

28/05/2024

Planning Department
Moyne Shire Council
Princes Street Port Fairy.
VIC. 3284

Dear Planning Team,

Please find attached a planning permit application for 10 Macs Street, Peterborough.
VIC. 3270.

Attached are the following documents;

- Planning Permit Application Form
- Copy of Title
- Planning Assessment Report
- Plans and Elevations

Please contact me on [REDACTED] or via [REDACTED] if you have any questions on the above application.

Yours faithfully,

[REDACTED]

[REDACTED]



Planning report

10 Macs Street, Peterborough. VIC. 3270.

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ACKNOWLEDGEMENTS



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DOCUMENT CONTROL

This document has been prepared to aid the submission of a planning permit application for 10 Macs Street, Peterborough. VIC. 3270.

Revision 1



PROPOSAL

It is proposed to lift and relocate the existing single storey dwelling, to construct a new ground floor for the dwelling on a new foundation, and to reposition the original dwelling back onto the new footing to create a two storey residence.

The existing 2 bedroom dwelling will have a complete makeover to include recladding the exterior in "Scyon Linea" wall cladding in light grey/white tonings, replacing existing windows and doors in aluminium in "Ultra Silver" and adding a first floor deck on the rear elevation (north facing) and a timber access staircase and landing.



SOUTHERN PERSPECTIVE



NORTHWEST PERSPECTIVE

When completed the dwelling floor area of the dwelling will be increased from 67.45 sqm to 274.78 sqm. The new ground floor will contain a living room, 2 bedrooms bathroom and storeroom.

The first floor will contain an open plan kitchen/living/dining room, bedroom and deck and separate exterior landing and staircase to the garden below.

When completed, the dwelling will have an overall height of 6.2m, (increased from 4.94m) a floor area of 274.78 sqm with a site coverage of 87.97 sqm or just 8.79% of the 1,000 sqm site.

Setbacks will be largely unchanged – North 32.89m, South 9m, East 3.35m, West 7.93m.

Vehicular access will remain unchanged as will landscaping and fencing.

SITE ANALYSIS

The subject site is generally flat and well established extending to 1000 square metres overall containing a 2 bedroom raised single dwelling with storage area under, driveway, off street parking and gardens thereto. The dwelling is clad externally under a slightly pitched roof, with a raised timber deck and access door to the side.

The existing dwelling has frontage to Macs Street and is well setback at 9m from the front boundary and 32m from the rear. There are dwellings on each abutting allotments.

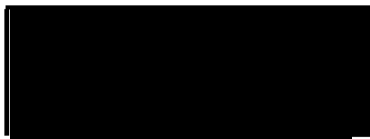
The prevailing neighbourhood character is mostly single storied residential development, with a blend of established and newer dwellings located a short distance approximately 200m from the Curdies River mouth and foreshore areas.

There is no significant vegetation required to be removed to facilitate the works.





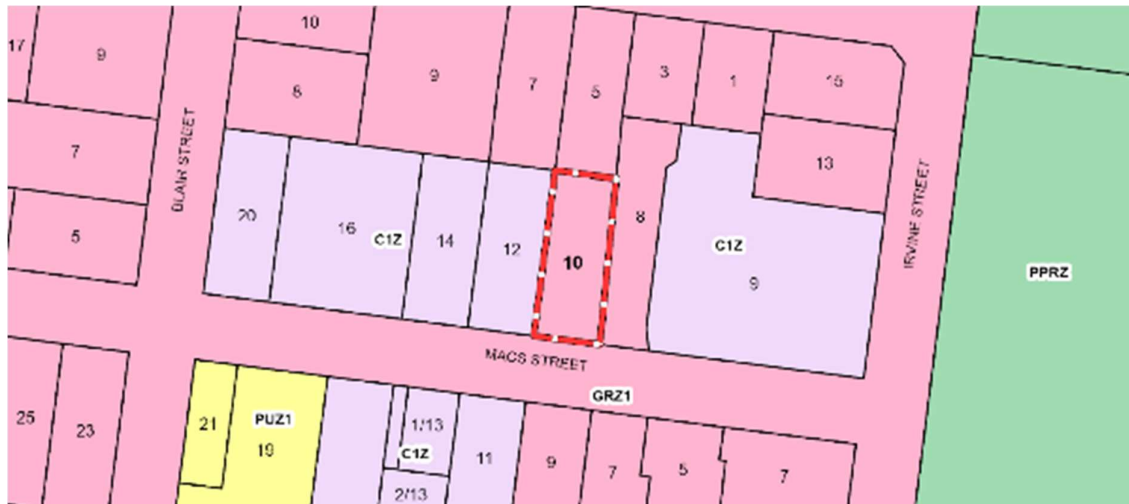




PLANNING CONTROLS

Zone

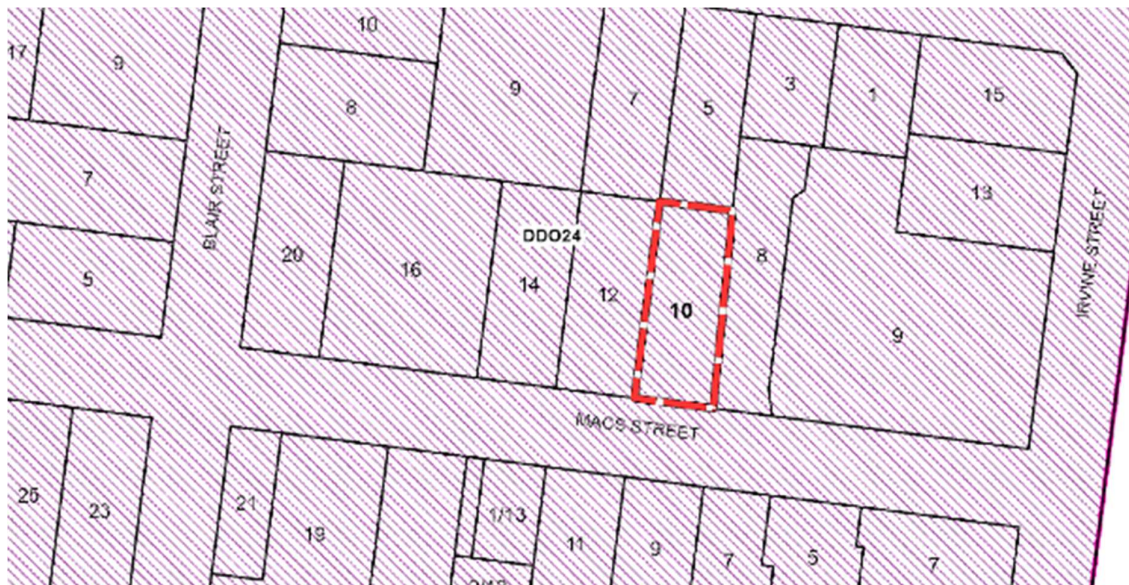
The site is located in the General Residential 1 Zone (GRZ1)



Overlays

The following Overlays apply to the land:

Design and Development Overlay Schedule 24 (DDO24).



Environmental Significance Overlay Schedule 2 (ESO 2).



Significant Landscape Overlay Schedule 2 (SLO2). Significant Landscape Overlay Schedule 3 (SLO3).



The site is also within a Designated Bushfire Prone Area. The site is also within an area of Aboriginal Heritage Significance. A Cultural Heritage Management Plan is not required as the works are associated with a single dwelling and are therefore exempt under the Aboriginal Heritage Regulations 2018.



Permit requirements

No permit is required under the General Residential Zone as the site exceeds 500 square metres with no other triggers.

- A permit is required under the ES02 pursuant to **Clause 42.01-2**
- A permit is required under the SLO2 pursuant to **Clause 42.03-2**
- A permit is also required under the SLO 3 as the site is within 500m of the Bay of Islands and within 200m of the Curdies River mouth pursuant to **Clause 42.03-2**.
- A permit is required under the DDO 24 pursuant to **Clause 43.02-2**

RESTRICTIONS ON TITLE

None

PLANNING ASSESSMENT

Clause 42.01

ENVIRONMENTAL SIGNIFICANCE OVERLAY

Purpose

Planning Strategy and the Planning Policy Framework.

development of land may be affected by environmental constraints.

To ensure that development is compatible with identified environmental values.

SCHEDULE 2

SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

PETERBOROUGH COASTAL AND ESTUARY AREA

Clause 42.01-5

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- *The Municipal Planning Strategy and Planning Policy Framework.*
- *The statement of environmental significance and the environmental objective contained in a schedule to this overlay.*
- *The need to remove, destroy or lop vegetation to create a defensible space to reduce the risk of bushfire to life and property.*



- Any other matters specified in a schedule to this overlay.

5.0

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The existing use or development of the land.
- The impact of the development on other properties.
- The degree of dependence of the development on the coastal environment.
- The soil stability of the subject land and the need to prevent soil erosion.
- The likelihood of pollution and/or siltation of any watercourse.
- The amount of natural vegetation to be removed through the construction of any buildings or works.
- Whether adequate provision has been made for the landscaping and treatment of the site.
- The value of any native vegetation to be removed in terms of its physical condition, rarity or variety.
- The protection and management of limestone depressions.
- The desirability of retaining a buffer strip of native vegetation along roads, watercourses and property boundaries.
- The need to protect the environmental values of limestone depressions including avoidance of the draining and filling of limestone depressions.
- The need to protect natural drainage features.
- The need to protect natural drainage features.

6.0 Background documents

Peterborough Urban Design Framework, 2002.

Siting and Design Guidelines for Structures on the Victorian Coast, 1998.

ASSESSMENT

The proposal is designed to increase the usable floor area of the dwelling by adding an additional floor level to the accommodation, and to add a contemporary finish to improve the external appearance, serviceability and to reduce maintenance.

This is done by removing the existing dwelling, adding new foundations and wall structures to create a new ground floor level on top of which the existing dwelling will be placed, creating a two storey dwelling. The height of the refurbished dwelling will be 6.20m (increased from 4.94m) with the modest height increase insignificant in the landscape as the dwelling will have a similar building footprint which only occupies 8.79% of the 1,000 sqm site area.

The building is well setback on all sides which allows views over and through the site which protects coastal and environmental views.

There are no anticipated adverse amenity impacts anticipated on surrounding properties as despite the increase in floor area, the overall height of the dwelling, window placements and generous setbacks with screening provided

The proposed design respects the scale and pattern of residential development and blends with the prevailing neighbourhood character.

External materials are proposed in muted neutral colours in contemporary materials.

The small-scale nature of the development ensures that the proposed works do not impact views or view lines of adjoining dwellings or the streetscape.

No significant excavation or vegetation removal is required.

The setbacks ensure there no walls on boundaries and to ensure sufficient open space provision, parking and to protect amenity.

No changes to landscaping, fencing or car parking are proposed or required.

The proposal is therefore considered to meet the purpose and decision guidelines of the overlay

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify significant landscapes.

To conserve and enhance the character of significant landscapes.

SCHEDULE 2


SCHEDULE 2 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

PETERBOROUGH URBAN COASTAL AREA

Clause 42.03-5

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:





- 
- *The Municipal Planning Strategy and the Planning Policy Framework.*
 - *The statement of the nature and key elements of the landscape and the landscape character objective contained in a schedule to this overlay.*
 - *The conservation and enhancement of the landscape values of the area.*
 - *The need to remove, destroy or lop vegetation to create a defensible space to reduce the risk of bushfire to life and property.*
 - *The impact of the proposed buildings and works on the landscape due to height, bulk, colour, general appearance or the need to remove vegetation.*
 - *The extent to which the buildings and works are designed to enhance or promote the landscape character objectives of the area.*
 - *The impact of buildings and works on significant views.*
 - *Any other matters specified in a schedule to this overlay.*

5.0

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Buildings and works

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- *Whether the height of any part of the building, excluding any television antenna, chimney or flue, is less than 8 metres above natural ground level.*
 - *Whether the location of an outbuilding normal to a dwelling is behind the front boundary of the site.*
 - *Whether the front boundary of the site is not covered by buildings or outbuildings, including driveways, paving, swimming pools or tennis courts.*
 - *Whether the external cladding or painting of a building other than for surface finishes is in light or pale colours and tones.*
 - *Whether the siting and design of buildings achieves a reasonable sharing of views between properties with significant landscape features having particular regard to the following:*
 - *The impact of the proposed buildings and works on the view from another property as a result of the design, siting, height, size, bulk (including the roof), and colour of the building.*
 - *The opportunity for a reasonable sharing of views having regard to the extent of the available view(s) and the significance of the view(s) from the properties affected.*
 - *Whether the siting of buildings and availability of areas not covered by hard surfaces enables the retention of adequate vegetation and provides sufficient area for the planting of vegetation, particularly coastal native species that contributes to the overall character of Peterborough*
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Vegetation

- *Whether the size, species, age and health of existing vegetation proposed to be removed, destroyed or lopped and the size, species and growth characteristics of any proposed replacement vegetation.*
- *The reasons for removing the tree and the practicalities of alternative options that do not require removal of any trees.*
- *The effect of constructing a building or constructing or carrying out works on the root system, canopy and overall appearance of any trees.*
- *The impact of a specified flood level on the overall height of a building.*

All applications

- *The comments of an Urban Design Advisor or Urban Design Panel appointed by Council for any new development and for alterations and additions to existing and new commercial development including tourist accommodation proposed in prominent locations (including sites adjacent to the Great Ocean Road, foreshore and coastal reserves and existing motel and hotel sites).*
- *The Peterborough Urban Design Framework.*

SCHEDULE 3 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY WESTERN COASTAL CLIFFS LANDSCAPE AREA

5.0

apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- *Whether the height of a building will have an impact on the landscape.*
- *Whether the external cladding or painting of a building other than for surface finishes is in light or pale colours and tones.*
- *Whether the siting and design of buildings will impact on the significant landscape features having particular regard to the following:*
 - *The impact of the proposed buildings and works on the view from a road or another property as a result of the design, siting, height, size, bulk (including the roof), and colour of the building.*
 - *The siting of buildings and availability of areas not covered by hard surfaces enables the retention of adequate vegetation and provides sufficient area for the planting of vegetation, particularly coastal native species that contributes to the overall landscape character.*
- *Whether the proposal avoids any development on the coastal side of the Great Ocean Road.*
- *Whether the proposal is designed so that development is not visible above the coastal vegetation when viewed from the Great Ocean Road.*

- Whether the proposal locates all signage on the landward side of the Great Ocean Road.
- Whether the proposal avoids bright colours and group signage at particular locations to minimise visual impact on large areas of the landscape and to maintain views.
- Whether the proposal responds to the characteristics of the site and utilises low scale building forms, simple building details and avoids dominant bulky buildings or buildings that have no relationship to landform.
- Whether the proposal utilises materials and colours that complement those that occur naturally in the hinterland landscape with consideration as to how the materials will weather over time.
- Whether the proposal locates and screens large buildings and structures such as sheds, transmission lines and cleared easements etc to minimise visibility from the Great Ocean Road and key viewing locations.
- Whether the proposal avoids visually obtrusive infrastructure and provides infrastructure such as power lines and other utility services underground in the coastal area wherever possible.
- Whether the proposal sites development sparsely in coastal areas minimising visibility from the Great Ocean Road and maximising the retention of coastal vegetation.
- Whether the proposal retains the natural features.
- The size, species, age and health of existing vegetation proposed to be removed, destroyed or lopped and the size, species and growth characteristics of any proposed replacement vegetation.
- Whether the removal of vegetation is justified and the practicalities of [redacted] not require removal of vegetation.
- Whether the proposal [redacted] for a building or construction or carrying out of [redacted] root system, canopy and overall appearance of any vegetation.
- Whether the proposal avoids the loss of indigenous coastal vegetation.
- Whether the proposal retains existing indigenous and native trees and understorey wherever possible and provides for the planting of new indigenous vegetation, particularly around landscape features such as creek valleys.
- Whether the proposal replaces any trees lost due to development with indigenous trees that will grow to a similar size.
- Whether the proposal retains existing shelter belts wherever possible.
- Whether the proposal replaces lost shelter belt trees with the same species or an alternative species, suitable to the local area.

ASSESSMENT

As discussed, the proposed works are associated with the external appearance of the dwelling and do not significantly increase the building footprint or substantially increase the height of the dwelling. The dwelling does not impact on views of sensitive areas such as the coastline, Bay of Islands or Curdies River mouth.

Muted colour tones are proposed to suit the local coastal vernacular

There is no vegetation removal or excavation required with existing landscaping, access, fencing etc remaining unchanged.

Clause 43.02

DESIGN AND DEVELOPMENT OVERLAY

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify areas which are affected by specific requirements relating to the design and built form of new development.

Clause 43.02-6

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- *The Municipal Planning Strategy and Planning Policy Framework.*
- *The design objectives of the relevant schedule to this overlay.*
- *The provisions of any relevant policies and urban design guidelines.*
- *Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*
- *The layout, proportion and scale of any proposed buildings, works or structures compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.*
- *Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*
- *The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking*
- *Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*
- *Any other matters specified in a schedule to this overlay.*

SCHEDULE 24 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY PETERBOROUGH RESIDENTIAL AREA

6.0

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether any subdivision adopts the traditional grid pattern of the street layout.
- Whether there are appropriate setbacks between buildings to provide spaces and views between and from buildings.
- Whether the siting and design of buildings, works and subdivision is consistent with the objectives and the strategies of the Residential Design Guidelines, Peterborough, Victoria 2006.
- Whether a building dominates the natural landscape.
- Whether the bulk of a building dominates the townscape.

ASSESSMENT

The proposed works are consistent with the existing and preferred character of the streetscape and area as defined by the Residential Design Guidelines Peterborough.

The proposal enhances the external appearance of the dwelling without impacting on amenity, the environment, or the landscape.

Colours and materials selected compliment the coastal area.

MUNICIPAL STRATEGIC STATEMENT

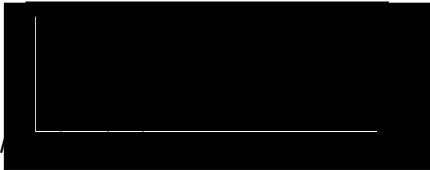
Coastal Areas

This policy applies to all land adjacent to the coastline including the area affected by the Environmental Significance Overlay Schedule 1.

Policy Basis


The coastal areas of the municipality are a major natural, economic and environmental resource. The MSS recognises the need to protect, conserve, manage and develop the coast in a sustainable environmental and economic manner. The MSS also recognises the need to ensure that any developments on the coast that optimise tourism potential must do so in a manner which recognises the sensitive nature of these assets. It is policy to recognise the:

- *Natural character of the coastal area, which is of special cultural value to the municipality and to visitors from elsewhere.*
- *Importance of the coastal zone to Aboriginal people, in particular traditional uses and Aboriginal culture.*

- 
- *Dynamic, complex and interconnected nature of biological and geological processes in the coastal zone (terrestrial and marine).*
 - *Susceptibility of the coast to the effects of natural events, including sea-level rise.*
 - *Importance of good water quality to marine ecosystems.*
 - *Importance of maintaining representative or significant natural ecosystems and sites of biological importance, biodiversity and indigenous coastal flora and fauna.*
 - *Protection of coastal sites and features of cultural and historic value is of State and regional importance.*
 - *Coast as a major economic asset.*
 - *Desire of the community for allocation of space and resources in the coastal area for a variety of recreation and commercial fishing opportunities.*
 - *Economic and social values of tourism and recreation in the coastal area in general.*
 - *Importance of public access to and along the coast consistent with protection of natural coastal values, systems and processes.*
 - *Coastal environment as being affected by activities, uses and development occurring outside the coastal area.*

ASSESSMENT



There are no matters of state significance relevant to the proposal. The proposed works are small scale associated with a single existing dwelling in an established location. The works concern the façade only and are in keeping with the scale, bulk and  will utilise external materials and colours to blend

SUMMARY

The proposed works are an innovative reuse of an existing dwelling to increase the floor area and improve the external appearance and contribution to the streetscape.

There are no anticipated adverse amenity impacts as the updated dwelling occupies largely the same building footprint and setbacks with screening applied to restrict overlooking from the new deck to the abutting property to the east.

The proposal has been assessed against the relevant planning provisions including the PPF, MPS, Zone and Design Development Overlay Schedule 24, ES02, SL02 and 3 and found to meet the relevant objectives and decision guidelines.

It is respectfully requested that a permit be issued by the Responsible Authority in its current form.

