

Craig Davis Design

BUILDING DESIGNERS

5 BRADSHAW STREET FRANKSTON. VIC. 3199

E: craigdavisdesign@outlook.com

WRITTEN REPORT / ASSESSMENT

FOR

**PLANNING APPLICATION FOR PROPOSED
ALTERATIONS AND ADDITIONS TO EXISTING
SINGLE STOREY DWELLING;
WITHIN 500 METRES OF AN 'EXTRACTIVE
INDUSTRY' LOCATION.**

AT

**656 PRINCES HIGHWAY,
ILLOWA. VIC. 3282**

SUBMISSION PREPARED ON BEHALF OF:

MR. TODD DAVIS

SEPTEMBER 2024

CONTENTS

1. INTRODUCTION

2. RESCODE ASSESSMENT

Clause 54.01: NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

3. RESCODE ASSESSMENT CONTINUED

Clause 54.02: NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE

Clause 54.03: SITE LAYOUT AND BUILDING MASSING

Clause 54.04: AMENITY IMPACTS

Clause 54.05: ON-SITE AMENITY AND FACILITIES

Clause 54.06: DETAILED DESIGN

Clause 52.06 CARPARKING

4. CONCLUSION

1. INTRODUCTION

This is a written report/assessment to accompany the Building Design Drawings and additional supporting information, for alterations and additions to an existing single storey dwelling at 656 Princes Highway, Illowa.

This submission has been prepared in accordance with current requirements of Rescode, Clause 54. – One dwelling on a lot.

2. RESCODE ASSESSMENT

Clause 54.01

Clause 54.01: NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

Clause 54.01-1: Neighbourhood and Site Description

Address of the land – No. 656 Princes Highway, Illowa.
Lot No. 1 on TP602396C
Vol. 10034 Fol. 449

Responsible Authority – Moyne.

Planning Scheme – Moyne Planning Scheme.

The land is rectangle shaped.

The title boundaries have the following dimensions

Frontage /rear 50.29 m

Sides 100.58 m

Site area is 5058.2 m²

There is a 2.0m wide drainage easement along the Eastern boundary.

There are no covenants relating to this site.

This site is located within a 'RURAL LIVING ZONE' – SCHEDULE 2 (RLZ2).

One dwelling on a lot – Permit not required -

- The lot must be at least the area specified in a schedule to this zone. If no area is specified, the lot must be at least 2 hectares.
 - Site area 5058.2 m² Does not comply.
- Must be the only dwelling on the lot.
 - Complies
- Must meet the requirements of Clause 35.03-2.

A lot used for a dwelling or small second dwelling must meet the following requirements:

 - Access to the dwelling or small second dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
 - Complies
 - Each dwelling or small second dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from each dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 2017* for an on-site wastewater management system.
 - Complies
 - The dwelling or small second dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for firefighting purposes.
 - Complies
 - The dwelling or small second dwelling must be connected to a reticulated electricity supply or have an alternative energy source.
 - Complies
- Must be located more than 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990* .
 - Does not comply.
- Minimum setback from a Transport Road Zone 2 = 50m
 - Does not comply

This site is located within a 'SIGNIFICANT LANDSCAPE OVERLAY' – SCHEDULE 6 (SLO6).

- Complies – No proposed landscape removal.

This site is located within an 'AREA OF CULTURAL HERITAGE SENSITIVITY'.

- Complies – Only one dwelling on the lot..

This site is located within a 'DESIGNATED BUSHFIRE PRONE AREA'.

- Complies – Building construction to comply..

The subject site is situated on the Northern side of Princes Highway, which is a Transport Road Zone 2. Properties opposite are zoned as Farmland. The site is currently occupied by a single storey, brick veneer residence of no particular historical importance. The site is currently accessed via a crossover on the right side, with a gravel driveway running up to the garage on the left side of the site. The site has some fall from the rear left corner down to the front right corner (approximately 3.8 metres overall).

Front Setback – The existing front setback (40m) is under the minimum required when building on a 'Transport Road Zone 2' (50m).

The existing front fence is low post and wire.

The front and rear gardens have a range of small to large trees and shrubs. There is a line of large gum trees along the eastern boundary (on both sides). All planting will remain.

Boundary fences are post and wire and are in good condition.
Note: No fencing alterations proposed.

The local area has a variety of housing types and sizes. There is also a mix of external finishes and colours.

Front setbacks of local properties vary considerably.

The adjoining property, on the western side, is a single storey older with associated out buildings, and is only setback 9m from the road. It is visually separated from this subject site with thick landscaping.

The adjoining property on the eastern side has recently been destroyed by fire from an inside fireplace. At time of writing, it is due to be demolished, and no plans are known by us as to what will it will be replaced with. It was a single storey house with a double garage, 12m from the common boundary line. The house was setback 38m from the road common side boundary.

The properties to the rear of this site are also in the same Rural Zone, and front onto Quarry Road to the north. Houses are setback close to Quarry Road. Trees along the back boundary block any views between properties.

Photos –

- **Subject Site**



STREET VIEW UP DRIVEWAY



STREET VIEW OF GARAGE AREA



EXISTING DWELLING AT 656 PRINCES HIGHWAY, ILLOWA.



AREA OF ADDITIONS FROM FRONT (WOOD SHED TO BE REMOVED)



AREA OF ADDITIONS FROM REAR (WOOD SHED TO BE REMOVED)

Clause 54.01-2: Design Response

THE PROPOSAL

It is proposed to build a two storey addition to the eastern end of the existing dwelling and remodel some of the existing rooms to accommodate Todd's mother in law, who needs their care full time. The ground floor of the addition consists of a Rumpus Room and a small Study. Upstairs will be a Master Bedroom with Ensuite. The two main rooms are positioned at the front to take advantage of water views.

Front Setback – The existing front setback (40m) is under the minimum required when building on a 'Transport Road Zone 2' (50m). The proposed additions will be setback further (42.76m), but are still within the minimum required without a permit.

The new additions will be split down four steps from the existing floor level, to follow the natural land fall and minimize the overall roof height.

Note: The existing wood shed in this area is to be removed.

There will be no overshadowing or overlooking issues created by these additions.

Externally the additions will match the finishes of the existing dwelling. I.e. face brickwork (brown blend), weatherboards (grey), trims (dark grey) and Colorbond roofs (grey).

The existing, gravel driveway will not be altered.

Boundary fencing will not be altered.

Side and rear setbacks still provide more than adequate space for privacy and open spaces.

The private open space provision is appropriate for the size and scale of the development and consistent with requirements for the area.

DESIGN ANALYSIS

Apart from the front setback; the proposal complies with all offsets and height requirements. The finishes and building design will blend in with the surrounding homes; both new and old. The facade will provide both horizontal and vertical breaks, with a mix of colours and textures, matching in with the existing.

The two storey section of the development will not affect adjoining properties. This development will not be out of place in its scale.

Off street parking has been provided with garaged spaces and room for visitors to park in the driveways.

This proposal presents as a quality development, which has good accessibility to a wide range of community and recreation facilities resulting in an effective use of the site. The layout is a comfortable fit for the site, permitting good on-site amenity including convenient car accommodation and private open space whilst ensuring that the amenity enjoyed by surrounding residents is respected and maintained. The proposed development will strengthen and contribute to the neighbourhood character.

3. RESCODE ASSESSMENT CONTINUED **Clause 54.02-1 to 54.06-2**

Clause number and objective	Standard	Complies / Does not comply / Variation required
<p>Clause 54.02-1 Neighbourhood character</p> <p>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</p> <p>To ensure that the design responds to the features of the site and the surrounding area.</p>	<p>Standard A1</p> <p>The design response must be appropriate to the neighbourhood and the site.</p> <p>The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</p>	<p>✓ Complies</p> <p>The proposed additions will match the style and colours of the existing dwelling.</p> <p>The front street setback will not be reduced. Other boundary setbacks are in keeping with the existing area.</p>
<p>Clause 54.02-2 Integration with the street</p> <p>To integrate the layout of development with the street.</p>	<p>Standard A2</p> <p>Dwellings should be oriented to front existing and proposed streets.</p> <p>High fencing in front of dwellings should be avoided if practicable.</p> <p>Dwellings should be designed to promote the observation of abutting streets and any abutting public open spaces.</p>	<p>✓ Complies</p> <p>The front street setback will not be reduced.</p> <p>No fencing is proposed.</p>
<p>Clause 54.03-1 Street setback objective</p> <p>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p>	<p>Standard A3</p> <p>Walls of buildings should be set back from streets the distance specified in Table A1 unless specified in the Schedule to the Zone.</p> <p>Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.</p> <p>Rural Living Zone: RLZ2</p> <p>Minimum setback from a Transport Zone 2 - 50 metres</p>	<p>* Does not comply</p> <p>The existing front street setback will not be reduced.</p> <p>The existing front setback (40m) is less than the minimum of 50m required when facing a Transport Zone 2 road (Princes Highway).</p>

		<p>The proposed additions are setback further than the existing dwelling frontage, but are still with the minimum 50m setback.</p> <p>Both adjoining dwellings are setback further forward than this property.</p> <p>The properties opposite are zoned as Farmland.</p>
<p>Clause 54.03-2 Building height objectives</p> <p>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</p>	<p>Standard A4</p> <p>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</p>	<p>✓ Complies</p> <p>The proposed additions are maximum two storeys high, but are also stepped down slightly from the existing dwelling floor level.</p> <p>Overall building heights are well within maximums.</p>
<p>Clause 54.03-3 Site coverage objective</p> <p>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</p>	<p>Standard A5</p> <p>The site area covered by buildings should not exceed 60 percent.</p>	<p>✓ Complies</p> <p>Proposed site coverage is 11% of the site area.</p>
<p>Clause 54.03-4 Permeability objectives</p> <p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p>	<p>Standard A6</p> <p>At least 20 percent of the site should not be covered by impervious surfaces.</p>	<p>✓ Complies</p> <p>The total area of pervious surfaces is 88.7% of the site.</p>
<p>Clause 54.03-5 Energy efficiency objectives</p> <p>To achieve and protect energy efficient dwellings.</p> <p>To ensure the orientation and</p>	<p>Standard A7</p> <p>Buildings should be:</p> <ul style="list-style-type: none"> ▪ Oriented to make appropriate use of solar energy. 	<p>✓ Complies</p> <p>The main two rooms within the proposed additions are orientated towards the</p>

<p>layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p>	<ul style="list-style-type: none"> ▪ Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. ▪ Sited and designed to ensure that the performance of existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy system must exist at the date the application is lodged. <p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>Dwelling should be designed so that solar access to north-facing windows is maximised.</p>	<p>front views, meaning they do not face north.</p> <p>The proposed Study and upstairs foyer area do have large north facing windows.</p> <p>The existing dwelling has a large north facing Sun Room with adjoining decking.</p>
<p>Clause 54.03-6 Significant trees objectives</p> <p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage the retention of significant trees on the site.</p>	<p>Standard A8</p> <p>Development should provide for the retention or planting of trees, where these are part of the neighbourhood character.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p>	<p>✓ Complies</p> <p>No vegetation will be removed as part of this proposal.</p> <p>No trees have be removed within the past 12 months.</p>
<p>Clause 54.03-7 Building Setback</p> <p>To ensure that small second dwellings are sited to respect the existing or preferred neighbourhood character</p>	<p>Standard A9</p> <p>Walls of a small second dwelling should be set back behind the front wall of the existing dwelling on the lot, facing the frontage. Porches, pergolas, verandahs, and eaves should not encroach into the setback of this standard.</p>	<p>N/A</p> <p>✓ Complies</p> <p>No second Dwelling.</p>
<p>Clause 54.03-8 Safety and accessibility</p> <p>To ensure access to a small second dwelling is safe, convenient and meets the needs of residents.</p>	<p>Standard A9.1</p> <p>A small second dwelling should be provided with a clear and unobstructed path from the frontage that:</p> <ul style="list-style-type: none"> • Has a minimum width of at least 1 metre, with no encroachments. If the path is longer than 30 metres, the path should have a minimum width of at least 1.8 metres. • Has a minimum clear height of at least 2 metres, with no encroachments. • Has a gradient no steeper than 1 in 14. • Has a cross fall no steeper than 1 in 40. • Is sealed or has an all-weather access. 	<p>N/A</p> <p>✓ Complies</p> <p>No second Dwelling.</p>

<p>Clause 54.04-1</p> <p>Side and rear setbacks objective</p> <p>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.</p>	<p>Standard A10</p> <p>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> ▪ At least the distance specified in a schedule to the zone, or ▪ If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5m into the setbacks of this standard.</p> <p>Landings with an area of not more than 2m² and less than 1m high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	<p>✓ Complies</p> <p>All side and rear setbacks comply.</p> <p>Nothing specified in Schedule to the Rural Zone 2</p>
<p>Clause 54.04-2</p> <p>Walls on boundaries objective</p> <p>To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.</p>	<p>Standard A11</p> <p>A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none"> ▪ For a length of more than the distance specified in a schedule to the zone; or ▪ If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> ○ 10m plus 25% of the remaining length of the boundary of an adjoining lot, or ○ Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2m on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2m with no part higher than 3.6m unless abutting a higher existing or simultaneously constructed wall.</p>	<p>N/A</p> <p>✓ Complies</p> <p>No proposed or existing walls on boundary line.</p>

<p>Clause 54.04-3 Daylight to existing windows objective</p> <p>To allow adequate daylight into existing habitable room windows.</p>	<p>Standard A12</p> <p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	<p>N/A ✓ Complies</p>
<p>Clause 54.04-4 North facing windows objective</p> <p>To allow adequate solar access to existing north-facing habitable room windows.</p>	<p>Standard A13</p> <p>If a north-facing habitable room window of an existing dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</p>	<p>N/A ✓ Complies</p>
<p>Clause 54.04-5 Overshadowing open space objective</p> <p>To ensure buildings do not unreasonably overshadow existing secluded private open space of dwellings or small second dwellings.</p>	<p>Standard A14</p> <p>Where sunlight to the secluded private open space of an existing dwelling or small second dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling or small second dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p>	<p>N/A ✓ Complies</p>

<p>Clause 54.04-6</p> <p>Overlooking objective</p> <p>To limit views into existing secluded private open space and habitable room windows.</p>	<p>Standard A15</p> <p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling or small second dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> ▪ Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. ▪ Have sill heights of at least 1.7 metres above floor level. ▪ Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. ▪ Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. <p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> ▪ Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. ▪ Permanent, fixed and durable. ▪ Designed and coloured to blend in with the development. <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p>	<p>N/A</p> <p>✓ Complies</p>
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<p>Clause 54.05-1 Daylight to new windows objective To allow adequate daylight into new habitable room windows.</p>	<p>Standard A16 A window in a habitable room should be located to face:</p> <ul style="list-style-type: none"> ▪ An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or ▪ A verandah provided it is open for at least one third of its perimeter, or ▪ A carport provided it has two or more open sides and is open for at least one third of its perimeter. 	<p>✓ Complies All of the proposed windows have access to at least a 3m² light court.</p>
<p>Clause 54.05-2 Private open space objective To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	<p>Standard A17 A dwelling should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>If no area or dimensions is specified in a schedule to the zone, a dwelling should have private open space consisting of an area of 80 square metres or 20 per cent of the area of the lot, whichever is the lesser, but not less than 40 square metres. At least one part of the private open space should consist of secluded private open space with a minimum area of 25 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.</p> <p>A dwelling with a small second dwelling on the same lot should have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>If no area or dimensions is specified in a schedule to the zone, a dwelling with a small second dwelling on the same lot should have secluded private open space consisting of an area of 25 square metres and a minimum dimension of 3 metres at the side or rear of the dwelling with convenient access from a living room.</p> <p>A small second dwelling should have a secluded private open space consisting of an area of 8 square metres with a minimum dimension of 1.6 metres and convenient access from a living room.</p>	<p>✓ Complies 4500m² of open space area will remain with this proposal; (89%) of site area.</p> <p>All boundary fencing is post and wire.</p>

<p>Clause 54.05-3 Solar Access to Open Space To allow solar access into the secluded private open space of new dwelling.</p>	<p>Standard A18 The private open space should be located on the north side of the dwelling, if appropriate.</p> <p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2+0.9h)$ metres, where 'h' is the height of the wall.</p>	<p>✓ Complies The existing secluded private open space is located at the rear of the dwelling (North) which receives adequate solar access.</p>
<p>Clause 54.06-1 Design Detail To encourage design detail that respects the existing or preferred neighbourhood character.</p>	<p>Standard A19 The design of buildings, including:</p> <ul style="list-style-type: none"> ▪ Facade articulation and detailing, ▪ Window and door proportions, ▪ Roof form, and ▪ Verandahs, eaves and parapets, should respect the existing or preferred neighbourhood character. <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	<p>✓ Complies The proposed additions will match the style, finishes and colours of the existing dwelling.</p>
<p>Clause 54.06-2 Front Fences To encourage front fence design that respects the existing or preferred neighbourhood character.</p>	<p>Standard A20 A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"> ▪ The maximum height specified in a schedule to the zone, or ▪ If no maximum height is specified in a schedule to the zone, the maximum height specified in Table A2. <p>Table A2 - Streets in a Transport Zone 2 - 2 metres</p> <p>Other Streets - 1.5 metres</p>	<p>N/A ✓ Complies No proposed front fence alterations.</p>

<p><u>Clause 52.06</u></p> <p>Car Parking</p> <p>To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.</p> <p>To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated the activities on the land and the nature of the locality.</p> <p>To support sustainable transport alternatives to the motor car.</p> <p>To promote the efficient use of car parking spaces through the consolidation of car parking facilities.</p> <p>To ensure that car parking does not adversely affect the amenity of the locality.</p> <p>To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.</p>	<p>Standard</p> <p>Table 1 of this clause sets out the car parking requirement that applies to a use listed in the Table.</p> <p>2 spaces for each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedroom).</p>	<p>✓ Complies</p> <p>Existing car parking will not be altered. Undercover parking (2 off) is available within the garage. Space provided is greater than 6.0 x 5.5m. Plenty of parking space and turning space is also available on the driveway in front of the garage.</p>
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4. CONCLUSION

In conclusion, this proposal will meet all criteria of ResCode, State and Local Policies. The development will provide an efficient design solution for this site to enhance the quality of the dwelling. The proposal is an architecturally designed style, which is genuinely site responsive, and an appropriate design solution for the subject site. It will make a positive contribution to the neighbourhood character, have no unacceptable impact on surrounding properties and provide a renovated home to suit the needs of the owner's family.

Craig Davis

CRAIG DAVIS DESIGN