



Millar | Merrigan

Land Development Consultants



45 Sedgwick Street, Marysville

Planning Report
Shire of Murrindindi

Proposed 2 Lot Subdivision

April 2015

Prepared by Millar Merrigan on behalf of:
P Johnson
Reference: 17289/3.1 Version 1

1 Introduction

Millar Merrigan have been engaged by P Johnson to lodge this planning application for a **2 lot subdivision at 45 Sedgwick Street, Marysville.**

The subject site was affected by the Black Saturday Bushfires of 2009 and the original dwelling along with many other homes in the area were destroyed. Many of the homes have been rebuilt, although there are still ruins and remains of structures in close proximity. There are also many vacant allotments where dwellings have been demolished and not yet replaced. The dwelling on site has been rebuilt and the area is subject to the ongoing rebuilding of the township.

Discussions were held between Mr P Johnson and Council Officers regarding the proposed subdivision. No issues were outlined at the time and resulted in the subsequent plan of proposed subdivision.

This report seeks to demonstrate how the subdivision and development is appropriate in terms of achieving State and Local planning objectives and policies and, in particular, the Murrindindi Shire policies for **Murrindindi Shire Profile (21.01), Municipal Vision (21.02), Serviced Township Strategies (21.07)** and **Marysville Residential Area (22.03)**.

2 Existing Site Conditions

The subject site is a large rectangular shaped allotment located on the southern side of Sedgwick Street, Marysville consisting of 964m². It contains a 2010 single storey colourbond dwelling with a skillion tin roof and is positioned towards the southern end of the site. It also contains a 2010 single storey colourbond bungalow with a skillion tin roof positioned towards the west boundary and a rendered brick shed situated adjacent to the bungalow on the east boundary.

A concrete crossing off Sedgwick Street provides vehicle access to the site via a concrete driveway which extends south along the eastern boundary.

Vegetation on the site consists of patches of lawn with some sleeper retaining walls providing level areas of lawn and tiered garden beds containing a variety of small exotic shrubs and native grasses. The remainder of the site is void of any vegetation.

Topography of the site slopes down from south to north with extensive views of the surrounding ranges and mountains available to the north, north east and north west.

There is evidence of cut and fill surrounding the bungalow, shed and across the site. No known contaminated soil or odour sources were observed, no significant traffic noise is audible and all reticulated services are available to the site.

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Figure 1: Aerial view of subject site



Figure 2: Looking north west across the site from the bungalow site.



Figure 3: Looking across the site from the west boundary.



Figure 4: Looking south towards the bungalow and dwelling located on site from Sedgwick Street.



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2.3 Site Opportunities & Constraints

Site opportunities include:

- To take advantage of an underutilised site;
- To provide increased residential density;
- To take advantage of existing infrastructure in a fully serviced area;
- To enhance the urban fabric through the rejuvenation of the existing landscape;
- To provide an opportunity to introduce indigenous landscaping;
- To retain the existing dwelling; and
- To take advantage of distant views.

The only site constraints identified are:

- The topography of the land.

The proposal has been designed to respond accordingly to the opportunities and constraints identified.

2.5 Locality to Existing Infrastructure

The site is very well situated to make more efficient use of existing infrastructure with a range of infrastructure and facilities located within close proximity. Such facilities include:

Shops:

- The main shopping hub of Marysville is located 300m away with more substantial shopping facilities available at Healesville located within 34kms and Alexandra 42kms away.

Primary Schools:

- Marysville Primary School is situated 500m from the site.

Secondary Schools:

- Alexandra Secondary College is located within 42kms and Healesville High School 34kms away.

Accessibility:

- The 684 bus service provides two daily services from Marysville to Healesville and Alexandra.

Recreation:

- Gallipoli Park is located 500m away; and
- Other activities situated within the vicinity include Steavenson Falls Reserve, Marysville Trout and Salmon pond and Marysville Golf Club.

3 Proposed Subdivision

Given the particular site conditions, the existing buildings on site and the zoning of the land, it is considered appropriate to subdivide the land into two parcels.

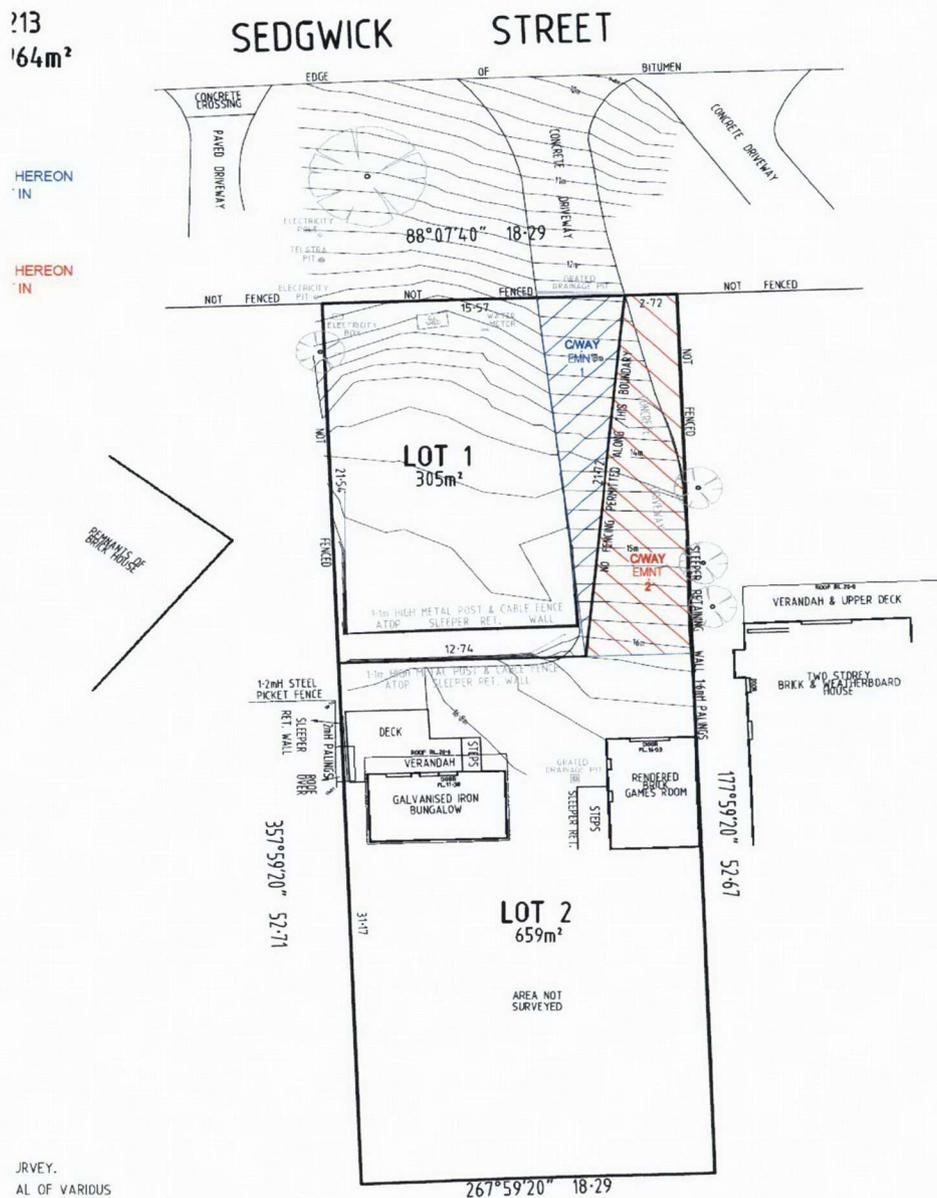
Proposed lot 1 is a small rectangular shaped allotment consisting of 305m². It is vacant and is located at the front of the site. A carriageway easement is located along the eastern boundary of the lot in favour of proposed lot 2. Access to the site will be achieved via the

existing crossing and driveway off Sedgwick Street which will be shared with proposed lot 2.

Proposed lot 2 is a battleaxe shaped allotment that contains the existing dwelling, bungalow and rendered brick shed and offers an area of 659m². A carriageway easement is located along the eastern boundary of the lot in favour of lot 1. Access to the site will continue from the existing crossing and driveway off Sedgwick Street and will be shared with proposed lot 1.

No trees are affected by the subdivision and ample space is available on lot 1 for development of a new dwelling.

Figure 6: Proposed subdivision layout



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4 Planning Policy Framework

The following is an outline of the planning policy framework relevant to the site. A comprehensive analysis of the proposal against this matrix of applicable policy is provided below.

Zoning

Clause 32.08 General Residential Zone, Schedule 1

Overlays

Clause 42.02 Vegetation Protection Overlay, Schedule 1

State Planning Policy Framework (SPPF)

Various clauses

Municipal Strategic Statement (MSS)

Clause 21.01 Murrindindi Shire Profile
Clause 21.02 Municipal Vision
Clause 21.07 Serviced Township Strategies

Local Planning Policy Framework (LPPF)

Clause 22.03 Marysville Residential Area

Other Requirements

Clause 56 Residential Subdivision
Clause 65.02 Decision Guidelines

4.1 Zoning

Pursuant to the Murrindindi Planning Scheme, the property is contained within the **General Residential Zone, Schedule 1 (32.08)**. The proposal is in accordance with the relevant purposes of the zone, which alongside implementing state and local planning policy are:

- *To encourage development that respects the neighbourhood character of the area;*
- *To implement neighbourhood character policy and adopted neighbourhood character guidelines; and*
- *To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.*

Pursuant to Clause 32.08-2 a permit is required for subdivision, other than an application to subdivide land into lots each contains an existing dwellings or car parking space and an application must meet the requirements of Clause 56.

Response – General Residential 1 Zone:

The proposal is consistent with the provisions of the General Residential Zone in that it provides for an increase in housing density and diversity whilst respecting the character of the neighbourhood. An assessment against Clause 56 is provided below.

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4.2 Overlay

Pursuant to the Murrindindi Planning Scheme, the property is affected by the **Vegetation Protection Overlay, Schedule 1 (42.02)**. The proposal is in accordance with the relevant purposes of the overlay, which alongside implementing state and local planning policy are:

- *To protect areas of significant vegetation;*
- *To ensure that development minimises loss of vegetation;*
- *To preserve existing trees and other vegetation;*
- *To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance;*
- *To maintain and enhance habitat and habitat corridors for indigenous fauna; and*
- *To encourage the regeneration of native vegetation.*

Pursuant to Clause 42.02-2 a permit is required to remove, destroy or lop any vegetation specified in a schedule to this overlay.

Response - Vegetation Protection Overlay

The provision of the vegetation protection overlay have been considered and as there is no vegetation removal proposed as part of this development they are mostly irrelevant. However it should be noted that there is ample space on each of the proposed lots for new vegetation to be planted to rebuild the landscape character of Marysville.

4.3 State Planning Policy Framework

The SPPF seeks to ensure that: *the objectives of Planning in Victoria are fostered through appropriate land use and development planning policies and practices which investigate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.*

The objectives include:

- *To provide for the fair, orderly, economic and maintainable use and development of land;*
- *To provide for the protection of natural and man-made resources;*
- *To rescue a pleasant, efficient and safe working, living and recreational environment; and*
- *To facilitate development which accords with the objectives.*

Settlement (Clause 11) states that:

Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities.

Environmental and Landscape Values (Clause 12)

Landscapes (12.04-2)

Objective:

To protect landscapes and significant open spaces that contribute to character, identity and sustainable environments.

Strategies to achieve this objective include:

- *Recognize the natural landscape for its aesthetic value and as a fully functioning system; and*
- *Ensure natural key features are protected and enhanced.*

Natural Resource Management (Clause 14)

Water conservation (14.02-3)

Objective:

To ensure that water resources are managed in a sustainable way.

Strategies to achieve this objective include:

- *Encourage the use of alternative water sources such as rainwater tanks, storm-water and recycled water by governments, developers and households; and*
- *Ensure the development of new urban areas and green spaces takes advantage of any opportunities for effluent recycling.*

Built Environment & Heritage (Clause 15)

Planning should achieve high quality urban design and architecture that:

- *Contributes positively to local urban character and sense of place;*
- *Reflects the particular characteristics, aspirations and cultural identity of the community;*
- *Enhances liveability, diversity, amenity and safety of the public realm;*
- *Promotes attractiveness of towns and cities within broader strategic contexts; and*
- *Minimises detrimental impact on neighbouring properties.*

Urban Design (15.01-1)

Objective:

To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.

Neighbourhood and Subdivision design (15.01-3)

Objective:

To ensure the design of subdivisions achieves attractive, liveable, walkable, cyclable, diverse and sustainable neighbourhoods.

Strategies to achieve this objective include:

- *In the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:*
 - *Creating compact neighbourhoods that have walkable distances between activities and where neighbourhood centres provide access to services and facilities to meet day to day needs;*
 - *Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people;*
 - *Contributing to reducing car dependence; and*
 - *Environmentally friendly development that includes improved energy efficiency, water conservations, local management of storm-water and waste water treatment.*

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Design for Safety (15.01-4)

Objective:

To improve community safety and encourage neighbourhood design that makes people feel safe.

Cultural identity and neighbourhood character (15.01-5)

Objective:

To recognise and protect cultural identity, neighbourhood character and sense of place.

Energy and resource efficiency (15.02-1)

Objective:

To encourage land use and development that is consistent with the efficient use of energy and the minimization of greenhouse gas emissions.

Housing (Clause 16)

States that:

- *Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure;*
- *New housing should have access to services and be planned for long term sustainability, including walking to activity centres, public transport, schools and open space; and*
- *Planning for housing should include land for affordable housing.*

Integrated housing (16.01)

Objective:

To promote a housing market that meets community needs.

Strategies to achieve this objective include:

- *Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land;*
- *Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns; and*
- *Encourage housing that is both water efficient and energy efficient.*

Location of residential development (16.01-2)

Objective:

To locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport.

Housing diversity (16.01-4)

Objective:

To provide for a range of housing types to meet increasingly diverse needs.

Housing affordability (16.01-5)

Objective:

To deliver more affordable housing closer to jobs, transport and services.

Response:

The proposed subdivision is compatible with the SPPF as the site is located in an existing urban area and the land is zoned for residential purposes. It is well located within the township of Marysville and the proposed subdivision layout responds accordingly to the existing site and neighbourhood conditions.

The proposed subdivision will aid in provision of affordable housing opportunities within walking distance to local facilities.

The proposal has been designed to respond to and respect the environmental and landscape character of the area, with no trees to be removed, and ample space available across each lot for new landscaping including canopy trees.

The existing dwelling and bungalow are to be retained, promoting the planning scheme aims of sustainable development.

The proposed density is considered appropriate for the pattern of development present within the neighbourhood. The proposal will increase the diversity of housing available within the area to meet the increasingly diverse needs of the population.

4.4 Municipal Strategic Statement (MSS)

The MSS contained in Clause 21 of the Murrindindi Planning Scheme, sets out Council's future land use and development policies for the Municipality. The relevant clauses for this application are as follows:

Murrindindi Shire Profile (21.01)

The clause for Townships (21.01-4) identifies Marysville as one of the Shires *Major Settlements* and notes that it is a tourist town that has developed around the major industries of timber and tourist accommodation. The bushfires of 7 February 2009 devastated Marysville and the redevelopment of Marysville and the surrounding communities as safer, more sustainable settlements is supported.

Municipal Vision (21.02) identifies a relevant aim as being *consolidating and focusing development within and in proximity to townships to improve and utilise existing infrastructure and community facilities.*

Serviced Township Strategies (21.07) notes that Marysville is serviced by reticulated water, drainage and sewerage.

The clause for Issues (21.07-2) identifies the following general issues which are relevant to this application:

- *Rebuilding and economic return of Marysville following the 7 February 2009 bushfires; and*
- *Encouraging the return of the population of Marysville, with an increasing percentage of permanent residents compared to the pre-fire numbers.*

Strategies and Objectives (21.07-3) include the following (relevant aspects only):

- *Encourage new development to be built on a human scale;*
- *Promote environmentally sustainable development that maintains and enhances the local landscape and scenic views; and*
- *Prioritise rebuilding in existing business and residential zones until Marysville is significantly re-established and achieves the intent of the Roberts Day 2009 Marysville and Triangle Urban Design Framework Report, September 2009.*

Marysville Residential Area (22.03-6)

This policy applies to the use and development of land within the Residential 1 Zone and the Low Density Residential Zone within the Marysville Township.

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Objective:

To create residential environments that establish a new character for Marysville in a manner that encourages quality design and emphasizes the importance of landscape features.

It is Policy to:

- *Maintain the garden and landscape character of residential areas;*
- *Minimize the use of solid and front fences;*
- *Encourage the development of environmental sustainable and energy efficient buildings;*
- *Encourage the use of architectural styles that contributes to the mountain village character of Marysville;*
- *Encourage buildings that are distinctive in design;*
- *Ensure that buildings constructed on properties abutting or containing watercourses are setback at least 20 metres and the riparian vegetation retained and enhanced;*
- *Support development that provides for self-catering visitor accommodation;*
- *Support residential development that provides for art/craft or workshop buildings that are in keeping with the scale of the dwelling; and*
- *Protect and enhance the significant landmark opportunities identified in the Roberts Day 2009 Marysville and Triangle Urban Design Framework, September 2009.*

Response – MSS:

Murrindindi's MSS acknowledges that there is scope for increased levels of development within Marysville particularly the rebuilding of the residential community given that it is fully serviced and accessible. The proposal fulfils this vision by providing infill residential development on a fully serviced site located within an existing urban area.

The proposal will see a newly created lot that has ample space for the provision of a new dwelling to increase diversity in this small town. There is also ample space for landscaping on each of the proposed lots to rebuild the garden and landscape character of the area.

4.5 Clause 56 - Subdivision

The Purpose of Clause 56 Subdivision relevant to this application is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies;*
- *To create liveable sustainable neighbourhoods and urban places with character and identity;*
- *To achieve residential subdivision outcomes that appropriately respond to the site and its context for:*
 - *Metropolitan Melbourne growth areas.*
 - *Infill sites within established residential areas.*
 - *Regional cities and towns; and*
- *To ensure residential subdivision design appropriately provides for:*
 - *Policy implementation.*
 - *Livable and sustainable communities.*
 - *Residential lot design.*
 - *Urban landscape.*
 - *Access and mobility management.*

- *Integrated water management.*
- *Site management.*
- *Utilities.*

An application to subdivide land must meet all of the objectives included in the clauses specified in the zone and should meet all of the standards included in the clauses specified in the zone.

ASSESSMENT – 2 LOT SUBDIVISION (applicable standards only)

Clause 56	Proposed Development (Yes/No/Partially/N/A)
56.03 LIVEABLE AND SUSTAINABLE COMMUNITIES	
STANDARD C6, Neighbourhood character	Yes. The proposal respects the existing neighbourhood character whilst responding to the features of the site as detailed above.
56.04 LOT DESIGN	
STANDARD C8, Lot area and building envelopes	Yes. The proposed lot sizes are generous and appropriate for the area (305m ² and 659m ²). The new vacant lot is well dimensioned and provides ample opportunities for a modest family home and associated services. Given the size of the lot and the lack of site constraints it is not considered appropriate to burden the lot with a building envelope.
STANDARD C9, Solar orientation of lots	Yes. The site is well orientated to achieve suitable solar access to both lots.
STANDARD C11, Common area	N/A
56.06 ACCESS AND MOBILITY MANAGEMENT	
STANDARD C21, Lot access	Yes. The existing concrete crossing will be retained and will continue to provide access to the existing dwelling as well as access to the newly created lot 1. Two carriageway easements will be created one in favour of lot 1 and the other in favour of lot 2 to allow continued access to lot 2 and new access to lot 1 via the existing concrete driveway.
56.07 INTEGRATED WATER MANAGEMENT	
STANDARD C22, Drinking water supply	Yes. Reticulated water is currently available to the site and can be utilised to service the new lot making more efficient use of existing infrastructure.
STANDARD C23, Reused and recycled water	Yes. The proposed lot is capable of containing re-used and recycled water systems to reduce the unnecessary use of drinking water.
STANDARD C24, Waste water management	Yes. The subject site has reticulated sewer available to both lots.
STANDARD C25, Urban run-off management	Yes. All minor drainage will be designed and installed to Council's requirements. It is submitted that the proposal will not result in damage or inconvenience to residents from urban run-off.
56.08 SITE MANAGEMENT	

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STANDARD C26, Site management	Yes. The site will be managed to the satisfaction of the responsible authority prior to and during any construction works.
56.09 UTILITIES	
STANDARD C27, Shared trenching	Yes. All services are currently available to the site. Any new servicing will utilise shared trenching where possible.
STANDARD C28, Electricity, telecommunications and gas	Yes. All services are available to the site and will be supplied to both lots in accordance with the requirements of the relevant authorities.

4.6 Clause 65 Considerations

Before deciding on an application to approve a plan, the responsible authority must consider matters in Clause 65.01 as appropriate:

- *The matters set out in Section 60 of the Act;*
- *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies;*
- *The purpose of the zone, overlay or other provision;*
- *Any matter required to be considered in the zone, overlay or other provision;*
- *The orderly planning of the area;*
- *The effect on the amenity of the area;*
- *The proximity of the land to any public land;*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality;*
- *Whether the proposed development is designed to maintain or improve the quality of storm-water within and existing the site; and*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*

Before deciding on an application to subdivide land, the responsible authority must consider, as appropriate:

- *The suitability of land for subdivision;*
- *The existing use and possible future development of the land and nearby land;*
- *The availability of subdivided land in the locality, and the need for the creation of further lots;*
- *The effect of development on the use or development of other land which has a common means of drainage;*
- *The subdivision pattern having regard to the physical characteristics of the land including existing vegetation;*
- *The density of the proposed development;*
- *The area and dimensions of each lot in the subdivision;*
- *The provision of off-street parking; and*
- *The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.*

Response:

The site is well located within close proximity to local facilities and services and is clearly suitable for redevelopment given its location, size and existing physical conditions. The proposal offers a new vacant allotment that can accommodate a future dwelling to meet the future changing needs of the population. The proposed

density is considered to be appropriate for site and neighbourhood conditions. Ample off-street parking is available within the allotments and all reticulated services are available to the land.

5. Conclusion

We submit that the proposed subdivision is appropriate for the following reasons:

- The General Residential 1 Zone supports appropriate infill development and the proposal accords with the township strategy for Marysville;
- The proposal is consistent with State and Local planning policies;
- The proposal is consistent and complies with the objectives and standards of Clause 56: Subdivision; and
- The proposal is consistent and complies with the decision guidelines stated within Clause 65.

It is requested the responsible authority direct a planning permit issue for the subdivision of this land with appropriate conditions.

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Environmental Consultants

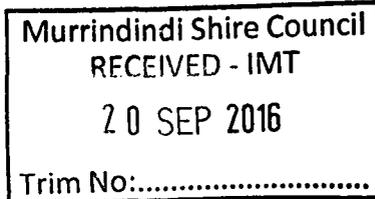
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Document id: 160905 MM to Council



5 September 2016

Murrundini Shire Council
DX71402
ALEXANDRA

Attention: **Melissa Crane**



Dear Melissa

Re: **45 Sedgwick Street, Marysville
2015/103**

Further to your correspondence of 16 December 2015 we wish to amend the application to include a development proposal as advised by Council. Please find enclosed the following:

- Cheque for \$411
- Site Layout Plan and Building Elevations (3 x A1 copies & 1 x A3 copy) 17289P4;
- Shadow Diagram Plan (3 x A2 copies & 1 x A3 copy) 17289P5;

Please note the following:

- The total application fee payable = \$797 (being \$604 for development and half of the subdivision fee of \$386). A fee of \$386 has already been paid. \$797- \$386 = **\$411**.
- The application is amended to include the construction of a dwelling on proposed lot 1 as suggested by Council. The dwelling is single storey in nature, offers two bedrooms, open plan living, kitchen and dining area and various service rooms.
- A single carspace is provided to cater for carparking.
- An area of secluded private open space is provided to the west of the dwelling with additional open space provided within the front setback where a verandah is provided off the main living area. The verandah provides a sense of entry to the dwelling whilst also offering space for outdoor relaxation.
- Some cut and fill will be required to accommodate the dwelling given the topography of the land and retaining walls will be provided where necessary.
- Vehicle access as proposed within the original application remains unchanged.
- Space for landscaping is provided around the dwelling. A detailed landscape plan can be prepared as a condition of permit if considered necessary.
- The dwelling is to be constructed of a mix of timber and corrugated iron and is provided with a skillion tin roof.
- The proposed colours of the dwelling are earthy in nature to ensure the dwelling blends with the surrounding neighbourhood character.
- An application to construct two or more dwellings on a lot must meet the 'objectives' of Clause 55 and should meet the 'standards'. A response to the provisions of Clause 55 is provided below:

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Local Development Plan 2017

Clause 55	Complies? (Yes/No/Partially/N/A)
Standard B1: Neighbourhood character	Yes. The proposal respects the existing neighbourhood character and responds to the features of the site. It offers an increase in density whilst maintaining appropriate setbacks and sufficient space for landscaping. The proposed density is 1:482m ² . The proposed dwelling is to be constructed of materials and colours that complement the character of the neighbourhood and the built form ensures the dwelling maintains a low scale and is not dominant within the streetscape.
Standard B2: Residential policy	Yes. The redevelopment of this site is consistent with the State and Local Planning Policies including the shire of Murrindindi's Housing policy.
Standard B3: Dwelling diversity	N/A.
Standard B4: Infrastructure	Yes. All services are currently available to the subject site and can be utilised for the proposed dwelling.
Standard B5: Integration with the street	Yes. The proposed dwelling has been designed to address the Sedgwick Street streetscape and will enhance surveillance of the streetscape. Appropriate vehicle and pedestrian links are available for safe transition from the street to each dwelling.

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Standard B6: street setback	Partly. The proposed dwelling is setback 7m from the frontage of the site. It is acknowledged that this setback is less than the average of the two neighbouring dwellings however noted that the Sedgwick Street road reserve is extremely wide resulting in very generous setbacks from the actual road. Like many other lots within the area the frontage of the site will not be fenced and there is no distinction of the front boundary of the site creating a sense of large front setbacks. Whilst this standard has not been met it is submitted that the objective of providing for the efficient use of the site whilst maintaining the character of the neighbourhood has been met. The proposed front setback is considered appropriate.
Standard B7: Building height	Yes. The proposed dwelling is single storey in nature and maintains a maximum building height of 4.62m.
Standard B8: Site coverage	Yes. The proposal provides a site coverage of 36% in accordance with the requirements. It allows for the efficient use of the site whilst maintaining space for landscaping and respecting the neighbourhood character.
Standard B9: Permeability	Yes. The overall permeable area is 40% and significantly exceeds the minimum of 20%.
Standard B10: Energy efficiency	Yes. Energy efficiency for the existing dwellings on adjoining lots will remain relatively unchanged. The proposed dwelling has been designed to achieve appropriate solar orientation.
Standard B11 Open space	N/A.
Standard B12: Safety	Yes. The layout of the development provides for the safety and security of residents and property. All yards are to be securely fenced to prevent public access.
Standard B13: Landscaping	Yes. No trees are proposed to be removed from the site to accommodate the development. Ample space is available for new landscaping to complement the dwellings.

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Standard B14: Access	Yes. The existing crossing is to be utilised to provide shared access to each lot via carriageway easements. The proposed driveway provides for safe and efficient vehicle access.
STANDARD B15: Parking location	Yes. The parking areas provided are convenient to the dwelling they are intended for. The proposed dwelling is provided with a single carspace to cater for carparking.
STANDARD B16: Side and rear setbacks	Yes. All side and rear setbacks are in accordance with or exceed the requirements of this standard.
Standard B18: Walls on boundaries	Yes. The proposed dwelling is constructed along the western boundary for a distance of 7.46m. The height and length of the wall are in accordance with the requirements of this standard.
STANDARD B19: Daylight to existing windows	Yes. Adequate daylight is available to existing habitable room windows with 1m clear to the sky achieved for all.
STANDARD B20: North-facing windows	N/A. There is no north facing windows from habitable rooms within 3m of the property boundary.
STANDARD B21: Overshadowing open space	Yes. The proposed dwelling will not result in detrimental overshadowing to existing private open space (refer to Shadow Diagram Plan 17289P5).
Standard B22: Overlooking	Yes. Given the single storey nature of the development and the topography of the land no overlooking to neighbouring properties occurs.
STANDARD B23: Internal views	Yes. The development has been designed to avoid overlooking between dwellings on site. No overlook occurs.
STANDARD B24: Noise impacts	Yes. There are no significant noise sources within the area. All new plant and equipment will be located away from the living areas of existing dwellings as far as practicable.

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Standard B25: Accessibility	Yes. The entry to the proposed dwelling could be made accessible for people with limited mobility if necessary through the provision of ramps.
STANDARD B26: Dwelling entry	Yes. The entrance to the proposed dwelling is highly visible, easily identifiable, and provides shelter and a transitional space. The entrance to the existing dwelling is to remain unchanged.
STANDARD B263: Daylight to new windows	Yes. Ample daylight is available to new habitable rooms.
STANDARD B28: Private open space	Yes. The proposed dwelling is provided with at least 40sqm of private open space including 26sqm of secluded private open space available to the west of the dwelling and further open space available within the front setback.
STANDARD B29: Solar access to open space	Yes. Both dwellings achieve excellent access to sunlight throughout the day. The proposed dwelling is provided with a north facing living area.
Standard B30: Storage	Yes. Both dwellings are provided with 6 cubic metres of storage which is located and accessed externally.
Standard B31: Detailed design	Yes. The new dwelling has been well designed to ensure that the development complements the existing characteristics of the neighbourhood without denying modern features. The proposed materials, colours and finishes are considered appropriate and are consistent with existing dwellings in the neighbourhood.
Standard B32: Front fences	N/A. There is no current or proposed front fencing.
STANDARD B33: Common property	N/A. There is no common property proposed however carriageway easements will facilitate access.
Standard B34: Site services	Yes. Sufficient space is available for the provision of services. Mailboxes locations are shown on the attached Site Layout Plan 17289P4 and ample space is available for the private storage of bins.

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As demonstrated by the assessment above, the proposal meets all standards of Clause 55 with the exception of B6 in which the objective has been easily met. The proposed dwelling is appropriate for the allotment and will blend with the character of the neighbourhood. It will enhance the streetscape character off Sedgwick Street and provide for increased surveillance of the public domain. The proposal is considered to be appropriate for the site and surrounds.

We trust this is satisfactory and look forward to receiving advertising at your earliest convenience.

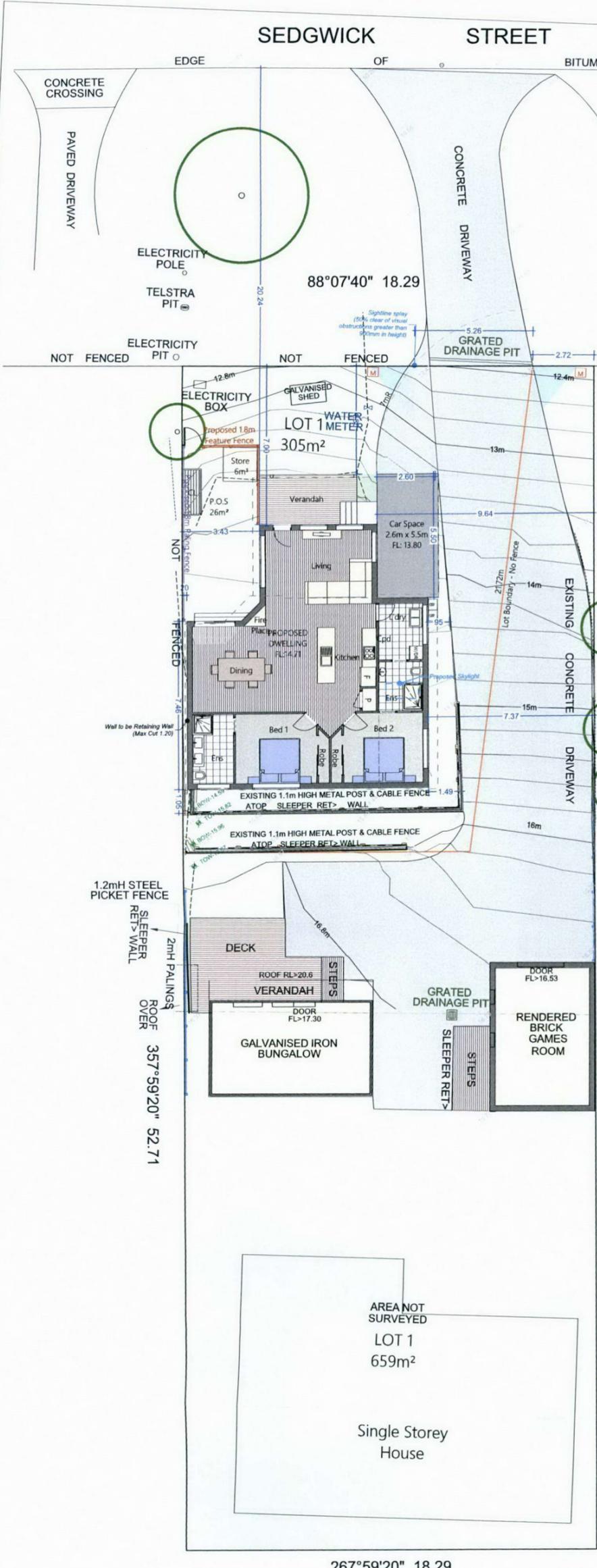
Yours faithfully
Millar | Merrigan



DUNCAN VAN ROOYEN
Project Manager/Land Development

t 03 8720 9547
e duncan@millarmerrigan.com.au

Enc.



- NOTES:**
- This plan is to be read in conjunction with the Plan of Survey (17289F), the Shadow Diagrams (17289P5), the Proposed Subdivision (17289P6) and the Landscape Plan (17289L0). It has been prepared as part of a town planning submission.
 - Car Parking & Access-
Lot 1- The proposed dwelling has two bedrooms and a single carspace
Lot 2- The existing dwelling has three bedrooms and there is a detached shed and bungalow.
 - Access- The existing concrete crossover and driveway will provide access off Sedgwick Street and service both lots. The carriage way easement will allow Lot 2 to continue to enter and exit in a forward direction while Lot 1 will enter in a forward direction and exit by reversing.
 - Overlooking- The proposed dwelling has been designed to overlook its own internal open space or streets. Obscure glazing is proposed to prevent overlooking as required. Screening vegetation will be used to soften fences and further prevent overlooking where considered necessary (See Landscape Plan).
 - Shadows- Refer to the Shadow Diagrams (17289P5) for solar access to both lots.
 - Daylight to habitable windows- Adequate daylight is available to all existing and proposed habitable windows with 1m clear to the sky achieved for all.
 - Spot levels and contours shown are to an arbitrary datum.

MATERIALS, FINISHES & COLOURS:

External Walls:	Corrugated Iron	Colorbond	'Surfmist'
External Cladding:	Timber	Stain	'Stained Wood'
Roofing:	Galvanised iron	Colorbond	'Evening Haze'
Gutters:	Metal	Colorbond	'Jasper'
Fascias:	Metal	Colorbond	'Jasper'
Window & Door Frames:	Timber	Stain	'Jasper'

Note: Colours may be similar to those listed above to allow for variation between brands

MATERIALS, FINISHES & COLOURS:

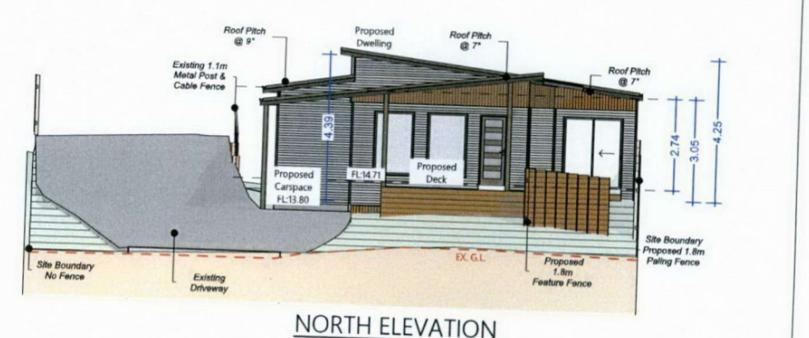
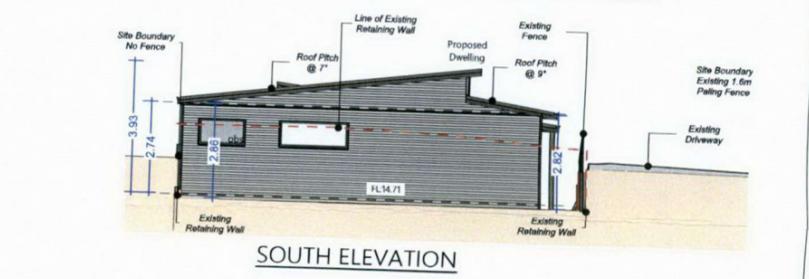
Stained Wood	Corrugate - Surfmist
Jasper	Evening Haze

Note: Colours may be similar to those listed above to allow for variation between brands

- LEGEND:**
- Existing tree/shrub: (Symbol)
 - Tree/shrub to be removed: (Symbol)
 - Feature fence: (Symbol)
 - Existing fence: (Symbol)
 - Proposed fence: (Symbol)
 - Proposed retaining wall: (Symbol)
 - Proposed lot boundary: (Symbol)
 - Proposed spot level: (Symbol)

DEVELOPMENT SUMMARY:

Site Area:	964m²
Proposed density:	1 per 482m²
Lot 1 Area- Ground floor area (inc. garage & porch):	305m²
Secured private open space:	26m²
Lot 2 Area- Bungalow & Shed - Ground Floor Area (inc. porch):	659m²
88m²	
155m²	
Site Coverage (buildings):	348m² = 36%
Impervious Surfaces:	
Buildings:	348m²
Driveways & paving:	228m²
Total impervious:	576m² = 60%
Permeable area:	40%



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Prepared for planning purposes	KB	ME	Aug 2016
Revised Description	Drawn	Checked	Date

SUBJECT TO APPROVAL

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Land Development Consultants

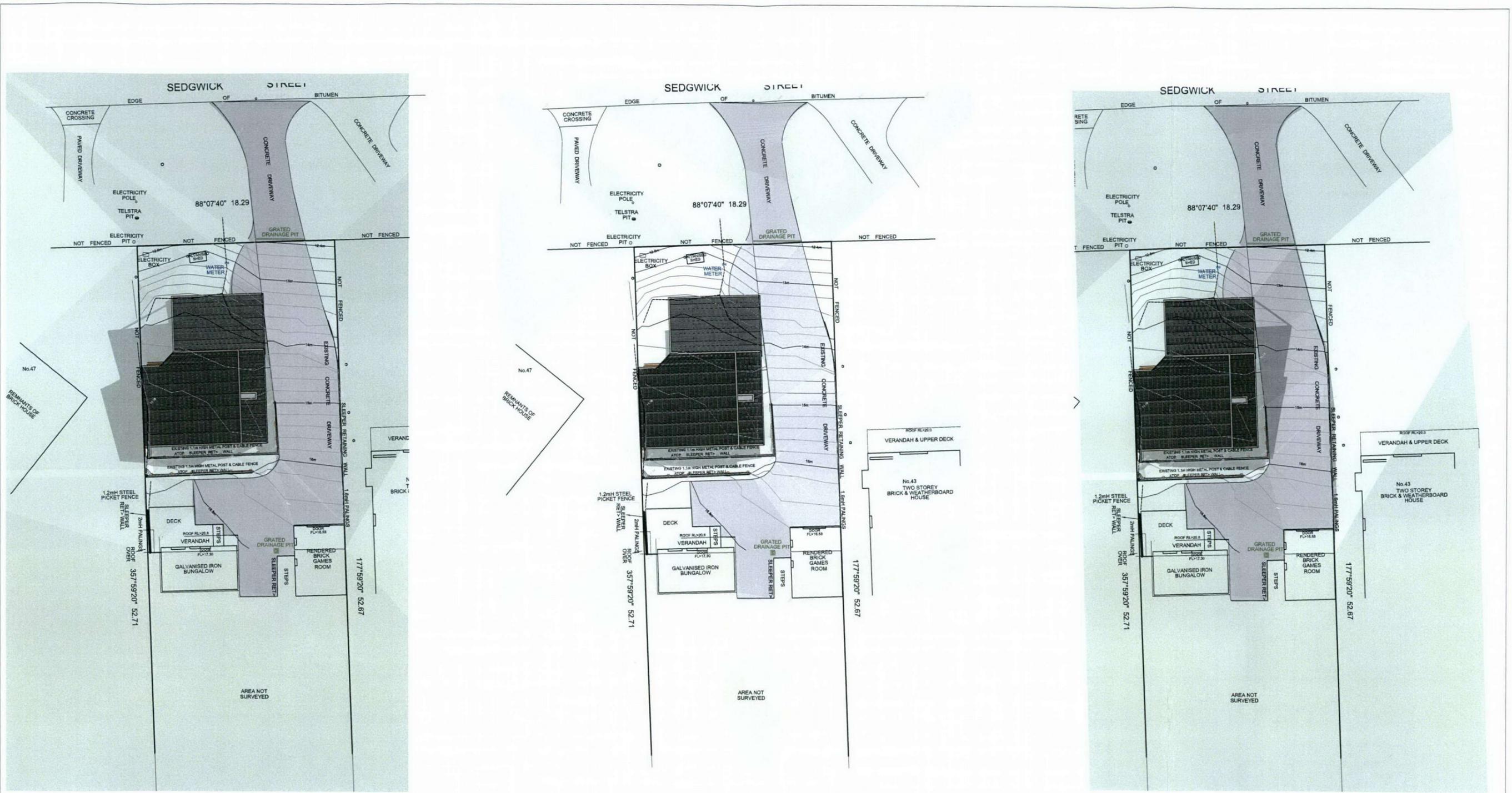
Civil Engineering
Land Surveying
Landscape Architecture
Project Management
Town Planning
Urban Design

Miller & Merrigan Pty Ltd ACN 005 541 668
Metro 2126 Merrindale Drive, Clayton 3136
Regional 156 Commercial Road, Morwell 3540
Mail PO Box 347 Croydon, Victoria 3136
M(03) 8720 9500 F(03) 5134 8611
www.millermerrigan.com.au
admin@millermerrigan.com.au

SITE LAYOUT & ELEVATIONS
PROPOSED DEVELOPMENT
45 Sedgwick Street, Marysville
Murrindindi Shire Council

17289P4
Version 1
Sheet 1 of 1

North
1:100 @ A1



9am

12 Noon

3pm

NOTES:
 1. Angle of shadows taken at 22nd September
 2. Shadows of fences not shown

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No.	Revision Description	Drawn	Checked	Date
1	Prepared for planning purposes	YB	VE	Aug 2016

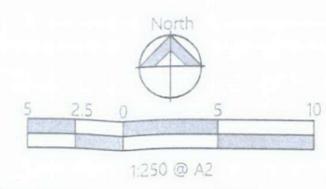
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Land Development Consultants

Civil Engineering
 Land Surveying
 Landscape Architecture
 Project Management
 Town Planning
 Urban Design

Millar & Merrigan Pty Ltd ACN 005 541 868
 Metro 2/126 Merrindale Drive, Croydon 3136
 Regional 156 Commercial Road, Morwell 3840
 Mail PO Box 247 Croydon, Victoria 3136
 M (03) 8720 9500 R (03) 5134 8611
 www.millarmerrigan.com.au
 admin@millarmerrigan.com.au



SHADOW DIAGRAMS
PROPOSED DEVELOPMENT

45 Sedgewick Street, Marysville
 Murrindindi Shire Council

17289 P5
 Version 1
 Sheet 1 of 1

LOT 5 ON LP112191
C/T: VOL.9435 FOL.213
TOTAL SITE AREA: 964m²

SEDGWICK STREET

 CARRIAGEWAY EASEMENT 1:
THE AREA SHOWN HATCHED HEREON
IS CARRIAGEWAY EASEMENT IN
FAVOUR OF LOT 2

 CARRIAGEWAY EASEMENT 2:
THE AREA SHOWN HATCHED HEREON
IS CARRIAGEWAY EASEMENT IN
FAVOUR OF LOT 1

 BUILDING ENVELOPE

REMNANTS OF
BRICK HOUSE



DIMENSIONS HEREON ARE SUBJECT TO SURVEY.

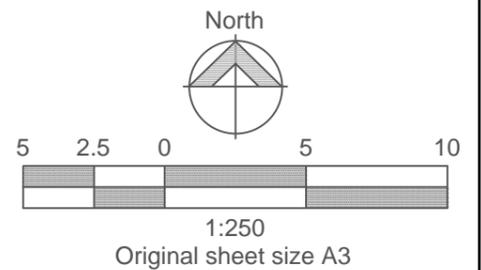
THIS PLAN IS SUBJECT TO THE APPROVAL OF VARIOUS
STATUTORY AUTHORITIES.

CONTOURS SHOWN HEREON HAVE BEEN INTERPOLATED FROM
ON-SITE LEVELS TAKEN IN METRES AND DECIMALS TO THE
AUSTRALIAN HEIGHT DATUM ON 20/2/2015.

CONTOUR VERTICAL INTERVAL 0.20 METRES.

IMPLIED EASEMENTS UNDER SECTION 12 (2) OF THE SUBDIVISION
ACT 1988 TO APPLY TO ALL OF THE LAND IN THE PLAN.

No.	Revision Description	Drawn	Checked	Date
2	Building envelope added		AHW	11/6/15
1	Submitted as part of planning application		DV	6/3/15



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M(03) 8720 9500 R(03) 5134 8611
www.millarmerrigan.com.au
survey@millarmerrigan.com.au

PROPOSED SUBDIVISION

45 Sedgwick Street, Marysville
Murrindindi Shire Council

17289P2 V2

PRELIMINARY PLAN

Land Development Consultants

SAI GLOBAL Quality ISO 9001