



PERMIT APPLICATION REPORT FOR:

1 Raglan Street, Daylesford

Dja Dja Wurrung Country

Building and works for construction of five dwellings on a lot.

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1. EXECUTIVE SUMMARY

This planning report supports the proposed development of five carbon-neutral, architecturally designed residential dwellings at 1 Raglan Street, Daylesford, Victoria, Dja Dja Wurrung Country.

The proposed dwellings will facilitate a high-quality residential development in the Daylesford township, with each dwelling consisting of 5 bedrooms, study, living, covered garage, and quality outdoor areas, including heated swimming pool.

Built within the broader Middleton Field estate, the dwellings will espouse similar sustainable outcomes, operating fossil fuel free with a minimum of 7*NatHERS rating, and will have consideration of aesthetic and other requirements of the Middleton Field Design Guidelines, as approved by Hepburn Shire Council.

A key principle is to maintain Daylesford's leafy and spacious entry along the Midland Hwy transitioning from rural farmland to township built form character. This has been achieved through landscaping, including carefully located canopy trees to minimise visibility of the houses from the highway. To further complement the existing Daylesford entrance, each proposed dwelling takes rural forms and materials as inspiration to present a collection of rural buildings surrounded by open space and landscaping. In reality each collection of buildings is connected to form one house, designed to accommodate the Daylesford climate and reveal important views both between buildings and out to the surrounding farmland.

At the time of writing, the subdivision application for the site has not been finalised, however, the designs have been located to align with the proposed subdivision layout. This can be altered as required upon the issue of any planning permit associated with PLNPA00176.

2. INTRODUCTION

2.1 WHY IS THIS REPORT REQUIRED?

This report has been prepared by Niche Studio (Niche) on behalf of the planning permit applicant. This report supports the development of land at 1 Raglan Street, Daylesford, Dja Dja Wurrung Country (Lot 2 TP826164) within the Shire of Hepburn, herein referred to as the subject site.

This application is made with reference to the plans prepared by Group Architects.

The report's purpose is to provide an analysis of the development area and a strategic justification for the proposed residential development. It also provides an assessment for planning approval for the site's development.

Specifically, the report covers the following:

- Provides background context to the project, including existing approvals in the Middleton Field Estate.
- Identifies the development area within the context of the Daylesford township and its eastern entrance.
- Provides planning support for approving a planning permit to allow residential development of the site.

This report will have regard to the following documents:

- Hepburn Planning Scheme.
- Site-specific background studies and reports supporting this application (appendices).

This report focuses on the Zone, Overlays and particular provisions applicable to the land, the proposal, and the relevant Planning Policy Framework.

3. APPLICATION SUMMARY

SITE ADDRESS	1 Raglan Street, Daylesford, Dja Dja Wurrung Country
Title Details:	Lot 2 TP826164
Zoning:	Neighbourhood Residential Zone – Schedule 1 (NRZ1)
Overlays:	Environmental Significance Overlay – Schedule 1 (ESO1) Environmental Significance Overlay – Schedule 2 (ESO2) Heritage Overlay – Schedule (HO698)
Proposal:	Planning permit for building and works associated with 5 dwellings.
Permit Triggers:	<p>NRZ1:</p> <ul style="list-style-type: none"> To construct two or more dwellings on a lot. <p>ESO2:</p> <ul style="list-style-type: none"> Construct a building or construct or carry out works. Construct or carry out works that will result in changes to surface or groundwater runoff... <p>HO698:</p> <ul style="list-style-type: none"> Construct a building or construct or carry out works. <p>Cl. 52.06-3:</p> <ul style="list-style-type: none"> Reduce the number of car parking spaces required under Cl. 52.06-5 or in a Schedule to the Parking Overlay.



Figure 1: View to the site from Raglan Street

4. PROPOSAL

4.1 WHAT IS PROPOSED?

It is proposed to develop five dwellings on a lot, each with an attached garage and heated swimming pool. The development will offer carbon neutral dwellings prepared by a leading architectural firm, reflecting the style and character of Daylesford and a transition from rural farmland to urban small town living. Dwellings will not be connected to reticulated gas and will achieve a minimum 7*NatHERS rating to reduce the energy required for heating and cooling.

A concept site plan, together with elevations and floorplans of dwellings has been provided in Appendix 3.

The design concept has been informed by typical farm built-form design and significant landscaping surrounding the dwellings, including integration with (potential) public open space to the west and along the frontage to Midland Highway. Specifically, the proposal consists of:

- Development of five dwellings utilising one layout. Varying materials and finishes on the exterior and altering orientation of the dwellings have been employed to increase interest, enhance the farm style collection of the buildings and differentiate the dwellings.
- The design of the dwellings is intended to reflect a transition from the rural to the urban environment, presenting as a collection of farm buildings, with the urban environment reflected through choice of materials and finishes.
- Each dwelling consists of a main building containing a generous kitchen and living/dining multi-purpose space, overlooked by a mezzanine space. Spanning out from the main building, are five bedrooms in wings, two with attached en-suite bathrooms and all having outdoor access to a private terrace. There is an additional bathroom, a rumpus room and a study. The three car garage provided for each dwelling has been designed with windows and the same cladding so that it appears to be an additional wing.
- Quality outdoor areas have been provided for each dwelling, including extensive landscaping, terraced alfresco areas, and a heated swimming pool.

The subdivision of the site is addressed in a separate application, however the house designs are to accord with the lots associated with that application. It is noted that this application triggers consideration of visitor parking under the Hepburn Planning Scheme. As the final development aligns with the overall Middleton Field subdivision, no visitor parking is proposed, see the assessment against the relevant provision for further information.

4.2 DESIGN RESPONSE HIGHLIGHTS

The proposal includes the following highlights:

- Luxury residential development which enhances the Daylesford entrance.
- Acknowledgment of the contrasting urban heritage and rural character of the area. Building massing and site design presents each dwelling as a cluster of farm buildings. In contrast, dwellings have gable roofs and colour schemes reminiscent of those found within the

surrounding heritage area and Daylesford township to provide a sense of context and place to the development.

- Houses respond uniquely to their location through varying orientations and differing palettes of materials and finishes, and utilising a similar tonal colour scheme of muted earthy tones and dark greys to blacks.
- Landscaping along and between wings of dwellings has been embraced, with vegetation utilised for privacy screening between rooms and corridors and for amenity of viewlines for residents.
- Each dwelling will have expansive, extensively landscaped outdoor settings, including private heated pool.
- The dwellings are nestled in a unique rural setting, with viewlines extending to surrounding rural landscapes, screened from Raglan Street and Malmsbury Road by mature established cedar trees.
- The dwellings will facilitate sustainability and carbon-neutral living through provision of elements such as solar panels, rainwater tanks and no provision of reticulated gas. Careful consideration of materials selected for use in the construction and landscaping of the dwellings will support a safer and healthier living environment.

The typical form of the proposed dwelling is shown below in Figure 2.

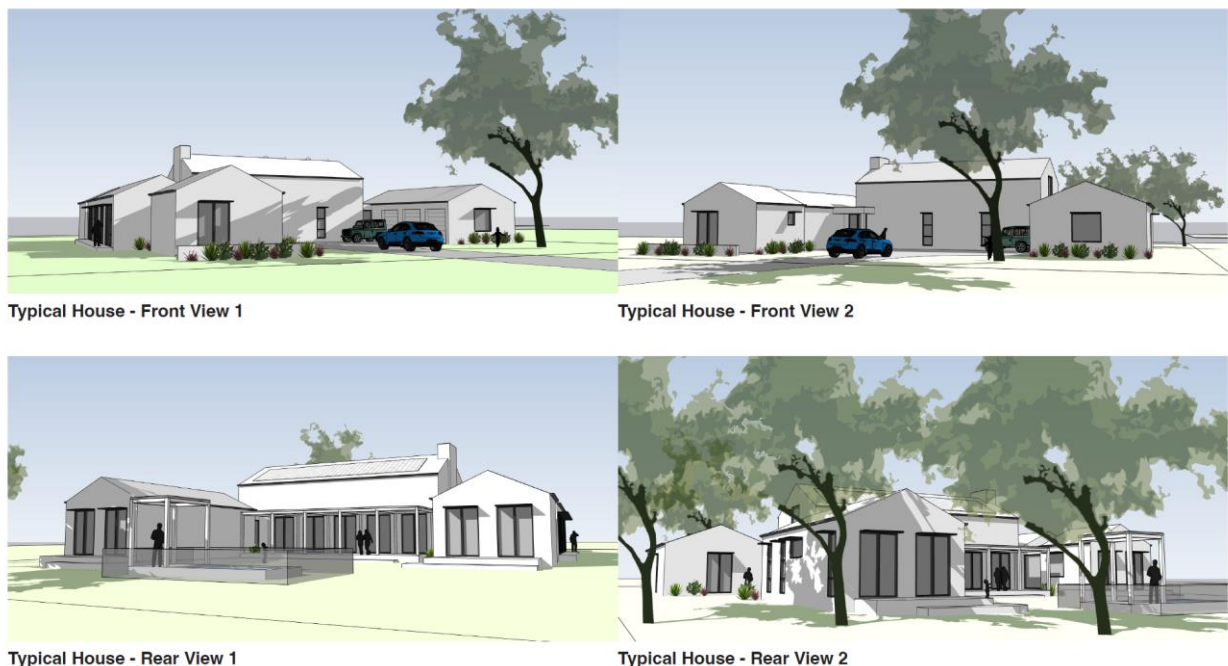


Figure 2: Typical proposed dwelling for five dwelling development; adapted from Group Architecture Plans provided at Appendix 3.

Dwelling materials include the following (noting that all images are materials references only and not directly showing the actual dwellings):

Dwelling 1 is affected by the heritage overlay and is proposed to have external board and batten cladding in charcoal, with lighter accents provided through the use of light-coloured mix of recycled bricks, reflecting heritage character of Daylesford. The roof will be tiled in ‘Barramundi’ coloured tiles.



Dwelling 2 is also affected the by heritage overlay. The proposed finishes for Dwelling 2 are natural timber cladding, with white FC sheeting providing a light accent for the remainder of the walls, and the roof tiled in ‘Silver Perch’. This provides a sense of modernity and speaks to the farm-house character of the area through the use of the timber cladding. A reference image is shown t the right.



Dwelling 3 Is proposed to be finished in charcoal 'Oblique' cladding, with a 'Barramundi' tiled roof. The pergola on the terrace, as for the other dwellings, will be timber framed.



Walnut House
Central Springs Rd, DAYLESFORD
Adam Kane Architects



Dwelling 4 is proposed to be finished in 'Barestone' FC sheet cladding, with a 'Barramundi' tile roof, reference image shown below.



Dwelling 5 finishes are proposed to be vertical metal cladding in Colourbond 'Monument', with some face brick walls in 'Sand'. The roofing will also be completed in Colourbond 'Monument', with timber framed pergola posts. Reference images are shown to the right.



5. SITE CONTEXT

5.1 BACKGROUND OVERVIEW

The proposed development area is located within the Middleton Field subdivision area at 1 Raglan Street and is bounded to the south by the Avenue of Honour providing an eastern entry into the Daylesford township. The lot represents the current north-eastern boundary of urban development and is located to the south-east of the approved subdivision at 17 Smith Street. Development of the subject site represents a logical Daylesford entrance response.

As shown in Figure 2 overleaf, the site forms part of four parcels comprising the new Middleton Field development, including 17 Smith Street, 29 Smith Street, 1 Raglan Street and 9 Raglan Street. Middleton Field is a masterplanned 11.2ha subdivision facilitating a variety of lot sizes, two architect designed ecovillages and over 9000sqm of open space, including walking trails and landscape features, all overlooking preserved farmland to the north.

As such, development of the parcel at 1 Raglan Street will need to demonstrate consideration for the design guidelines for Middleton Field. At the time of writing, a subdivision permit has not been approved for the lot at 1 Raglan Street, but subdivision will likely include open space areas and an eco village (within a superlot) to the north of this development, as well as a local road connecting to the rest of the development via 9 Raglan Street.



Figure 3: Middleton Field Estate, giving context to all land parcels.

5.2 STRATEGIC CONTEXT

Due to bushfire risk in the Hepburn Shire, the environmental sensitivity of the Hepburn Springs, and limited servicing outside of the townships, the Municipal Planning Strategy provides strategic direction to consolidate development within Daylesford’s designated township boundary, within which the subject site is located (see Figure 3).

Hepburn Shire’s Municipal Planning Strategy identifies Daylesford as one of its larger townships and as a regional service hub. Daylesford’s economy is driven by tourism, retailing and offices and limited manufacturing and industrial activities. Its farming, gold mining and mineral springs history contributes to its built form and heritage value, while its natural scenic landscape contributes to its value as a place to live as well as a tourism hub. Hepburn’s Municipal Planning Strategy emphasises the heritage significance of the township and Avenue of Honour Trees.

Daylesford has good access to Ballarat, Bendigo and Melbourne via major highways and freeways. The Midland Highway is identified for its significance to Hepburn, as it bisects the Shire and provides primary road access to the regional and transport network for both passenger and freight vehicles. The Daylesford Township Plan identifies five main town entrance points from varying directions, which connect to major freeways and highways. The town of Daylesford is nestled directly to the east of various regional parks and conservation areas.

In recent years, Daylesford’s housing supply has been impacted by the demand for short-stay accommodation, which has led to reduced availability of housing for residents. Moreover, Hepburn Shire’s population is ageing, and these residents require smaller, more affordable accommodation to

allow them to age in place. As a result of these trends, housing unaffordability, diversity and choice has become a significant issue for Daylesford. Niche Planning Studio understands that Hepburn Shire Council has adopted an Affordable Housing Policy which recognises this pressure on the community and commits to developing an affordable housing policy and strategy to be implemented through planning controls.

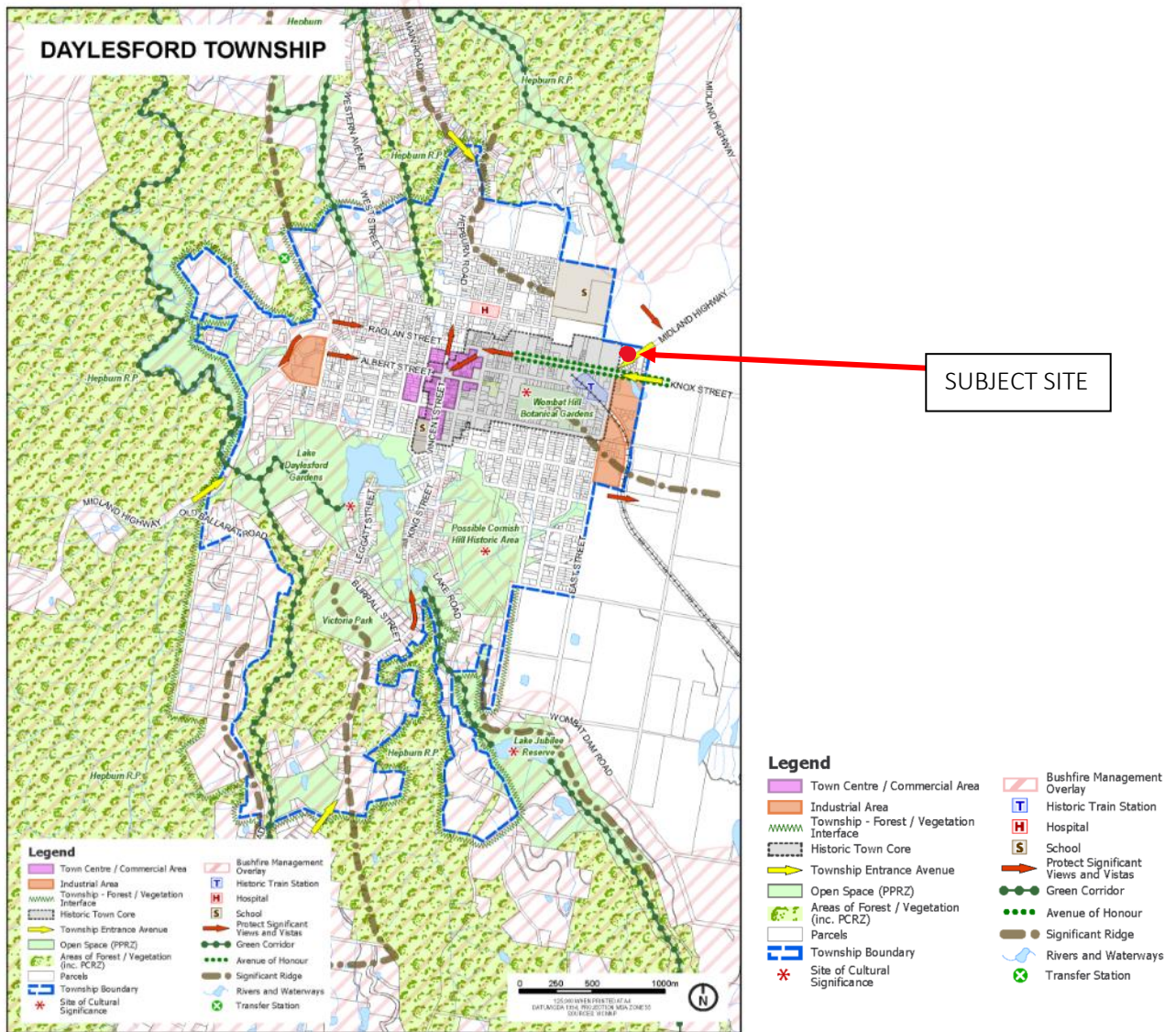


Figure 4: Daylesford Township Map

5.3 THE SUBJECT SITE

The subject site consists of a singular landholding of approximately 3.8ha vacant land.

The site does not currently have access to either Raglan Street or Midland Highway, both higher order roadways controlled by the Department of Transport. Planned access to Midland Highway has been proposed in a previously lodged application to Hepburn Shire Council.

The site is surrounded by the following:

- To the immediate north of the site is Wombat Park, large rural lot in the Farming Zone.
- To the east lies the Midland Highway and residential lots beyond.
- To the south is Raglan Street, Mitre 10, residential lots beyond and the old Daylesford Railway Station.
- To the west is 9 Raglan Street, for which a permit application is proposing residential subdivision.

A drainage line runs north south along the western boundary of the site.

A feature survey is provided with this application (see Appendix 2).

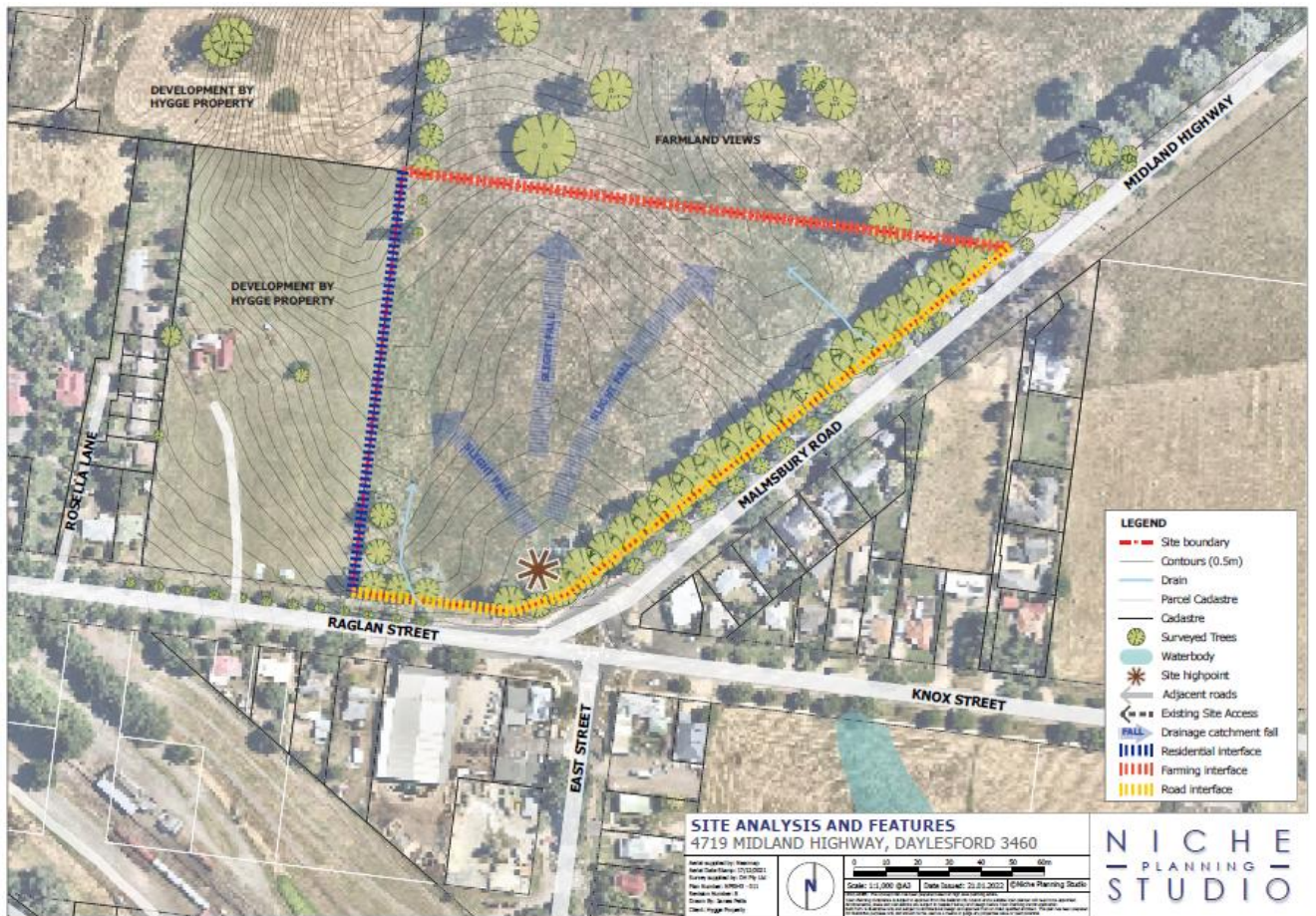


Figure 5: Site Analysis

6. PLANNING POLICY FRAMEWORK

6.1 PLANNING POLICY FRAMEWORK

The Planning Policy Framework sets the high order strategic guidance for planning and land-use outcomes across Victoria.

The proposed development is consistent with what is set out within the Central Highlands Regional Growth Plan. Daylesford is highlighted as a key tourism precinct, and an area which should 'contain growth'. The proposed residential development allows for growth to be contained within the area, as it is within the township urban growth boundary.

The regional Planning Policy Framework sets out strategic guidance for planning and land-use outcomes across the regional context of Hepburn Shire, and the wider Central Highlands area. Relevant to the subject site, these regional policies aim to ensure that services and sub-services be provided at regional towns, including Daylesford. Additionally, it seeks to ensure that Daylesford's growth is maintained in the township boundary and respects landscape and resource values.

The proposed residential development is consistent with policy framework for the Central Highlands area, providing appropriate housing within a dedicated area identified for residential land use.

Within the Local Planning Policy Framework, the Strategic Framework Plans at Clause 02.04 identify Daylesford as a township identified for consolidation and within the Mineral Springs Protection area.

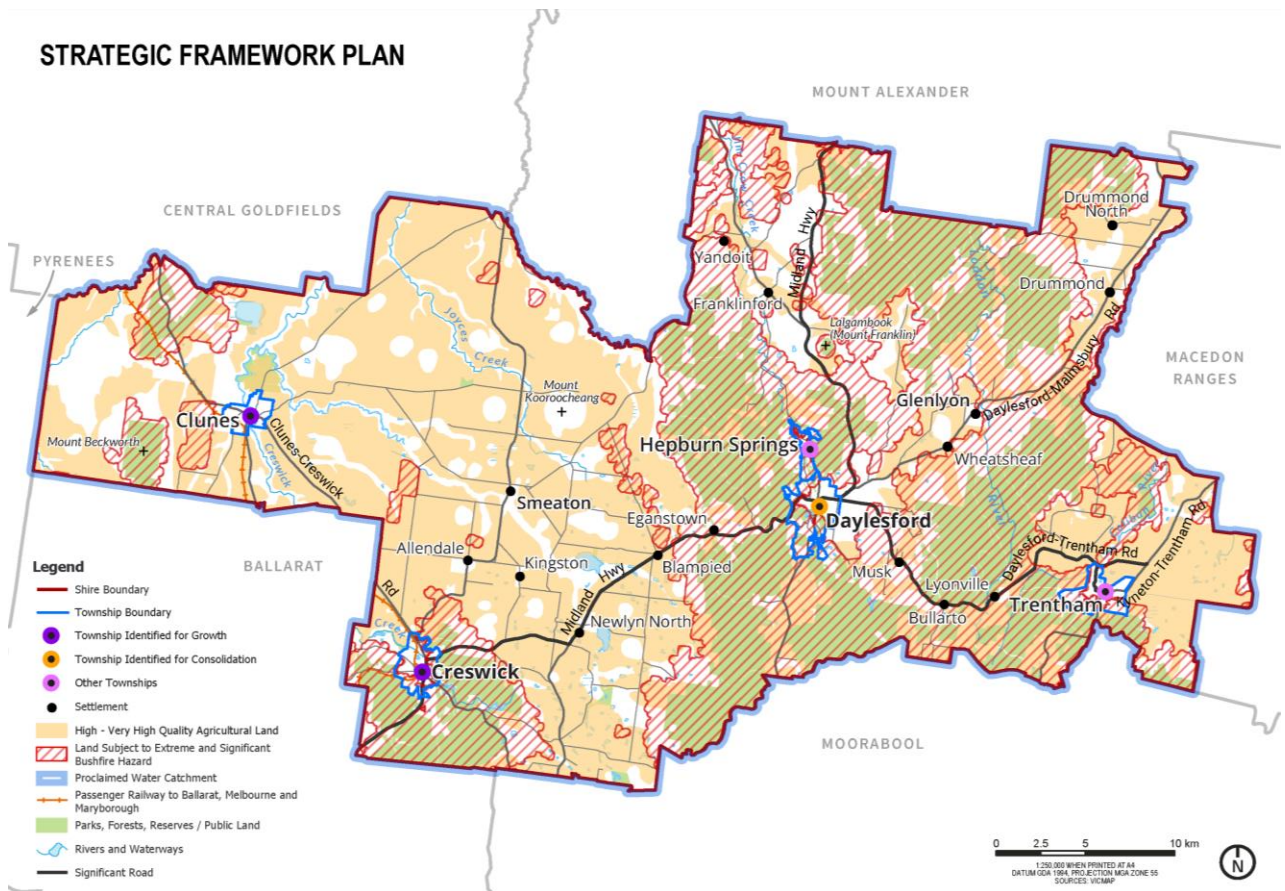


Figure 6: Regional Strategic Framework Plan

6.2 SETTLEMENT, GROWTH AND DISTINCTIVE PLACES

6.2.1 Clause 02.02 – Vision

'Hepburn Shire will maintain, promote, protect and enhance the district's unique social, cultural, environmental and heritage characteristics. This will be achieved through effective, caring management and responsible governance. We will strive to gain maximum advantage for our community by protecting and enhancing our natural and built environment.'

The proposed residential development and associated works will support the long-term vision for Hepburn Shire by delivering high quality residential housing that is consistent with the existing rural and township character of Daylesford, providing an enhanced transition to the town centre from surrounding rural lots with sensitive and appropriate design that will not negatively impact views of the surrounding environment.

The proposed residential development is responsive to the environmental values of the site as designated by the Mineral Springs Protection Area, as siting and construction of the development has been considered so as to minimise impact on management of stormwater, and all dwellings will be connected to reticulated sewerage. Dwellings will not be connected to reticulated gas and will achieve a minimum 7*NatHERS rating to reduce the energy required for heating and cooling.

6.2.2 Clause 02.03 – Strategic Direction

This clause outlines the strategic directions for Hepburn Shire.

The following clauses are relevant to this application and are addressed in the Planning Policy Framework assessments in this section: 02.03-1 Settlement; 02.03-2 Environmental and Landscape Values; 02.03-3 Environmental risks and amenity; 02.03-4 Natural resource management; 02.03-5 Built environment and heritage; 02.03-6 Housing.

6.2.3 Clause 02.03-1 Settlement

This clause outlines strategic direction for settlement patterns and growth within the Hepburn Shire.

The proposed development is within the Daylesford township boundary and therefore meets the strategic directions of this clause for concentrating development into defensible parts of existing township boundaries, and consolidating development in Daylesford within the township boundary.

6.2.4 Clause 11.01-1R – Settlement – Central Highlands

Encouraging growth in Ballarat as the main regional centre, while containing growth of Daylesford to minimise environmental impacts and exposure to natural hazards and maintain a clear settlement break between Metropolitan Melbourne.

The proposed development is within the township boundary. It is thereby consistent with the purpose of this clause to limit outward growth of Daylesford and maintain a clear settlement break between Metropolitan Melbourne.

6.2.5 Clause 11.01-1L Township and settlements

This policy applies to land identified within townships and the municipality's settlements. The objective of this clause is to achieve a sustainable urban form for townships by containing future development within the township boundaries shown on the township structure plan.

The site is located within the township boundary identified on the Daylesford township map and thereby supports the objective of this clause by containing development within the identified boundary.

6.3 SIGNIFICANT ENVIRONMENTS AND LANDSCAPES

6.3.1 Clause 02.03-2 Environmental and landscape values

This policy gives strategic direction for protection and conservation of environment and landscape within Hepburn Shire.

In accordance with this policy, the proposed development will protect landscape and environmental values within Hepburn Shire through retention of established vegetation along Midland Highway. Additionally, all stormwater generated by development on the site is to be treated and returned to natural flow corridors at a pre-development quality – refer to Appendix 4 for Stormwater Strategy. Note that while all stormwater on site will be managed according to this strategy, it refers to a separate planning application, so subdivision plans should be ignored.

6.3.2 Clause 12.05-2S – Landscapes – Central Highlands

To provide clear boundaries and maintain distinctive breaks and open rural landscapes between settlements.

The proposed development is in accordance with this clause, as it contains development within the township boundary, thereby avoiding the incursion of development on open rural landscapes.

6.3.3 Clause 12.05-2L Landscape management

The objective of this clause is to protect and enhance the unique features of the landscape character areas of the municipality. Development should be managed to:

- *Conserve and enhance significant landscapes, views and vantage points.*
- *Maintain sequences of views from key transport corridors.*

Design development to complement the character of the surrounding landscape with consideration of form, construction materials, colours and finishes, and design detailing.

The site is located within the Uplands landscape character area. The proposed development will ensure the agricultural landscape character and dominance of topography and vegetation is maintained by delivering dwelling designs that provide generous spacing and viewlines between

dwellings, amongst landscaped settings. The proposed dwelling development will not threaten the dominance of views to the Macedon Ranges, Mount Beckworth or other landscape features.

The proposal does not impact the trees along the property boundary with Raglan Street, preserving the iconic eastern entrance into Daylesford and screening the dwellings from the road, thereby maintaining the sequence of view from Midland Highway/Raglan Street into the town centre.

The proposed development will follow the policy guidelines of locating new development among established vegetation and minimising visibility from major road corridors through screening by the established trees and additional plantings.

6.4 ENVIRONMENTAL RISKS AND CLIMATE CHANGE MITIGATION

6.4.1 Clause 02.03-3 Environmental risks and amenity

This policy gives strategic direction for risks posed to Hepburn Shire by environmental challenges, and distils approaches to be taken with regard to bushfire, flooding, and soil management.

The proposed development is within the township boundary of Daylesford, minimising bushfire risk to the dwellings by locating them within the defensible area of the township.

6.4.2 Clause 02.03-4 Natural resource management

Through direction around climate change, water and agricultural land, this policy supports and directs future sustainable development within Hepburn Shire.

The dwellings will be fossil fuel free with a minimum of 7*NatHERS rating, thus meeting direction from this clause to reduce climate change impacts. Overall, the Middleton Field estate is positioned to be a sustainable, high-amenity development that offers carbon neutral living in support of future climate-associated challenges.

The proposed development has a Stormwater Strategy (Appendix 4), that will ensure treatment and return of stormwater to pre-development quality levels, meeting direction in this clause to protect water resources from the impact of development.

6.4.3 Clause 13.01-1S Natural hazards and climate change

Directing population growth towards appropriate areas to reduce climate change impacts on lives, property and the environment.

The site is within a Designated Bushfire Prone Area, however the proposal appropriately directs development within the lower risk and defensible area of the existing township, outside of the Bushfire Management Overlay. Further, the proposal ensures all dwellings have vehicular access to the Highway, which provides access to and from the site in accordance with road safety standards (subject to approval of separate planning application). The proposed dwelling development also responds to potential flooding risk through appropriate stormwater management.

6.4.4 Clause 13.02-1S Bushfire planning

This purpose of this clause is to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

As noted, the site is within a Bushfire Prone Area, and as such will be constructed to the relevant BAL requirements under Building Code. While this site has not been indicated as extremely high fire risk, it will be developed in accordance with Country Fire Authority guidelines as appropriate.

6.4.5 Clause 14.02-1S Catchment planning and management

The purpose of this clause is to ensure the protection and restoration of catchments and other waterways/waterbodies.

The subject site is identified within the Mineral Springs/Mineral Springs Protection Area. All stormwater generated by development on the site is to be treated and returned to natural flow corridors at a pre-development quality, in accordance with what was proposed in the application concerning subdivision (PLNPA00176). This system will serve to detain and regulate the flow of stormwater from the site. See the Stormwater Strategy (Appendix 4) for further detail on how this proposal will ensure the protection of the surrounding catchment and waterways.

6.4.6 Clause 14.02-1L Catchment and land protection

The objective of this clause is to ensure that use and development in a special water supply catchment protects, restores and enhances the quality and quantity of the natural resources and environmental systems for the long term supply of quality water for future generations.

As noted above, the subject site is identified within the Mineral Springs/Mineral Springs Protection Area. The proposal will ensure all dwellings are connected to reticulated sewerage, and have a stormwater treatment system in accordance with the objective of this policy, as outlined in detail in the Stormwater Strategy (Appendix 4).

6.4.7 Clause 14.02-2L Mineral springs and fresh water springs protection – Hepburn

To enhance and protect the quality and quantity of mineral springs and fresh water springs water and not compromise aquifer integrity through development.

The proposed development will direct all excess stormwater to the stormwater treatment system in accordance with the Stormwater Strategy (Appendix 4). Sewerage is to be reticulated to minimise risk of entering the springs system.

6.5 Urban Design and Neighbourhood Character

6.5.1 Clause 15.01-1S Urban Design

The objective of this policy is to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

The proposed dwellings are designed to positively contribute to the urban design of the area, with close proximity to walking trails, landscaped corridors, nearby cafes and shops and road networks (subject to subdivision approval in separate application).

6.5.2 Clause 15.01-1L Urban Design

This clause provides support for good urban design outcomes relevant to a rural area with a gold rush history, specifically for Daylesford, which is included within the Strategic Framework Plan.

The proposed development supports urban design outcomes for Daylesford through reference (but not imitation) of rural and heritage built form cues from the area. In addition, the dwellings respect the preferred low scale and vegetated landscape character of the Daylesford entrance.

6.5.3 Clause 15.01-2S Building design

This policy aims to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

The dwelling design has carefully considered contours, views and other site features to ensure that dwellings are orientated along contours, while retaining appropriate daylight exposure and energy efficiency. This approach has resulted in variation of dwelling sitings, allowing for a more organic outcome similar to flexible design approaches for rural dwellings. The energy performance of the dwellings has been considered through orientation (maximising northern exposure to living areas), window size and glazing, shading and wind protection techniques. These techniques appropriately manage passive and mechanical heating and cooling by allowing for areas to be closed off or opened up as required.

Dwellings are designed with appropriate space for renewable energy and storage (as required), various waste streams and water storage options. The outdoor spaces are to be appropriately landscaped with a mixture of native and exotic species appropriate to Daylesford's climate.

The dwellings are not intended to remain as a collective development, however individually respond to the existing and emerging urban character of the area, providing a careful balance between privacy needs of residents, open landscape character of the surrounds, and a feeling of friendliness and safety within the area through orientation, breaking up the dwellings into wings, and window placement addressing public areas, such as nearby streets.

6.5.4 Clause 15.01-2L Environmentally sustainable development

This clause provides support for best practice in environmentally sustainable development to be embedded from design through to construction and operation, and includes consideration of energy, water management, indoor environment quality, transport, waste management and urban ecology.

The proposed dwellings benefit from large surrounds, and relatively flat, open landscapes, meaning that there are no significant site constraints to achieving high quality, sustainable dwellings that can minimise environmental impacts through all stages of their lifecycle. Specifically, the dwellings respond to the strategies as follows:

Energy: Reduction of energy use promoted through passive heating and cooling techniques:

- Minimal windows on southern interface of dwellings
- North-facing windows to rooms used throughout the day, such as living area and study
- North facing windows to living rooms shaded to allow for direct sunlight during winter and blocking during summer
- West facing windows minimised to rooms floor sleeping, promoting coolth during the night for comfortable sleeping conditions
- Sleeping and lower use areas sectioned off to be opened up when used, reducing overall energy requirements

Water Management

- Efficient water fixtures and appliances to be utilised
- Rainwater-fed irrigation to gardens provided where relevant
- Additional landscaping to promote increased retention of rainwater
- Stormwater captured, treated and released according to best practice standards in accordance with Stormwater Plan associated with subdivision application

Indoor Environment Quality

- See above for passive design techniques used, which facilitate comfortable thermal conditions
- Cross-ventilation to rooms through window and door locations on northern and western interfaces to capture afternoon summer breezes
- Openable windows to all habitable rooms

Transport

- The dwellings are located within close proximity to the proposed walking trails included within Middleton Field, and within a short driving or cycling distance to central Daylesford, minimising car dependency as much as possible within a rural township context.
- Space for electric vehicle charging and storage is provided within the garage.

Waste Management

- Materials reuse, recycling and avoidance will be utilised during construction where possible, including the re-use of an existing barn for one of the dwellings
- Materials used during construction will be of high quality and will be durable and reusable where possible.
- Operational waste will be managed through available waste stream collections (pursuant to waste management approved as part of the subdivision application) with plenty of space either in the kitchens, garages or gardens for future waste stream management.

Urban Ecology

- Biodiversity will be enhanced through generous landscaping, including indigenous planting.
- Urban heat island effect is unlikely to apply here due to the climate and relative density of the proposal, however provision for additional canopy trees and climate appropriate planting is addressed in the Landscape Plan

6.5.5 Clause 15.01-5S Neighbourhood character

This clause serves to support development that recognises, supports and protects neighbourhood character, cultural identity, and sense of place.

The proposed dwellings support existing Daylesford built form structure and sense of place through referencing elements of rural, heritage and urban forms in this transition area from farmland to urban, at the Daylesford entrance.

6.5.6 Clause 15.01-5L-01 Neighbourhood character in Daylesford

This clause reinforces preferred character in various precincts throughout Daylesford, with particular emphasis on views and landmarks including Wombat Hill.

The proposal addresses Daylesford-wide strategies through use of neutral materials, spacing and landscaping to ensure that the dwellings do not dominate the landscape, and contribute to the existing landscape character. In addition, these techniques will respect the precinct-specific character, create a balance between open vistas and screening protection so as not to detract from the Daylesford entrance character, or surrounding rural land.

The site is located within precinct 11, which is characterised by spacious settings and defines the entrance to Daylesford. An assessment against the relevant strategies can be found below:

PRECINCT 11 STRATEGIES	RESPONSE
Contribute to the preferred neighbourhood character by encouraging:	
The development of buildings to better define the highway intersection, and provide a sense of entrance to the town.	The development of the dwellings will contribute to the presentation of dwellings lining both sides of Midland Hwy, fronted by the Avenue of Honour, while giving space to the interface due to being set back behind the extended driveway and cedar tree line. This will create a more even built form spacing along this entrance to Daylesford and create visual interest and a welcoming character to this entrance.
Use of low front fences.	Front fences for the proposed dwellings will be post and rail 1.5m timber fences, complying with the farmhouse heritage character of the precinct.

Use of timber or other non-masonry cladding materials, or materials and finishes with natural or earth-toned colours in streetscapes where weatherboard predominates.	Proposed finishes are timber cladding, recycled brick and colourbond. Detailed descriptions of proposed finishes specific to each dwelling can be found in Design Response, Section 4, and the supplied architectural plans, Appendix 3.
Landscaping that includes exotic and indigenous trees.	The proposed landscaping will include exotic and indigenous species appropriate to the heritage character of the area, in accordance with Council species list guidance. Refer to the forthcoming Landscape Plan.
Retention of large, established indigenous trees and understorey and provision of new indigenous trees.	No indigenous trees occur on site, however new indigenous trees are proposed. Refer to the forthcoming Landscape Plan.
Development that doesn't impact on the maintenance and enhancement of the avenue planting.	Development is well set back from the Avenue of Honour and will not impact any planting in that location.

6.6 BUILT ENVIRONMENT AND HERITAGE

6.6.1 Clause 02.03-5 Built environment and heritage

This policy underlines the importance of history in Hepburn Shire and reinforces strategies to preserve historic built form and visual prominence within heritage precincts.

Through consideration of local character, the proposed development reflects rural built-form character in appearing as a grouping of farm buildings. Neutral materials will be used for the development, and the dwellings are well setback from the established trees in the Avenue of Honour, protecting and maintaining the cultural heritage of Daylesford, as well as ensuring vantages of rural land are maintained through screening of the proposed development.

6.6.2 Clause 02.03-6 Housing

Guiding strategic direction for housing within Hepburn Shire, this policy ensures housing diversity within the context of neighbourhood character.

The proposed development will be a part of the greater Middleton Field development. As such, this larger subdivision will provide blocks of varying sizes to suit the needs of a diverse community. The proposed development in this application will be located along the Midland Highway entrance to Daylesford, and as such, will provide a transition from rural landscapes to the established town centre.

This site is intended to be subdivided into larger blocks than the remainder of Middleton Field; this will enhance the peri-urban transition and enable attractive landscaping while reinforcing the spacious feeling of rural environments.

6.6.3 Clause 15.03-1S Heritage conservation

This policy ensures new development is consistent with and interprets the significance of heritage places.

A heritage overlay affects the western portion of the site. There are no specific built form requirements pertaining to HO698, which seeks to preserve and maintain the heritage character of the Daylesford Railway Heritage Precinct. The proposed development is consistent with the established neighbourhood character of Daylesford. Through careful selection of neutral-coloured materials appropriate to the site, the dwellings will acknowledge the heritage character of the region, while providing a modern interpretation.

The trees forming the Avenue of Honour are protected under the planning scheme only where they fall under the Heritage Overlay in the western portion of the site. However, recognising the important cultural significance they hold for the community, the proposed development respects the significance of the Avenue of Honour trees, and ensures that this cultural heritage is preserved.

6.6.4 Clause 15.03-1L Heritage

This policy supports the heritage overlay and specifically supports development that respects and supports the heritage place

Respecting the built form character, form and rhythm of the heritage precinct, the proposed dwellings have been designed to blend into a rural landscape through the building design, appearing as a cluster of farm buildings. The spacing of the proposed dwellings will reflect future subdivision greater than the average lot size, facilitating a rural character and a smooth transition to the town centre. These larger blocks will also encourage additional landscaping, appropriate to the rural context, with both exotic and native flora species.

Through retention of the Avenue of Honour trees, rural outlook viewlines on the eastern approach to Daylesford will be maintained to the farmland beyond.

7. ZONING

7.1 CLAUSE 32.09 – NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ1)

The site is zoned Neighbourhood Residential Zone (NRZ1).

The permit triggers under the NRZ relevant to this proposal are as follows:

- Clause 32.09-6 - To construct two or more dwellings on a lot.

In addition to the permit trigger, a number of other settings apply to the proposal:

Minimum Garden Area applies to the lot pursuant to Clause 32.09-4 requiring a minimum of 35% land set aside for garden area. In addition, buildings must not be higher than 9 metres and the following application requirements apply, pursuant to Clause 32.09-11:

- For an application for two or more dwellings, a site and context description and design response as required in Clause 55.
- Architect plans (including construction materials, finishes and colours).

Garden Area requirements are addressed in the Architect Plans at Appendix 3. A site and context description have been included in this report. The requirements of Clause 55 are addressed in an accompanying document.

Further, the schedule to the zone requires a landscape plan is provided. This will be forthcoming.

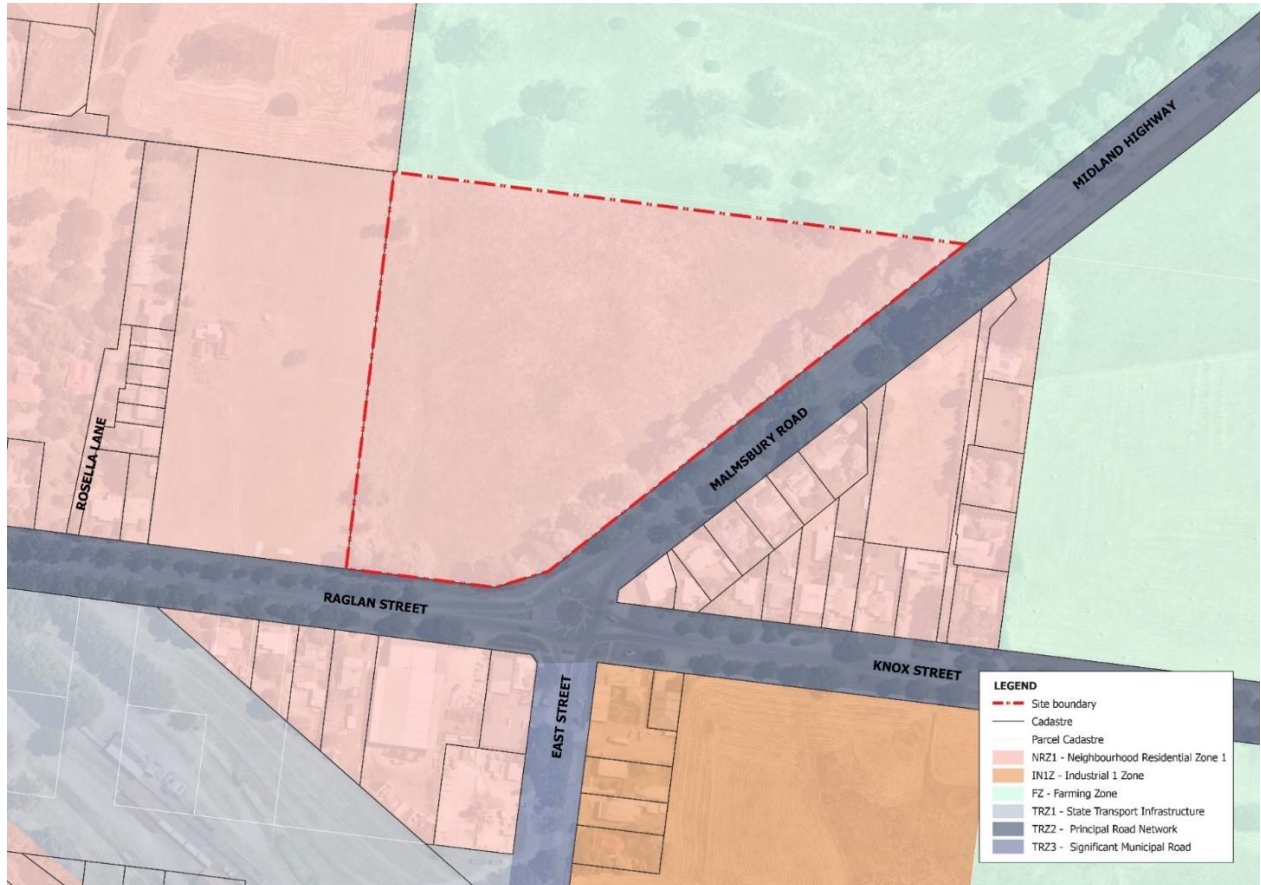


Figure 7: NRZ1

7.2 DISCUSSION

The proposal reflects the purpose of the NRZ, as it proposes dwellings that respect the preferred neighbourhood character of the surrounding area. The proposal will deliver diverse dwelling types within the context of its surrounds that conform to the single-storey built form and maximum building heights required by the NRZ. The housing delivered will serve to meet Hepburn Shire's housing needs within the established township area.

7.3 DECISION GUIDELINES

Pursuant to Clause 32.09-6, a permit is required to construct two or more dwellings on a lot. The proposed development will create five (5) new residential dwellings.

Clause 32.09-13 of the NRZ sets out the decision guidelines to be considered part of a subdivision application. A response to the decision guidelines is provided below:

Table 1: NRZ1 Decision Guidelines

DECISION GUIDELINE	RESPONSE
<i>The Municipal Planning Strategy and the Planning Policy Framework.</i>	Complies – See Section 6 of this report.
<i>The purpose of this zone.</i>	Complies – See Section 7 of this report.
<i>The objectives set out in the schedule to this zone.</i>	Complies - the development achieves the identified preferred neighbourhood character of Daylesford.
<i>Any other decision guidelines specified in a schedule to this zone.</i>	Complies – see below.
<i>The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone</i>	Complies – See Clause 55 Assessment
<i>For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings, the objectives, standards and decision guidelines of Clause 55.</i>	Complies – See Clause 55 Assessment
<i>Whether the design, height, setback, appearance and interface of the proposed buildings and works is appropriate within the streetscape and to any heritage place on the land or adjacent land.</i>	Complies – See Clause 55 Assessment
<i>Whether the proposed landscaping enhances the existing landscape character and vegetation in the precinct.</i>	Complies – See forthcoming Landscape Plan
<i>Whether the significant elements of the precinct are retained including those elements that contribute to its setting.</i>	Complies – See Sections 4 and 6 of this Report.

8. OVERLAYS

8.1 CLAUSE 42.01 – ENVIRONMENTAL SIGNIFICANCE OVERLAY – ESO2

The site is subject to an Environmental Significance Overlay – Schedule 2 (ESO2).

The permit triggers under the ESO2 relevant to this proposal are as follows:

- *Clause 42.01 Schedule 2 - Construct a building or construct or carry out works.*
 - *Construct or carry out works that will result in changes to surface or groundwater runoff..*

In addition to the permit triggers, the following application requirements apply, pursuant to Clause 42.01-4 and Schedule 2:

- A scaled and dimensioned site context plan showing the site and surrounding land including the location of all water ways, drainage lines, water bodies, water supply channels or springs and vegetation.
- A scaled and dimensioned plan showing the location and use of existing and proposed buildings and works, including proposed or existing waste water disposal areas and vehicle access.
- Details of degree and direction of slope, soil type, vegetation and drainage systems.
- A geotechnical report prepared by a suitably qualified person(s) demonstrating:
 - That the land is capable of absorbing effluent generated on the lot.
 - The likely impact of any on-site wastewater treatment system on the mineral spring and freshwater resources and how such impact is to be mitigated.

Detailed architectural plans have been provided at Appendix 3 to this report. These plans show the location and use of proposed buildings, including proposed vehicle access.

Refer to Figure 4 for detailed site context, provided as part of this report. The site context at Figure 4 includes details of the site and surrounding land, and a Feature Survey has been supplied at Appendix 2 with details of degree and direction of slope, soil type, vegetation and drainage systems.

A Stormwater Strategy has been provided as Appendix 4 to this report. All stormwater on site will be managed in accordance with the strategy provided at Appendix 4, however it refers to a separate planning application, so subdivision plans should be ignored.

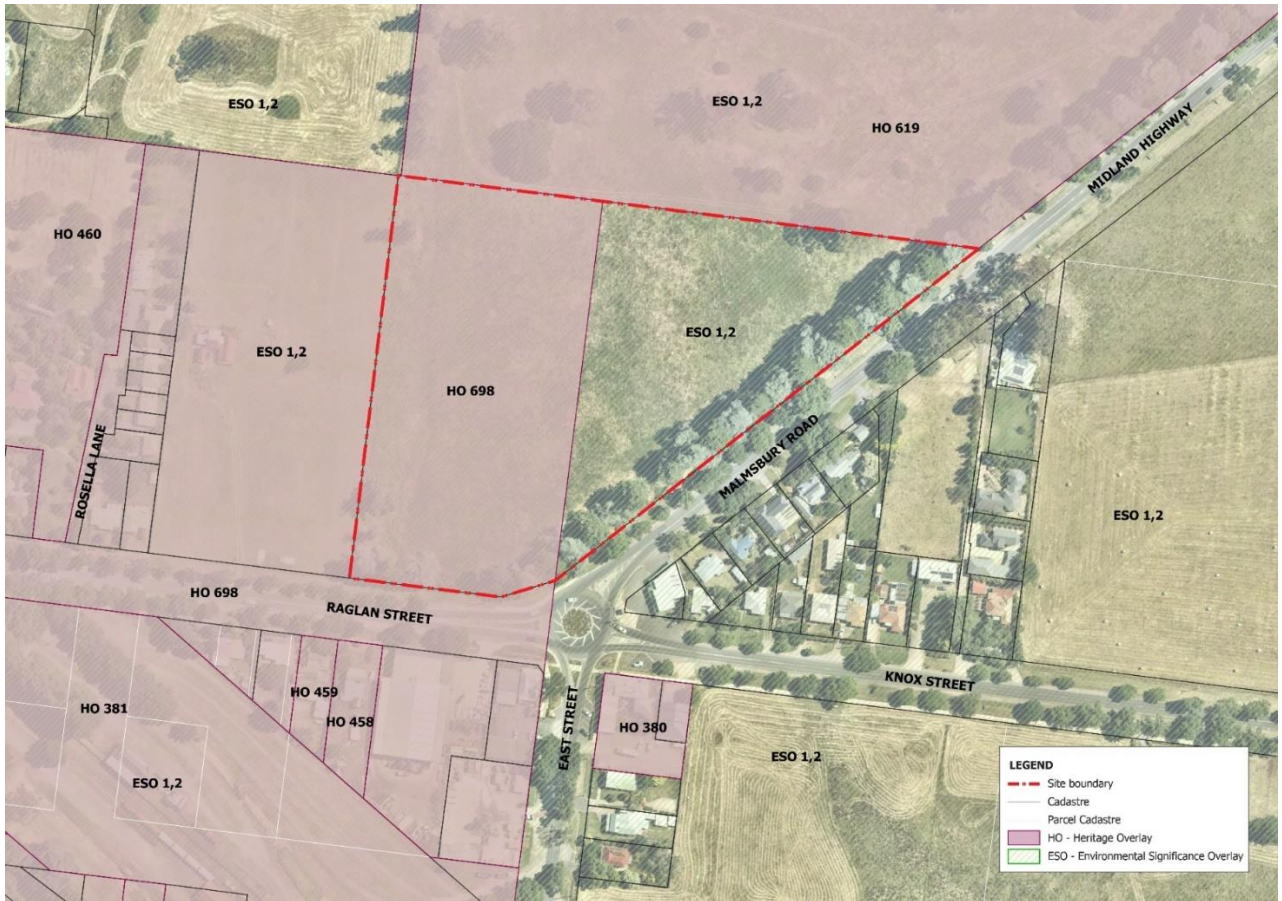


Figure 8: ESO 1 and 2.

8.2 DISCUSSION

This proposal will not impact on the natural, cultural or economic significance of the mineral springs that occur within Hepburn Shire. Each dwelling is connected to reticulated sewerage and surrounded by large gardens, providing ample opportunity for wastewater to filter back into the ground water table and minimising impact on the surrounding environment. The mineral springs, their aquifers and environs, private domestic bores and water bores that provide town water supply will therefore be protected from the impacts of effluent and drainage.

8.3 DECISION GUIDELINES

Table 2: ESO2 decision guidelines

DECISION GUIDELINE	RESPONSE
<i>The Municipal Planning Strategy and the Planning Policy Framework.</i>	Complies – See Section 6 of this report.
<i>The statement of environmental significance and the environmental objective contained in a schedule to this overlay.</i>	Complies – See Section 8 of this report.

<i>The need to remove, destroy or lop vegetation to create a defensible space to reduce the risk of bushfire to life and property.</i>	Complies – no vegetation is to be removed, destroyed or lopped as a result of this proposal.
<i>Any other decision guidelines specified in a schedule to this overlay.</i>	Complies – see below.
<i>The means of treatment and disposal of all sewage, sullage, stormwater and other wastes on site which is consistent with a geotechnical report or land capability report having regard to the slope, soil type and other environmental factors including the potential for pollution of waterways and ground water.</i>	Complies – all dwellings will be connected to reticulated sewerage. Refer to Appendix 4 for a Stormwater Strategy for the proposal.
<i>The means of treatment and disposal of all sewage, sullage, stormwater and other wastes where connection to a reticulated sewage system is not available consistent with a geotechnical report.</i>	Complies – all dwellings will be connected to reticulated sewerage.
<i>The possible effect of the development on the quality and quantity of the mineral spring or freshwater resource, including impacts on nutrient levels, and whether this is consistent with any environmental management plan for the proposal.</i>	Complies – all dwellings will be connected to reticulated sewerage and therefore no additional nutrients will be added to the surrounding environment.
<i>The impact of development on drainage and stormwater run-off, waste water disposal, stream bed erosion, solid waste disposal, commercial waste disposal, storage of fuel, pesticide and fertiliser and hazardous materials.</i>	Complies – all dwellings will be surrounded by ample landscaped gardens. These gardens will give plentiful opportunity for management of run-off and stormwater.
<i>The slope, soil type and other environmental factors including the potential for pollution of the mineral spring and freshwater and the impact this may have on the quality and yield of water from the spring.</i>	Complies – all dwellings will be connected to reticulated sewerage.
<i>The preservation of and impact on soils and the need to prevent erosion.</i>	Complies – the proposal will protect soils, and erosion will be prevented through the provision of landscaping through the ample garden space on the lot.
<i>The need to prevent or reduce the concentration of wastewater or stormwater.</i>	Complies – a detailed Stormwater Strategy has been provided in Appendix 4.
<i>Whether development for chemical or liquid fuel storage is located within 200 metres of the eye of a mineral or freshwater spring.</i>	Complies – there will be no chemical or liquid fuel storage as part of the proposed development.
<i>The protection of the area for its recreational value.</i>	Complies – this proposal will not impact use of the area for recreation.

<i>Potential threats to mineral springs water quality.</i>	Complies – all dwellings will be connected to reticulated sewerage. Together with ample landscaped gardens as part of the Stormwater Strategy, there will be no potential threat to the water quality of mineral springs.
<i>The need to retain vegetation to prevent or limit adverse effects on the mineral spring or freshwater.</i>	Complies – no vegetation is proposed to be removed as part of this development application.

8.4 CLAUSE 43.01- HERITAGE OVERLAY (SCHEDULE 698)

The site is affected by the heritage overlay schedule 698 (HO698) which applies to the Daylesford Heritage Precinct.

Pursuant to Clause 43.01-1, a permit is required to construct a building or carry out works.

8.5 DISCUSSION

The site is located partially within the Daylesford Railway Heritage Precinct. As discussed in the Heritage Impact Statement at Appendix 5, the significance of the heritage precinct is linked to the railway station. Please note that this Heritage Impact Statement contains further detailed information about a separate planning application, therefore all information about the site at 9 Raglan Street should be ignored for the purposes of this application.

There are no heritage buildings or structures associated with the precinct present on the site. The Heritage Impact Statement notes the view lines to Wombat Park, open fields and Avenue of Honour Trees as part of the original description of the precinct, however the report does not consider there to be adequate justification to include the view lines as contributory to the heritage importance of the precinct or to HO698. Further, these view lines are largely obscured by the Avenue of Honour trees along the east and southern boundary. Please refer Heritage Report (Appendix 5) for further discussion.

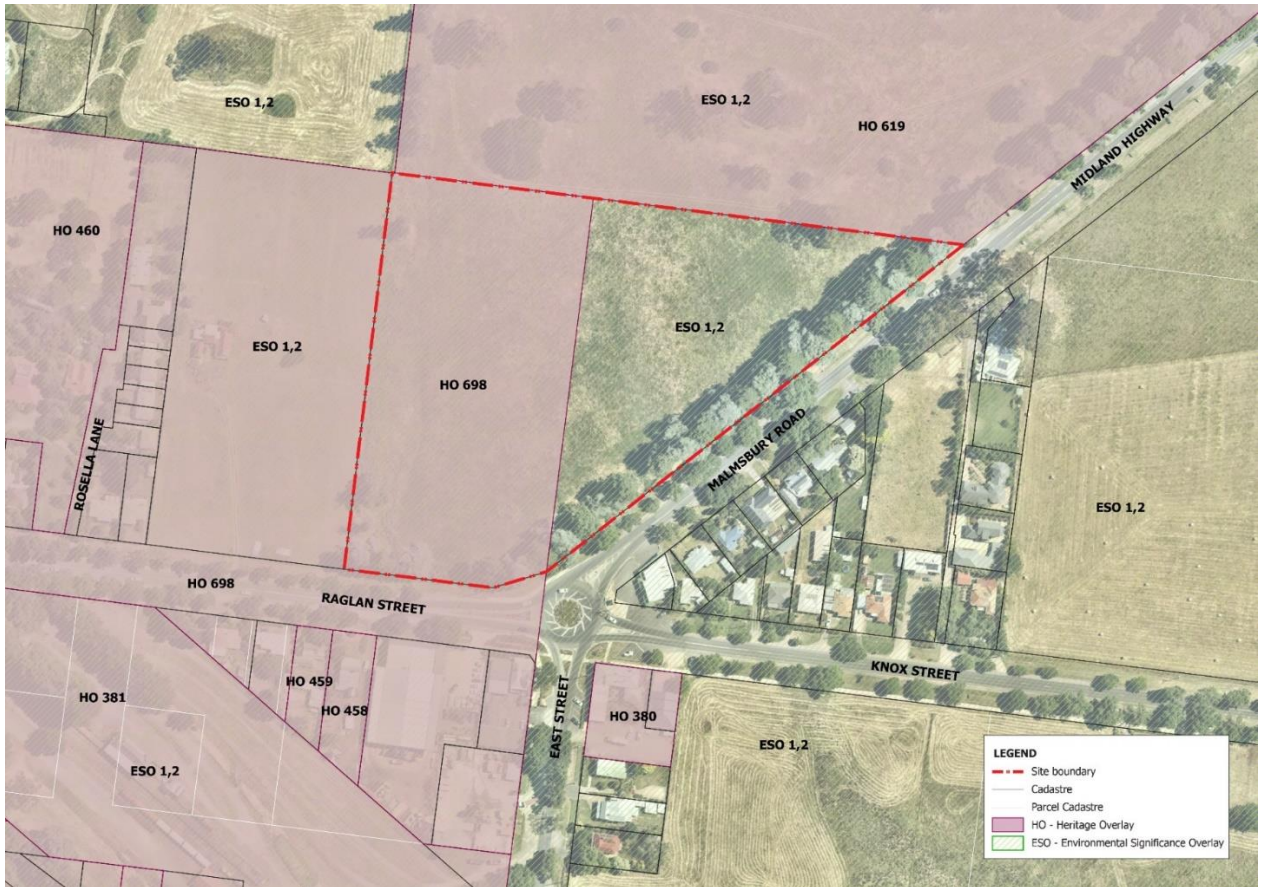


Figure 9: HO698

8.6 DECISION GUIDELINES

The heritage overlay applies the following guidelines:

Table 3: Heritage overlay decision guidelines

DECISION GUIDELINE	RESPONSE
<i>The Municipal Planning Strategy and the Planning Policy Framework.</i>	Complies – See Section 6 of this report.
<i>The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.</i>	Complies – See Section 6 and 8 of this report.
<i>Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.</i>	Complies – The proposal has been prepared with consideration to the Statement of Significance, the heritage study undertaken by Council and dated 21 st July 2022, as well as heritage report undertaken by JBA at Appendix 5. As a result, landscaping, building spacing, materials and other design features have been proposed with consideration of this guidance.

<i>Any applicable heritage design guideline specified in the schedule to this overlay.</i>	N/A
<i>Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.</i>	Complies – As the significance of the heritage place stems from the railway station, which is located behind a row of houses with regard to the subject site, any built form implications at the subject site are most likely to occur in the south western corner of the site. To mitigate any visual impact of the dwellings at this interface, landscaping including canopy trees are proposed to set the buildings within a garden setting appropriate to the heritage character of the area.
<i>Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.</i>	N/A – There are no adjacent buildings and the train station is not adjacent to the subject site.
<i>Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.</i>	Complies – The dwellings have been designed to sensitively respond to the heritage character of the area by utilising similar materials, colours and pitched roof forms for dwellings affected by the overlay. Further the proposed landscaping will create a landscape consistent with the open and vegetated examples in the area.
<i>Whether the location, style, size, colour and materials of the proposed solar energy system will adversely affect the significance, character or appearance of the heritage place.</i>	Complies – Solar systems will be screened from Malmsbury Road by virtue of being mounted on the north-facing slope of the rooflines, positioned to be angled on the opposite slope of the roofline from the road.

9. PARTICULAR PROVISIONS

9.1 CLAUSE 52.06 CAR PARKING

This proposal is subject to the requirements of Cl 52.06, as the proposed development is for five dwellings on a lot. Under Cl. 52.06, this requires provision of one visitor car space, as none of the subject site is identified as being within the Principal Public Transport Network Area.

9.2 DISCUSSION

This proposal does not include visitor parking. Each dwelling is surrounded by large gardens and includes driveways and space near dwellings for visitors to park close to each dwelling. A separate area designated for visitor parking is therefore not required.

9.3 DECISION GUIDELINES

DECISION GUIDELINE	RESPONSE
<i>The role and function of nearby roads and the ease and safety with which vehicles gain access to the site.</i>	Complies – the shared driveway is long enough to provide for safe vehicle access to the site and each dwelling.
<i>The ease and safety with which vehicles access and circulate within the parking area.</i>	Complies – Each dwelling is provided with a large garage, sufficient to accommodate the car space requirements of the Scheme. Garages have been designed to allow for easy access to and from each dwelling.
<i>The provision for pedestrian movement within and around the parking area.</i>	N/A – There is no designated parking area other than the garages for each dwelling. Footpaths to garages can be provided if necessary.
<i>The provision of parking facilities for cyclists and disabled people.</i>	Complies – The garage and any garden shed associated with each dwelling will be large enough to accommodate bicycles and parking for disabled people as required.
<i>The protection and enhancement of the streetscape.</i>	N/A – All parking is to be contained within the proximity of the dwellings. No visitor car parking is required.
<i>The provisions of landscaping for screening and shade.</i>	Complies – Refer to forthcoming Landscape Plan.
<i>The measures proposed to enhance the security of people using the parking area particularly at night.</i>	N/A – No external parking area is proposed as visitor parking is not required.
<i>The amenity of the locality and any increased noise or disturbance to dwellings and the amenity of pedestrians.</i>	Complies – The amenity of the area will not be impacted as no visitor car parking is proposed, all visitors will be able to park within the garage or driveway of each dwelling.
<i>The workability and allocation of spaces of any mechanical parking arrangement.</i>	N/A
<i>The design and construction standards proposed for paving, drainage, line</i>	N/A – No visitor carparking is proposed.

<i>marking, signage, lighting and other relevant matters.</i>	
<i>The type and size of vehicle likely to use the parking area.</i>	N/A – No visitor carparking is proposed.
<i>Whether the layout of car parking spaces and access lanes is consistent with the specific standards or an appropriate variation.</i>	N/A - No visitor carparking is proposed.
<i>The need for the required car parking spaces to adjoin the premises used by the occupier/s, if the land is used by more than one occupier.</i>	Complies – All parking for each dwelling will be located adjoining the premises.
<i>Whether the layout of car spaces and accessways are consistent with Australian Standards AS2890.1-2004 (off street) and AS2890.6-2009 (disabled).</i>	Complies – Garages will be designed in accordance with relevant rules and regulations.
<i>Any other matter specified in a schedule to the Parking Overlay.</i>	N/A - The subject site is not covered by a parking overlay.

10. CONCLUSION

The proposed development is considered appropriate as it supports the aims and objectives of Victorian Planning Policy and the Hepburn Planning Scheme.

The proposed dwellings will facilitate a high-quality residential development in the Daylesford township, with each dwelling consisting of 5 bedrooms, study, living, covered garage, and quality outdoor areas, including heated swimming pool, and is in accordance with the zoning and overlay provisions of the site.

The proposed development is considered to be a positive outcome for the site, by providing a sensitive and appropriate transition for the entrance to Daylesford and considers and is respectful of established and forthcoming neighbourhood character.

APPENDIX 1: Title

APPENDIX 2: Feature Survey

APPENDIX 3: Architect Plans

APPENDIX 4: Stormwater Strategy

APPENDIX 5: Heritage Impact Statement

