

# NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:  
6 Perth Street, Benalla, Lot 25  
LP6301, Parish of Benalla

The application is for a permit to:  
Construct one single storey dwelling in addition  
to the existing dwelling and a two lot subdivision.

The applicant for the permit is:  
Mr Roger Bell

The application reference number is:  
P0132/23  
DA4615

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

**An objection must:**

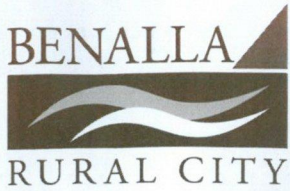
- \* be made to the responsible authority in writing;
- \* include the reasons for the objection; and
- \* state how the objector would be affected.

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

The Responsible Authority will not decide on the application before:  
**7 May 2024**

If you object, the Responsible Authority will tell you its decision.

6A



Planning Enquiries  
Phone: (03) 5760 2600  
Web: [www.benalla.vic.gov.au](http://www.benalla.vic.gov.au)

Office Use Only

Application No.:

Date Lodged: / /

# Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

**⚠** Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of the Planning and Environment Act 1987. If you have any questions, please contact Council's planning department.

**⚠** Questions marked with an asterisk (\*) must be completed.

**⚠** If the space provided on the form is insufficient, attach a separate sheet.

**i** Click for further information.

BENALLA RURAL CITY COUNCIL  
By taking a copy of this document to the office specified above and

DA4615  
FILE NO. 2 10 P  
6 PERTH STREET

Clear Form

## The Land **i**

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

### Street Address \*

Unit No.:	St. No.: <u>28</u>	St. Name: <u>MEADOW AVE</u>
Suburb/Locality: <u>BENALLA</u>		Postcode: <u>3672</u>

### Formal Land Description \*

Complete either A or B.

**⚠** This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A Lot No.: 25  Lodged Plan  Title Plan  Plan of Subdivision No.: TP660301P

OR

B Crown Allotment No.: \_\_\_\_\_ Section No.: \_\_\_\_\_

Parish/Township Name: \_\_\_\_\_

## The Proposal

**⚠** You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

**i** For what use, development or other matter do you require a permit? \*

RESIDENTIAL

Construction of a single-storey dwelling

2 lot Sub.

Benalla Rural City Council  
 Receipt Number 288837  
 Date Paid 3/10/23  
 Amount \$1350-90  
 Cashier Initial AD

**⚠** Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

**i** Estimated cost of any development for which the permit is required \*

Cost \$ 170-000

**⚠** You may be required to verify this estimate. Insert '0' if no development is proposed.

\$ 1350-90

### Existing Conditions **i**

**Describe how the land is used and developed now \***

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

General Residential Zone.  
Residential.

Provide a plan of the existing conditions. Photos are also helpful.

### Title Information **i**

**Encumbrances on title \***

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

### Applicant and Owner Details **i**

Provide details of the applicant and the owner of the land.

**Applicant \***

The person who wants the permit.

Name:  Title:  First Name: ROJ BELL Surname: BELL

Organisation (if applicable):

Postal Address:  If it is a P.O. Box, enter the details here:

Unit No.:  St. No.: 6 St. Name: GRAY

Suburb/Locality: BENALLA State: VIC Postcode: 3672

Please provide at least one contact phone number \*

#### Contact information for applicant OR contact person below

Business phone:  Email: XXXXXXXXXXXXXXXXXXXX@BENALLA150LIVE.COM.AU

Mobile phone: XXXXXXXXXX Fax:

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

#### Contact person's details\*

Name:  Same as applicant

Title:  First Name: ROGER Surname: BELL

Organisation (if applicable):

Postal Address:  If it is a P.O. Box, enter the details here:

Unit No.: 12 St. No.: 13 St. Name: GRAY ST 1

Suburb/Locality: BENALLA State: VIC Postcode: 3672

**Owner \***

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:  Same as applicant

Title:  First Name: R & J Surname: BELL

Organisation (if applicable):

Postal Address:  If it is a P.O. Box, enter the details here:

Unit No.: 6B St. No.:  St. Name: PERDA ST

Suburb/Locality: BENALLA State:  Postcode:

Owner's Signature (Optional): Roger Bell Date: 8.23  
day / month / year

## Declaration i

This form must be signed by the applicant \*

**⚠** Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.

Signature: Reginald Bell  
Reginald A. Bell

Date: 07-08-23  
day / month / year

### Privacy consent

I give consent to my personal information disclosed in the application to be made available for public inspection, including on Council's public website, whilst the application is being determined, in accordance with Section 51 of the Planning and Environment Act 1987.

Yes  No

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
day / month / year

## Need help with the Application? i

General information about the planning process is available at [planning.vic.gov.au](http://planning.vic.gov.au)

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

Has there been a pre-application meeting with a council planning officer?

No  Yes

If 'Yes', with whom? CHRIS FRANKS  
TENKINSON GROUP See above

Date: \_\_\_\_\_ day / month / year

## Checklist i

Have you:

Filled in the form completely?

Paid or included the application fee? **⚠** Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

Provided all necessary supporting information and documents?

- A full, current copy of title information for each individual parcel of land forming the subject site.
- A plan of existing conditions.
- Plans showing the layout and details of the proposal.
- Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
- If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).

Completed the relevant council planning permit checklist?

Signed the declaration above?

## Lodgement i

Lodge the completed and signed form, the fee and all documents with:

Benalla Rural City Council  
PO Box 227  
Benalla VIC 3671

Customer Service Centre  
1 Bridge Street East  
Benalla VIC 3671

**Contact information:**  
Phone (03) 5760 2600  
Email: [council@benalla.vic.gov.au](mailto:council@benalla.vic.gov.au)  
DX: 32230

Deliver application in person, by post or by electronic lodgement.

**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

Page 1 of 1

VOLUME 06448 FOLIO 546

Security no : 124112386861W  
Produced 05/02/2024 02:01 PM

**LAND DESCRIPTION**

Lot 25 on Plan of Subdivision 006301.  
PARENT TITLE Volume 04391 Folio 145  
Created by instrument 1804237 13/02/1941

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors  
ROGER JAMES BELL  
JULIE ANN BELL  
JAMES RICHARD BELL all of 9 BURNS AVENUE EUROA VIC 3666  
AE053963G 10/12/2005

**ENCUMBRANCES, CAVEATS AND NOTICES**

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP660301P FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 6 PERTH STREET BENALLA VIC 3672

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 20233L SARGEANTS BENALLA WANGARATTA  
Effective from 09/05/2023

DOCUMENT END

# Imaged Document Cover Sheet

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Document Type	<b>Plan</b>
Document Identification	<b>TP660301P</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>05/02/2024 14:01</b>

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TITLE PLAN

EDITION 1

TP 660301P

Location of Land

Parish: BENALLA  
Township:  
Section: 6  
Crown Allotment: 3 (PT)  
Crown Portion:

Last Plan Reference: LP 6301  
Derived From: VOL 6448 FOL 546  
Depth Limitation: NIL

Notations

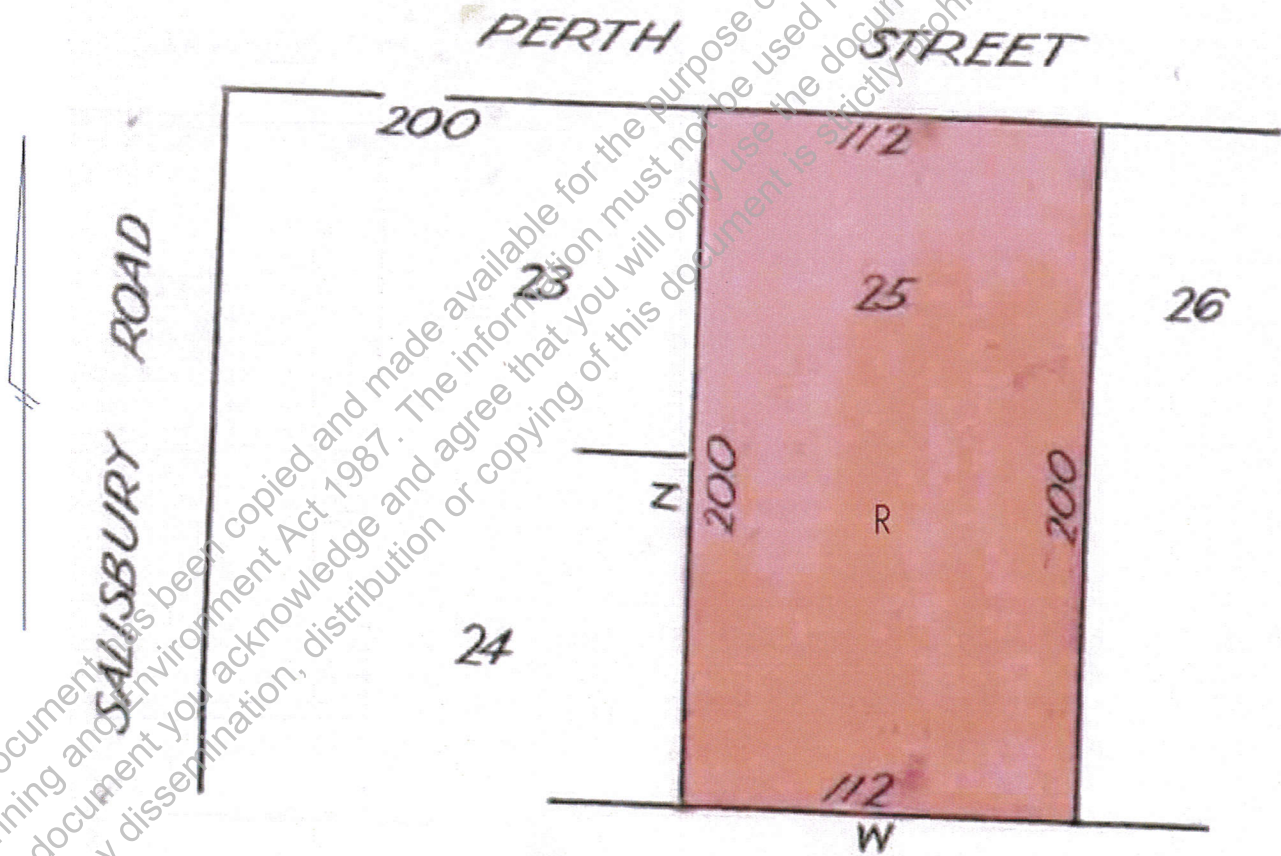
ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

*All that piece of Land delineated and coloured red on the map in the margin being Lot 25 on Plan of Subdivision No.6301 lodged in the Office of Titles and being part of Crown Allotment Three Section Six Parish of Benalla County of Delatite - Together with a right of carriage way over Perth Street colored brown on the said Plan of Subdivision - - - - -*

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT  
COMPILED: 20-10-2000  
VERIFIED: AD

COLOUR CODE  
R=RED



LENGTHS ARE IN LINKS

Metres = 0.3048 x Feet  
Metres = 0.201168 x Links

# PLAN OF SUBDIVISION

EDITION 1

PS 743353V

## Location of Land

**Parish:** BENALLA  
**Township:**  
**Section:** 6  
**Crown Allotment:** 3 (PART)  
**Crown Portion:**

**Title Reference:** Vol. 6448 Fol. 546

**Last Plan Reference:** LP6301 (LOT 25)  
**Postal Address:** 6 PERTH STREET  
 (at time of subdivision) BENALLA, 3672

**MGA Co-ordinates:** E 409 840 Zone: 55  
 (of approx. centre of land N 5 954 400 GDA 2020  
 in plan)

## Notations

**Depth Limitation** DOES NOT APPLY

**Survey** This plan is based on survey

**Staging** This is not a staged plan of subdivision

**Planning Permit No.** P0071/16  
**This survey has been connected to permanent mark(s)** 39, 111, 200

**In Proclaimed Survey Area No.** 62

**Council Name:** Benalla Rural City Council  
**Council Reference Number:** S3071  
**Planning Permit Reference:** P0071/16  
**SPEAR Reference Number:** S111556B

## Certification

This plan is certified under section 11 (7) of the Subdivision Act 1988  
 Date of original certification under section 6: 16/05/2018

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988  
 has not been made

Digitally signed by: Nileshe Neal Singh for Benalla Rural City Council on 18/09/2019

**Statement of Compliance** issued: 01/10/2021

## Vesting of Roads and/or Reserves

**Identifier**

NIL

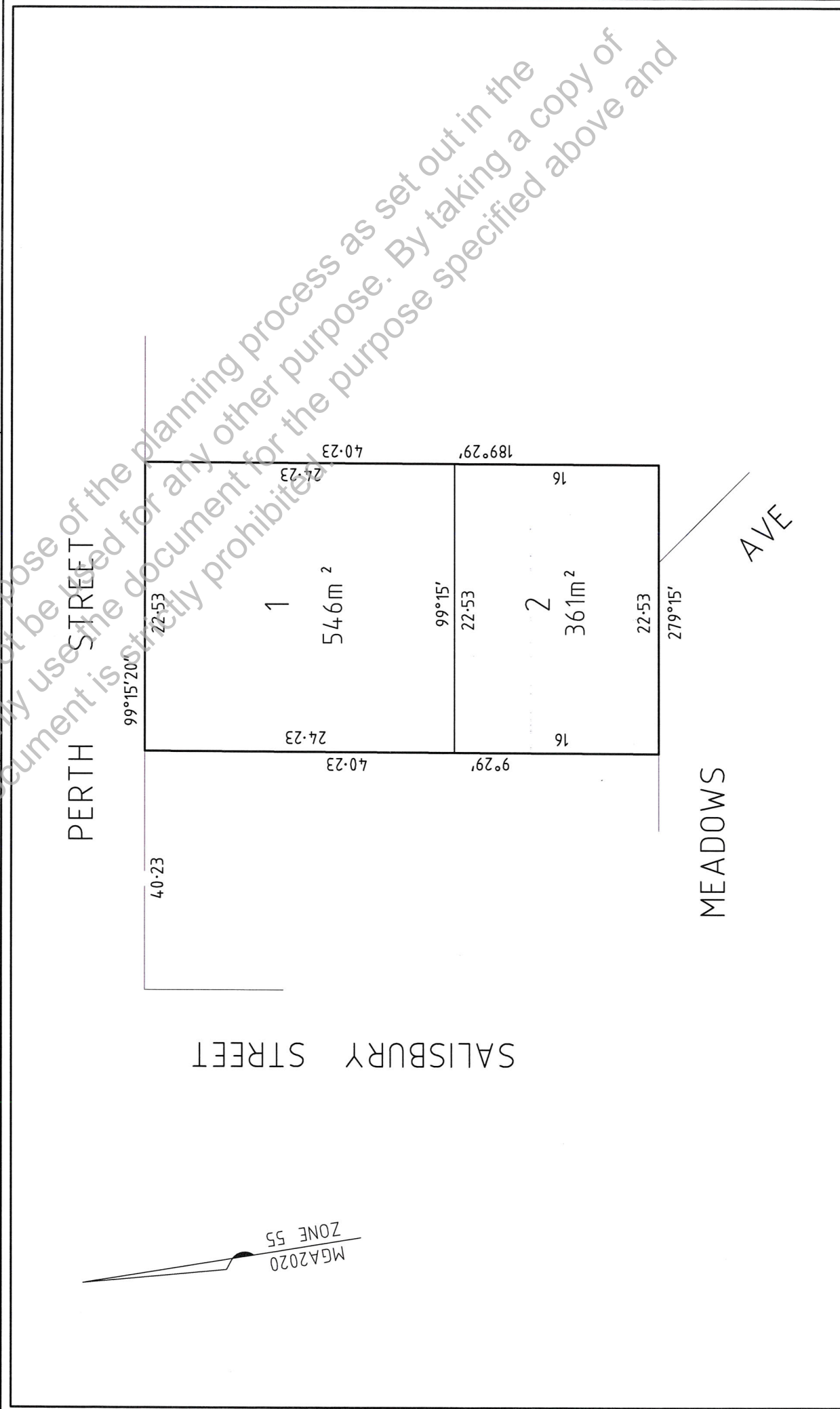
**Council/Body/Person**

NIL

## Easement Information

**Legend:** E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement or other Encumbrance A - Appurtenant Easement  
 SECTION 12(2) OF THE SUBDIVISION ACT 1988 (AS AMENDED) APPLIES TO ALL THE LAND IN THIS PLAN

Easement Reference	Purpose	Width (Metres)	Origin
NIL			Land Benefitted/In Favour Of



**Tomkinson Group**  
 Project Managers Development Planners  
 Licensed Surveyors Civil Engineers  
 Tel: (03) 5718 0151 / 1300 350 580 Fax: (03) 5441 3648  
 33E Reid Street, Wangaratta Vic 3677  
 web: www.tomkinson.com email: wangaratta@tomkinson.com

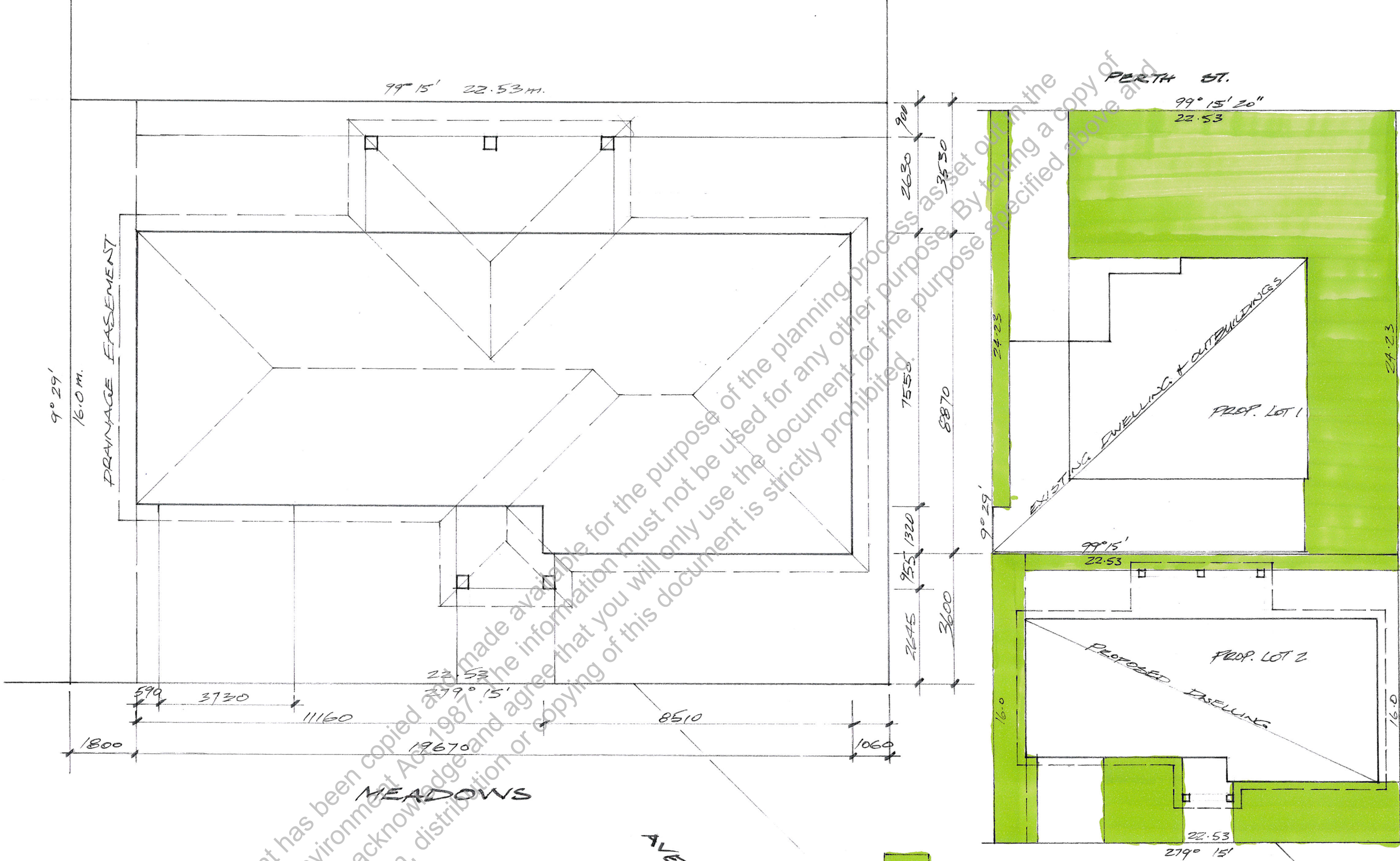
**SCALE** 1:400  
**LENGTHS ARE IN METRES**

4 0 4 8 12 16

Digitally signed by: GRAEME JOHN SCHNEIDER, Licensed Surveyor,  
 Surveyor's Plan Version (4),  
 17/09/2019, SPEAR Ref: S111556B

ORIGINAL SHEET SIZE A3	SURVEYORS REF No. 4 060	VER 04	PLOTTED 16/09/2019	PDS
			Sheet 1 of 1	Sheets





# LAYOUT PLAN

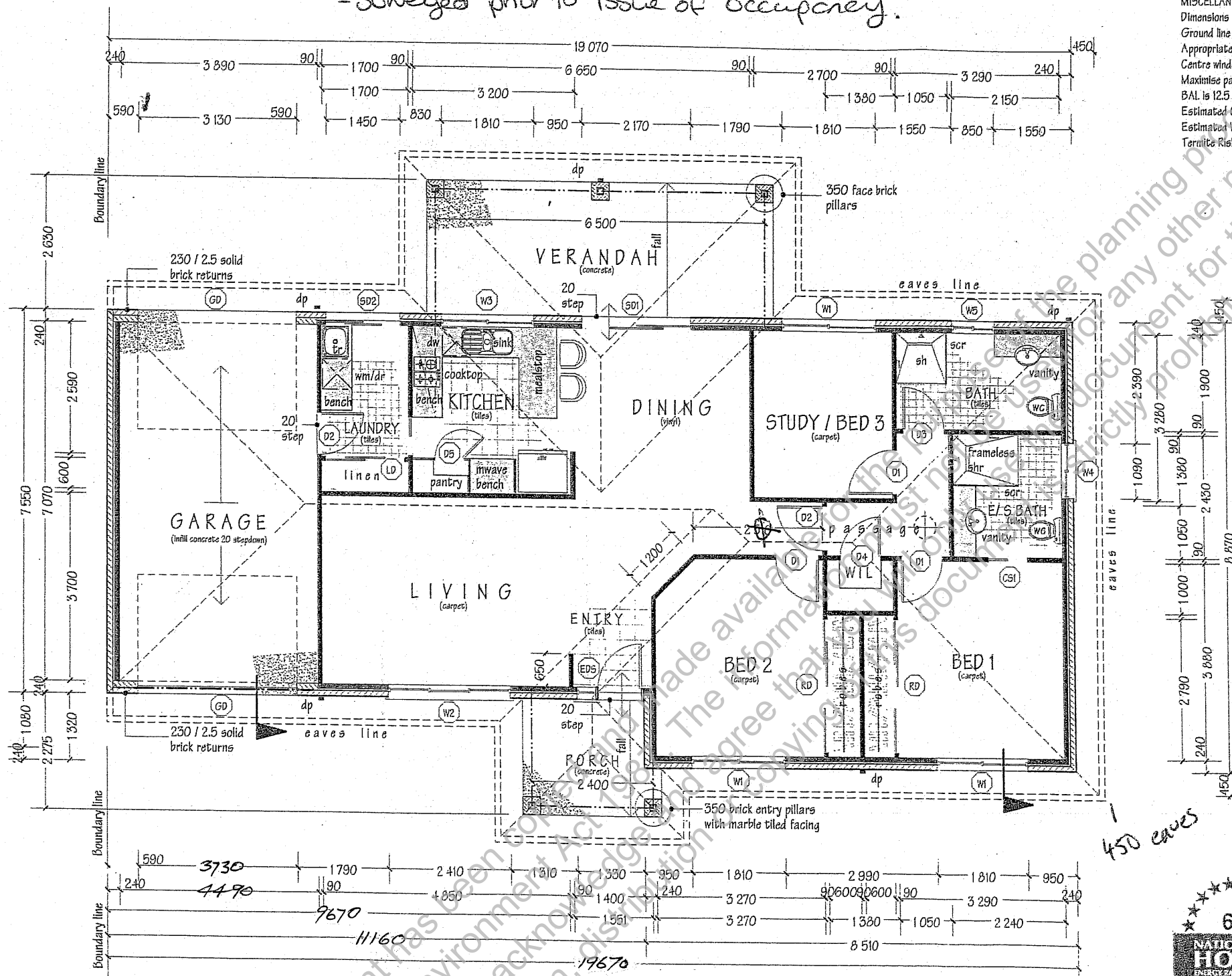
1:100 @ A3

PROPOSED DWELLING FOR LOT 2 P5743353V

GARDEN AREA  
 MEADOWS  
 TOTAL BLOCK AREA = 907 m<sup>2</sup>  
 EXISTING GARDEN AREA = 249 m<sup>2</sup>  
 PROPOSED GARDEN AREA = 105 m<sup>2</sup>  
 354 = 39% OF 907 m<sup>2</sup>  
**PROPOSED SUBDIVISION**  
**SHOWING EXISTING AND PROPOSED**  
**GARDEN AREAS FOR OVERALL**  
**LAND - LOT 25 LP 6301**  
 SCALE 1:200

**INSULATION & GLAZING NOTE**  
 Please refer to Energy Rating Report for specific Insulation & Glazing requirements

Finished Floor Level 171.05AHD  
 - Surveyed prior to issue of occupancy.



**FLOOR PLAN**  
 SCALE: 1 IN 100 @ A3  
 (BRICK VENEER WALLS OVER CONC RAFT SLAB WITH COLORBOND ROOF)

**BRICKWORK NOTES:**  
 Dimensions shown are to bricks & timber frame surfaces - plaster margin not allowed for Window & door dimensions on plan are to FRAMES - allow 30 mm nom. perimeter clearance to stud openings for timber reveals and packers including out of square allowance  
 Holding down angles / rods to brick piers/wall plates min 1200 mm embedment  
 Matching format common red brickwork where rendered finish is shown  
 Exposed steel lintels to be hot galvanised

**PLUMBING NOTE:**  
 No flue pipes or EYPs to street elevation  
 Downpipe locations are indicative and to roof plumber discretion  
 Flickmixers to Laundry trough and kitchen sink  
 Coldwater plumbing only to dishwasher location

**MISCELLANEOUS:**  
 Dimensions shown take precedence - scaling to be avoided  
 Ground line shown is approximate - builder to site confirm contours where shown  
 Appropriate landings and steps must be provided as needed  
 Centre windows in wall unless shown otherwise  
 Maximise passive solar entry where possible  
 BAL is 12.5 - Refer to report for construction modifications / clarifications  
 Estimated Climate Zone: 6  
 Estimated Wind Class: N2  
 Termite Risk Area

- + Smoke detector.
- + Solar Hot water provided to meet 6 star report.
- + All storm water 105mm UPVC Connected to LPOD
- + Second Carpark Space is to Driveway
- + All fences to be replaced to have 1800mm high Colorbond.

**PRELIMINARIES:**  
 The Owner/Builder shall SITE verify all dimensions, setbacks, contours, levels, specifications and all relevant documentation and details prior to the commencement of any construction. This may include site check survey including boundaries verification, location of any easements including any existing on-site services and/or controls and to ensure that all work complies with Local Government and all Services and Legislative Authority requirements.

The Owner/Builder shall be responsible for providing any additional documentation as may be required by the Local Authority such as: Soils Report, Structural Engineer's Details, Structural Compliance Certificate, Termite Risk Management Details, Asbestos Audit, Bushfire Activity Level Analysis, Land Capability Assessment and Thermal Performance (NatHERS) Certification (Six Star) Rating.

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**PROJECT - Building Class 1a PROPOSED BRICK VENEER & METAL ROOF DWELLING**

**AREAS:**  
 FLOOR: 113.0 sqm (12.3 sq)  
 GARAGE: 31.7 sqm (3.4 sq)  
 VERANDAH / PORCH: 23.0 sqm (2.6 sq)  
 TOTAL U/ROOF: 204.1 sqm (22.0 sq)

**CLIENT:**  
 Roger BELL

**LOCATION:**  
 6A Meadows Avenue  
 (LOT 2 PS 743353V (PROP.))  
 BENALLA VIC 3673

**TITLE DETAILS:**  
 Parish of Euroa  
 Vol: 4837 / Fol: 243  
 Crown Allotments: 3 (part)

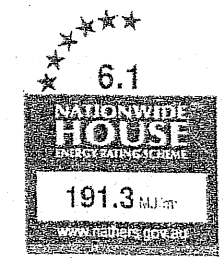
**PLANNING ZONE SUMMARY:**  
 General Residential Zone (GRZ)  
 Schedule to the GRZ

**PLANNING OVERLAY:**  
 Design & Development Overlay (DDO)  
 Schedule to the DDO

Council Prop No: 17080

**ISSUE DATE:**  
 Nov 2019

**SCALE:**  
 1 IN 100



Certificate Number: CEP4JX03VF  
 Assessor Name: Michael Sullivan  
 Accreditation number: VIC.BDAV.10.0129  
 Certificate date: 22 Nov 2019  
 Dwelling address: 18 Meadows Avenue, Benalla VIC 3673  
 www.natnrs.gov.au



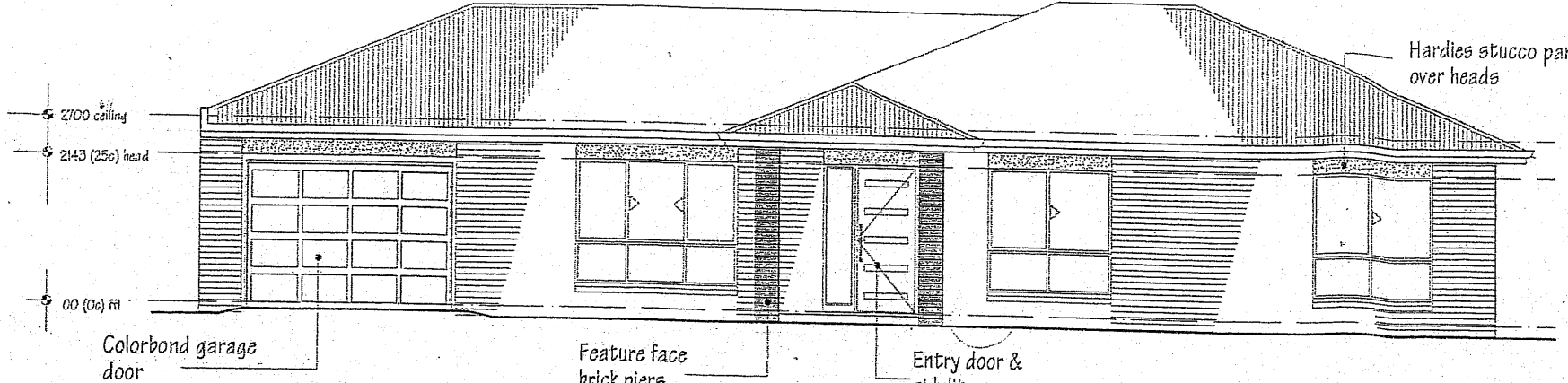
**north east design & drafting**  
 transforming ideas

31 Primrose Street  
 VIOLET TOWN VIC 3669

Mod: 0417 577 251  
 northeastdesign@optusnet.com.au  
 drawn by: ray novosel

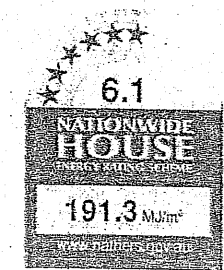
Reg. B.P. NO: 07-AD 27210  
 Member Building Designers Association of Victoria

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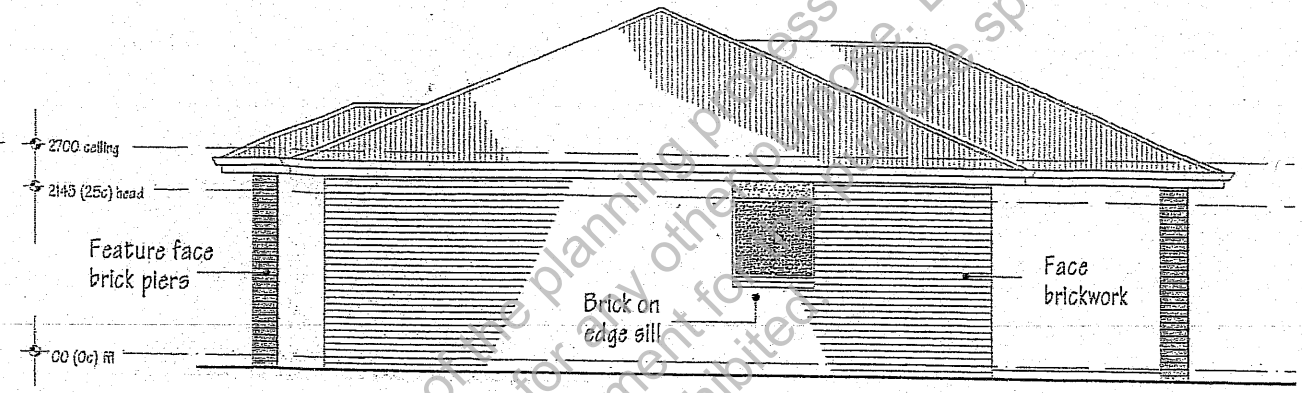
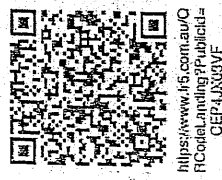


**SOUTH ELEVATION** street view

SCALE: 1 IN 100 @ A3

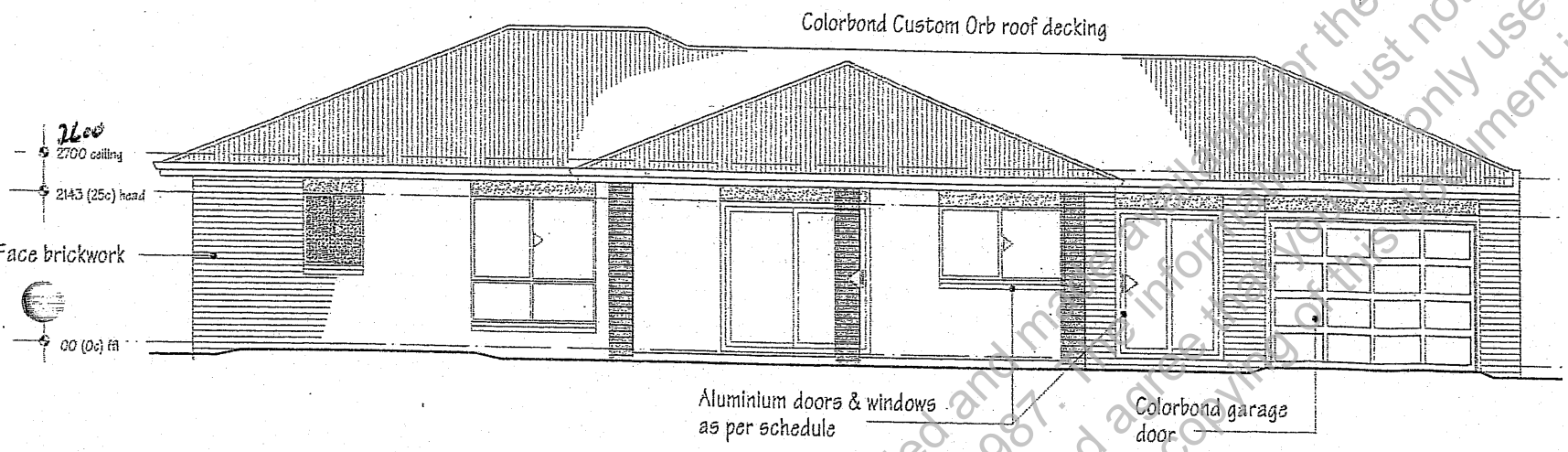


Certificate Number: CEP4JX03VF  
 Assessor Name: Michael Sullivan  
 Accreditation number: VIC/BDAY/10/0123  
 Certificate date: 22 Nov 2019  
 Dwelling address: 13 Meadows Avenue, Banalia VIC 3673  
 www.nathers.gov.au



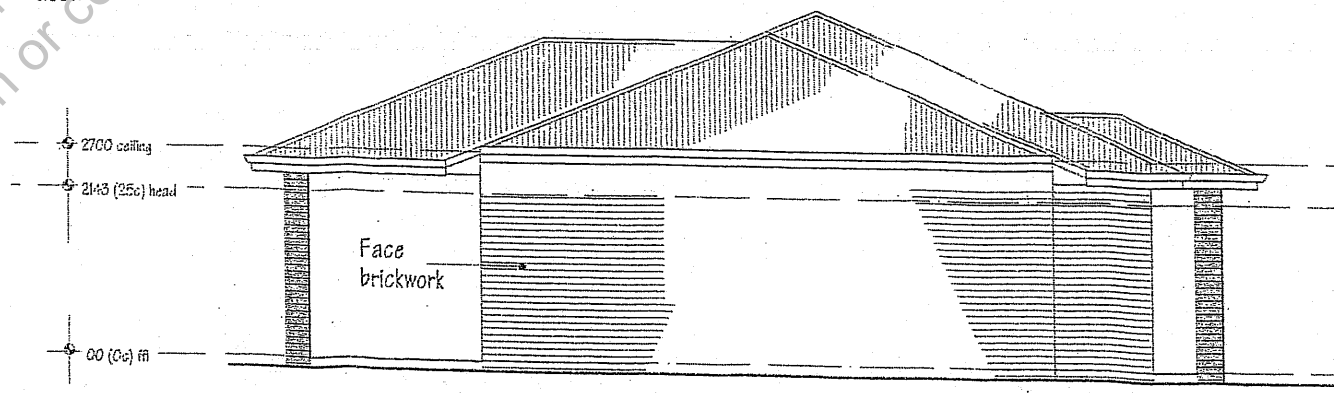
**EAST ELEVATION**

SCALE: 1 IN 100 @ A3



**NORTH ELEVATION** rear view

SCALE: 1 IN 100 @ A3



**WEST ELEVATION** boundary view

SCALE: 1 IN 100 @ A3

**GENERAL NOTES:**  
 All materials and work practices shall comply with the Building Code of Australia, NCC and any other relevant supplementary code requirements.

The Owner/Builder shall provide all flashings, weepholes, DPC's, cappings and any other appropriate waterproofing that may be generally required to permanently weather-seal the build.

The Owner/Builder shall also be responsible for the temporary stability and weather proofing of all structures during construction.

**TIMBER WORK:**  
 All timber roof and wall framing to comply with NCC Part 3.4.3.

**STEEL WORK:**  
 All steel roof and wall framing to comply with NCC Parts 3.4.2. Brickwork over openings to be supported on mild steel bars and angles as per BCA Parts 3.5.3.4.

**BRICKWORK:**  
 All unreinforced brickwork to comply with NCC Parts 3.3.1, 3 & 4. Where applicable, Articulation Joints to external brick walls to the extent as necessary but no more than 6 metre centres for continuous walls with no openings as per Parts 3.3.1.7 & 3.3.1.8.

**ROOFER:**  
 All roof cladding to comply with NCC Parts 3.5.1. Gutters & downpipes to conform to BCA Parts 3.5.2. All metal flashings to be performed and colour matched.

**CLADDING:**  
 All wall cladding to comply with NCC Parts 3.5.3. Extent of proprietary cladding system as noted on drawings.

**WINDOWS & GLAZING:**  
 All window types and sizes as per schedule and adequately flashed to specific wall type as per manufacturer's specifications, details, and as per NCC Parts 3.12.2. Site checking of all door/window openings MUST be carried out prior to window manufacture.

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north east design & drafting  
 transforming ideas

31 Primrose Street  
 VIOLET TOWN VIC 3669  
 Mob: 0417 577 251  
 northeastdesign@optusnet.com.au  
 drawn by: ray novose

Reg. B.P. No: DP-AD 21210  
 Member Building Designers Association of Victoria

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## PLANNING PERMIT APPLICATION P0132/23

### LOT 25 PS 006301

### PLANNING REPORT

#### 1.0 GENERAL RESIDENTIAL ZONE

1.1 The lot 2 area created by the proposed subdivision is 361sq.m. The proposed garden area shown has an area of 105sq.m., which equates to 29% of its area of 361sq.m.(required 25%). The total area of the proposed lots 1 & 2 is 907sq.m. The existing garden area is 249sq. m., and added to the proposed garden area of 105sq.m., makes a total garden area of 354sq.m., which is 39% of the total block area (required 35%).

1.2 This 2 lot subdivision has the following objectives and standards to be met:-

- 1.2.1 CL. 56.03 – 5 Standard C6 – Neighbourhood Character Objective. This subdivision responds to the existing neighbourhood character, in that it provides a “mirror image” to the existing adjacent subdivision approved in February 2023. The design of the proposed brick veneer dwelling with gable roof structure fits in with the surrounding houses in this area.
- 1.2.2 CL. 56.04 – 3 Standard C8  
This subdivision reflects the same qualities as the adjacent subdivision approved in February 2023.
- 1.2.3 CL. 56.04 – 3 Standard C9  
Due to the physical and geometric constraints of this subdivision, it is not possible to align the long axis of the lot to be within 30deg. east and 20 deg. west of north.
- 1.2.4 CL. 56.04 – 5 Standard C11- not relevant to this subdivision.
- 1.2.5 CL. 56.06 – 8 Standard C21  
Vehicle access from Meadows Avenue via an appropriate crossover is to be provided, with approx.. 5m. of parking between garage and street boundary.
- 1.2.6 CL. 56.07 – 1 Standard C22  
Objectives to be met.
- 1.2.7 CL. 56.07 – 2 Standard C23  
Objectives to be met.

1.2.8 CL. 56.07 – 3 Standard C24

Objectives to be met – connection to existing sewer to be achieved.

1.2.9 CL. 56.07 – 4 Standard C25

Objectives to be met – stormwater drainage to legal point of discharge at kerb line outside frontage to be constructed.

1.2.10 CL. 56.08 – 1 Standard C26

Objectives to be met – roadside infrastructure existing.

1.2.11 CL. 56.09 – 1 Standard C27

Objectives to be met.

1.2.12 CL. 56.09 – 2 Standard C28

Objectives to be met – solar panels & solar HWS to be installed on north side of roof.

## 2.0 DESIGN AND DEVELOPMENT OVERLAY

2.1 With regard to the design and development overlay (DD01), there is no reference to this subdivision location in any of the schedules.

Phil Taylor 14<sup>th</sup>. March 2024

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## PLANNING PERMIT APPLICATION P0132/23

LOT 25 PS 006301

### PLANNING REPORT

#### 55.0 TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDINGS

##### 55.01 NEIGHBOURHOOD AND SITE DESCRIPTION AND DESIGN RESPONSE

The neighbourhood surrounding the subject site is a typical built-up suburban area that is found in larger regional towns throughout the state of Victoria. Nearly every block in this residential area is built on, with a scattering of trees in the road reserves and domestic garden areas.

To the west of the subject site, the two blocks have already been subdivided to the same extent that the owners of the subject site propose to do.

The subject site is within walking distance of the main road shopping precinct in Bridge Street, the Benalla Hospital, the Benalla Airport, and parkland.

The surrounding development consists mainly of older style homes with gable rooves of tile and steel, brick veneer and timber weatherboard walls.

The proposed dwelling for the subject site comprises brick veneer walls with colorbond steel roofing, and will fit in well with this neighbourhood.

The subject site is a block with an existing dwelling on the northern part of the land. The land immediately to the west has been subdivided and at present is vacant, with a dwelling soon to be built thereon. The land immediately to the east is built upon, and provides no problem with the location of secluded open space and habitable room windows having an outlook to the site within 9 metres.

The street frontage has a kerb and channel edge to the existing roadway and a crossover will have to be constructed for access.

#### DESIGN RESPONSE

The proposed design is in keeping with the existing neighbourhood format. It is a traditional design that resembles a mixture of existing shapes and materials that exist within the immediate neighbourhood. When constructed, the new dwelling combined with the existing dwelling will have a total garden area of 354 sq.m., which is 39% of the total land area (min. required is 35%).



Co-ordinates of Plot Corners NW 409220,5954723 SW 409237,5953924 MGA Zone 55	Data Source: Vicmap Property	Co-ordinates of Plot Corners NE 410544,5954750 SE 410561,5953951 MGA Zone 55
Scale of Metres (1:5,000) 0 50 100 150 200 250 300 350 400 450 500m		MGA Zone 55 Vicroads- 663 R6 (ed.8) Created 10:40 AM on Apr 12, 2024

WARNING: No warranty is given as to the accuracy or completeness of this map. Dimensions are approximate. For property dimensions, undertake a Title search.



<p>Co-ordinates of Plot Corners</p> <p>NW 409743,5954475</p> <p>SW 409745,5954348</p> <p>MGA Zone 55</p>	<p>Data Source: Vicmap Property</p> <p>MGA Zone 55</p> <p>Vicroads- 663 R6 (ed.8)</p> <p>Created 10:27 AM on Apr 12, 2024</p>	<p>Co-ordinates of Plot Corners</p> <p>NE 409955,5954480</p> <p>SE 409957,5954352</p> <p>MGA Zone 55</p>
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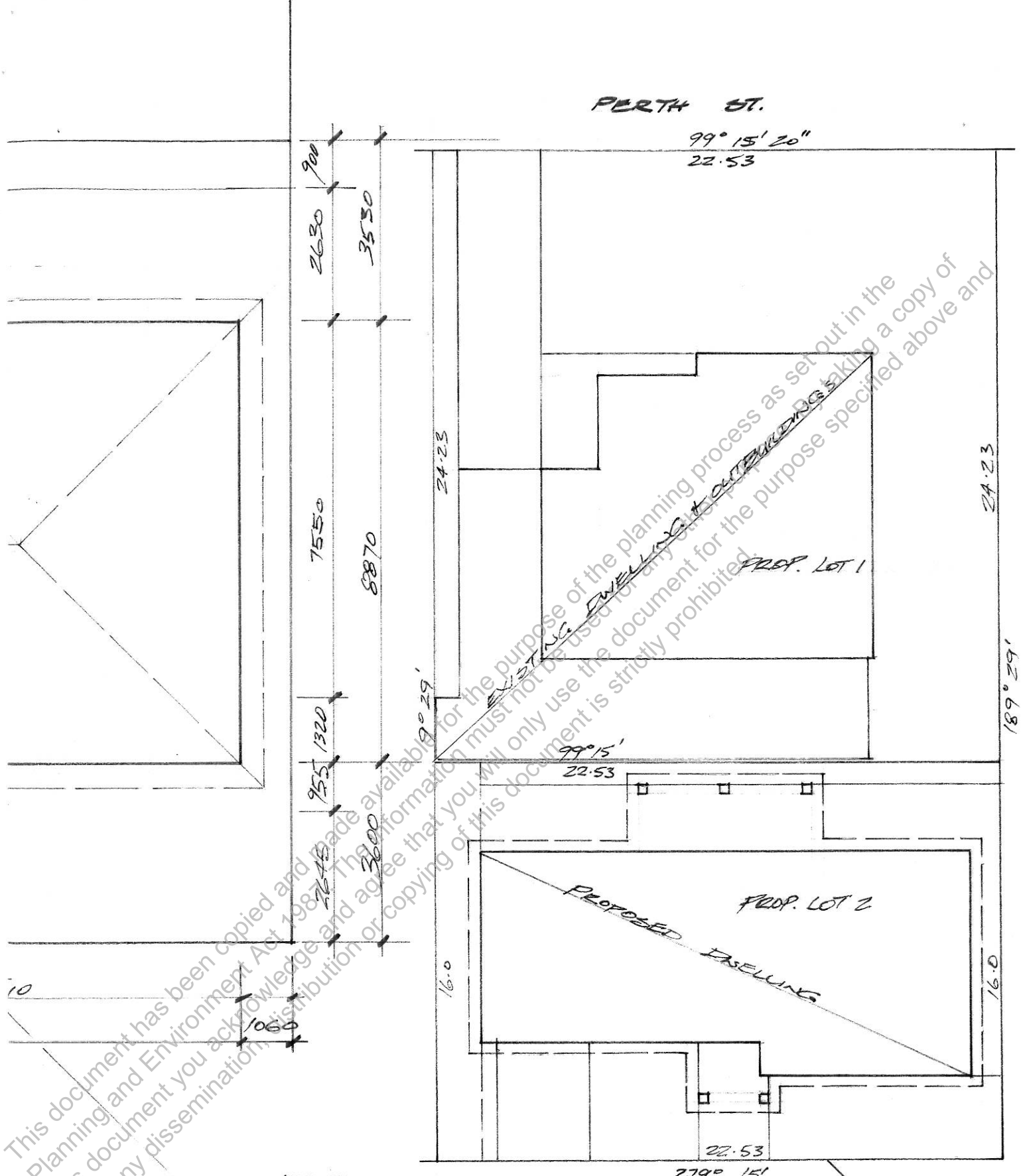
This document is a planning document and should not be used for any other purpose.

WARNING: No warranty is given as to the accuracy or completeness of this map. Dimensions are approximate. For property dimensions, undertake a Title search.



PERTH ST.

99° 15' 20"  
22.53



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□ GARDEN AREA

MEADOWS

TOTAL BLOCK AREA = 907 m<sup>2</sup>  
 EXISTING GARDEN AREA = 249 m<sup>2</sup>  
 PROPOSED GARDEN AREA = 105 m<sup>2</sup>  
 $\frac{354}{907} = 39\%$  OF 907 m<sup>2</sup>

**PROPOSED SUBDIVISION  
 SHOWING EXISTING AND PROPOSED  
 GARDEN AREAS FOR OVERALL  
 LAND - LOT 25 LP 6301**

SCALE 1:200

43353V

## 55.02 NEIGHBOURHOOD CHARACTER AND INFRASTRUCTURE

### 55.02 – 1 NEIGHBOURHOOD CHARACTER OBJECTIVES

#### Standard B1

The design of the proposed dwelling is appropriate to the neighbourhood and the site.

The proposed site is small (360.5 sq.m.), and the design of the dwelling maximises the living area, while still achieving the required garden area of 105 sq.m., thus providing an effective lifestyle dwelling that fits in with the existing neighbourhood character.

The site itself is flat, with no prominent features existing, which enables good and simple access from the street level.

### 55.02 – 2 RESIDENTIAL POLICY OBJECTIVES

#### Standard B2

To provide 2 or more dwellings on a lot is a cost effective method of catering for an increase in population growth.

Under the Council Action Plan to 30 June 2025, the objective : population growth – “proactively plan for new residential development to support increased population and growth” leads to utilizing the existing infrastructure where possible by increasing the housing density without the expensive increase in access and service facilities.

### 55.02 – 3 DWELLING DIVERSITY OBJECTIVE

#### Standard B3

Not applicable in this case.

### 55.02 – 4 INFRASTRUCTURE OBJECTIVES

#### Standard B4

This proposed development will be connected to the existing reticulated services, including sewerage, water supply, drainage and electricity. The connection process via each utility provider to these services will determine if any extra provision or alteration is required. The existing housing density in this neighbourhood should have enough capacity to accept this proposal for a dwelling, as well as many others. The size of this proposal should have little or no impact on the general provision of services in this neighbourhood.

## 55.02 – 5 INTEGRATION WITH THE STREET OBJECTIVE

### Standard B5

This development will provide an adequate vehicle and pedestrian link that maintains local accessibility – the proposed dwelling will front on to Meadows Avenue with a Council approved concrete crossover. Meadows Avenue at present is at the rear of the property. Any fence constructed along the frontage to Meadows Avenue will have a maximum height limit of 1.5 metres.

## 55.03 SITE LAYOUT AND BUILDING MASSING

### 55.03 – 1 STREET SETBACK OBJECTIVE

#### Standard B6

At present, there is no building on the 2 blocks to the west of the subject site along Meadows Avenue to represent an existing setback from the street frontage. The proposed dwelling will have its nearest wall to the street 3.6 m. from the title boundary along Meadows Avenue.

Table B1 suggests 4 metres from the street, where there is no existing building on either of the abutting allotments facing the same street, but on the opposite side of Meadows Avenue, the corner dwelling has a side setback of much less than 4 metres. The small area of the proposed allotment has dictated the 3.6m. setback.

### 55.03 – 2 BUILDING HEIGHT OBJECTIVE

#### Standard B7

The site is flat and the proposed maximum building height is 5.3 metres, which is much less than the maximum of 9 metres.

### 55.03 – 3 SITE COVERAGE OBJECTIVE

#### Standard B8

Total site area = 907 sq.m.

Site area covered by existing and proposed buildings = 426.3 sq.m. = 47% of total area.

Site area of proposed subdivided block = 360.5 sq.m.

Site area covered by proposed building = 185.5 sq.m. = 51.5% of block area (max. 60%).

#### 55.03 – 4 PERMEABILITY AND STORMWATER MANAGEMENT OBJECTIVES

##### Standard B9

The site area covered by pervious surface in both existing and proposed areas is 354 sq.m., which = 39% of the total land area (min. 20%). The site area to be covered by pervious surfaces in the proposed subdivided block is 105 sq.m. which = 29.1% of the proposed block area.

The stormwater management system will consist of :-

- (i) Existing system to outfall in Perth Street, and
- (ii) Proposed system to outfall in Meadows Avenue,

Thereby dividing the stormwater discharge from this parcel of land.

#### 55.03 – 5 ENERGY EFFICIENCY OBJECTIVES

##### Standard B10

The orientation of the proposed dwelling is somewhat fixed because of the nature of the proposed rectangular shaped block to be subdivided. The long axis of the proposed dwelling will be approximately east – west, thus not allowing the long axis to fit in between 30deg. east and 20deg. west of north.

Solar panels and solar HWS are to be installed on the north side of the roof of the proposed dwelling.

#### 55.03 – 6 OPEN SPACE OBJECTIVE

##### Standard B11

Not applicable in this case.

#### 55.03 – 7 SAFETY OBJECTIVE

##### Standard B12

The entrance to the proposed dwelling is clear and easily accessible from the street.

There is no planting existing or proposed that creates unsafe spaces along the street.

#### 55.03 – 8 LANDSCAPING OBJECTIVES

##### Standard B13

The proposed garden area to be provided for around the proposed dwelling will fit in with the landscape character of the immediate neighbourhood. Apart from some grass and weeds, there is no relevant vegetation on the proposed dwelling area. The existing

dwelling has an established garden that already reflects the landscape character of the pert Street neighbourhood.

#### 55.03 – 9 ACCESS OBJECTIVE

##### Standard B14

For both the existing and proposed dwellings, the width of accessways or car spaces does not exceed 33% of the street frontage. There will be one single width crossover for each dwelling.

#### 55.03 – 10 PARKING LOCATION OBJECTIVES

##### Standard B15

The proposed dwelling will have enclosed resident parking in garage, with one visitor parking space in the driveway between the street frontage and the garage.

#### 55.04 AMENITY IMPACTS

##### 55.04 – 1 SIDE AND REAR SETBACK OBJECTIVE

##### Standard B17

The side and rear setbacks for the proposed dwelling comply with diagram B1 side and rear setbacks.

##### 55.04 – 2 WALLS ON BOUNDARIES OBJECTIVE

##### Standard B18

Not applicable in this case.

##### 55.04 – 3 DAYLIGHT TO EXISTING WINDOWS OBJECTIVE

##### Standard B19

The proposed dwelling complies.

##### 55.04 – 4 NORTH-FACING WINDOW OBJECTIVE

##### Standard B20

Not applicable in this case.

##### 55.04 – 5 OVERSHADOWING OPEN SPACE OBJECTIVE

##### Standard B21

This proposal complies.

55.04 – 6 OVERLOOKING OBJECTIVE

Standard B22

Not applicable in this case.

55.04 – 7 INTERNAL VIEWS OBJECTIVE

Standard B23

Not applicable in this case.

55.04 – 8 NOISE IMPACTS OBJECTIVE

Standard B24

This proposal complies.

55.05 ON-SITE AMENITY AND FACILITIES

55.05 – 1 ACCESSIBILITY OBJECTIVE

Standard B25

This proposal will have a compliant concrete or similar ramp from the street frontage to the dwelling entry so that accessibility is available to all.

55.05 – 2 DWELLING ENTRY OBJECTIVE

Standard B26

This proposal complies.

55.05 – 3 DAYLIGHT TO NEW WINDOWS OBJECTIVE

Standard B27

This proposal complies.

55.05 – 4 PRIVATE OPEN SPACE OBJECTIVE

Standard B28

This proposal complies.

55.05 – 5 SOLAR ACCESS TO OPEN SPACE OBJECTIVE

Standard B29

This proposal complies.

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## 55.05 – 6 STORAGE OBJECTIVE

### Standard B30

This proposal complies.

## 55.06 DETAILED DESIGN

### 55.06 – 1 DESIGN DETAIL OBJECTIVE

#### Standard B31

This proposal complies.

### 55.06 -2 FRONT FENCES OBJECTIVE

#### Standard B32

If any front fence is proposed for this property, it will have a maximum height limit of 1.5 m.

### 55.06 – 3 COMMON PROPERTY OBJECTIVES

#### Standard B33

Not applicable in this case.

### 55.06 – 4 SITE SERVICES OBJECTIVE

#### Standard B34

The proposed layout allows for sufficient space and facilities for services to be installed and maintained efficiently and economically.

Bin storage is to be located in south-west corner. Mailbox to be located directly in front main entry to dwelling.

Phil Taylor 15<sup>th</sup>. April 2024

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