

PP102/2018-1

18 Manifold Street Colac

Lot: 1 TP: 127817 V/F: 7775/194

**Construction of Dwelling and
Two (2) Lot Subdivision**

Toronga Design & Drafting

Officer – Ian Williams

EXHIBITION FILE

This document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any Copyright.

Submissions to this planning application will be accepted until a decision is made on the application.

If you would like to make a submission relating to a planning permit application, you must do so in writing to the Planning Department



Colac Otway
SHIRE

Planning Enquiries
Phone: (03) 5232 9400
Web: www.colacotway.vic.gov.au

Clear Form

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 a planning process under 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.

Click for further information.

The Land

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

Street Address *

Unit No.:

St. No.: 18

St. Name: MANIFOLD STREET

Suburb/Locality: COLAC

Postcode: 3250

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.: 1

☐ Lodged Plan

☐ Title Plan

☐ Plan of Subdivision

No.: 127817C

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.

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



ADDITIONAL SINGLE STOREY DWELLING AND 2 LOT SUBDIVISION

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.

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

Cost \$ 240,000-00

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

Existing Conditions

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.

EXISTING SINGLE STOREY DWELLING

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

Title Information

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

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

Applicant *

The person who wants the permit.

Name:		
Title: MRS	First Name: RHONDA	Surname: GARD
Organisation (if applicable): TORONGA DESIGN AND DRAFTING		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 6	St. Name: ROSE DRIVE
Suburb/Locality: ELLIMINYT		State: VIC Postcode: 3250

Please provide at least one contact phone number *

Contact information for applicant OR contact person below	
Business phone: 52316203	Email: rhonda@torongadesign.com.au
Mobile phone: 0417324728	Fax:

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

Contact person's details*		Same as applicant <input checked="" type="checkbox"/>
Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:		State: Postcode:

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 <input type="checkbox"/>
Title:	First Name: simon & Jenna	Surname: murphy
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 27	St. Name: Barleycorn Bend
Suburb/Locality: ARMSTONG CREEK		State: VIC Postcode: 3217
Owner's Signature (Optional):		Date: day / month / year

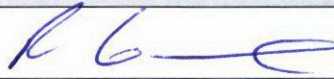
Declaration

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:



Date: 09/05/18

day / month / year

Need help with the Application?

General information about the planning process is available at 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?:

Date:

day / month / year

Checklist

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

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

Colac Otway Shire
PO Box 283
Colac VIC 3250
2-6 Rae Street
Colac VIC 3250

Contact information

Phone: (03) 5232 9400
Email: inq@colacotway.vic.gov.au

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



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

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VOLUME 07775 FOLIO 194

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LAND DESCRIPTION

Lots 1 and 2 on Title Plan 127817C.
Created by Application No. 051212 26/07/1954

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
SIMON PETER MURPHY
JENNA JADE SESSIONS both of 27 BARLEYCORN BEND ARMSTRONG CREEK VIC 3217
AQ189870A 30/08/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ189871X 30/08/2017
BENDIGO AND ADELAIDE BANK LTD

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP127817C FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER	STATUS	DATE
AQ986145K (E)	TRANSFER CONTROL OF ECT Completed	04/05/2018

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

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

ADMINISTRATIVE NOTICES

NIL

eCT Control 16667Y GADENS LAWYERS (50 & 51)
Effective from 04/05/2018

DOCUMENT END



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TITLE PLAN		EDITION 1	TP 127817C								
Location of Land Parish COLAC Township COLAC Section 12 Crown Allotment 7 (PT), 8 (PT) Crown Portion: Last Plan Reference Derived From VOL 7775 FOL 194 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN									
Description of Land / Easement Information			THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED 01/09/1999 VERIFIED CP								
<table border="1"> <thead> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> </thead> <tbody> <tr> <td colspan="2">WARNING Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = CA 7 (PT)</td> </tr> <tr> <td colspan="2">PARCEL 2 = CA 8 (PT)</td> </tr> </tbody> </table>				TABLE OF PARCEL IDENTIFIERS		WARNING Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 7 (PT)		PARCEL 2 = CA 8 (PT)	
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PARCEL 1 = CA 7 (PT)											
PARCEL 2 = CA 8 (PT)											
LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets									

Clause 55: Rescode response.

Site Details: 8th May 2018

Applicant: MURPHY

Site address: 18 Manifold Street COLAC

Site area: 758 M2 **Zone:** GRZ 1

Current use: single storey dwelling

Proposed Application 1 x storey and residence and 2 Lot
Subdivision

The application is to sub divide the existing 758m2 block into 2 allotments, and build 1 new single storey dwelling behind the existing

The unit has been designed to make the most of a north facing aspect the lot 1 has a street frontage to Manifold Street and a north south axis.

This allows for good North orientation of all the the lots to face north for living and private open space reasons

The units have taken into account the views, adjoining properties private open space and the northerly aspect in designing the dwellings,

There is ample private open space well above the requirement
There is ample space allowed on site for off street parking for both units.

Clause 55:

55.02: Neighbourhood character and infrastructure

55.02-1: Neighbourhood character objectives:

Neighbourhood Character Objectives

The proposed development is situated at 18Manifold Street COLAC

The neighbourhood generally consists of single storey residences on the blocks which are similar in size. The street has a varying setbacks of around 5.0 meters

The general character of street is a mixture of 1930's weatherboard and brick houses on the north and south side approx. 1940's to 1960's the theme to the street is single storey brick and weatherboard houses high to medium ceiling heights and a mixture of tile and colorbond roofs.

The site has an existing 1930's single storey weatherboard dwelling. The site is basically flat with a slight fall to the south of around 300mm. It has a north west axis and is surrounded on all two boundaries by residences. The site area is 758 sqm.

The existing residence to the east is a single storey weatherboard house with a tin roof set back to the house wall 5350 mm from the front boundary The house to the west is single storey weatherboard with a tin roof and is set back 6750mm to the front boundary and the side setback is 36000mm. The site is close to the, shopping , churches, and schools,

In all cases the surrounding residences have covered entry areas of some form or no entry, a mixture of window styles, standard width eaves, and medium to high ceilings and low to high pitch roofs .

Design Response

Given the setbacks of the adjacent residence, the setback from the street for the development was determined by keeping the proposed residence the average of the adjoining residences The predominate features of the neighbourhood are the following:

- pitched roofs
- medium ceilings
- covered entries
- mixture of window profiles
- standard eaves
- constructed to brick and weatherboard
- generally low or no fences

The entries should also be covered as part of the front façade treatment and the windows must take a square like appearance. The other important feature of the neighbourhood was the single storey scale facing the street. All the requirements have been incorporated as part of the streetscape elevation.

The overall site layout emulates what is characteristic of the area. The development retains the existing house facing the street with access onto Manifold Street and the new unit is behind giving the single house character to the street. A simple facade will compliment the varying styles being part of the overall streetscape,

Objective: *To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.*

Standard B1: *The design response must be appropriate to the neighbourhood and the site, The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.*

Response:

The proposal maintains the neighbourhood character as the existing dwelling is to remain as the prominent feature to the street, the proposed dwelling is hidden to the rear of the site with only the garage door visible (similar to a double garage being built at the rear of the site only thus retains the preferred character of the street

55.02-2: Residential policy objectives:

Objective: *To ensure that residential development is provided in accordance with any policy for housing in the state planning policy framework and the local planning policy framework, including the municipal strategic statement and local planning policies.*

To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.

Standard B2: *An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State planning policy framework and the local planning policy framework, including the Municipal strategic statement and local planning policies.*

Response Local public transport is available within the area. along with community services and infrastructure,

55.02-3: Dwelling diversity objectives:

Objective: *To encourage a range of dwelling sizes and types in developments of ten or more dwellings.*

Response: NA

55.02-4: Infrastructure objectives:

Objective: *To ensure development is provided with appropriate utility services and infrastructure.*

To ensure development does not unreasonably overload the capacity of utility services and infrastructure.

Standard B4: *Development should be connected to reticulated service, including reticulated sewerage, drainage, electricity and gas if available.*

Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.

Response:

New services will be provided under ground power, Sewer Points Water to each allotment these services are available and very accessible to both units.

55.02-5: Integration with the street objective:

Objective: *The integrate the layout of development with the street.*

Standard B5: *Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility, Developments should be orientated to front existing and proposed street. High fencing in front of dwellings should be avoided if practicable.*

Response: The proposed development's layout will compliment the current existing street layout- all dwellings are to be constructed of materials similar to that already existing within the neighbourhood, to ensure they remain within the existing neighbourhood character. The street has a variation of hip, gable and flat roof houses, therefore the hip roof is a combination of each to compliment the many scale forms existing along the streetscape.

The existing crossover is to remain to service the rear dwelling and proposed carport for the existing dwelling

55.03: Site Layout and building massing.

55.03-1: Street setback objective:

Objective: *To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.*

Standard B6: *Walls of buildings should be setback from street as per the table B1.*

Response:

Existing house to remain therefore no changed to the front setback, OBJECTIVE MET

55.03-2: Building height objective:

Objective: *To ensure that the height of buildings respects the existing or preferred neighbourhood character.*

Standard B7: *The maximum building height should not exceed 9000mm.*

Response:

The proposed building height respects the predominant building height of the surrounding residences. The rear residences have a 2550mm ceiling height and a 23 degree pitch roof and is consistent with the residences to the east and west. The streetscape is not visually intrusive and the height is relative to the adjoining properties. No height exceeds 5700mm

55.03-3: Site coverage objective:

Objective: *To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.*

Standard B8: *The site area covered by buildings should not exceed*
The maximum site coverage specified in the schedule to the zone or
If no maximum site coverage is specified in the schedule to the zone 60%

Response:

The overall allotment meet the zone requirement with well above private open space and other areas. Site coverage = 42 %

55.03-4: Permeability objective:

Objective: *To reduce the impact of increased stormwater run-off on the drainage system, to facilitate on-site stormwater filtration.*

Standard B9: *At least 20 per cent of the site should not be covered by impervious surfaces.*

Response:

The permeable surface is 34%

55.03-5: Energy efficiency objective:

Objective: *To achieve and protect energy efficient dwellings and residential buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.*

Standard B10: *The development must be designed to achieve a 6 star energy rating in accordance with "First Rate"*

Response: An energy efficiency report will be prepared at a later time, when required. And will be undertaken by a qualified accredited energy rater. The proposed dwellings must both achieve a minimum 6 star energy rating report. The allotments have been designed to take the most of the northern aspect as possible, With private open space and north facing windows.

55.03-6: Open space objective:

Objective: *To integrate the layout of the development with any public and communal open space provided in or adjacent to the development.*

Response: N/A

55.03-7: Safety Objective:

Objective: *To ensure the layout of development provides for the safety and security of residents and property.*

Standard B12: *Entrances to dwellings should not be obscured or isolated from the street. Planting which creates unsafe spaces along streets and access ways should be avoided. Developments should be designed to provide good lighting, visibility, and surveillance of car parks. Private spaces within the development should be protected from inappropriate use as public thoroughfares.*

Response: The proposed development ensures each dwelling has it's own defined fenced yard & private areas- this deters public thoroughfares and unwanted traffic through private yards.

The dwelling's each have their visible entry areas, which provides for viewing of visitors and safety for this reason.

The dwellings will each have their own enclosed parking spaces, which allows vehicles to be parked away and out of sight. All lots have a space to park visitor cars off the nature strip.

Both units have clear vision for entry and exit of vehicles.

55.03-8: Landscaping objective:

Objective: *To encourage development that respects the landscape character of the neighbourhood.*

To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.

To provide appropriate landscaping.

To encourage the retention of mature vegetation on the site.

Standard B13: *The landscape design should specify landscape themes, vegetation (location and species), paving and lighting. (A landscape plan is attached)*

Response:

The current block has no vegetation and a landscape plan is provided. A suggested layout of garden & grassed areas has been submitted with a further response for a landscape person at a future date.

55.03-9: Access objective:

Objective: *The ensure vehicle access to and from the development is safe, manageable and convenient.*

To ensure the number and design of vehicle crossovers respects the neighbourhood character.

Standard B14: *Each access way should be designed to allow convenient, safe and efficient vehicle movements and connections within the development and to the street network. Be at least 3 metres wide. The width of the access way should not exceed 40 % of the street frontage. Not more than one single width cross over should be provided for each dwelling fronting a street. The location of cross overs should maximise the retention of on street car parking spaces. The number of access points to a road in a road zone should be minimised. Developments must provide for access for service, emergency and delivery vehicles.*

Response: The proposed development adheres to all of the criteria listed above, in that access ways are convenient to each dwelling, they are safe and efficient. They are at least 3 metres wide, and do not exceed more than 40% of the Street frontage. Not more than one crossover will be provided to each dwelling fronting the Street. The location of cross overs maximise the retention of on Street parking, and the number of access points to a road will be minimised. All dwellings provide safe, efficient access for service, emergency and delivery vehicles.

52.06: Car Parking:

Objective: *To ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Policy Framework.*

To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to generated, the activities on the land and nature of the locality.

To support sustainable transport alternatives to the motor car.

To promote the efficient use of car parking spaces through the consolidation of carparking facilities.

To ensure that car parking does not adversely effect the amenity of the locality.

To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

52.06-5 Number of car parking spaces required under Table 1

Dwelling

1 Carparking space to each one or two bedroom dwelling, plus

2 To each three or more bedroom dwelling (with studies or studios that are separate rooms counted a bedroom) plus

1 for visitors to every 5 dwellings for developments of 5 or more dwellings

52.06-8 Design standards for carparking

Be at least 3 metres wide, have and internal radius of a least 4 metres at changes of direction or intersection or be at least 4.2 metres wide.

If the accessway serves 4 or more cars spaces or connects to a road in a Road Zone, the accesssaway must be designed so that cars can exit in a forward direction,

Response.

The driveway is a minimum 3.0 meters wide (existing) and only 4 cars are to access the all of these cars are able to access onto Manifold street in a forward motion thus meeting the objective, OBJECTIVE HAS BEEN MET

Design standard 2 – Car parking spaces

Carspaces in garages or carports must be at least 6 meters long and 3.5 m wide for a single space and 5.5m wide for a double space measured inside the garage or carport.

Where parking spaces are provided in tandem (one space behind the other) an additional 500mm in length must be provided between each space.

Where two or more car parking spaces are provided for a dwelling, at least one space must be under cover.

Response: Each dwelling will be provided with a lock up garage, so vehicles are undercover & can be locked away out of sight. There is sufficient space for visitor's

cars to be parked off the street Lot 1 has 3 bedrooms it is proposed to have a double carport = 5.5 x 6.0 Lot 2 has 3 bedrooms and a double 6.0 x 6.0, thus meeting the requirement

55.04: Amenity impacts

55.04-1: Side & Rear setbacks objective:

Objective: *To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.*

Standard B17: *A new building not on or within 200mm of a boundary should be setback from a side or rear boundary 1 metre plus 0.3 metres for every metre of height over 3600mm.*

Response:

Unit 2 has a wall abutting the side (east) boundary with a length of 6480mm long, And a wall offset 1250mm to the east boundary also, The garage wall of Unit 2 abuts onto the eastern boundary with a length of 6480mm, the house has a setback of 1250mm respectively to the eastern and western boundaries Objective has been met.

55.04-2: Walls on boundaries objective:

Objective: *To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.*

Standard B18: *A new wall constructed on or within 200mm of a side or rear boundary of a lot should not abut the boundary for a length of more than 10 metres plus 25% of the remaining length of the boundary of the adjoining lot.*

Response:

The wall of unit 2 house has a length of 6480 being the total length on boundary = 6480 mm (length of boundary = 50.89 – max length = 20.22m) less than the allowable 10m + 25% average. height = 2900mm less than the average of 3200mm, and under the maximum of 3600mm.

Unit 1 has no walls on boundaries

55.04-3: Daylight to existing windows objective:

Objective: *To allow adequate daylight into existing habitable room windows.*

Standard B19: *Building opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky.*

Response: There are no existing neighbouring habitable room windows within an area that will be affected by the proposed development.

55.04-4: North facing windows objective:

Objective: *To allow adequate solar access to existing North facing habitable room windows:*

Standard B20: *If a North facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre plus 0.6 metres for every metre of height.*

Response: There are no existing neighbouring North facing habitable room windows That will be affected

55.04-5: Overshadowing open space objective:

Objective: *To ensure buildings do not significantly overshadow existing secluded private open space.*

Standard B21: *Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75% or 40 square metres with a minimum dimension of 3 metres, whichever is the lesser area of the secluded private open space should receive a minimum of 5 hours of sunlight, between 9AM and 3PM on 22nd September (equinox)*

Response: there will be no effecting shadows cast by the proposed development that will affect any of the dwellings

55.04-6: Overlooking Objective:

Objective: *To limit views into existing secluded private open space and habitable room windows.*

Standard B22: *A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling.*

Response: There are no overlooking issues, a new 1800 high colorbond fence will be erected on 3 boundaries and also between all the proposed dwellings

55.04-7: Internal views objective:

Objective: *To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.*

Standard B23: *A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling, within the same development.*

Response:

No internal views as single storey and 1800 high fences to be erected.

55.04-8: Noise impacts objective:

Objective: *To contain noise sources in developments that may affect existing dwellings.*

To protect residents from external noise.

Standard B24: *Noise sources should not be located near bedrooms of immediately adjacent existing dwellings.*

Response:

There are no extreme noise sources proposed within the development that would affect any dwellings or residents.

55.05: On Site amenity and facilities.

55.05-1: Accessibility objective:

Objective: *To encourage the consideration of the needs of people with limited mobility in the design of developments.*

Standard B25: *The ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible for people with limited mobility.*

Response: For potential residents with limited mobility, each dwelling has sufficient living areas; bathroom facilities & laundries located at ground level, and will therefore be fully accessible.

Each car parking area is also easily accessible from the dwelling, and each dwelling has direct access into their private open space areas from the living area or close by.

55.05-2: Dwelling entry objective:

Objective: To provide each dwelling or residential building with it's own sense of identity.

Standard B26: *Entries to dwellings and residential buildings should be visible and easily identifiable from street and other public areas, and provide shelter, a sense of personal address and a transitional space around the area.*

Response: Each dwelling is individual and away from each other. This makes it obvious that there are separate dwellings. Each dwelling has its own entry door, the entry is obvious, safe, convenient and easily identifiable.

55.05-3: Daylight to new windows objective:

Objective: To allow adequate daylight into new habitable room windows.

Standard B27: A window in a habitable room should be located to face an outdoor space open to the sky or a light court with a minimum area of 3 square metres and a minimum dimension of 1 metre clear to the sky, not including land on an abutting lot.

Response: All proposed habitable room windows would receive sufficient daylight. They have all been designed to receive at least the minimum as outlined in Standard B27.

The design and set out of the allotments allow for wonderful north light

55.05-4: Private open space objective:

Objective: To provide adequate private open space for the reasonable recreation and service needs of residents.

Standard B28: A dwelling or residential building should have private open space of an area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling. With a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room.

Response:

All dwellings equal or exceed the minimum 40 sqm of private open space, all have northern orientation and a minimum width of 3000 and access from living areas.

Unit 1 – 25 m² 25 m² + 9m² + 17m² = 76.0 m² total

Unit 2 – 31 +33 M² SPOS– TOTAL = 64.0 M²

55.05-5: Solar access to open space objective:

Objective: To allow solar access into the secluded private open space of new dwellings.

Standard B29: The private open space should be located on the North side of the dwelling, if appropriate. The Southern boundary of secluded private open space should be set back from any wall on the North of the space at least $(2+0.9H)$ metres, where "H" is the height of the wall.

Response: The proposed dwellings will receive sufficient solar access into their area of private open space.

55.05-6: Storage Objective:

Objective: *To provide adequate storage facilities for each dwelling.*

Standard B30: *Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.*

Response: Each dwelling: there is ample room for a small garden shed in the rear yard. Shown on site & landscape plans

55.06: Detailed Design

55.06-1: Design detail objective:

Objective: *To encourage design detail that respects the existing or preferred neighbourhood character.*

Standard B31: *The design of buildings including façade articulation and detailing, window and door proportions, roof form and verandas, eaves and parapets should respect the existing or preferred neighbourhood character. Garage and carports should be visually compatible with the development and the existing or preferred neighbourhood character.*

Response: The proposed development will compliment and respect the existing neighbourhood character. It is to be constructed of similar materials to that already existing in the neighbouring and surrounding dwellings.

The eaves roof form, veranda's proportions (etc) all compliment and respect the existing neighbourhood character.

55.06-2: Front fences objective:

Objective: *To encourage front fence design that respects the existing or preferred neighbourhood character.*

Standard B32: *The design of front fences should compliment the design of the dwelling or residential building and any front fences on adjoining properties; a front fence within 3 metres of a street should not exceed 1.5 metres in height.*

Response:
Existing front fence to remain

55.06-3: Common property objective:

Objective: *To ensure that communal open space, car parking, access area and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership.*

Response:

Common property is the driveway giving access to dwelling1 and 2, as shown on the plan of subdivision.

55.06-4: Site service objectives:

Objective: *To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive.*

Standard B34: *The design and layout of dwellings and residential building should provide sufficient space and facilities for services to be installed and maintained efficiently and economically.*

Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend with the development.

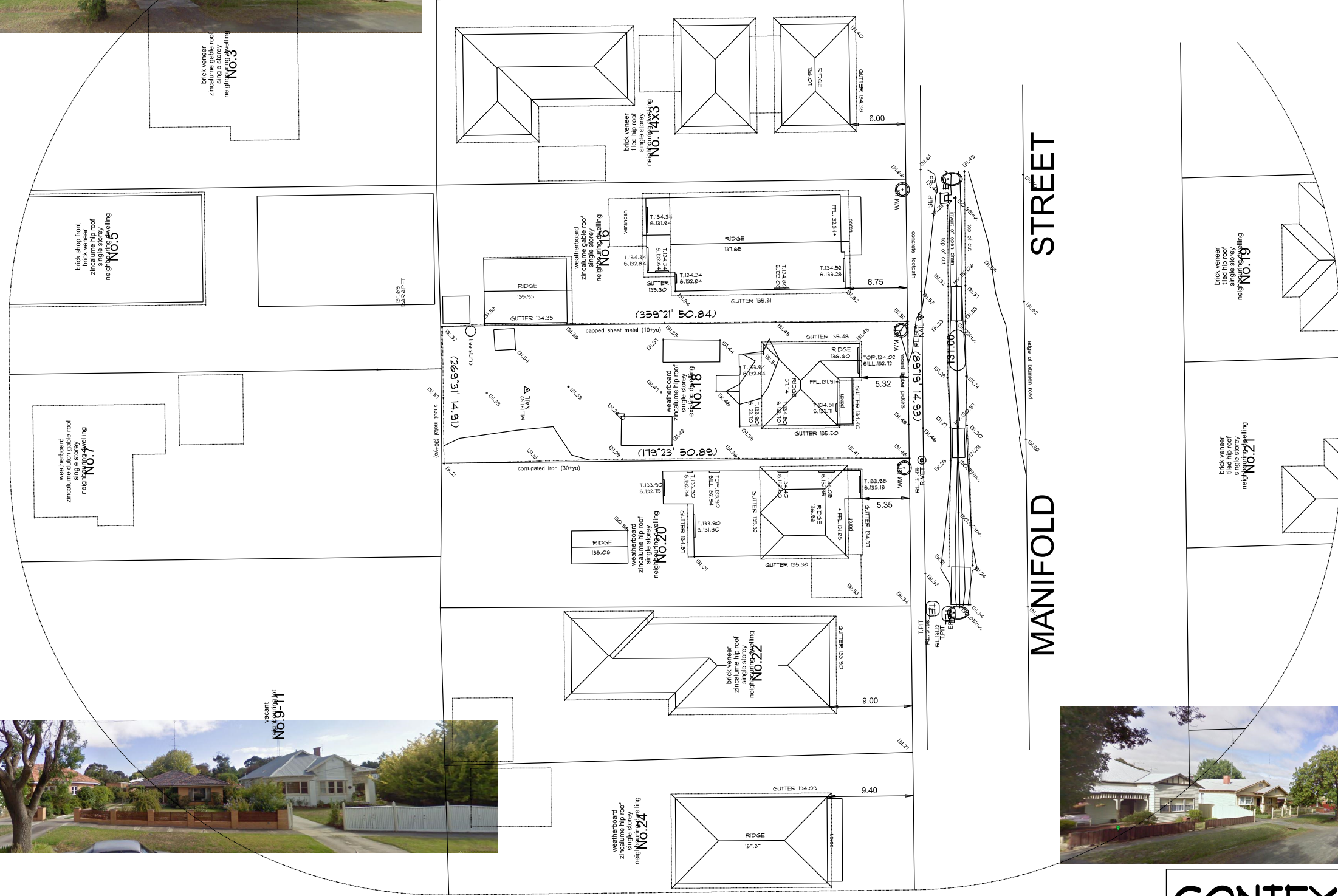
Mailboxes should be provided and located for convenient access as required by Australia post.

Response: Each dwelling will have it's own mailbox located at the front of the development, and will be easily accessible. Each dwelling will have sufficient areas to store rubbish bins. Each dwelling will be provided with sufficient storage areas and a clothes line



M.G.A.94 ZONE 54

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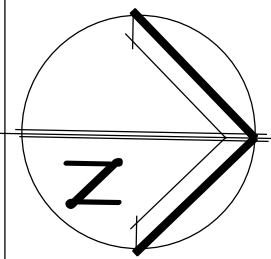


CONTEXT PLAN 1:500

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amendments:

proposed 2 RESIDENCE
for S Murphy at
18 Manifold Street
COLAC

date:	JUNE 2018	scale:	1:500
drawn by:	Rhonda F Gard	rep no:	AD DP 1717
sheet no:	001	drawing no:	0180028

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MANIFOLD STREET

concrete footpath

recent timber pickets

existing crossover to remain

No.16

6.75

No.18

5.32

No.20

5.35

AREA SCHEDULE	
NAME	AREA
EXISTING RESIDENCE	101.51 sq m.
FRONT PORCH	9.10 sq m.
PROP CARPORT	35.34 sqm

AREA SCHEDULE	
NAME	AREA
RESIDENCE	128.04 sq m. (13.77 sqs)
GARAGE	36.37 sq m.
PORCH	2.24 sq m.

SITE AREA = 758 M2
SITE COVERED = 322 M2
SITE COVERED = 42 %
HARD SURFACE = 24 %
PERVIOUS SURFACE = 34 %

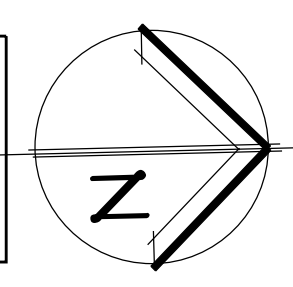
SITE AREA = 758 M2
GARDEN AREA = 265.32 M2
GARDEN AREA = 35.0%

AMENDMENTS:

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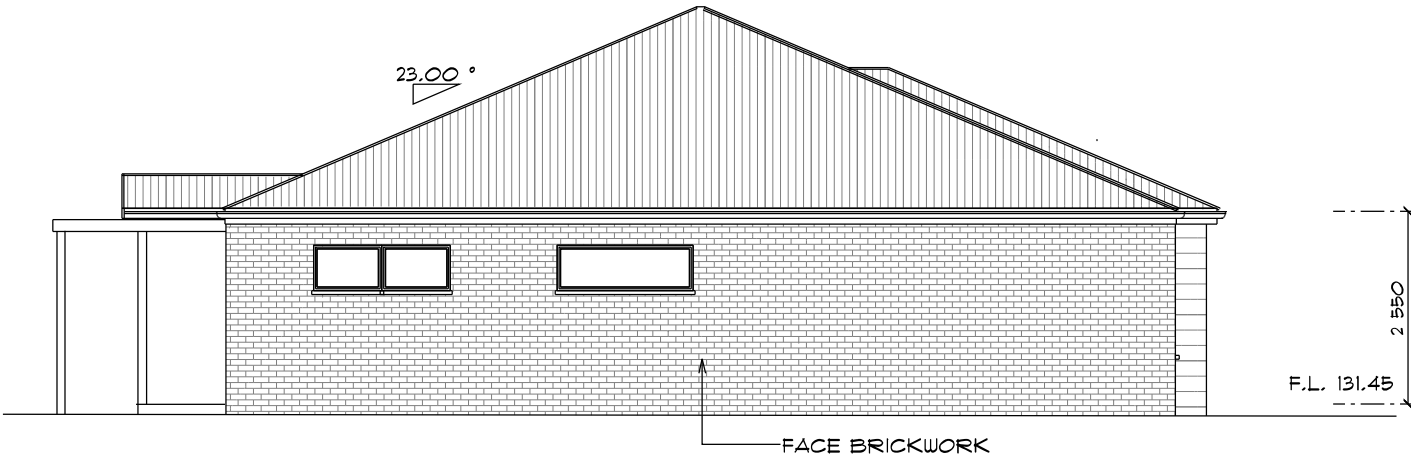
PLANNING DRAWINGS

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for S Murphy at
18 Manifold Street
COLAC

date:	JUNE 2018	scale:	1:100
drawn by:	Rhonda F Gard	app no:	AD DP 1711
drawn no:	02	drawing no:	018028A



NORTH ELEVATION 1:100



WEST ELEVATION 1:100



SOUTH ELEVATION 1:100

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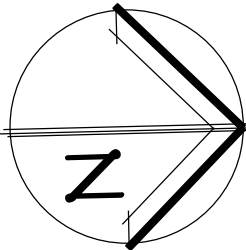
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proposed 2 RESIDENCE
for S Murphy at
18 Manifold Street
COLAC

date:

JUNE 2018

drawn by:

Rhonda F Gard

sheet no:

003

scale:

1:100

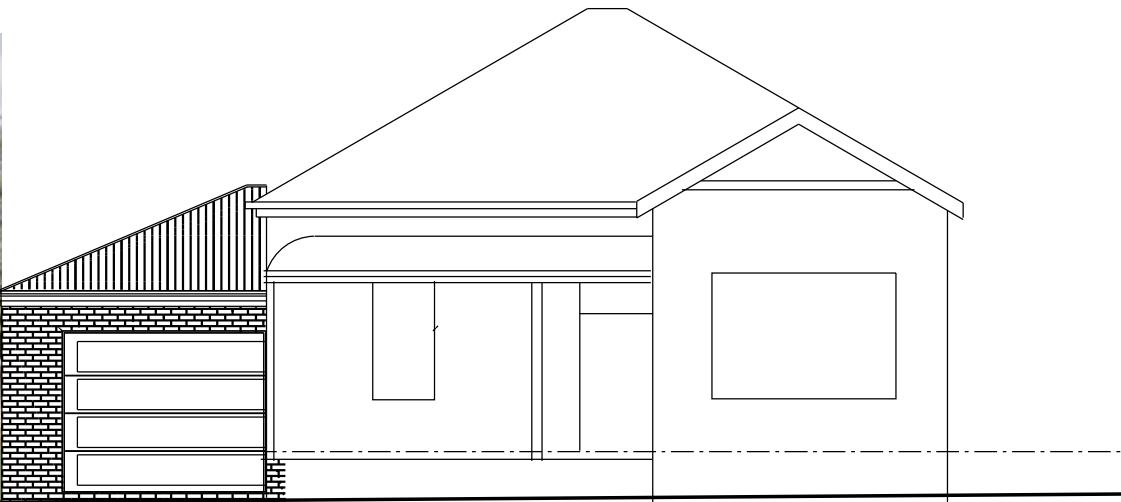
plot no:

AD DP 1111

drawing no:

0180028A

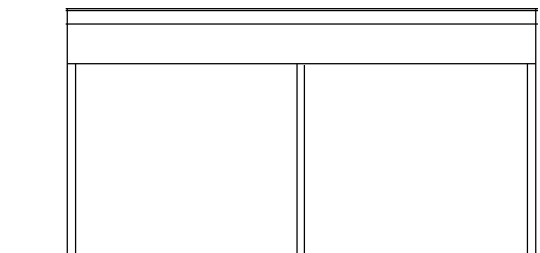
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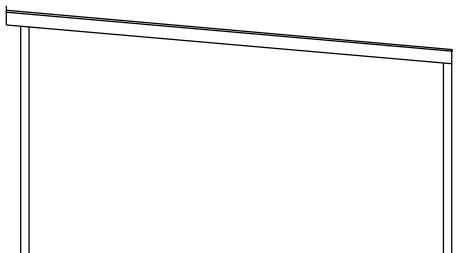
NORTH ELEVATION 1:100



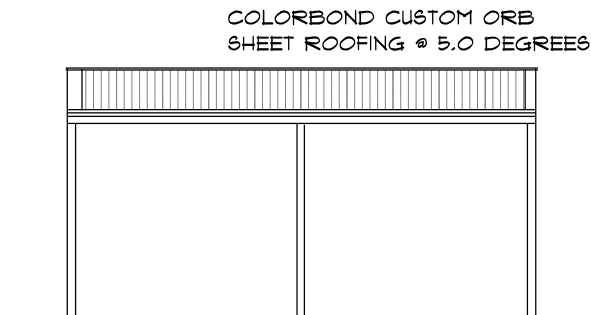
EAST ELEVATION 1:100



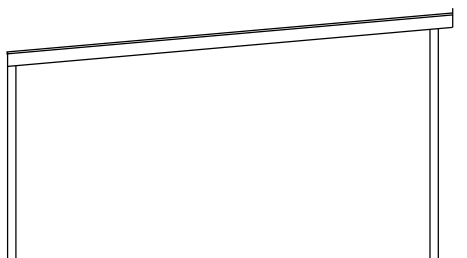
EAST ELEVATION 1:100



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100



NORTH ELEVATION 1:100

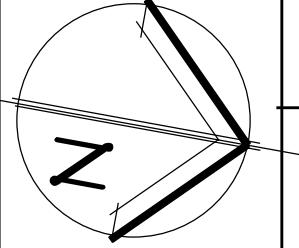
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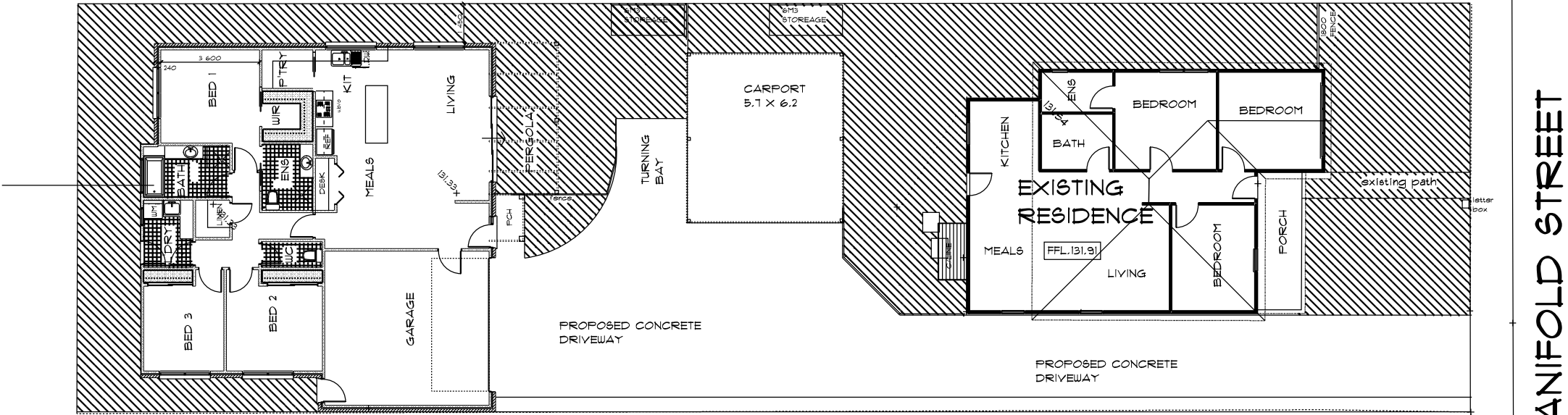
amendments:

job name:

proposed 2 RESIDENCE
for S Murphy at
18 Manifold Street
COLAC

date:	JUNE 2018	scale:	1:100
drawn by:	Rhonda F Gard	resp no:	AD DP 1717
sheet no:	004	drawing no:	0180028A

SITE AREA = 758 M2
GARDEN AREA = 265.32 M2
GARDEN AREA = 35.0%



GARDEN AREA PLAN 1:200

TORONGA &

BAYVIEW

design & drafting

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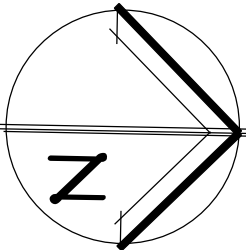
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date:

JUNE 2018

drawn by:

Rhonda F Gard

sheet no:

005

scale:

1:200

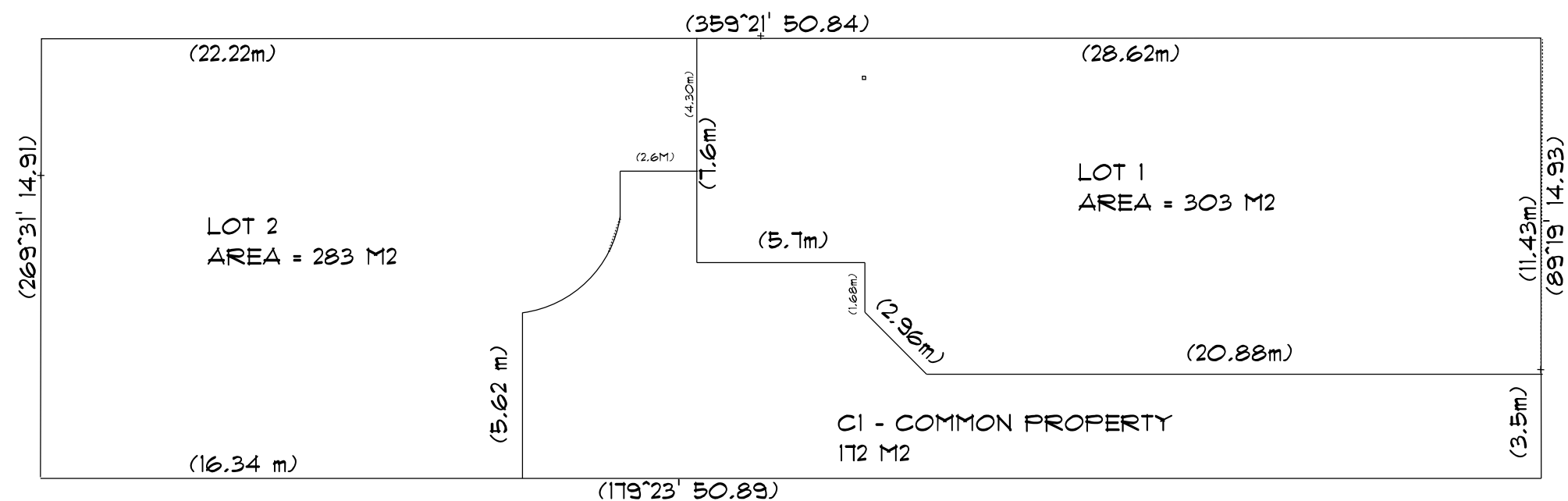
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MANIFOLD STREET

PLAN OF SUBDIVISION 1:200

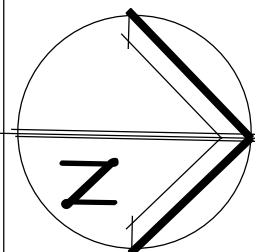
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for S Murphy at
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COLAC

data:

JUNE 2018

drawn by:

Rhonda F Gard

sheet no:

006

scale:

1:200

rip no:	
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AD DP 1717

drawing no:

018028A

LANDSCAPING NOTES:

HERBICIDE APPLICATION
At least two weeks prior to the commencement of earth works, spray all the grass within the work area with an approved systemic herbicide (e.g. active ingredient glyphosate). Herbicide shall be applied in accordance with the manufacturers directions.

SOIL PREPARATION
Prior to spreading soil for the garden beds and lawn areas, the sub-base is to be thoroughly cleared of all building rubble and other debris, then ripped to a depth of 200mm and rotary hoed, incorporate gypsum at the rate of 1.0 kg/square metre throughout all garden beds and lawn areas.

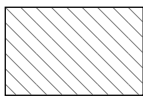
TOP SOIL
The Topsoil blend should consist of the following, or site approved:
60% sandy loam
20% aged sludg
20% composted pine bark fines
The ph value of imported topsoil should be between 5.5-6.5. The organic additives to the sandy loam should be based on well-rotted vegetative material or animal manure, or other approved material free from harmful chemicals. Grass and weed growth, and with a neutral ph value.

GRASSING
All grassed areas are to be cultivated (including incorporation of gypsum) as above and top dressed with 75mm of topsoil. Evenly spread and approved Starter Fertilizer (recommended N.P.K. ratio 10:46 + Trace Elements) at the recommended rate. The seed shall be pre-packed Stephens Pasture Seeds (Ballara) 'Castle Lawn Mix' or similar approved mix, with a minimum seed content of 98% and a minimum germination rate 80%. The composition by weight shall be as follows: Turf Type Fescue (14%) Turf type Ryegrass (18%) Creeping Red Fescue(8%) Spread grass seed at the recommended rate

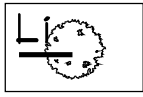
TIMBER EDGING
Install 75 x 25mm treated pine edging affixed to 75mm x 25mm x 400mm deep treated pine stakes located at 1200mm c/c Affix using 2 no. gal screws per connection

STAKING
For all trees include 2 no. 1800mm x 25 x 25 hardwood stakes hammered firmly in to the ground either side of the root ball. Secure the plant using a suitable horticulture tie looped in a figure '8' pattern and fixed with clouts to the stakes

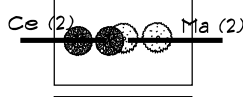
LEGEND:-



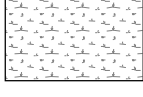
MULCHED GARDEN BED, PREPERATION AS PER LANDSCAPE NOTES



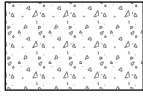
PROPOSED TREE PLANTING, SUPPLY AND PLANT TREES ACCORDING TO PLANT SCHEDULE AND LANDSCAPE NOTES



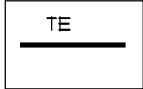
PROPOSED SHRUB AND GROUNDCOVER PLANTING, SUPPLY AND PLANT SHRUBS ACCORDING TO PLANT SCHEDULE AND LANDSCAPE NOTES



LAWN AREAS SEEDED, ALLOW FOR TOPSOILING, LEVELLING SEEDING AND FERTILISING OF LAWNS, AS PER LANDSCAPE NOTES



PROPOSED PAVING CONCRETE

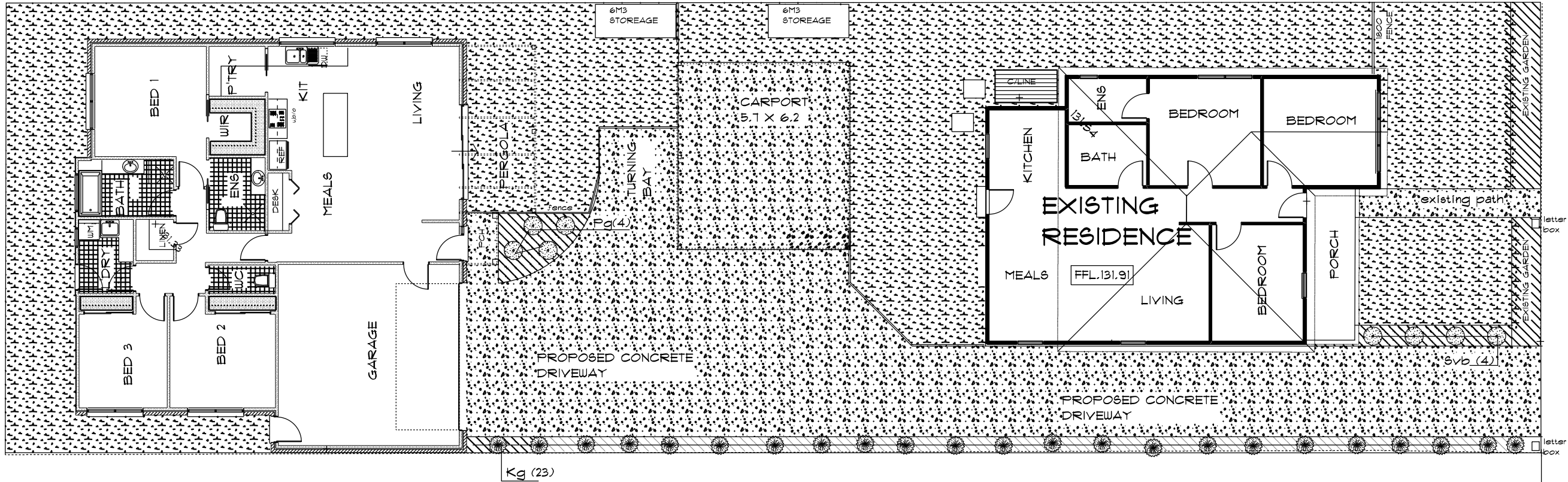


75 X 25MM ROUGH SAWN TREATED PINE EDGING AS PER LANDSCAPE NOTES

PLANT LEGEND:

Botanical Name	common name	Height x width
Eucalyptus leucoxylon rosea	pyg - Pink flowering yellow gum	10-30 x 3-5 m
Hakea laurina	Pch- Pink cushion hakea	5 x 4m
Banksia media	Be - Banksia shrub	0.5 x 5m
Dwarf kunzea baxteri	Kms - Kunzea mandys surprise	0.4-0.6 x 1-1.5m
Lasiopetalum baueri	Svb - Slender velvet bush	0.7 x 1.0 m
Thermada triandra	Kg - Kangaroo grass	.80 x 3-4m
Dwarf Acacia cognata	Mc - Mini cog	0.8x 1.0 m
Lomandra confertifolia	Lc - Little con	0.3-.0.5 x 0.3-.05m
Grevillea lanigera	Pg - Prostrate grevillea	1.5 x 0.3m
Correa Alba	Wc - White Corea	1.5 x 2.0 m
Dodonia viscosum purple	Phb - Purple hop bush	1.8 x 3.6m

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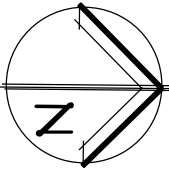


LANDSCPAING PLAN 1:150

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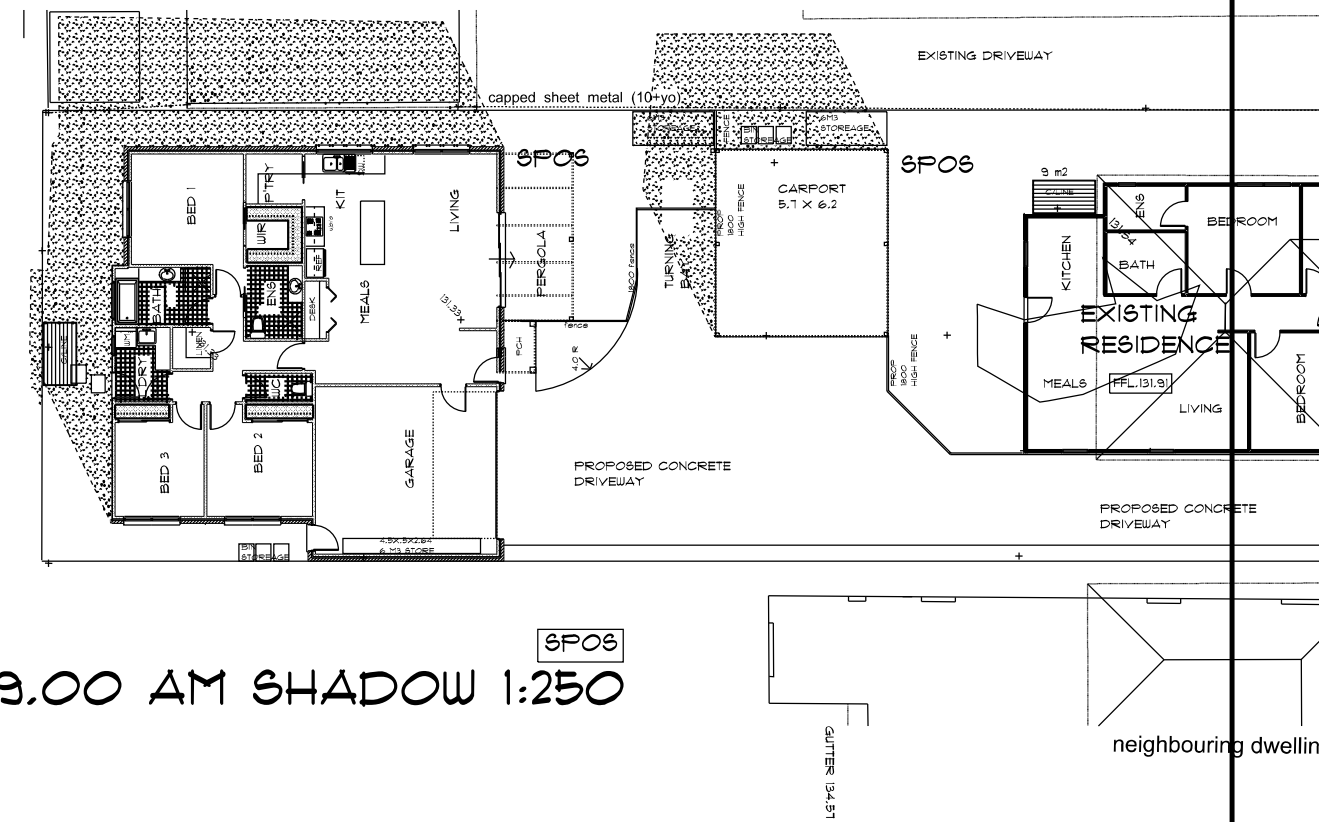
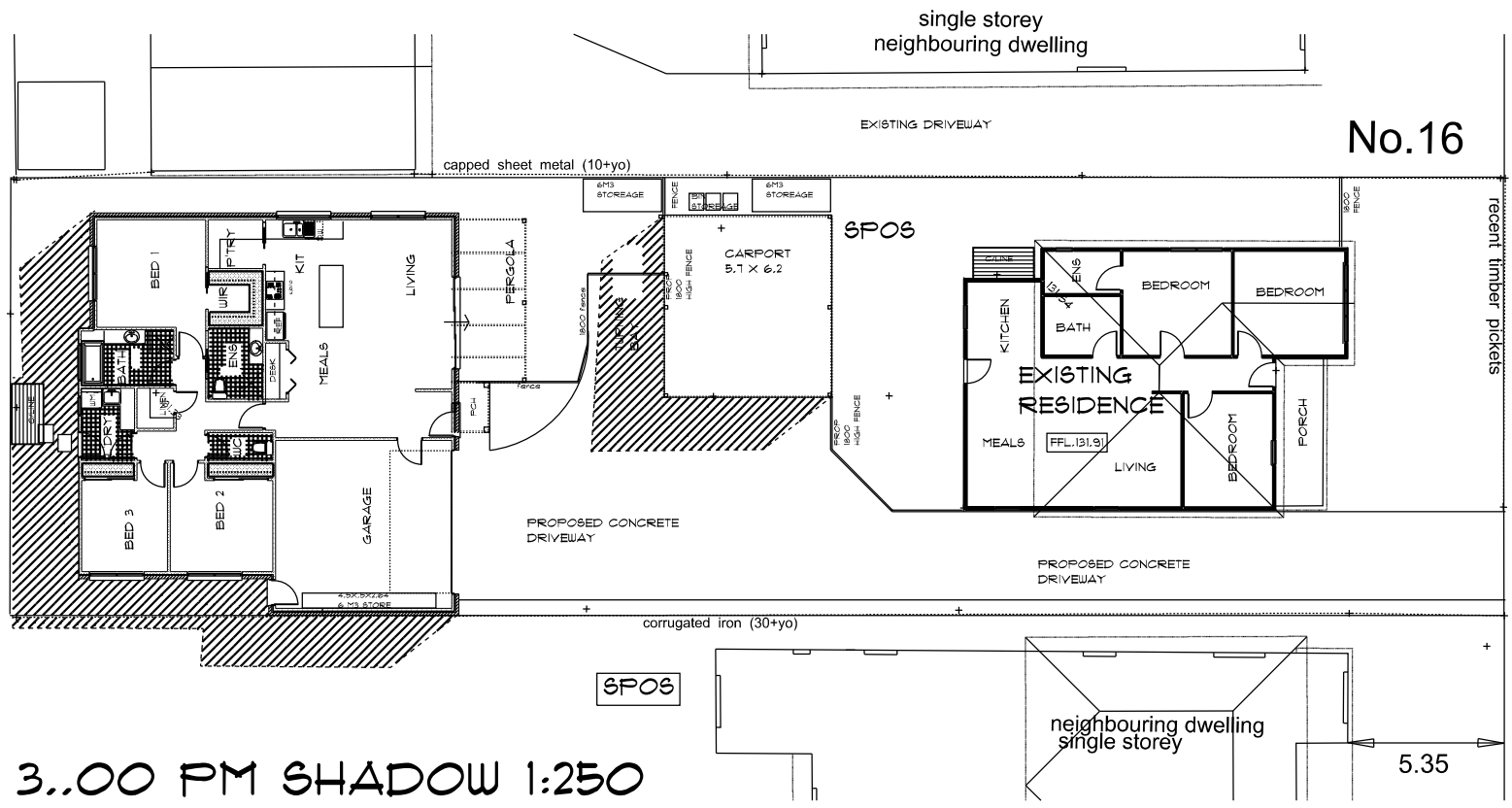
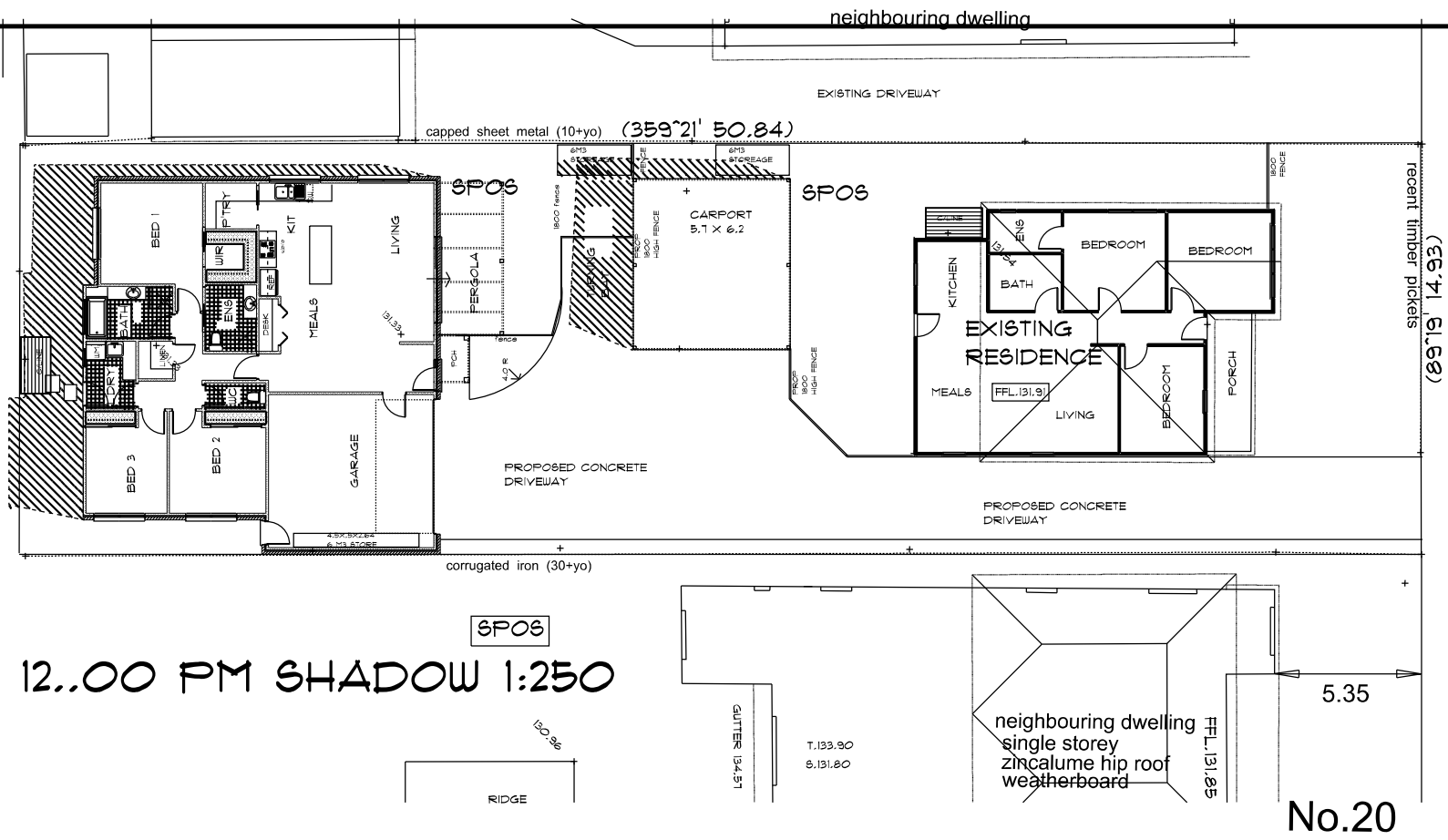
PLANNING DRAWINGS

proposed 1 x UNITS for
6 MURPHY at
18 MANIFOLD STREET
COLAC

date: JUNE 2018	scale: 1:150
drawn by: Rhonda F Gard	rep no: AD DP 1111
drawn no: 001	drawing no: 018028A

MANIFOLD STREET

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					drawn by:	Rhonda F Gard	rep no:	AD DP 1717
					sheet no:	008	drawing no:	0180028A
proposed 2 RESIDENCE for S Murphy at 18 Manifold Street COLAC								