



CLAUSE 55 ASSESSMENT

1 Raglan Street, Daylesford

Dja Dja Wurrung Country

Construction of five dwellings on a lot

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1. TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL DEVELOPMENT

The purpose of clause 55 is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.
- To encourage residential development that provides reasonable standards of amenity for existing and new residents.
- To encourage residential development that is responsive to the site and the neighbourhood.

An application to construct or extend a dwelling (other than a dwelling in or forming part of an apartment development) must meet all of the requirements of clause 55 except clause 55.07-1 to 55.07-15.

1.1 VARIATIONS OF STANDARDS (via the Zone)

Schedule 1 of the Neighbourhood Residential Zone has varied the following standards:

	STANDARD	REQUIREMENT
Minimum street setback	B6	None Specified
Site coverage	B8	None Specified
Permeability	B9	None Specified
Landscaping	B13	None Specified
Side and rear setbacks	B17	None Specified
Walls on boundaries	B18	None Specified
Private open space	B28	None Specified
Front fence height	B32	None Specified

2. ASSESSMENT

A detailed assessment of the proposal against the relevant sections of clause 55 is provided below. This assessment shows that the proposal meets all the relevant objectives of clause 55 and is consistent with all standards. This assessment must be read in conjunction with the relevant objectives and standards set out in clause 55 of the scheme.

2.1 NEIGHBOURHOOD AND SITE DESCRIPTION (Clause 55.01-1)

Refer to Sections 4.1 and 5 in the Planning Report.

2.2 DESIGN RESPONSE (Clause 55.01-2)

Refer to Section 4.2 in the Planning Report.

2.3 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE (Clause 55.02)

The following table provides an assessment of the application against the relevant objectives and standards of this clause.

OBJECTIVE	STANDARD	MEETS OBJECTIVE	MEETS STANDARD
Neighbourhood character Clause 55.02-1	B1	✓	✓
The proposed development represents a modern built form within this landscape that is consistent with the existing neighbourhood character.			
Residential policy Clause 55.02-2	B2	✓	✓
The proposed development is consistent with the strategic direction for Housing in Hepburn, as outlined in the Local Planning Policy Framework at cl. 02.03-6.			
Dwelling diversity Clause 55.02-3	B3	N/A	N/A
This standard is not applicable as the development does not propose ten or more dwellings.			
Infrastructure Clause 55.02-4	B4	✓	✓
All relevant services are available to service the proposed development. The proposed development complies with this standard and is consistent with these objectives.			
Integration with street Clause 55.02-5	B5	✓	✓

The proposed development is orientated to the common driveway, with 1.5m high post and rail fences screening the garage exterior and the front deck from the street.

The design response is considered to be consistent with this standard and objective.

2.4 SITE LAYOUT & BUILDING MASS (Clause 55.03)

The following table provides an assessment of the application against the relevant objectives and standards of this clause.

OBJECTIVE	STANDARD	MEETS OBJECTIVE	MEETS STANDARD
Street setback Clause 55.03-1	B6	✓	✓
As there are no existing buildings on neighbouring allotments, and the site is on a corner, the setback of the five dwellings from Malmsbury Road is greater than 6m as a street in Transport Zone 2. The proposal complies with the objective and is consistent with the standard for this clause.			
Building height Clause 55.03-2	B7	✓	✓
With a maximum height of 8.2 m, the proposed development complies with this standard and is consistent with this objective.			
Site coverage Clause 55.03-3	B8	✓	✓
With a site coverage of 7%, the proposed development complies with this standard and is consistent with this objective.			
Permeability and stormwater management Clause 55.03-4	B9	✓	✓

OBJECTIVE	STANDARD	MEETS OBJECTIVE	MEETS STANDARD
<p>The permeable area of the site is 84%, and complies with this standard and is consistent with these objectives.</p>			
<p>Energy efficiency Clause 55.03-5</p>	<p>B10</p>	<p>✓</p>	<p>✓</p>
<p>The proposed design response is considered appropriate with the development orientated to maximise solar access into the proposed new dwellings.</p> <p>The proposed development is considered to be consistent with these objectives.</p>			
<p>Open Space Clause 55.03-6</p>	<p>B11</p>	<p>N/A</p>	<p>N/A</p>
<p>No public or communal open space is provided as part of this proposal.</p> <p>Open space provision has been addressed as part of a separate permit application, PLN22/0176 and if approved, will be located along the western boundary and along the cedar tree reserve..</p>			
<p>Safety Clause 55.03-7</p>	<p>B12</p>	<p>✓</p>	<p>✓</p>
<p>All front entries to the dwellings are visible from the common driveway and Midland Highway, by extension. Unsafe planting along the streets has been avoided.</p> <p>The proposed development complies with this standard and is consistent with this objective.</p>			
<p>Landscaping Clause 55.03-8</p>	<p>B13</p>	<p>✓</p>	<p>✓</p>

OBJECTIVE	STANDARD	MEETS OBJECTIVE	MEETS STANDARD
<p>The site provides ample space for appropriate landscaping to be provided on the site, including adequate space for a canopy tree to be planted in the front setback and rear setback of the site.</p> <p>Space for additional plantings including large shrubs, grasses and ground cover, will complete the landscaping associated with this development.</p> <p>A detailed landscape plan will be forthcoming with the attached planning report.</p> <p>The proposed development complies with this standard and is consistent with these objectives.</p>			
Access			
Clause 55.03-9	B14	✓	✓
<p>Access from Midland Highway to the site has been sought via a separate planning permit application. This access is proposed to be 7.0m wide, which as the site has a frontage of 263.38m on Midland Highway, the proposed accessway is compliant with this clause at a total of 2.6%.</p> <p>The proposal complies with this standard and is consistent with this objective.</p>			
Parking location			
Clause 55.03-10	B15	✓	✓
<p>Each proposed dwelling has an attached garage, accessible from the interior of the dwelling as well as externally. Location of garage allows for more generous landscaping and provision of open space to the dwellings. The garages will be constructed from materials to blend harmoniously with neighbourhood character and to not appear at first glance to be a garage.</p> <p>The proposal complies with this standard and is consistent with these objectives.</p>			

Commented [AL1]: Update once detailed landscaping plan has been provided.

Commented [AL2]: Need measurements here; prelim plans are not detailed enough.

Commented [AL3R2]: Update from midland hygge

2.5 AMENITY IMPACTS (Clause 55.04)

The following table provides an assessment of the application against the relevant objectives and standards of this clause.

OBJECTIVE	STANDARD	MEETS OBJECTIVE	MEETS STANDARD
Side and rear setbacks Clause 55.04-1	B17	✓	✓
<p>[The] proposal complies with this standard and is consistent with this objective.</p>			
Walls on boundaries Clause 55.04-2	B18	N/A	N/A
<p>The proposed development does not include any walls located on boundaries; therefore this clause does not apply to this proposal.</p>			
Daylight to existing windows Clause 55.04-3	B19	✓	✓
<p>There are no existing nearby dwellings on adjoining properties.</p> <p>The proposed development complies with this standard and is consistent with this objective.</p>			
North-facing window Clause 55.04-4	B20	✓	✓
<p>There are no north facing windows on adjoining properties that are located within 3m of the site boundary.</p> <p>The proposed development complies with this standard and is consistent with this objective.</p>			
Overshadowing open space Clause 55.04-5	B21	N/A	N/A

Commented [AL4]: Double check this once detailed plans are received with measurements; appears to comply from a rough squint and relative scale atm.

Commented [AL5R4]: With regards to future sub-division too.

OBJECTIVE	STANDARD	MEETS OBJECTIVE	MEETS STANDARD
There are no adjoining existing dwellings with existing secluded private open space; therefore this clause does not apply to this proposal.			
Overlooking Clause 55.04-6	B22	N/A	N/A
There are no adjoining existing dwellings with existing secluded private open space; therefore this clause does not apply to this proposal.			
Internal views Clause 55.04-7	B23	✓	✓
Appropriate screening of 2m high fencing between dwellings has been provided to ensure that the proposed development complies with this standard and is consistent with this objective.			
Noise impacts Clause 55.04-8	B24	✓	✓
Each of the proposed dwellings has adequate space and setbacks to ensure that noise generating equipment (e.g. air conditioning compressors) can be located at ground level. The proposed development complies with this standard and is consistent with these objectives.			

2.6 ON-SITE AMENITY & FACILITIES (Clause 55.05)

The following table provides an assessment of the application against the relevant objectives and standards of this clause.

OBJECTIVE	STANDARD	MEETS OBJECTIVE	MEETS STANDARD
Accessibility Clause 55.05-1	B25	✓	✓
<p>All dwellings are provided with minimal steps at the main entry, and all rooms and all amenities are located at the ground level.</p> <p>The proposed development complies with this standard and is consistent with these objectives.</p>			
Dwelling entry Clause 55.05-2	B26	✓	✓
<p>Each of the proposed dwellings are provided with a clear sense of address that can be identified from the frontage.</p> <p>The proposed development complies with this standard and is consistent with this objective.</p>			
Daylight to new windows Clause 55.05-3	B27	✓	✓
<p>Each of the proposed dwellings include clear setbacks from each other, ensuring adequate daylight access to windows.</p> <p>The proposed development complies with this standard and is consistent with this objective.</p>			
Private open space Clause 55.05-4	B28	✓	✓
<p>Within the site, each dwelling will have generous landscaped secluded private open space, with a minimum of 25m² of secluded private open space accessible from a living room, with a minimum dimension of 3m.</p> <p>The proposed development in this application complies with this standard and is consistent with the objective.</p>			

OBJECTIVE	STANDARD	MEETS OBJECTIVE	MEETS STANDARD
Solar access to open space Clause 55.05-5	B29	✓	✓
<p>The secluded private open space for the dwellings is located on the north-western side of the dwellings.</p> <p>The proposed development complies with this standard and is consistent with this objective.</p>			
Storage Clause 55.05-6	B30	✓	✓
<p>All dwellings have an attached garage with included storage space.</p> <p>The proposed development complies with this standard and is consistent with this objective.</p>			

2.7 DESIGN DETAIL (Clause 55.06)

The following table provides an assessment of the application against the relevant objectives and standards of this clause.

OBJECTIVE	STANDARD	MEETS OBJECTIVE	MEETS STANDARD
Design detail Clause 55.06-1	B31	✓	✓
<p>The proposed dwelling design respects the neighbourhood character of the area with regards to built form, height, roof pitch, façade articulation and massing articulation. Further details are provided in attached plans and the Design Response section of the Planning Report.</p> <p>Consequently, the proposed development complies with this standard and is consistent with this objective.</p>			
Front fences Clause 55.06-2	B32	✓	✓
<p>The proposed development provides a front fence to the proposed dwellings with a height of 1.5m.</p> <p>This complies with the standard and is consistent with the objective.</p>			
Common property Clause 55.06-3	B33	✓	✓
<p>The five dwellings will share a common driveway, which is clearly defined, functional and capable of efficient management.</p>			
Site services Clause 55.06-4	B34	✓	✓
<p>Provision of a service yard for each dwelling has been made to facilitate placement of services and bins.</p> <p>The proposed development complies with this standard and is consistent with these objectives.</p>			

3. VARIATIONS TO STANDARDS

In this instance no variations to the standard(s) are proposed:

4. CONCLUSION

As there are no proposed variations to any of the standard, this proposal meets all relevant objectives of clause 55.