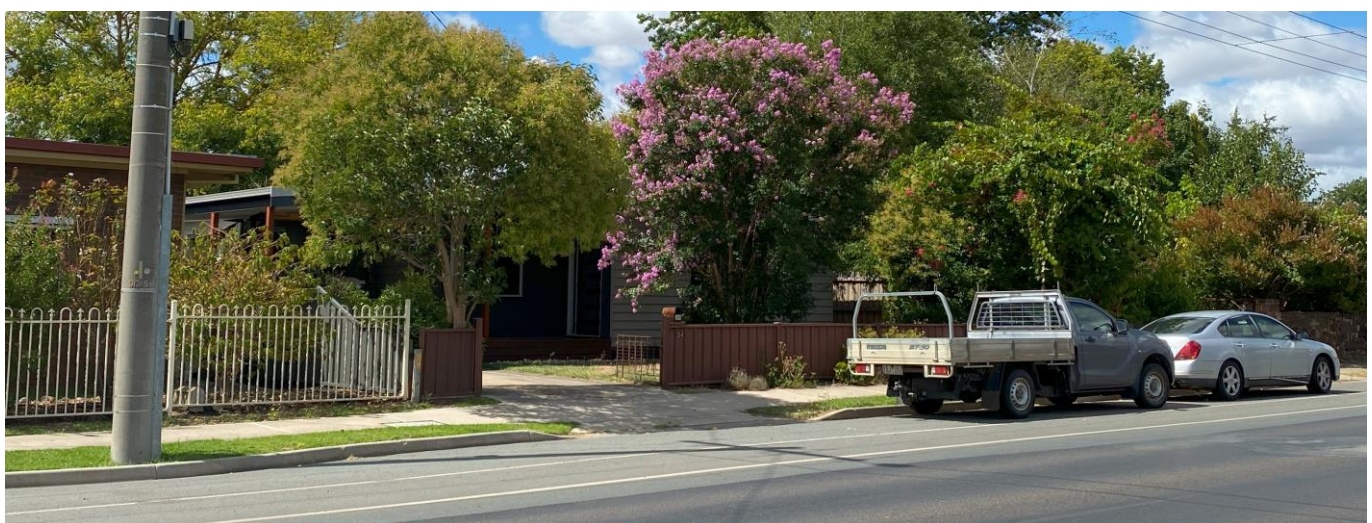




Subject Site - 32 Chenery Street (western boundary)



Adjacent property – 30 Chenery Street (northern boundary)



Adjacent property – 34 Chenery Street (southern boundary)





Southern boundary (rear yard 34 Chenery Street)



South boundary (rear yard 29 Hunter Street)

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South-eastern corner boundary (rear yard 31 Hunter Street)



Eastern boundary (vacant land)

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Eastern boundary (vacant land)



Northern boundary (rear yard 30 Chenery Street)

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