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17/08/2020**

**TOWN PLANNING SUBMISSION
APPLICATION FOR PLANNING PERMIT
For STARRINGTON P/L AND RJ&MC PAYNE
Job No: 191007**

**Proposed 6 Unit Development
@ 74 Hamilton Street, 27 Lyell Street Gisborne**

**Macedon Ranges Shire Council
CLAUSES 21.08, 21.09 & 21.13 & CLAUSE 52.6, 55**

Assessment and Written Response

JULY 22, 2020.

INTRODUCTION

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- It is proposed to use the land, 74 Hamilton Street and 27 Lyell Street Gisborne for the purposes of construction of 6 double storey dwellings
- The subject site is composed of two lots with an areas of 689m² and 596m²
- The proposal has been specifically designed to utilize the orientation of the land; providing spacious living environments for prospective occupants.
- The proposal responds to the constraints and opportunities of the site – the proposal’s design conforms to the existing neighbourhood character and as such, will be a positive addition. Developing the site in this manner is consistent with both the emerging and existing building developments.
- The written design response and assessment, as prescribed under Macedon Ranges Shire Planning Scheme, forms part of the Application for Planning Permit and should be read in conjunction with the Site Description Plan, Design Response Plan and all other documentation submitted.

CLAUSE 21.08 – BUILT ENVIRONMENT AND HERITAGE

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21.08-1 Heritage conservation

Heritage features include buildings, precincts, streetscapes, natural landforms, archaeological sites and landscapes.
Objective 1 -To protect and enhance important heritage features and values for residents, visitors and future generation.

The subject site is bound by three streets and has the main focus to Neal Street.

Both Neal Street and Lyell Street present contemporary buildings of Medical and Aged Care uses without heritage features.

The proposed development does not present a heritage sensitivity issue.

21.08-2 Aboriginal cultural heritage

Overview The Shire recognises Aboriginal people as the primary guardians, keepers and knowledge holders of all Aboriginal cultural heritage in Macedon Ranges Shire.

Objective 1 To protect Aboriginal cultural heritage places and values within the Shire.

The proposed development is within an established densely built up area of Gisborne and therefore will not threaten Aboriginal cultural heritage.

21.08-3 Built environment

Overview The high landscape qualities of the Shire and the built form of its towns must be appropriately controlled to ensure development is sustainable and respects character.

Objective 1- To promote development that respects the rural character and high landscape values of the municipality.

The proposed development provides for generous siting of canopy trees and together with wide street reserves presents a respected environment.

Objective 2- To protect and enhance the existing character and form of the Shire's towns

The form and character of the proposed dwellings will utilise design facade features and scales consistent with the character of the area by utilizing pitched gable roofs with eaves and a variety of materials including light wall panelling of metal and timber with complimentary brick to some lower levels.

Objective 3- To ensure development and built form occurs in a sustainable manner.

The buildings and land development incorporates sustainability measures applicable to the requirements of the State and Local planning policies.

CLAUSE 21.09 – HOUSING

21.09-1 Housing in towns

Objective 1-To provide for responsive and affordable housing and a diversity of lot sizes and styles to meet the requirements of all age groups, household types, lifestyles and preference.

The development presents compact and functional designs to meet the needs of a variety of occupants, from young families to the elderly (Dwelling 1 provides for a ground level bedroom)

Objective 2- To ensure housing development is considerate of its environment and local servicing capacities.

The design is a typical response to inner suburban density lifestyle and provides for effective use of existing town services

Objective 3- To encourage housing development to be environmentally sustainable.

The buildings and land development incorporates sustainability measures applicable to the requirements of the State and Local planning policies.

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CLAUSE 21.13 – LOCAL AREAS AND SMALL SETTLEMENTS

21.13-1 Gisborne and New Gisborne

Settlement and housing objectives

Objective 1 To reinforce the key urban functions and role of Gisborne and New Gisborne as the major urban centre in the southern end of the Shire.

The proposed residential development for this site will contribute to and enhance the key urban functions of the town by providing additional density of occupation appropriate to the inner town and its available services and commercial outlets.

Objective 2 To maintain Gisborne and New Gisborne as distinctive semi-rural settlements with clear limits to population and physical urban growth.

As the proposed development is within 400mts of the town centre, in an established suburban density, the rural character will not be disturbed.

Objective 3 To manage urban growth and development in Gisborne in a co-ordinated and environmentally sustainable manner that ensures Gisborne remains a semi-rural township that respects the established village character, natural setting, topography and view lines of the area.

As the proposed development is within 400mts of the town centre, in an established suburban density, the topography and view lines proposed will not differ greatly from the established character.

Objective 4 To establish New Gisborne as a transit orientated settlement, building on the educational, public transport, local commercial and employment opportunities in the area, and sustainable development principles.

Due to its close proximity to the town centre, this development will make good use of available services.

Objective 5 To ensure future urban growth in New Gisborne respects the township's semi-rural character, heritage streetscapes, view lines to the Macedon Ranges and significant natural environmental assets, including Gisborne Racecourse Marshlands Reserve.

This objective is not applicable to the proposed development due to its close proximity to Gisborne proper.

Economic development objectives

Objective 1 To retain Gisborne town centre as the primary activity centre for Gisborne and New Gisborne.

This development will help to encourage interest in the town centre by providing additional density.

Objective 2 To encourage the establishment of local neighbourhood activity centres that is well designed, sustainable, attractive and accessible in residential areas.

Established local neighbourhood activity centres exist within the immediate area of this development.

Objective 3 To provide for future employment, and industrial and commercial development opportunities that complement Gisborne and New Gisborne's role as one of the Shire's major urban centres, whilst maintaining the semi-rural nature of the township environs.

Higher density development requires additional servicing of the needs of the occupiers, contributing to commercial sustainability with potential employment opportunities.

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Natural environment and open space objectives

Objective 1 To protect and improve areas of remnant vegetation, fauna habitat, natural drainage corridors, Gisborne Racecourse Marshlands Reserve and the landscape and open space corridor along Jacksons Creek as essential elements of Gisborne and New Gisborne's natural setting.

Objective 2 To create an attractive urban environment with a strong sense of place that contributes to Gisborne and New Gisborne's natural setting through provision of a range of open space areas.

The development will allow generous landscape setbacks to Hamilton and Lyell Street and together with the overly wide street reserve to Neal Street will present an attractive open space streetscape.

Objective 3 To ensure open space areas meet the active and passive needs of the community, in conjunction with required drainage infrastructure, areas of flora and fauna, and linkages to key destinations.

The deep reserve to Neal Street and generous setbacks and established infrastructure contributes to the active and passive needs of the community

Heritage, landscape and township character objectives

Objective 1 To maintain and improve key urban and landscape elements, and cultural heritage assets that contribute to the established semi-rural township and village character of Gisborne and New Gisborne.

The existing landscape and cultural heritage elements remain an effected.

Objective 2 To protect and improve the appearance of the semi-rural landscape along the Calder Freeway, railway corridors and key township entrances.

The development ,in its proximity ,will not have cause to influence these characteristics.

Objective 3 To ensure that changes in built form within established township areas are sympathetic with any heritage significance or the valued character of the area.

The established township character is respected by siting configuration (gapping and offsetting from boundaries) ,and adopting established architectural features (gables and eaves).

Infrastructure objectives

Objective 1 To provide a sustainable transport network that reduces dependence on car use and encourages public transport, walking and cycling within and between neighbourhoods.

Due to the site's close proximity to the town centre it is expected that occupiers will be able to take full advantage of the available transport opportunities.

Objective 2 To create sustainable and liveable residential areas that provide a healthy environment and enable opportunities for social interaction and access to services and facilities for all residents.

Its proximity to the town centre will present opportunities for interaction and access to services.

Objective 3 To optimise the use of existing infrastructure, particularly the New Gisborne railway station.

Connection to the New Gisborne railway station will be conveniently available via Gisborne's established bus routes.

Objective 4 To ensure residential development occurs in a sequential manner allowing for the efficient and timely provision of social and physical infrastructure, and integration with existing development

The established social and physical infrastructure for the immediate area remains available to the new development.

The mandatory requirements of the General Residential Zone

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SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as GRZ1.

MACEDON RANGES GENERAL RESIDENTIAL AREA

2.0 13/06/2014 GC8 Requirements of Clause 54 and Clause 55 Standard Requirement

Minimum street setback A3 and B6 None specified

Refer to clause 55 response

Site coverage A5 and B8 None specified Permeability A6 and B9 None specified

Refer to clause 55 response

Landscaping B13 None specified

Refer to clause 55 response

Side and rear setbacks A10 and B17 None specified

Refer to clause 55 response

Walls on boundaries A11 and B18 None specified

Refer to clause 55 response

Private open space A17 None specified B28 None specified

Refer to clause 55 response

Front fence height A20 and B32 None specified

Refer to clause 55 response

3.0 13/06/2014 GC8 Maximum building height requirement for a dwelling or residential building None specified

Refer to clause 55 response

4.0 13/06/2014 GC8 Application requirements None specified 5.0 13/06/2014 GC8 Decision guidelines None specified

Refer to clause 55 response

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CLAUSE 52.06 – CARPARKING

The proposed car parking layout and arrangements meet Council parking provisions Clause 52.06.

52.06-8 – Design standards for Car Parking

Design Standards 1 – Accessways

All access ways are at least 3.0m wide. There is at least 2.1m headroom to all accessways, and there are no fences proposed to the street fronts. Proposed accessways to all the dwelling are 3.0 metre wide minimum.

Proposal meets Design Standards 1.

Design Standards 2 – Car parking spaces

All dwellings have lock up garages. Single garages are provided for each dwelling with internal dimensions of 3.5m in width and 6.0m in length with a space of 2.6m wide and 4.9m long provided at the front of the garage which will satisfy the requirements of Standard 2.

The carparking spaces comply with Design Standards 2.

Design Standards 3 – Gradients

Access grades are less than 1:10. Design meets Design Standards 3.

Design Standards 4 – Mechanical Parking

There is no mechanical parking proposed. Design meets Design Standards 4.

Design Standards 5 – Urban Design

Parking / access ways do not visually dominate public space. The proposed design blends in with existing streetscape.

Design Standards 6 – Safety

Proposed car parking / access way is well lit, and clearly visible from the street. The development has convenient pedestrian access from the street. There are no high traffic areas proposed.

Design complies with Design Standards 6.

Design Standards 7 – Landscaping

There is ample room for canopy trees at the front of the site and in the private open spaces. These will soften the carparking and driveways. Please refer Site Plan 03.

Proposed meets Design Standards 7.

SUBJECT LAND

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- The subject site runs South to North and is rectangular in shape. It is situated on a corner with 3 street frontages. The main street frontage is 74 Hamilton Street, Gisborne and Unit 1 is situated to front this street. The majority of the new dwellings (Units 2-5) will be fronting Neal Street and Unit 6 will front Lyell Street
- The site has excellent access to a full range of local infrastructure and is well connected to and by major metropolitan arterial roads.
- The subject site is currently occupied with a single storey Brick building veterinary clinic on Lot 1 and a single storey weatherboard dwelling on Lot 26
- The subject land is regular in shape and has the following dimensions/attributes:

Frontage to Hamilton Street 17.595m

East boundary (rear Boundary): 79.249m

Frontage to Neal Street: 67.178m

Frontage to Lyell Street 15.239m

Total combined Site Area: approx. 1285square metres. , comprised of Lot 1 689m2 and Lot 26 596m2

- The parcel of land has a significant fall of approx. 5.3m from front south boundary to the rear north boundary, and a fall of approx. 650mm from west boundary to east (rear)
- Other properties along Hamilton Street share similar topography patterns with properties to the north side of the street being significantly higher than those on the south
- Street levels offer uniform falls for drainage and are relative to the falls of the adjoining lots.
- Hamilton Road comprises a two-way thoroughfare running between C704 and Aitken St with dwellings on the south being accessed by a service lane. Neal and Lyell Streets are local streets that service dwellings and businesses.
- The site has ready access and is in close proximity to a range of local facilities, district and regional centres, open public spaces and parks reserves. It is a short walk to the town centre.
- The site is situated in an established town centre area and is ideally located for additional residential development in accordance with urban consolidation policies and planning schemes.
- The proposal will increase diversity in the range of housing opportunities available by making efficient and effective use of the existing infrastructure.
- The street has ample capacity to accommodate for vehicle trips generated by the proposed new development.
- New vehicular crossings are restricted to Neal St which also services the accessways for the commercial properties to the west and rear of the site

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ASSESSMENT

CLAUSE 55 - RESCODE 2001.

55.01 – NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

55.01-1 - Neighbourhood and Site Description

- The surrounding area is situated within an established residential area of the Gisborne which is heavily serviced by allied health businesses
- Housing around the immediate area of Hamilton and Lyell Street Gisborne comprises of mainly single storey weatherboard dwellings with hip and gable roof forms. Roofs are either Colourbond roofs or tiled with most dwellings having brick chimneys.
- The area has access to local commercial service facilities and offers easy access through to the town centre of Gisborne.
- The site has close walking access to medical and dental facilities, Macedon Ranges Shire Council, Dixon Field Reserve, Gisborne Botanic Gardens, Town centre and Gisborne Primary School.
- Access to public transport is available to the residents with bus lines connecting to the VLine service
- The site is well located and positioned, providing an outstanding opportunity for further development.
- Refer to Site Description Plan for further information.

55.01-2 – Design Response

- The design is site responsive and contributes to the character of the neighbourhood and underwrites a positive outcome with respect to the key Characteristics of the Precinct, and the Policy Objectives. This is achieved through the proposed scale of the buildings and the architectural character. The main architectural character existing along Hamilton and Lyell Streets, is a mix of older weatherboard dwellings & some new brick veneer houses and units. Both hip and gable roof forms of metal sheet and tiled roofs are present along the street, with some basic architectural elements such as porches and verandahs present. Dwellings are simple forms of rectangular or L shaped.
- The main architectural character of the proposed units is double storey brick veneer and clad timber construction with colorbond skillion roofs. The proposed character of the new units will compliment the surrounding environment by utilising the colour pallet of the surrounding properties while providing contemporary architectural style featuring elements such as skillion roofs and window canopies, with colorbond roofing. The horizontal cladding to the first floor will complement and reflect the existing weatherboard cladding predominate in the area.
- The design has taken into consideration, and accommodates for, off site impacts and provides sound living environments for prospective occupants. Private open spaces have been provided at the rears of the properties. Overshadowing on adjacent windows is limited. Overshadowing to private open spaces of adjoining properties is in accordance with the requirements of Macedon Ranges Shire Scheme. There is no direct overlooking into private living or open spaces of adjacent properties

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- The design embraces key characteristics and principles for development as prescribed in the Planning Scheme and will make a positive contribution to the existing and developing neighbourhood character.
- For further details on the design response and the site description, refer to site description and design response material that accompany this written response.
- Refer to the Site Description Plan (sheet TP01) and the Design Response Plan for further information (TP-02).

55.02 – NEIGHBOURHOOD CHARACTER

55.02-1 – Neighbourhood Character and Infrastructure

Standard B1:

- The design and layout of the proposed dwellings are respectful of the housing in the area and the emergent form of building.
- The proposed new dwellings will provide a suitable contribution to the area. This type of development will be sympathetic to the area, as the design is orientated to avoid any direct views into and from the proposed new dwellings. The private open spaces are oriented as best possible to avoid overlooking into the neighbour's open space. The proposal will blend in well with the surroundings character of the area
- The proposal will blend in with the existing residences in its immediate environment and increases the prominence of 74 Hamilton Street and 27 Lyell Street and Neal Street. The proposal makes good use of the orientation of the land and the dwellings follow the slope of the land.
- Visual mass and bulk of the proposed dwelling broken by articulation in the elevations. Other design features, such as window canopies, breaks in wall planes, setbacks and general surface treatment of the proposed dwellings invite the eye to move around the proposed buildings.
- Further interest is created through the use of landscaping to the front and around the proposed dwellings. Please refer Site Plan.
- The proposed dwellings will be a valuable contribution to the area, increasing housing and diversity within close proximity to the town centre
- Some insignificant shrubs and non-native trees on site will be removed as a part of this proposal.
- The proposal achieves the Objectives and Standards of 55.02-1.

55.02-2 – Residential Policy Objective

Standard B2:

- It is expected that the 'State Planning Policy Framework and the Local Planning Policy Framework', do not have any restrictions on such a development, proposed at 74 Hamilton and 27 Lyell Street.

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55.02-3 – Dwelling Diversity Objective

Standard B3:

- This development proposes the construction of 6 double storey dwellings.

55.02-4 – Infrastructure Objectives

Standard B4:

- It is expected that the 'Infrastructure' within Gisborne, will be more than capable to accommodate such a development, proposed at 74 Hamilton St and 27 Lyell Street Gisborne.

55.02-5 – Integration with the Street Objective

Standard B5:

- Adequate vehicle and pedestrian links to maintain and enhance local accessibility have been provided, pedestrian access has been provided. (Refer to proposed site layout plan).
- The front entrances of the dwellings are prominent and very accessible from the access ways. Each dwelling has a sense of address with feature render provided for each portico.
- The design and orientation of the proposed new development fronts three streets: Hamilton Street, Neal Street and Lyell Street Gisborne.
- No front fences are proposed. Instead, the landscape will form the visual integration of the development with the street.
- The proposed dwellings promote the observation of abutting streets through design, building articulation and window placement.
- The site and its layout integrate with the local street network and development on all adjoining and nearby sites.
- The layout provides for buildings that directly address the 3 street fronts and are relatively consistent with the existing building stock.
- The proposal achieves the Objectives and Standards of 55.02-5.

55.03 – SITE LAYOUT AND BUILDING MASSING

55.03-1 – Street Setback Objective

Standard B6:

- The proposed setbacks for the dwellings respects the existing, or preferred, neighbourhood character and makes efficient use of the site.
- The existing setbacks along Hamilton Street Gisborne vary and range from the 5m to 9m. Neal Street contains no residential dwellings and the setbacks on Lyell Street vary from 4m to 10m
- The proposed set backs of the units are 6.725m on Hamilton St and 8m on Lyell St. Units fronting Neal St are setback 3m

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- The proposal achieves the Objectives and Standards of 55.03-1.

55.03-2 – Building Height Objective

Standard B7:

- The proposed building heights for the dwellings respect the existing, or preferred, neighbourhood character.
- The proposed dwelling heights are within the maximum building height of 9.00m.
- The proposal achieves the Objectives and Standards of 55.03-2.

55.03-3 – Site Coverage Objective

Standard B8:

- The proposed site coverage for the dwellings respects the existing, or preferred, neighbourhood character and responds to the features of the site.
- Building site coverage of the proposed development is approx. 293.5m² (42.6%) for Lot 1 and 267.5 (44.9%) for lot 26 whereas max is 60% allowed.
- The proposal achieves the Objectives and Standards of 55.03-3.

55.03-4 – Permeability Objective

Standard B9:

- The proposed development is designed to reduce the impact of stormwater run off on the drainage system and facilitates on-site stormwater infiltration.
- Permeability of the site is approximately 43% for Lot 1 and 55% for Lot 26 and is more than the required 20% minimum as described in this Objective.
- The proposal achieves the Objectives and Standards of 55.03-4.

55.03-5 – Energy Efficiency Protection Objective

Standard B10:

- The buildings have been designed to provide optimum levels of solar/daylight penetration and energy efficiency for the proposed new dwellings, whilst at the same time having little to no effect to solar/daylight penetration to adjoining properties.
- Solar access to adjoining dwellings and their principal open spaces will not be compromised

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- The dwellings have been designed in such a way as to maximise on natural ventilation and solar energy.
- The internal configurations of the dwellings were designed to be unique without compromising on energy efficiency.
- Internal ceiling heights have been limited to 2.7 metres.
- The living and meals areas in particular have direct access to open space and are oriented to the East as limited north access is available. Dwelling 6 has living and dining orientated to the north. This complies with Macedon Ranges Shire Planning Scheme – Standard 18 for solar access to open space objective.
- Windows have been positioned for natural cross-ventilation.
- The proposal achieves the Objectives and Standards of 55.03-5.

55.03-6 – Open Space Objective

Standard B11:

- Public and communal open space (access ways and associated landscaping) abuts the dwellings.
- The proposal achieves the Objectives and Standards of 55.03-6.

55.03-7 – Safety Objective

Standard B12:

- The proposed layouts of the new dwellings have been designed to accentuate safety and security.
- The entrances to the units are direct from the street and are not obscured or isolated from the street and any access ways. The proposed units have the entrances clearly visible
- No unsafe planting will be planted in front of and around dwelling.
- The development is designed to promote good lighting, visibility, and surveillance of common areas and access ways. A good number of windows from all the units open directly onto the accessways for surveillance and check.
- Private open space areas are sealed off from the public areas with privacy fencing, and will not be used as a thoroughfare for the public.
- The proposal achieves the Objectives and Standards of 55.03-7.

55.03-8 – Landscaping Objective

Standard B13:

- Please refer site plan for this development showing locations of canopy trees.
- The proposed development respects the landscape character of the neighbourhood and retains significant trees on nature strip
- The proposal achieves the Objectives and Standards of 55.03-8.

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55.03-9 – Access Objective

Standard B14:

- The proposed access ways (driveways) allow convenient, safe and efficient vehicle movements and connections within the development and the street network.
- Access ways have a 3-metre minimum width.
- The access ways takes up less than 40% of the street frontage.
- The proposal achieves the Objectives and Standards of 55.03-9.

55.03-10 – Parking Location Objective

Standard B15:

The car parking provided is adequate for the need of residents.

- Proposed dwellings have been provided with a single lock up garage and an additional parking space of 2.6m wide and 4.9m long (Refer to sheet TP03).
- Doors and windows ensure that the garages are well ventilated.
- The car parking has been designed to allow for safe and efficient movement within the development.
- The dimensions of car spaces achieve the requirements of Standard B15.
- The proposal achieves the Objectives and Standards of 55.03-10

55.04 – AMENITY IMPACTS

55.04-1 – Side and Rear Setbacks Objective

Standard B17:

- The proposed side and rear setbacks for the dwellings respect the existing, or preferred, neighbourhood character and limit the impact on the amenity of existing dwellings.
- The proposed dwellings are within the side and rear setbacks as stated in Standard B17.
- Any sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment are within the allowable distance of encroachment as stated in Standard B17.
- Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports are in accordance with Standard B17.
- The proposal achieves the Objectives and Standards of 54.04-1.

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55.04-2 – Walls on Boundaries Objective

Standard B18:

- There are no proposed walls on boundaries. The proposal achieves the Objectives and Standards of 54.04-2.

55.04-3 – Daylight to Existing Windows Objective

Standard B19:

- The proposed dwellings have been designed to allow adequate daylight to the existing habitable room windows of adjacent properties.
- The proposal achieves the Objectives and Standards of 55.04-3.

55.04-4 – North Facing Windows Objective

Standard B20:

- The proposed development has no effect on solar access to any existing north facing windows of adjacent properties due to its orientation.
- The proposal achieves the Objectives and Standards of 55.04-4.

55.04-5 – Overshadowing Open Space Objective

Standard B21:

- The proposed development provides minimal overshadow to existing secluded private open space of surrounding properties.
- Conforming to Standard B21, open space to the adjoining properties will be relatively unaffected by overshadowing caused by the proposed dwellings. At no time are adjoining private open spaces completely overshadowed. Refer to attached Shadow Diagrams drawing sheet TP06.
- The proposal achieves the Objectives and Standards of 55.04-5.

55.04-6 – Overlooking Objective

Standard B22:

- The design of the proposed double storey dwellings have no views into existing secluded private open spaces and habitable room windows of adjacent properties.
- The proposal achieves the Objectives and Standards of 55.04-6.

55.04-7 – Internal Views Objective

Standard B23:

- There are no views to the secluded private open space and habitable room window areas of the dwellings within the development itself.

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- The proposal achieves the Objectives and Standards of 55.04-7.

55.04-8 – Noise Impacts Objective

Standard B24:

- The proposed dwellings will be provided with insulation, hence improving acoustics.
- Noise sources such as driveways, are not directly adjacent to bedrooms.
- Noise sensitive rooms and secluded private open space areas of new dwellings and adjacent dwellings have been taken into account from immediately adjacent properties.
- The proposal achieves the Objectives and Standards of 55.04-8.

55.05 – ON SITE AMENITY AND FACILITIES

55.05-1 – Accessibility Objective

Standard B25:

- The ground floor of the dwellings are easily accessible or able to be made easily accessible (i.e. temporary ramps), for people with limited mobility.
- The proposal achieves the Objectives and Standards of 55.05-1.

55.05-2 – Dwelling Entry Objective

Standard B26:

- Entry points are visible and easily identifiable from street and other public areas such as internal accessway.
- Entry points provide shelter, a sense of personal address, and a transitional space around the entry.
- The proposal achieves the Objectives and Standards of 55.05-2.

55.05-3 – Daylight to New Windows Objective

Standard B27:

- All habitable windows face an outdoor space with a minimum area of 3 square metres, and a minimum dimension of 1 metre clear to the sky.
- The proposed dwellings have been designed to allow adequate daylight into new habitable room windows.
- Ample windows are provided for each habitable room to ensure adequate solar/daylight access with adequate separation open to the sky from any other building in accordance with Standard B27.
- The proposal achieves the Objectives and Standards of 55.05-3.

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55.05-4 – Private Open Space Objective

Standard B28:

- The proposed dwellings are provided with rear open space areas, all are over the required 40sqm, apart from dwelling 5 and 6 with 38sqm which is over the required 25sqm with the remaining private open space located to the front of the dwellings.
- The open spaces are directly accessible from the living/meal's areas.
- The amount of open space for each dwelling achieves the requirements set out in Standard B28 (refer to drawing sheet TP03).
- The proposal achieves the Objectives and Standards of 55.05-4.

55.05-5 – Solar Access to Open Space Objective

Standard B29:

- The proposed dwellings set out has been designed to provide adequate solar access into the secluded open space.
- The proposal achieves the Objectives and Standards of 55.05-5.

55.05-6 – Storage Objective

Standard B30:

- The proposed dwellings have been provided with 6 cubic metres of storage, this is provided by a storage area located in the private open space as per the requirements set out in Standard B30. (Refer to drawing sheet TP03).
- The proposal achieves the Objectives and Standards of 55.05-6.

55.06 – DETAILED DESIGN

55.06-1 – Design Detail Objective

Standard B31:

- The proposed dwellings use design detail that respects the existing or preferred neighbourhood character.
- The new dwellings have used articulation in the elevations, window placement, porches, eaves, breaks in wall planes, setbacks and general surface treatments to invite the eye to move around the buildings.
- Roof material used respect the existing or preferred neighbourhood character.
- The garages are visually compatible with the development and the existing or preferred neighbourhood character.
- The proposal achieves the Objectives and Standards of 55.06-1.

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55.06-2 – Front Fence Objective

Standard B32:

- The existing building at 74 Hamilton street has a timber picket fence and the dwelling at 27 Lyell Street has a metal post and wire fence. No front fence is proposed for the new development
- The proposal achieves the Objectives and Standards of 55.06-2.

55.06-3 – Common Property Objective

Standard B33:

- The proposed development does not include any common property.
- The proposal achieves the Objectives and Standards of 55.06-3.

55.06-4 – Site Services Objective

Standard B34:

- All site services can be installed (that are not already existing), and easily maintained.
- All site facilities are accessible, adequate and attractive.
- Mailboxes and other site facilities are adequate in size, are durable, waterproof, and blend in with the development.
- Waste and recycling bins are to be located at each unit for convenient access by the residents.
- Mailboxes are provided and located in front of the development for convenient access by Australia Post.

CONCLUSION:

- The proposal will enhance the character and amenity of the neighborhood by means of providing a well-designed and attractive development that will suit the site and is consistent with the existing or preferred neighbourhood character.
- The proposal will make a positive contribution to the character of the Hamilton, Neal and Lyell Street and neighbourhood.
- The constraints of the site and characteristics of the area have been addressed and are reflected in the Site Description Plan and Design Response Plan.