

Planning Report

**7 Ryrie St, Healesville
Project No: 23-016**



Designed by:

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**Meenks
Ink.
Design**

7 Ryrie St, Healesville

Development of Two Dwellings on a Lot in a Neighbourhood
Residential Zone – Schedule 2

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Existing Conditions

Street Address:	7 Ryrie St, Healesville
Title Details:	Crown Allotment 16 Section E Township of Healesville Parish of Gracedale
Restrictions/Covenants:	None
Land Size:	1026.834m2
Zone:	Neighbourhood Residential Zone Schedule 2
Overlays:	Bushfire Management Overlay – Schedule 1 Design & Development Overlay – Schedule 6 Significant Landscape Overlay – Schedule 22
Key Features:	Existing Single Storey dwelling

The subject property is located to the East side of Ryrie St in Healesville. The 1026.834m2 site currently contains a single-storey one bedroom, weatherboard residence with a gabled sheet metal roof presenting to the street frontage. The neighbouring residences within the street are predominately single storey in nature with a variety of construction methods being utilised including refurbished weatherboard and brick veneer homes.

Encouraged by the Neighbourhood Residential Zone & Neighbourhood Residential Zone, Schedule 2. There are several 2 lot subdivisions in the immediate surroundings.

There are developments at 34-36 Harker St which consist of 2 single storey brick veneer dwellings, directly backing onto the subject site and another at 122-124 Maroondah Hwy, also consisting of 2 single storey brick veneer homes. Two storey dwellings are sited at 10 & 12 Ryrie St and many others in surrounding streets.

The Proposal

This Proposal seeks approval for the development of a new double storey dwelling along with associated subdivision. The new dwelling will comprise three generous bedrooms, three bathrooms, open plan living areas along with a garage in keeping with parking regulations. The new dwelling will share the existing vehicular access as Lot 1 via the crossover located on Ryrie St. The driveway will lead directly to Lot 2's covered garage & car space and to Lot 1's carport. The proposed carport for Lot 1 is built in the form of a detached single carport separated by common property.

7 Ryrie St Healesville has a Design & Development Overlay on the site which outlines that "The total area of each lot covered by buildings must not exceed 30%" This restriction limited the ability to design a 3-bedroom house that suited the clients' needs without going up to two storeys.

The proposed dwelling has been designed to suit the character of the area and as shown on the Streetscape plans on P015, is not visible from the street, completely respecting the neighbourhood character. Development like our proposal is prevalent to the area and creates improvements to existing lots, providing more affordable housing to the area and delivering more efficient use of the neighbourhood residential zoned land. This proposal complements the existing characteristics of Ryrie St.

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Strategic Context

Planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.

Planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.

Planning should protect places and sites with significant heritage, architectural, aesthetic, natural, scientific and cultural value.

Planning should incorporate measures to protect culturally significant heritage places in locations exposed to climate related hazards.

Planning must support the establishment and maintenance of communities by delivering functional, accessible, safe and diverse physical and social environments, through the appropriate location of use and development and through high quality buildings and urban design.

State Planning Policy Framework (SPPF)

Clause 15 Built Environment and Heritage

15.01 Built Environment

Objective

To Create urban environments that are safe, healthy, functional, and enjoyable and that contribute to a sense of place and cultural identity.

15.01-2S Building Design

Objective

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

Clause 16 Housing

16.01 Residential Development

Objective

To facilitate well-located, integrated and diverse housing that meets community needs.

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Zoning

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To recognise areas of predominantly single and double storey residential development.

To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

A planning permit is required for the proposal under the following provisions.

32.09-7 Construction and extension of two or more dwellings on a lot dwellings on common property and residential buildings

A permit is required to:

- Construct two or more dwellings on a lot.

Clause 55 Analysis

Standard B1 - Neighbourhood character

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 materials, form, orientation, height, and siting of the new dwelling promote a modest contemporary development, which seeks to carefully respond to a broad range of design considerations whilst respecting the existing dwelling's street presence. The proposed streetscape will present as though there is only one dwelling, and completely respects the existing street presence. Please refer to sheet P015 of the Planning set for a visual representation of the streetscape.

Standard B2 – Residential Policy

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:

This proposal is consistent with the State, local and zone objectives.

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Standard B3 - Dwelling diversity

Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:

- Dwellings with a different number of bedrooms.
- At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level.

Response:

This standard is not applicable as only two dwellings are being proposed.

Standard B4 – Infrastructure

Development should be connected to reticulated services, 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.

In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.

Response:

We are not aware of any servicing difficulties in this area for sewerage.

It is proposed that the site storm water will be discharged to the existing legal point of discharge.

Standard B5 - Integration with the street

Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.

Development should be oriented to front existing and proposed streets.

High fencing in front of dwellings should be avoided if practicable.

Development next to existing public open space should be laid out to complement the open space.

Response:

The new dwelling will share the existing vehicular access as Lot 1 via the crossover located on 7 Ryrie St. The driveways will lead directly to Lot 2's covered garage & car space and to Lot 1's carport. The proposed carport for Lot 1 is built in the form of a detached Single carport that is separated from Lot 2 through common property.

Only the existing dwelling can be seen from the street, as shown on sheet P015, maintaining the existing connection to the streetscape. No new front fencing is proposed.

Standard B6 – Street Setback

Walls of buildings should be set back from streets:

- At least the distance specified in a schedule to the zone, or
- If no distance is specified in a schedule to the zone, the distance specified in Table B1.

Porches, pergolas and veranda's that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.

Response:

All proposed setbacks comply with this regulation.

Proposed setbacks can be seen on sheet P007

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Standard B7 - Building height

The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.

If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.

This site has a Significant Landscape overlay Schedule 22, which states that:

A permit is not required to construct a building or carry out works provided all the following requirements are met:

- The height of any part of a building is no more than 7.5 metres above the natural surface of the ground directly below it.

Response:

No portion of the proposed dwelling exceeds 7.5m from natural ground height. The Refer to site elevations on P013 & P014 for heights, Sheet P015 For Streetscape views.

Standard B8 - Site coverage

The site area covered by buildings should not exceed:

- The maximum site coverage specified in a schedule to the zone, or
- If no maximum site coverage is specified in a schedule to the zone, 60 per cent.

This site has a Design and Development overlay Schedule 6, which states that:

When subdividing a lot into two lots with an existing dwelling, lots of less than 500m² can be created providing the subdivision application is accompanied by a permit application showing the ultimate development of the site and must meet the following site coverage requirements:

- The total area of each lot covered by buildings must not exceed 30%.
- The total area of each lot covered by impervious surfaces (including buildings) must not exceed 50%.

Response:

The site has an area of 1026.82m². The proposed site coverage area of Lot 1 is 123.83m² giving a proposed site coverage of 29.91% and the proposed site coverage of site 2 is 141.39m², giving a proposed site coverage of 23.70%. The proposed site coverage is less than that permitted by this standard. Overall site coverage is 265.22m² or 25.83%.

The area covered by impervious surface for lot 1 is 123.83 or 29.91%.

The area covered by impervious surface for lot 2 is 141.39 or 23.70%.

The total area of area of each lot covered by impervious surfaces is – 265.22m or 25.83%.

The proposal will utilise a permeable driveway to the rear unit minimising the impervious surfaces found on site.

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Standard B9 – Permeability

The site area covered by the pervious surfaces should be at least:

- The minimum area specified in a schedule to the zone, or
- If no minimum is specified in a schedule to the zone, 20 percent of the site.

Response:

761.60m² or 74.17% of the site is permeable which is fully compliant with the requirement of this standard.

Standard B10 - Energy efficiency

Buildings should be:

- Oriented to make appropriate use of solar energy.
- Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced.

Living areas and private open space should be located on the north side of the development, if practicable. Developments should be designed so that solar access to north-facing windows is maximised.

Response:

Full compliance with this standard has been achieved; the new dwellings will have a minimum 7-star energy rating. Due to the orientation of the site north facing private open space is practicable, north facing windows have been included where possible and all living areas to both dwellings face north.

Standard B11 - Open space

If any public or communal open space is provided on site, it should:

- Be substantially fronted by dwellings, where appropriate.
- Provide outlook for as many dwellings as practicable.
- Be designed to protect any natural features on the site.
- Be accessible and useable

Response:

Not applicable - there is no public open space provided on the site.

Standard B12 – Safety

Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways. Planting which creates unsafe spaces along streets and accessways should be avoided.

Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. Private spaces within developments should be protected from inappropriate use as public thoroughfares.

Response:

Entrances to all dwellings are clearly defined and visible from either the street or clear accessways. Passive surveillance of the street is possible as the living areas view the street frontage and driveway allowing residents to observe the comings and goings on the site.

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Standard B13 – Landscaping

The landscape layout and design should:

- Protect any predominant landscape features of the neighbourhood.
- Take into account the soil type and drainage patterns of the site.
- Allow for intended vegetation growth and structural protection of buildings.
- In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.
- Provide a safe, attractive and functional environment for residents.

Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.

Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.

The landscape design should specify landscape themes, vegetation (location and species), paving and lighting. Development should meet any additional landscape requirements specified in a schedule to the zone.

Response:

Proposed planting comprises a variety of indigenous vegetation which will encourage local birdlife to the site. Existing protected trees on the site will be retained as per recommendations of the Arborist. A new canopy tree is proposed to Unit 2's secluded private open space. Every effort has been made to have a minimal impact on the existing planting and trees on the site. The proposed trees to be removed can be seen on the existing site plan on sheet P006. Proposed landscaping can be seen on sheet P016.

Standard B14 – Access

The width of accessways or car spaces should not exceed:

- 33 per cent of the street frontage, or
- if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.

No more than one single-width crossover should be provided for each dwelling fronting a street.

The location of crossovers 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 new dwelling will share vehicular access with lot 1 via the existing crossover located on Ryrie St through common property.

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Standard B15 - Parking location

Car parking facilities should:

- Be reasonably close and convenient to dwellings and residential buildings.
- Be secure.
- Be well ventilated if enclosed.

Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.

Response:

Shared accessways are proposed.

All on-site parking is to be secure within a private garage, carport & car space.

Standard B17 – Side and rear setbacks

A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:

- At least the distance specified in a schedule to the zone, or
- If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

Sunblinds, verandas, porches, eaves, fascia's, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.

Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.

Response:

The proposal complies with all of this standard. Setbacks can be seen on sheet P007

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Standard B18 - Walls on boundaries

A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:

- For a length of more than the distance specified in a schedule to the zone; or
- If no distance is specified in a schedule to the zone, for a length of more than:
 - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or
 - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports,

whichever is the greater.

A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.

A building on a boundary includes a building set back up to 200mm from a boundary.

The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

Response:

There are no walls on boundaries proposed for this development.

Standard B19 - Daylight to existing windows

Buildings 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. The calculation of the area may include land on the abutting lot.

Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

Response:

Existing windows on adjacent allotments will not be impacted by the proposed design. Proposed walls comply with this regulation.

Standard B20 - North-facing windows

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 over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.

Response:

The proposal complies with this standard. Setbacks can be seen on sheet P007.

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Standard B21 - Overshadowing open space

Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

Response:

The proposal complies with all this standard. Shadows can be seen on sheets P018, P019, P020.

Standard B22 – Overlooking

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 a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:

- Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.
- Have sill heights of at least 1.7 metres above floor level.
- Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.
- Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.

Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.

Screens used to obscure a view should be:

- Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
- Permanent, fixed and durable.
- Designed and coloured to blend in with the development.

This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

Response:

The proposal complies with this standard. All overlooking is prevented with existing fences and a new 500mm high screen is proposed to areas in which overlooking may occur. Please refer to the overlooking diagrams on sheet P025 & P026.

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Standard B23 - Internal views

Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.

Response:

The proposal complies with this standard. All overlooking is prevented with existing fences and a new 500mm high screen is proposed to areas in which overlooking may occur. Please refer to the overlooking diagrams on sheet P025 & P026.

Standard B24 - Noise impacts

Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.

Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.

Response:

There are no unusual noise sources which will affect the amenity of either the residents of the proposed dwellings or those of existing dwellings.

Standard B25 – Accessibility

The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.

Response:

The proposal complies with this standard.

Standard B26 - Dwelling entry

Entries to dwellings and residential buildings should:

- Be visible and easily identifiable from streets and other public areas.
- Provide shelter, a sense of personal address and a transitional space around the entry.

Response:

Each dwelling has its own defined entry and complies with all aspects of the above standard.

Standard B27 - Daylight to new windows

A window in a habitable room should be located to face:

- An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or
- A veranda provided it is open for at least one third of its perimeter, or
- A carport provided it has two or more open sides and is open for at least one third of its perimeter.

Response:

The proposal complies with this standard. Setbacks can be seen on sheet P007.

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Standard B28 - Private open space

- A dwelling or residential building should have private open space of an area and dimensions specified in a schedule to the zone.
- If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building should have private open space consisting 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 or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or
 - A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or
 - A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room.
- The balcony requirements in Clause 55.05-4 do not apply to an apartment development.

Response:

Lot 1 is provided with a secluded private open space of 209m² and convenient access from a living room.

Lot 2 is provided with a secluded private open space of 112m² and convenient access from a living room.

Standard B29 - Solar access to open space

The private open space should be located on the north side of the dwelling or residential building, 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 proposal complies with this standard. Setbacks can be seen on sheet P007 and shadowing.

Standard B30 – Storage

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

Response:

There is an outdoor storage space available in the form of a 6m³ Garden store to both Lot 1 and lot 2.

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Standard B31 - Design detail

The design of buildings, including:

- Facade articulation and detailing,
- Window and door proportions,
- Roof form, and
- Verandas, eaves and parapets, should respect the existing or preferred neighbourhood character.

Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.

Response:

The proposed dwelling is designed with weatherboard cladding a gabled/hipped roof form and colorbond sheet roofing. This design is in keeping with the homes of the surrounding neighbourhood.

Standard B32 – Front Fences

The design of front fences should complement 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:

- The maximum height specified in a schedule to the zone, or
- If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3.

Table B3 Maximum front fence height

Street Context	Maximum front fence height
Streets in a Road Zone, Category 1	2 metres
Other streets	1.9 metres

Response:

There is no front fencing proposed.

Standard B33 - Common property

Developments should clearly delineate public, communal and private areas.

Common property, where provided, should be functional and capable of efficient management.

Response:

The common property will be predominately driveway and body corporate will be setup as part of the subdivision allowing for management of this low maintenance space.

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Standard B34 - Site services

To ensure that site services can be installed and easily maintained.

To ensure that site facilities are accessible, adequate and attractive.

Response:

Mailboxes for each dwelling will be located at the street frontage located on each side of the driveway.

There is ample space within the rear yard of both lots for storage of rubbish and recycling bins. Refer to the site plan on sheet P007.

Clause 52.06 Car Parking

The purpose of the Car Parking provision is:

- To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the 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 car parking facilities.
- To ensure that car parking does not adversely affect 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.

Both dwellings require a minimum of one under covered car parking space and an additional car parking space in accordance with the design standards of Clause 52.06. All proposed dwellings will feature a double garage or single carport attached to their respective dwellings, meeting the requirements of the Planning Scheme.

Conclusion

The proposed dwelling complies with the objectives of state and local planning policies.

The development is consistent with the purpose of the Neighbourhood Residential Zone (NRZ) and Neighbourhood Residential Zone – Schedule 2. The proposed dwelling complies with the objectives and the standards contained within Clause 55 of the Scheme.

Every effort has been made to design a development which is compatible with the scale and setbacks of development in the area.

It is requested that a permit be issued for the proposal as herein described.

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