



Planning Enquiries
Phone: (03) 5772 0317
Email: planning@murrindindi.vic.gov.au
Web: www.murrindindi.vic.gov.au

Office Use Only

VicSmart? YES NO

Specify class of VicSmart application:

Application No.: _____ Date Lodged: / /

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the back 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 concerns, please contact Council's planning department.

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

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

i Click for further information.

Clear Form

Application Type

Is this a VicSmart application?*

No Yes

If yes, please specify which

VicSmart class or classes:.....

⚠ If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application.

Pre-application Meeting

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

No Yes

If 'Yes', with whom?:

Date:

day / month / year

The Land **i**

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

Street Address *

Unit No.: _____ St. No.: 102 St. Name: Falls Road

Suburb/Locality: Marysville Postcode: 3779

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.: 135028L


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? ***

Proposed multi unit development.

 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 \$ 998000.00

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


If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit www.sro.vic.gov.au for information.

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.

Vacant Lot


 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: Mr	First Name: Maurizio	Surname: Serapiglia
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:		
Suburb/Localit		

Please provide at least one contact phone number *

Contact information for applicant OR contact person below	
Business ph	
Mobile phon	

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 type="checkbox"/>
Name:		
Title: Mr		
Organisation (if appl		
Postal Address:		
Unit No.:		
Suburb/Locality: N		

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 checked="" type="checkbox"/>
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's Signature (Optional):		Date: <input type="text"/>
		day / month / year

Information requirements


Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

Is the required information provided?

Yes No

Declaration

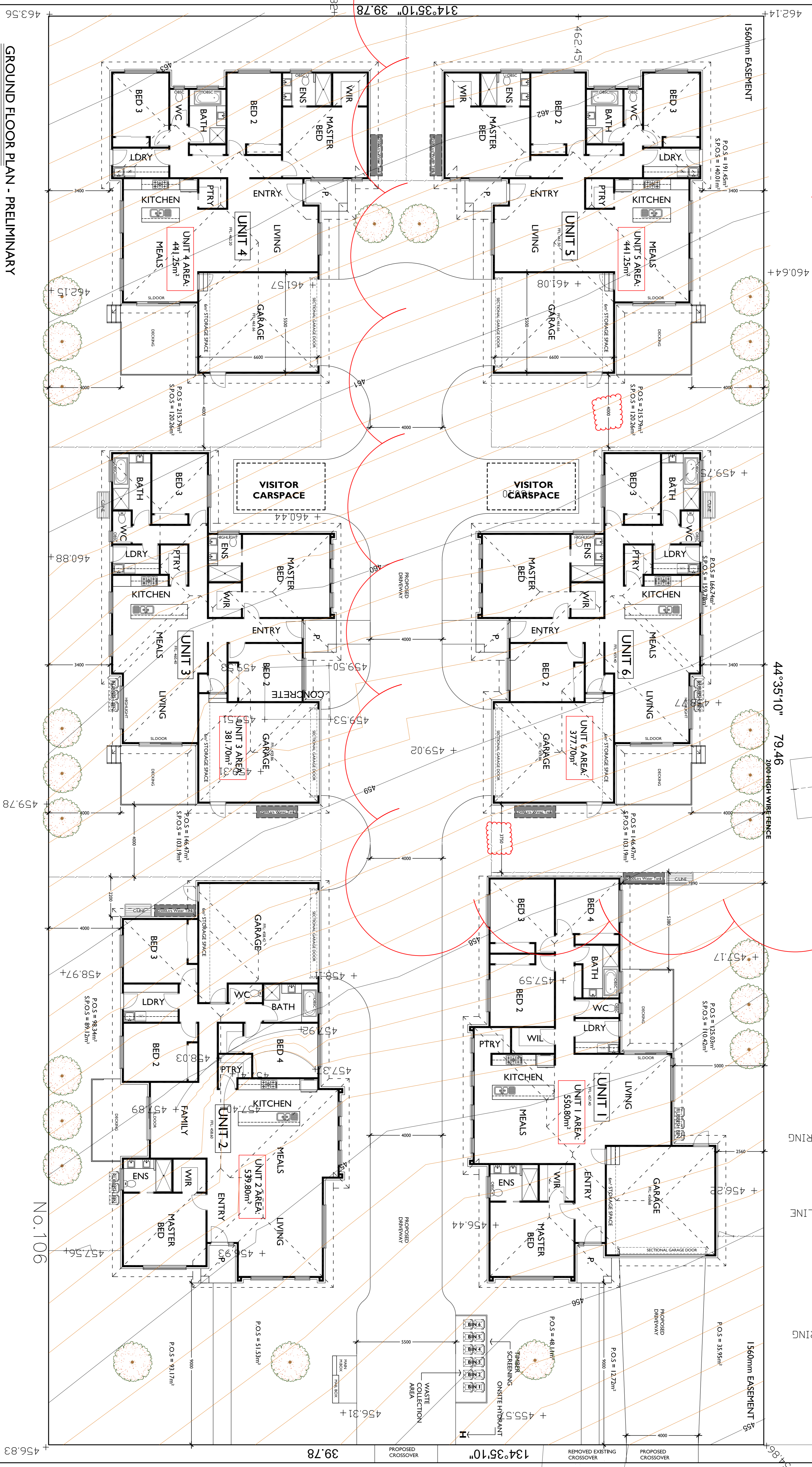
This form must be signed by the applicant *

 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: <input type="text"/>	Date: 07/10/2019
	day / month / year

No. 96
 SINGLE STOREY
 WEATHERBOARD HOUSE
 GALVANISED IRON
 PITCHED ROOF

GALVANISED IRON SHED



GROUND FLOOR PLAN - PRELIMINARY

SCALE 1:100

Rev	Date	Amendments
A	08.11.19	Revised plan as per RH letter issue on the 15th October 2019

PROJECT TITLE	CLIENT
Falls Road Development	Maurizio Scragaglia
PROJECT ADDRESS	PROJECT TYPE
No. 102 Falls Road	Proposed multi unit developments
MARYSVILLE VIC 3779	DRAWING No.
	1
	DRAWING SET
	FLOOR PLAN
	K.I.
	T18/02

DATE	SCALE
25-09-2019	(@A1) 1:100
REVISION BY	REVISION No.
K.I.	1
	REV
	A

PROJECT TITLE	CLIENT
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	1
	DRAWING SET
	FLOOR PLAN
	K.I.
	T18/02

J&F
 Jackson & Spigel Pty Ltd
 100 The Esplanade
 North Melbourne, VIC 3048
 Phone: 03 9347 1111
 Fax: 03 9347 1112
 Email: info@jacksonspigel.com.au
 www.jacksonspigel.com.au

SITE COVERAGE	
AREAS	M ²
SITE AREA	3161.00
Area of Building Inc Garage, Porch	1311.34
TOTAL BUILDING COVERAGE	41.48%
Area of Driveway & Pathway	510.78
TOTAL SITE AREA	1822.12
TOTAL IMPERVIOUS COVERAGE	57.64%
PERMEABLE	42.36%
NOTE	NOTE 205 to be permeable ie NOT COVERED.

PROPOSED UNIT 1		PROPOSED UNIT 2		PROPOSED UNIT 3		PROPOSED UNIT 4		PROPOSED UNIT 5		PROPOSED UNIT 6	
AREAS	M ²	Sq.	AREAS	M ²	Sq.	AREAS	M ²	Sq.	AREAS	M ²	Sq.
LIVING	181.45		LIVING	194.14		LIVING	145.33		LIVING	150.46	
GARAGE	38.76		GARAGE	40.56		GARAGE	40.03		GARAGE	39.21	
PORCH	3.70		PORCH	3.43		PORCH	3.98		PORCH	3.55	
ALFRESCO	13.21		ALFRESCO	13.40		ALFRESCO	13.87		ALFRESCO	16.79	
TOTAL	237.12	25.52	TOTAL	251.53	27.07	TOTAL	202.28	21.77	TOTAL	209.60	22.56
TOTAL P.O.S.	317.85		TOTAL P.O.S.	302.72		TOTAL P.O.S.	121.21		TOTAL P.O.S.	166.21	

NO. 96
SINGLE STOREY
WEATHERBOARD HOUSE
GALVANISED IRON
PITCHED ROOF



GROUND FLOOR PLAN
SCALE 1:100

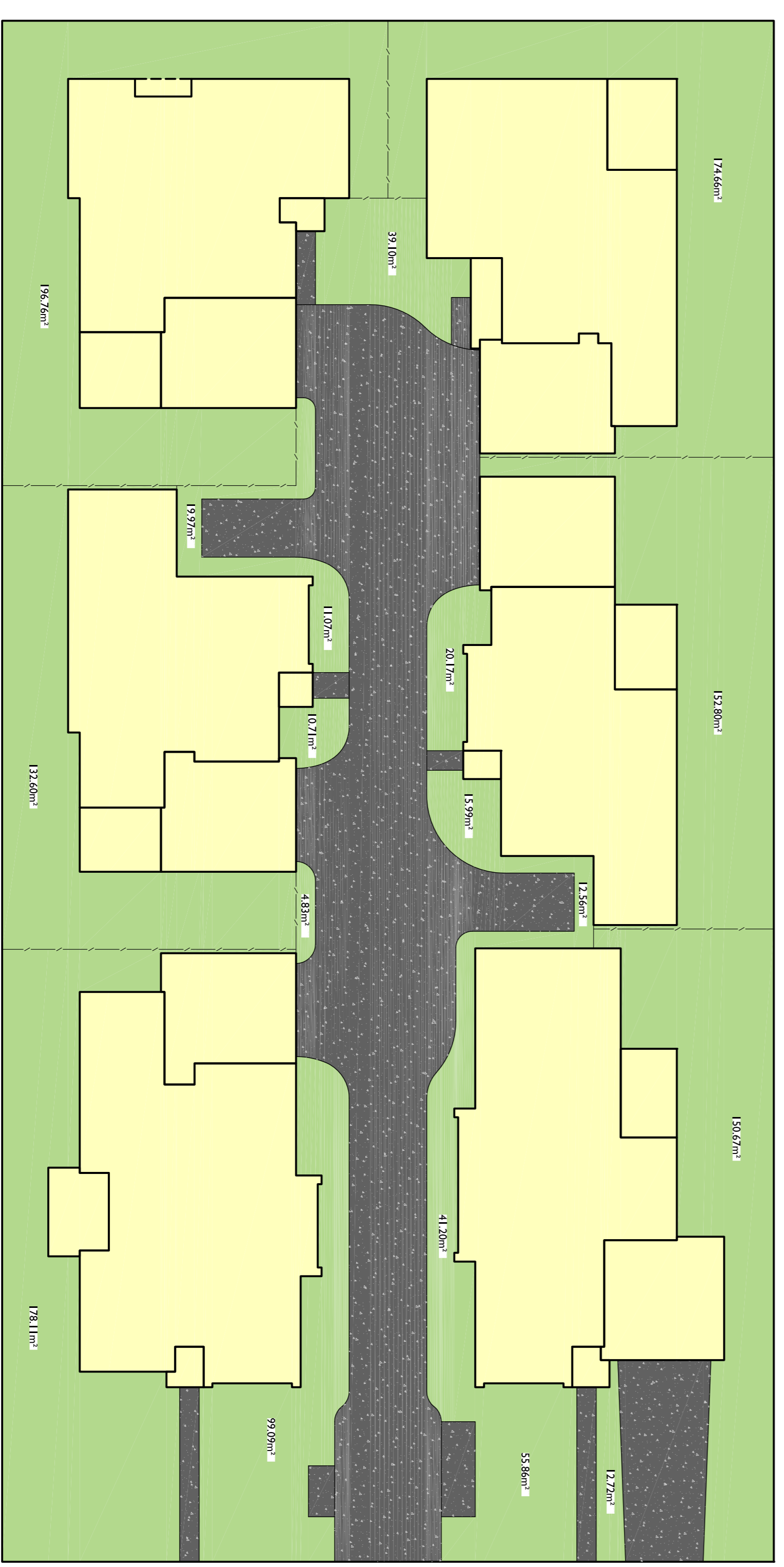
Rev.	Date	Description
A	08.11.19	Revised plan as per RFI letter issue on the 15th October 2019
		Amendments

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CLIENT:	Maurizio Scragaglia
PROJECT ADDRESS:	NO. 102 FALLS ROAD MARYSVILLE VIC 3779
PROJECT TITLE:	Falls Road Development
PROPOSED TITLE:	Proposed multi unit developments
DRAWN BY:	K.I.
CHECKED BY:	K.I.
DATE:	25-09-2019
SCALE:	(@A1) 1:100
SHEET NO.:	1
REV:	A
FLOOR PLAN	

J&S Jackson & Spolia Pty Ltd	
Building Design & Drafting	
100 Dufferin Street, Marysville, VIC 3779	
Phone: 03 5752 1111	
Email: info@jacksonspolia.com.au	



SITE PLAN
SCALE 1:200



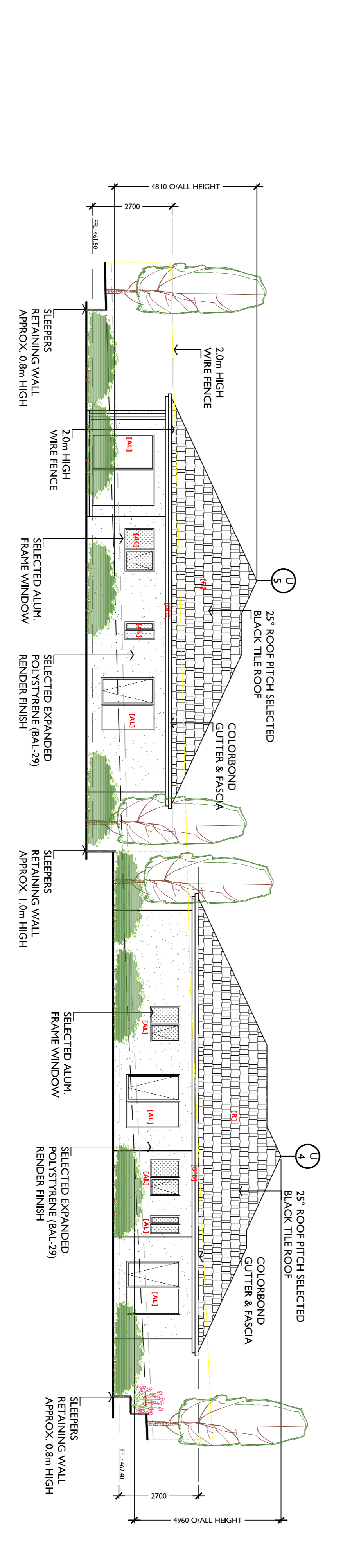
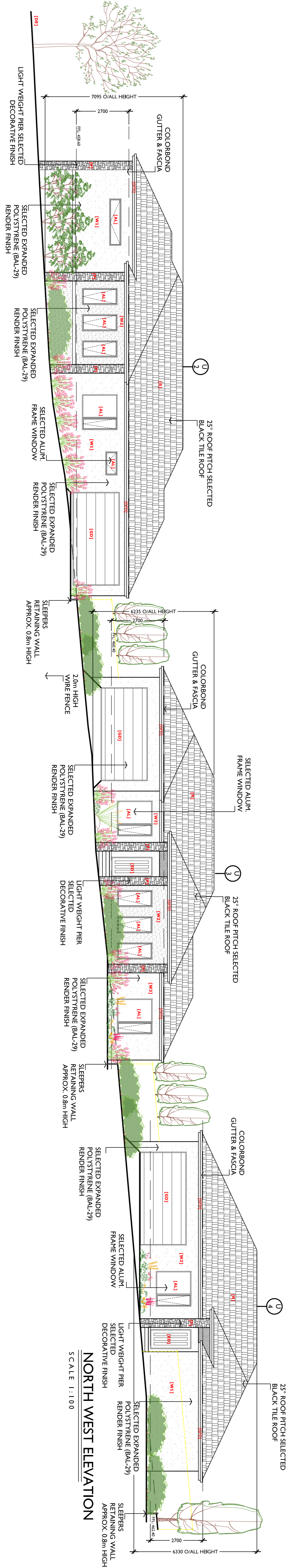
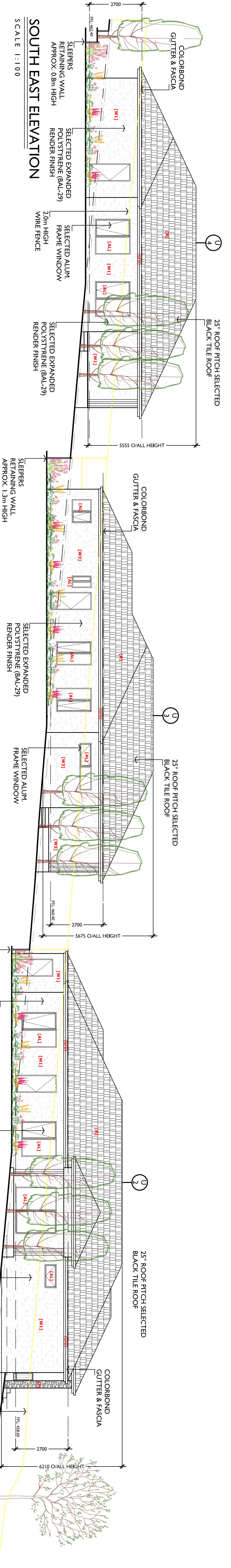
GARDEN AREA
SCALE 1:200

GARDEN AREA:
 400 - 500m² - 25%
 501 - 650m² - 30%
 650m² + - 35%
THE SUBJECT SITES
 3161m² WHICH REQUESTS A GARDEN
 AREA OF 35% OR AT LEAST 1106.35m².
THE TOTAL GARDEN AREA PROVIDED
 WITHIN THE PROPOSED DEVELOPMENT IS
 1328.87m² OR 42.04%

Rev	Date	Description
A	08.11.19	Revised plan as per RH letter issue on the 15th October 2019
		Amendments

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CLIENT:	Falls Road Development
PROJECT ADDRESS:	NO.102 FALLS ROAD MARYSVILLE VIC 3779
PROJECT TITLE:	Proposed multi unit developments
DRAWN BY:	K.L.
CHECKED BY:	K.L.
DATE:	29-07-2019
SCALE:	1:200
SHEET NO.:	2
REV:	A
DRAWING SET:	1/8/02

J&S	Jackson & Spaldy Pty Ltd
1/100 Falls Road	Building Design Practice
PO Box 4115	
North Warreroo South, VIC 3885	
0838333333	



Rev	Date	Description
A	08.11.19	Revised plan as per NH letter issue on the 15th October 2019
		Amendments

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CLIENT:	No. 102 Falls Road MARYSVILLE VIC 3779
PROJECT TITLE:	Falls Road Development
PROJECT TYPE:	Proposed multi unit developments
DRAWN BY:	K.L.
CHECKED BY:	K.L.
DATE:	29-07-2019
SCALE:	1:100
SHEET No.:	4
REV:	A
DRAWING No.:	1/8/02

J&S	Jackson & Spaldy Pty Ltd
1/10 Durrum Street	Building Design Studio
PO Box 4115	
North Warreroo South, VIC 3885	
0838322222	

Rev:	Date:	08.11.19	Revised plan as per NH letter issue on the 15th October 2019
A	Amendments:		



SITE RESPONSE
SCALE 1:250

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CLIENT:	MARYSVILLE VIC 3779
PROJECT ADDRESS:	No. 102 Falls Road

PROJECT TITLE:	Falls Road Development
PROJECT TYPE:	Proposed multi unit developments
DRAWN BY:	K.L.
CHECKED BY:	A.
DATE:	29-07-2019
SCALE:	1:250
SHEET NO.:	6
DRAWING NO.:	118/02

Jackson & Spalding Pty Ltd
100 North Street
Marysville VIC 3779
Phone: 08 9433 1111
www.jacksonspalding.com.au

DESIGN RESPONSE

1. Set back will be taken into account as the land is vacant.
2. The street-scapes will be kept the same and the proposed units has been designed to blend in with the characteristic of the surrounding area and to give a fresh look.
3. Existing crossing location will be removed and replace two new crossing.
4. All Units private open space being situated at the rear for both units.
5. Sufficient size courtyards can have a semi mature tree planted in Unit 1 to 6.
6. Unit 1 and 5 to 6 will have North facing courtyards and Unit 2 to 4 will have South facing courtyards and portion at the front with Northern light.
7. Overshadowing and overlooking will not cause a problem as the proposed dwellings are single storey and been side setback to prevent from overshadowing.
8. Elements of neighbouring homes have been taken into consideration with single storey aspects & two storey protruding gables and hip roofs forming part of the street-scapes.
9. Landscaping will be provided along the driveway for additional noise pollution and promote privacy and to provide a new fresh look.
10. Larger trees will be provided to the front of Unit 1 and 2 to maintaining a landscaped street-scapes.

NEARBY FACILITY

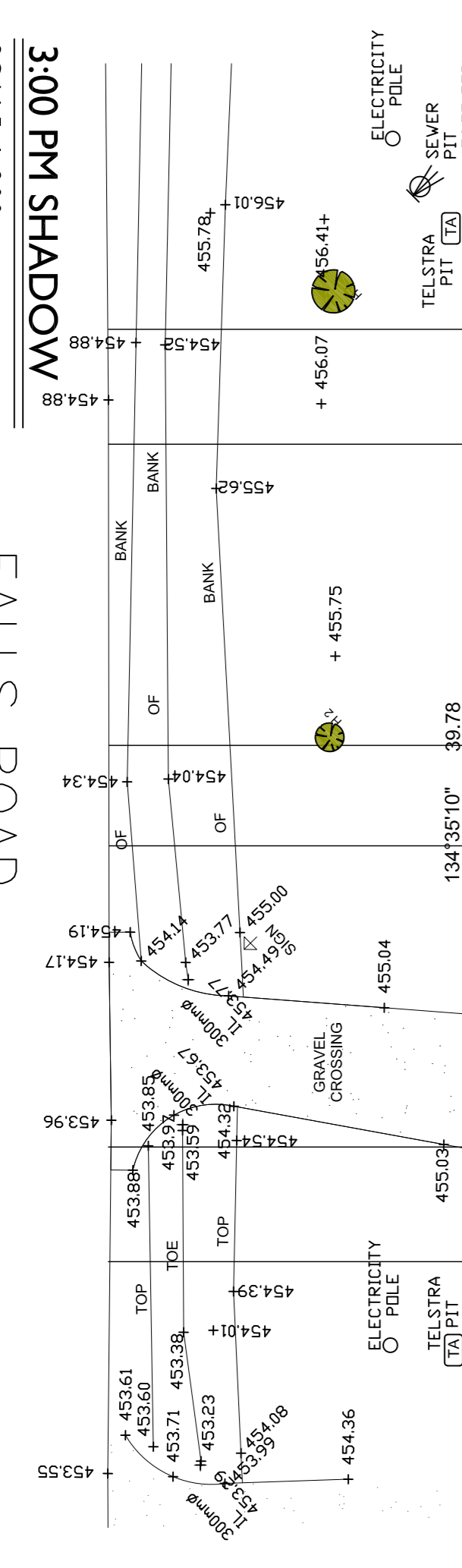
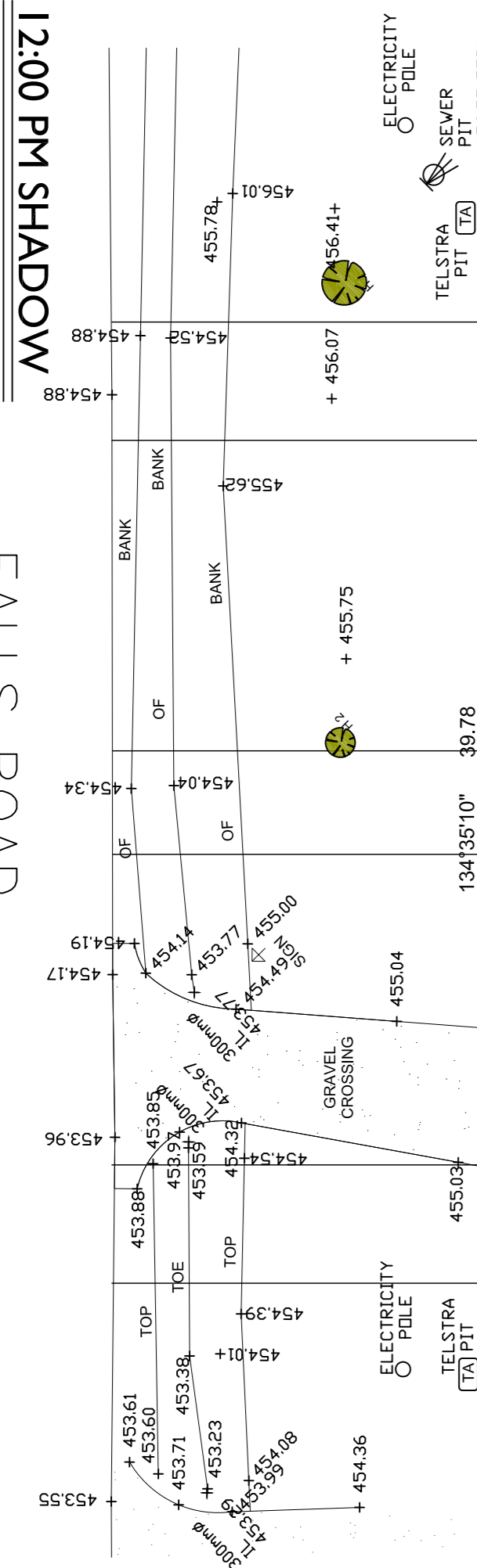
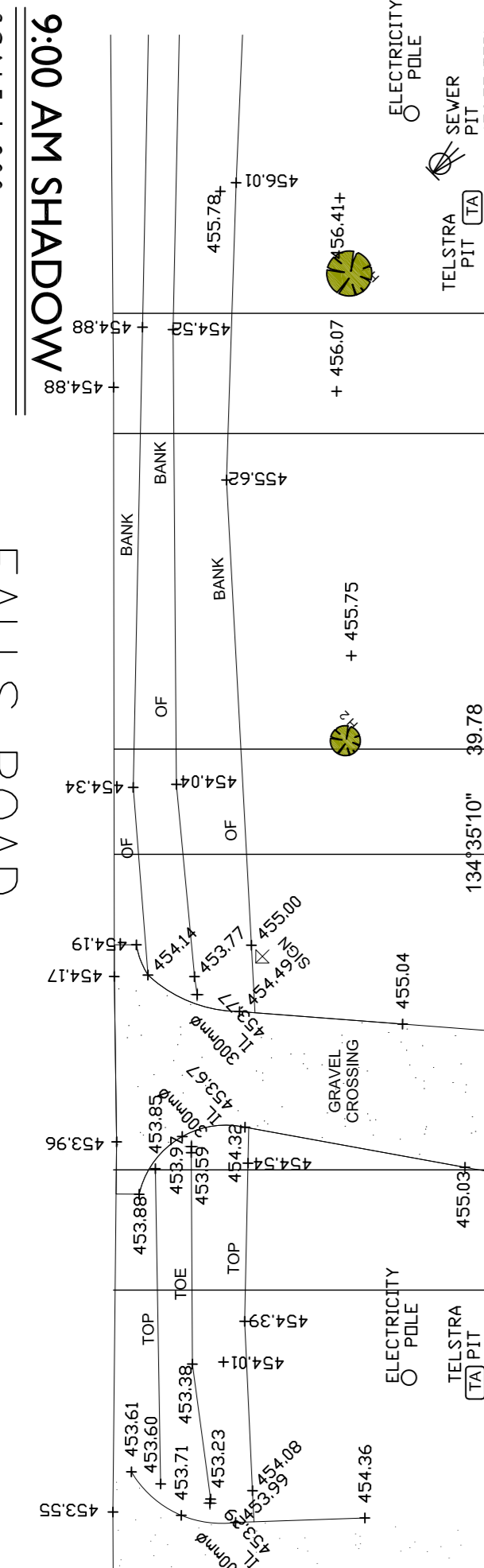
1. Marysville Bushland Reserve - 252m
2. Gallipoli Park - 1067m
3. Marysville Police Station - 1142m
4. Australian Post - 1234m
5. Local Super Market - 1313m
6. Phoenix Museum - 1173m
7. Vibe Hotel Marysville - 1358m
8. Marysville CFA - 1637m
9. St. Brigids School - 26207m
10. Worawa Aboriginal College - 28436m
11. Marysville Primary School - 953m
12. Healesville High School - 247070m

SHADOWS LEGEND

- 900pm SHADOW (Dashed line)
- 1200pm SHADOW (Dotted line)
- 300pm SHADOW (Dashed line)

NOTE:
ALL SHADOWS HAVE BEEN CALCULATED DURING SEPTEMBER EQUINOX

BUILDING SHADOW (Solid grey area)



Rev	Date	Description
A	08.11.19	Revised plan as per NH letter issue on the 15th October 2019
		Amendments

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PROJECT ADDRESS	NO. 102 FALLS ROAD
CITY	MARYSVILLE VIC 3779
PROJECT TITLE	Falls Road Development
PROJECT TYPE	Proposed multi unit developments
DRAWN BY	SHADOW DIAGRAM
CHECKED BY	K.I.
DATE	29-07-2019
SCALE	1:200
SHEET NO.	7
DRAWING NO.	A
DATE	18/02

Jackson & Spaldy Pty Ltd 100 North Water Street, Marysville VIC 3779 Phone: 08 5333 1111 Email: info@jacksonspaldy.com.au	

DESIGN RESPONSE



SEPTEMBER
2019

No.102 Falls Road, Marysville

Development of the land for six (6) single storey dwellings.

PREPARED BY

Jackson & Fapio Pty Ltd

Address:

Mobile:

Email:

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Design Response

NO.102 FALLS ROAD, MARYSVILLE

Subject site

- The subject site is located South of the town centre of Marysville.
- The subject site has an area of approximately 3161 square meters with a street frontage of 39.78m.
- There is currently one crossover along Falls Road providing access to the subject site.



Surrounds

- The surrounding sites consist mainly of single storey detached dwellings constructed mainly of brick with tiled roofs.
- Front setbacks in the surrounding area vary significantly.

There are examples of multi-unit development in the surrounding area at:

- No.92 Falls Road (4x Units),
- No.120 Falls Road (5x Units),
- No.38 Falls Road (19x Units).

PLANNING CONTROLS

This section outlines the planning controls and policies of the Murrindini Planning Scheme that are relevant to the consideration and determination of the planning permit application.

Zone

The site is within a *General Residential Zone 1* pursuant to the *Murrindini Planning Scheme*.

Planning Zone

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



The purpose of the zone is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To provide for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households.
- To encourage residential development that respects the neighbourhood character.
- To limit the maximum height of a dwelling or residential building.
- In appropriate locations, to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs.

Design Response

The design approach has been

- to recognise the degree of medium density housing on Falls Road;
- to recognise the mixture of built form on Falls Road;
- to recognise the size and configuration of the site;
- to acknowledge the generous buildings on all common boundaries;
- to recognise the site's North-South alignment which maximizes Northern orientation;
- to produce a layout and built form which responds to these considerations.

The design is respectful of the site's relationship with adjoining development and pays strong regard to the objectives and standards of Clause 55 of the Murrindini Scheme. Particular emphasis in the design have been

given to energy efficiency and sustainability, with principal habitable rooms having a north aspect, and secluded private yards designed to receive northern sunlight.

The site's strengths are

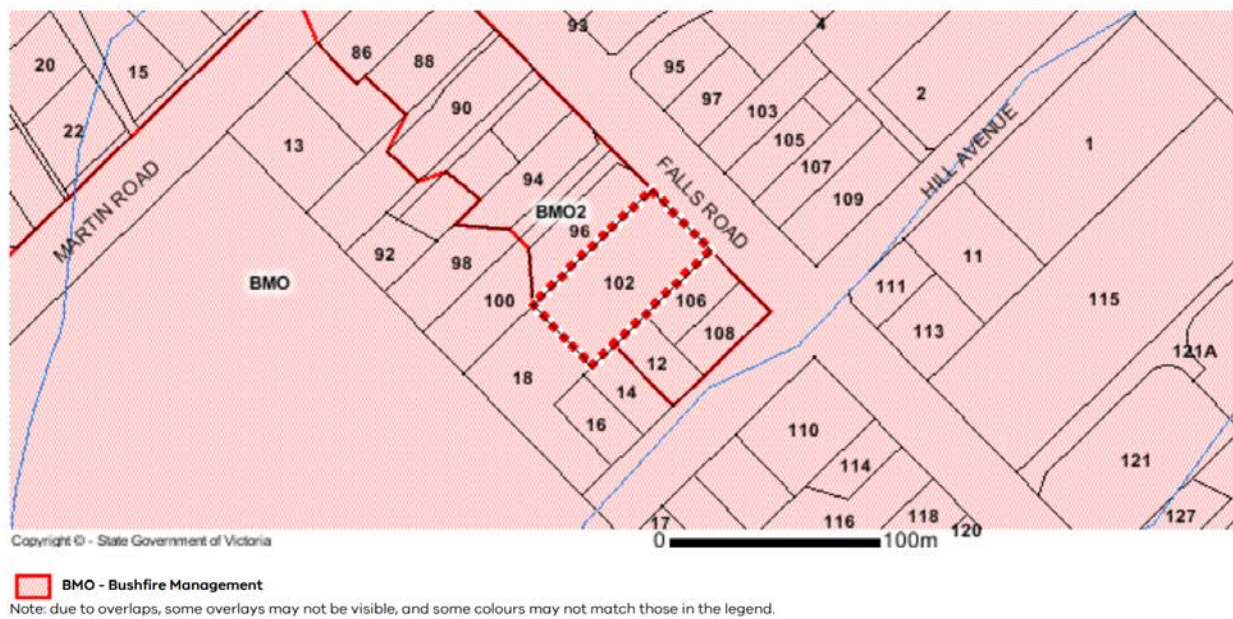
- Its configuration and area of 3161.00 metres square;
- Its street frontage on Falls Road of 39.78m;
- Its location within an area experiencing medium density housing development;
- Its ability to accommodate new dwellings with an access off Falls Road.

Overlays

The subject site is affected by a Significant Bushfire (Schedule 2) and Vegetation (Schedule 1) Overlay

[BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

[BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 2 \(BMO2\)](#)



Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework. To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented. To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

Application requirements

An application must be accompanied by a bushfire management plan that:

- Shows all of the required bushfire protection measures specified in this schedule,
- Includes written conditions that implement the required bushfire protection measures,

Design Response 102 Falls Road, Marysville VIC 3779

- Identifies water supply including the location of any fire hydrant within 120 metres of the rear of the building, and Details vehicle access.

Requirements to be met

The following requirements apply to an application to construct a single dwelling on a lot:

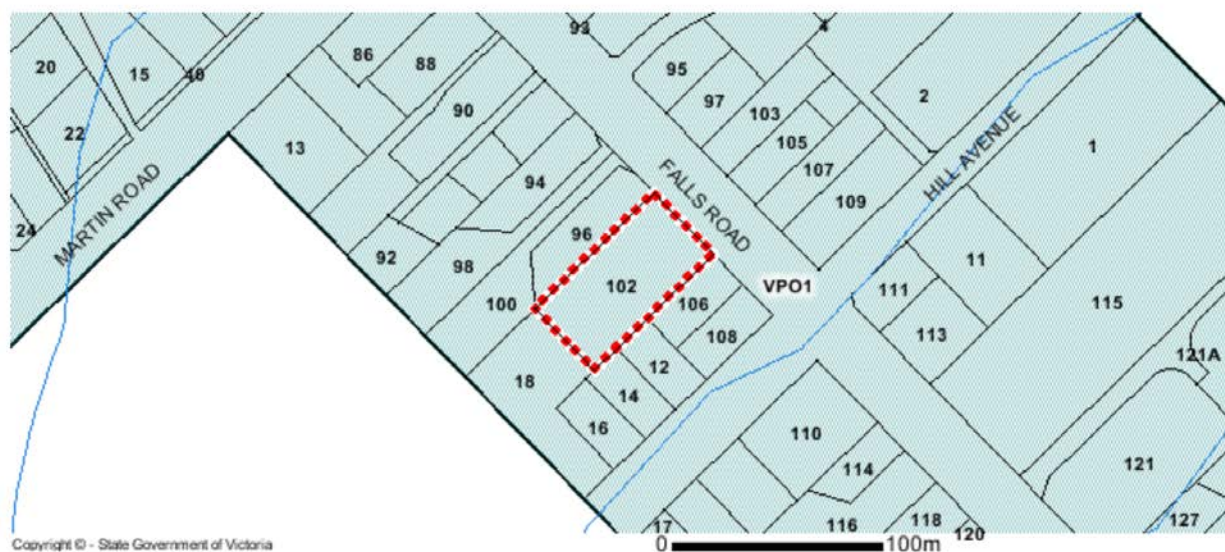
- The dwelling must be constructed to BAL-29
- Defendable space is to be provided for a distance of 30 metres around the dwelling or to the property boundary, whichever is the lesser and maintained in accordance with the vegetation management requirements of Clause 52.47 with the following variation: – The canopy of trees must be separated by at least 5 metres.
- A static water supply must be provided in accordance with Clause 52.47, and
- Vehicle access must be provided in accordance with Clause 52.47.

If these requirements are not met, the requirements of Clause 52.47 apply.

Comments: The proposal has been provided with water tanks for each proposed dwelling along with vehicle access.

[VEGETATION PROTECTION OVERLAY \(VPO\)](#)

[VEGETATION PROTECTION OVERLAY - SCHEDULE 1 \(VPO1\)](#)



 VPO - Vegetation Protection

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend.

The purpose of the 'Vegetation Protection Overlay' is to:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- 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.
- To encourage the regeneration of native vegetation.

Permit Requirement

A planning permit is required to remove, destroy or lop native or exotic vegetation. This does not apply to:

- Any environmental weed listed under the document Advisory list of environmental weeds of the ranges bioregions of Victoria, Department of Sustainability and Environment, 2009 (as amended).
- Any exemption listed in Clauses 42.02-2 and 42.02-3.
- The removal, destruction or lopping of any native or exotic tree below one metre in height.
- Any buildings, works or removal, destruction or lopping of any vegetation by any government department, public authority or Murrindindi Shire Council for the purposes of any public or local government utility, service, works or facility.
- Any development or works in accordance with any approved management plan adopted by the responsible authority or the Department of Environment, Land, Water and Planning.
- Removal of State Prohibited Weeds, Regionally Prohibited Weeds, Regionally Controlled Weeds and Restricted Weeds as defined in the Catchment and Land Protection Act 1994.

STATE PLANNING POLICY FRAMEWORK

Clause 10 Operation of the State Planning Policy Framework

Purpose:

The purpose of State policy in planning schemes is to inform planning authorities and responsible authorities of those aspects of State planning policy which they are to take into account and give effect to in planning and administering their respective areas. The State Planning Policy Framework provides a context for spatial planning and decision making by planning and responsible authorities. The State Planning Policy Framework is dynamic and will be built upon as the government develops and refines policy, and changed as the needs of the community change. The planning policies are directed to land use and development, as circumscribed by the Planning and Environment Act 1987, a primary objective of which is to provide for the fair, orderly, economic and sustainable use and development of land.

Goal:

The State Planning Policy Framework seeks to ensure that the objectives of planning in Victoria (as set out in Section 4 of the Planning and Environment Act 1987) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

Comment:

The proposed multi-unit development will help with the urban growth of the area. The development will also provide diversity in an area already mixed with single and double storey dwellings. As the proposed

dwelling is located off **Falls Road**, this will allow future tenants of the dwellings easy access to shops, medical facilities, public transport and schools.

The proposal satisfies the standard.

Municipal Strategic Statement (MSS)

Clause 16.01 - Residential development

Objective

To promote a housing market that needs community needs.

Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land. Ensure that the planning system supports the appropriate quantity, quality and type of housing, including the provision of aged care facilities, supported accommodation for people with disability, rooming houses, student accommodation and social housing. Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns. Encourage housing that is both water efficient and energy efficient. Facilitate the delivery of high-quality social housing to meet the needs of Victorians.

Policy guidelines

Planning must consider as relevant:

- The Victorian Integrated Housing Strategy (State Government of Victoria, 2010).
- Apartment Design Guidelines for Victoria (Department of Environment, Land, Water and Planning, 2017)

Clause 16.01 – 2 Location of residential development

Objective

To locate new housing in or close to activity centres and in urban renewal precincts and sites that offer good access to jobs, services and transport.

Strategies

Increase the proportion of new housing in designated locations within established urban areas and reduce the share of new dwellings in greenfield and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Ensure an adequate supply of redevelopment opportunities within established urban areas to reduce the pressure for fringe development.

Facilitate residential development that is cost-effective in infrastructure provision and use, energy efficient, incorporates water efficient design principles and encourages public transport use.

Identify opportunities for increased residential densities to help consolidate urban areas.

Clause 16.01 – 3 Housing opportunity areas

Objective

To identify areas that offer opportunities for more medium and high-density housing near employment and transport in Metropolitan Melbourne.

Strategies

Identify housing development opportunities that are: In and around the Central City

- Urban-renewal precincts.
- Areas for residential growth.
- Areas for greyfield renewal.
- Areas designated as National Employment and Innovation Clusters.
- Metropolitan activity centres and major activity centres.
- Neighbourhood activity centres - especially those with good public transport connections.
- Areas near existing and proposed railway stations that can support transit oriented development.

Clause 16.01 – 4 Housing diversity

Objective

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

Strategies

Ensure housing stock matches changing demand by widening housing choice, particularly in the middle and outer suburbs.

- Encourage the development of well-designed medium-density housing which:
- Respects the neighbourhood character.
- Improves housing choice.
- Makes better use of existing infrastructure.
- Improves energy efficiency of housing.

Support opportunities for a wide range of income groups to choose housing in well serviced locations.

Ensure planning for growth areas provides for a mix of housing types and higher housing densities in and around activity centres.

Increase the supply of well-located affordable housing by:

- Facilitating a mix of private, affordable and social housing in activity centres and urban renewal precincts.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

Comment: The proposal will increase the supply of housing in the urban area of Marysville in which the proposal is situated approximately 1 km from the town. **The standard is satisfied.**

Clause 16.02 – Housing Form Clause 16.02 – 1 Rural residential development

Objective

To identify land suitable for rural living and rural residential development.

Strategies

Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.

Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.

Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.

Ensure planning for rural living avoids or significantly reduces adverse economic, social and environmental impacts by:

- Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.
- Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.
- Minimising or avoiding property servicing costs carried by local and State governments.
- Discouraging development of isolated small lots in rural zones from use for rural living or other incompatible uses.
- Encouraging consolidation of existing isolated small lots in rural zones.
- Maintaining an adequate buffer distance between rural residential development and intensive animal husbandry. Ensure land is not zoned for rural living or rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources. Ensure land is only zoned for rural living or rural residential development where it:
 - Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.
 - Can be supplied with electricity and water and good quality road access.

Comment: The proposal is within a general residential growth zone. **Not applicable**

Clause 16.02 – 4 Design and location of residential aged care facilities

Comment: **Not applicable.**

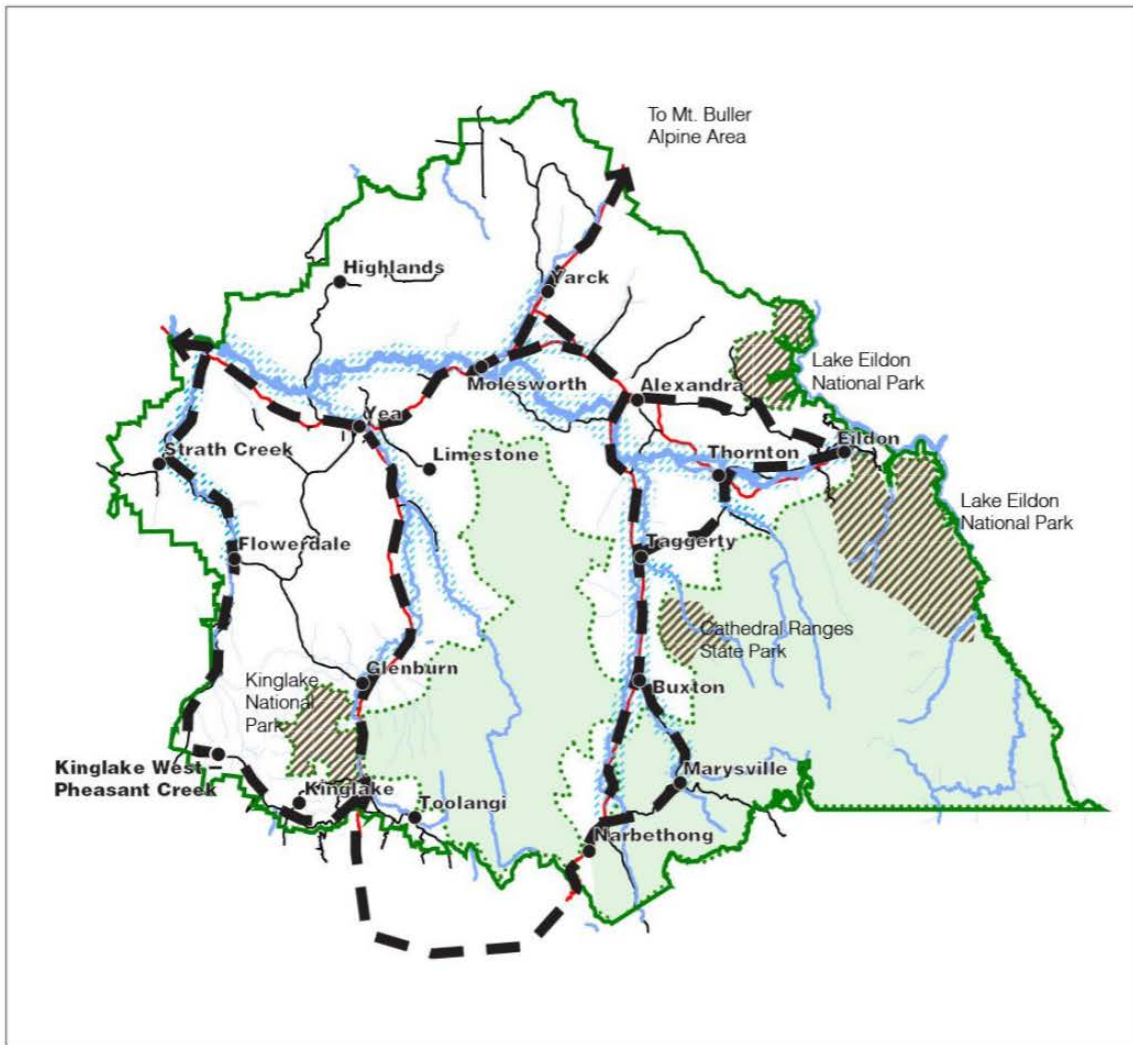
Clause 21.02 Murrindini Shire Planning Vision

Our vision for the future:

Murrindindi Shire will facilitate sustainable population and economic growth. The municipal rate base will be actively grown through sound planning, support for continued economic development and protection of the natural and built environment.

A strong economy will attract people to the municipality, creating further opportunities for lifestyle choice, business investment and prosperity. Increased economic growth and investment will enhance population growth, employment and social and cultural benefits for the municipality.

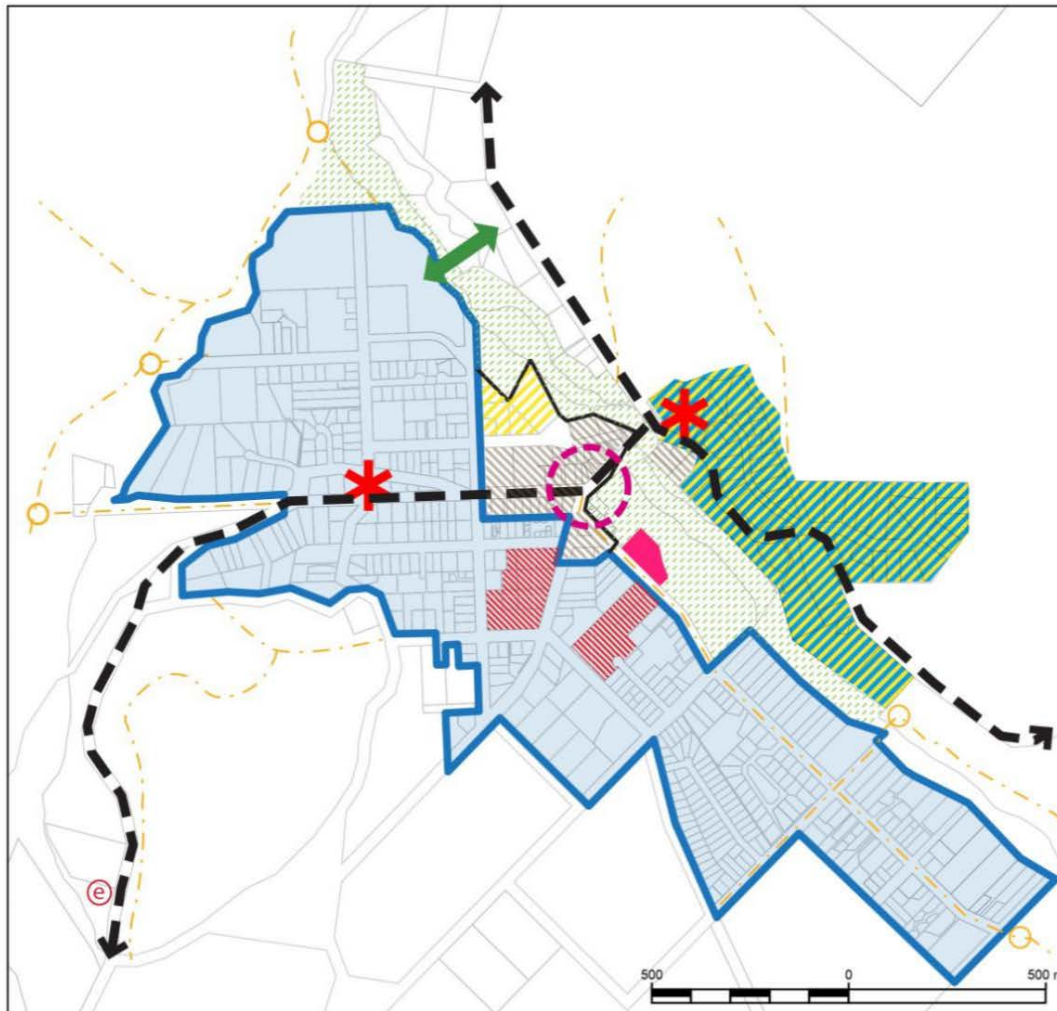
Residential growth will be provided in established townships and settlements with existing communities and infrastructure, where natural environment is protected and a high level of community safety is achieved.



MURRINDINDI SHIRE FRAMEWORK PLAN

-  State/National Park -Tourism Resource
-  Floodplain
-  Grazing
-  Crown Land
-  Tourism Route

Design Response 102 Falls Road, Marysville VIC 3779



MARYSVILLE FRAMEWORK PLAN

- | | | | |
|---|---|---|--|
|  | Business |  | Improve Pedestrian & Trail Network & Connections |
|  | Low-Density Residential |  | Potential Landscaped approach area |
|  | Create Iconic Heart / Protect & enhance oak trees in streetscape |  | Use of Guest House and Major Accommodation Sites for Tourist Use |
|  | Consolidate facilities at community hub |  | Further Investigation Into Most Appropriate Location for Second River Crossing |
|  | Enhance Steavenson River Public Space Spine |  | Future Commercial Precinct Expansion |
|  | Encourage Development within Existing Areas to Strengthen Town centre | | |
|  | Town Entry Opportunities | | |

Clause 21.03-1 Business and Industry

Comment: The proposal supports the growth of Murrindini Shire’s business and the local economy by providing a range of affordable housing. The proposal site is also within the general residential growth zone.
 The clause is satisfied.

Clause 21.04 Housing

Comment: The proposal supports the growth of residential expansion within Murrindini Shire's. The proposal site is within the general residential growth zone.

The clause is satisfied.

Clause 21.05 Environment

Comment: The site has a very low level of shrubs/vegetation on the site and there are no native trees that will be affected by the proposed development. The site falls towards the frontage facing Falls Road.

The clause is satisfied.

Clause 21.06 Transport and Infrastructure

Comment: The proposal is located approximately 1.2km from the main road of Marysville Road which provides access to Maroondah Highway and is situated 1.2kms away from the local bus stop. The clause is satisfied.

Clause 32.08-4 Minimum garden area requirement

An application to construct or extend a dwelling or residential building on a lot must provide a minimum garden area as set out in the following table:

An application to construct or extend a dwelling or residential building on a lot must provide a minimum garden area as set out in the following table:

Lot size	Minimum percentage of a lot set aside as garden area
400 - 500 sqm	25%
Above 500 - 650 sqm	30%
Above 650 sqm	35%

This does not apply to:

An application to construct or extend a dwelling or residential building if specified in a schedule to this zone as exempt from the minimum garden area requirement; An application to construct or extend a dwelling or residential building on a lot if:

- The lot is designated as a medium density housing site in an approved precinct structure plan or an approved equivalent strategic plan;
- The lot is designated as a medium density housing site in an incorporated plan or approved development plan; or
- An application to alter or extend an existing building that did not comply with the minimum garden area requirement of Clause 32.08-4 on the approval date of Amendment VC110.

Comment: The proposal satisfies with a minimum garden space of 35%. Refer to Sheet 1 – Garden Space.

The clause is satisfied.

Clause 32.08-9 Maximum building height requirement for a dwelling or residential building

A building must not be constructed for use as a dwelling or a residential building that:

- exceeds the maximum building height specified in a schedule to this zone; or
- contains more than the maximum number of storeys specified in a schedule to this zone. If no maximum building height or maximum number of storeys is specified in a schedule to this zone:
- the building height must not exceed 11 metres; and
- the building must contain no more than 3 storeys at any point. A building may exceed the applicable maximum building height or contain more than the applicable maximum number of storeys if:

- It replaces an immediately pre-existing building and the new building does not exceed the building height or contain a greater number of storeys than the pre-existing building.
- There are existing buildings on both abutting allotments that face the same street and the new building does not exceed the building height or contain a greater number of storeys than the lower of the existing buildings on the abutting allotments.
- It is on a corner lot abutted by lots with existing buildings and the new building does not exceed the building height or contain a greater number of storeys than the lower of the existing buildings on the abutting allotments.
- It is constructed pursuant to a valid building permit that was in effect prior to the introduction of this provision. An extension to an existing building may exceed the applicable maximum building height or contain more than the applicable maximum number of storeys if it does not exceed the building height of the existing building or contain a greater number of storeys than the existing building.

A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.

A basement is not a storey for the purposes of calculating the number of storeys contained in a building.

The maximum building height and maximum number of storeys requirements in this zone or a schedule to this zone apply whether or not a planning permit is required for the construction of a building.

Building height if land is subject to inundation

If the land is in a Special Building Overlay, Land Subject to Inundation Overlay or is land liable to inundation the maximum building height specified in the zone or schedule to the zone is the vertical distance from the minimum floor level determined by the relevant drainage authority or floodplain management authority to the roof or parapet at any point.

Comment: The proposal satisfies with a maximum building height of approximately 7.00m and no part of the proposed dwelling are built on the boundary.

The clause is satisfied.

PARTICULAR PROVISIONS

Clause 52.06-1 Car Parking

Purpose

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

Table 1: Car parking requirement

Use	Rate	Rate	Car Parking Measure
	Column A Applies the standard rate to all zones	Column B Only applies where specified in a schedule to the Parking Overlay	Column C
Dwelling	1	1	To each one or two bedroom dwelling, plus
	2	2	To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) plus
	1	0	For visitors to every 5 dwellings for developments of 5 or more dwellings

Comment: Double garages has been provided for each unit. Four visitor car spaces have been provided. **The standard is satisfied.**

CLAUSE 55 – TWO OR MORE DWELLINGS ON A LOT AND RESIDENTIAL BUILDINGS (RESCODE)

The proposal generally complies with the provisions of Clause 55 of the Murrindini Planning Scheme, an assessment of the key criteria; including any areas of non-compliance are considered in Appendix A of this report.

Please refer to Attached Appendix A,

CONCLUSION

The proposed development at 102 Falls Road has been assessed against the relevant matters for consideration set out in the *Planning and Environment Act 1987*, and the relevant Decision Guidelines contained within the *Murrindini Planning Scheme*.

That assessment has found the proposed development to be consistent with the purpose of the Neighborhood Residential Zone, the Significant Landscape Overlay and all relevant objectives and requirements of the applicable State and Local Planning Policies.

The proposed development is compliant with all relevant numerical Standards of ResCode, as contained within Clause 55 of the *Planning Scheme*.

It is considered that the proposed development will not have any detrimental impacts upon the built or natural environments, will complement the neighbourhood character of the surrounding area, and will not have any unacceptable impacts upon the amenity of adjoining properties or the surrounding area. Accordingly, it is considered that the proposed development is consistent with the relevant planning framework and is worthy of approval, subject to suitable permit conditions.

APPENDIX A

DESIGN ELEMENT		COMMENTS
B1	Neighbourhood Character	The design seeks to respect the existing neighbourhood character. The development responds to the features of the site and the surrounding area. Please refer to assessment against Clause 21 above.
B2	Residential policy	The application is accompanied by a written statement describing how the development is consistent with any relevant policies for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and Local Planning Policies.
B3	Dwelling diversity	The proposal is for six single storey dwellings of different sizes.
B4	Infrastructure	The proposed dwelling will be connected to existing services. The development is not expected to unreasonably overload the capacity of utility services and infrastructure.
B5	Integration with the street	The proposal will integrate with the street as the front units of unit 1 and unit 2 faces the main road and the others facing the internal common driveway. Adequate vehicle and pedestrian access is provided.
B6	Street setback	Complies. The proposed setback is 9.0m. This respects the setbacks of both neighbouring allotments.
B7	Building Height	Complies, maximum building height is approximately 7.0 metres.
B8	Site Coverage	Complies, site coverage is 40.05%.
B9	Permeability	Complies. Site permeability is at 40.90%.
B10	Energy Efficiency	Complies. Private open space area and living areas of the proposed unit have made use of the northern and eastern sunlight.
B11	Open Space	Not applicable as the proposal has no communal open space.
B12	Safety	The entrance to each dwelling is prominent and obvious within the site. Unit 1 and Unit 2 faces Falls Road and all other units facing the internal driveway. All dwellings having external sensor lights for safety purposes. Private spaces cannot be used as public spaces.

B13	Landscaping	Ample landscape area has been provided within the front setback and along the common driveway. Landscaping opportunities has also been provided within the private open space of each dwelling. Mature trees have been provided within the front setback and at the rear of each dwelling. The plants will consist of a mixture Australian native plants which can be easily maintained. (Landscape plan will be provided open request)
B14	Access	Unit 1 & Unit 2 has an access point facing Falls Road as all other units have their garages facing the internal driveway, which has access off Falls Road. The common driveway has a width of 5.5m. Less than 33percent of the street frontage. The existing crossover along Falls Road will be removed and new proposed crossovers for unit 1, unit 2 and the common driveway will be provided. Emergency and delivery vehicle has been provided on the common driveway. Please refer to plan for details.
B15	Parking location	Car parking is secure in the form of a lock-up garage for all of the proposed dwellings. There are no windows that will be affected by the shared access way.
B17	Side & Rear Setbacks	There is no Schedule to the residential zone, which specifies setbacks from side or rear boundaries. The proposal respects the existing neighbourhood character.
B18	Walls on boundaries	Complies. The proposal has no walls to be built on the boundaries.
B19	Daylight to existing windows	There are no habitable room windows more than 3.0 metres of the site and that would not be affected by the proposal.
B20	North facing windows	There are no North-facing windows of proposed dwellings within 3.0 metres of a boundary on any of the abutting allotment.
B21	Overshadowing open space	The shadow diagrams describe the extent of shadow, which would be cast by the proposal at the equinox and show that the proposal satisfies the standard. Refer to shadow diagrams provided.
B22	Overlooking	The proposal has been designed to ensure no overlooking of adjoining private open space.
B23	Internal views	The proposed dwellings have been designed to ensure there will be no overlook into neighbouring private open spaces.
B24	Noise impacts	No mechanical plant is proposed in the dwellings. Habitable rooms in the proposed dwellings are sufficiently separated and buffered from adjoining noise sources – i.e. driveways and parking areas.
B25	Accessibility	The entry to the proposed dwelling can easily be made accessible to people with limited mobility.
B26	Dwelling entry	Each dwelling has its own clearly identifiable entry and sense of address, which is readily visible and sheltered.

B27	Daylight to new windows	All proposed habitable windows have a minimum dimension of 1 metre clear to sky.
B28	Private Open Space	Each dwelling has been provided with more than 40metres squares of private open space and at least 25sqm of secluded private open space. Refer to attached plans for private open space sizes.
B29	Solar access to open space	The private open space area has been oriented to obtain northern and eastern sunlight
B30	Storage	Complies each dwelling is provided with 6 cubic metres of secure storage space.
B31	Design detail	The proposed dwelling and garage has been designed to be respectful towards the existing and preferred neighbourhood character. The proposed dwelling will have external materials comprising lightweight weatherboard linings to the walls and selected tiled roof. Window frames will be selected powder coated aluminium.
B32	Front fences	Complies, no front fence is proposed.
B33	Common property	Common property areas are limited to the driveway.
B34	Site services	A letterbox for each unit will be provided within the front setback on the north-eastern boundary on the side of the common driveway. Appropriate areas and enclosures will be provided for power and other utilities such as a bin and recycling enclosure. The bin and recycling enclosure have been provided within the front setback to provide easy access for all units. Please refer to plans for details of location.

16 November 2019

Jackson & Fapio Pty Ltd

Dear Jackson

Bushfire Management Overlay Assessment: Falls Rd 102, Marysville

This report has been prepared as a Bushfire Management Statement to meet the objectives, requirements, measures and standards of clauses 44.06 and 53.02 of the Victorian Planning Provisions (VPP) for a proposed ~~40~~ 8 unit new residential development.

This report successfully addresses all three Application Requirements of cl. 53.02 being:

- 1 *A Bushfire Hazard Site Assessment*
- 2 *A Bushfire Hazard Landscape Assessment*
- 3 *A Bushfire Management Statement (BMS)*

and also includes:

- 4 *A Bushfire Management Plan (BMP)*

It is noted that this property is in a Bushfire Management Overlay Schedule 2 (BMO2) area that has a predetermined rating of BAL-29. While the expedited process of the schedule cannot be used for this application as it includes multiple units on the lot, it is a guide to the CFA's assessment of the fire risk for this site. We do not agree with this assessment on a local scale.

The defendable space in all directions, except the south-west, to distances greater than 150m and to the south-west to a distance of 60m on an upslope incorporates land that is managed to minimize the spread and intensity of bushfire consistent with the purpose of providing defendable space as it is privately owned residential allotments. As a highly cleared residential area there is reasonable assurance that the adjoining land will remain or continue to be managed as a low threat environment.

We discuss the landscape risk later in this report and our conclusion, very much open for debate, is that with the clean out of vegetation within the township, any building approval post 3 Oct 2017 having the BMO vegetation management controls as a condition on their permit and the building of the current housing stock to the AS3959 building construction controls, the township should be better placed to survive another extreme bushfire event.

We note that we only require 48m of defendable space for Forest on an upslope for a BAL-12.5 and we have 60m of defendable space. However in negotiations with the client in order to obtain an orderly approval the client has elected to accept a BAL-29 rating as a condition on a Planning Permit.

To comply with the Victorian Planning Provisions an application must demonstrate that all fire protection requirements for: **i) "Defendable Space" ii) "Construction Standards" iii) "Water Supply" and iv) "Access"** have been considered and incorporated.

Bushfire Management Overlay Assessment: Falls Rd 102, Marysville

In regard to **i) Defendable Space**; the vegetation around the building must be maintained to the distances and standards set out in this report.

In regard to item **ii) Construction Standards** we have submitted this report using VPP clause 53.02 "Defendable Space" Table 2.

We believe it would be appropriate for a relevant authority to rate this application at:

Falls Rd 102, Marysville at: BAL-29

Your Planning Permit application for this work should include this report and before submission to council your building plans and drawings must include a site layout drawing which clearly shows the size and location of the required **iii) Water Supply** and **iv) Vehicle Access** requirements as set-out in this report. Note the water tanks are to be made from non-combustible material such as steel.

In regards to **iii) Water Supply**, the site is midway between two street hydrants and therefore does not have a hydrant available within 120m of the rear lot. As an Unspecified Alternative Measure we will create our own mains pressure compliant hydrant with a CFA fitting onsite. Therefore each lot being less than 500m² will have a 2,500 litre steel fire fighting water tank.

The State Planning Policy Framework (PPF) states at clause 13.02-1, Bushfire planning strategies and principles; that the overarching strategy is to "Prioritise the protection of human life *over other policy considerations*." We understand this to mean that more weight will be given to the requirements of the BMO vegetation management rather than environmental or vegetation protection overlays or zoning that may be also on the site.

The proposed works shall be designed and constructed to meet the requirements of AS3959-2018 *Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2018).

The BAL rating applied to your property sets minimum standards for design and construction. However we would always recommend that you should endeavour to comply with high levels of protection. Ember protection should always be a priority.

Note that there is a clause about "Shielding" (AS3959 clause 3.5) where you can drop one BAL level (to a minimum of BAL-12.5) on building faces not exposed to the source of bushfire attack.

Note that Building Regulation #156 (2018) requires the Relevant Building Surveyor to accept the BAL level applied to the property on the Planning Permit. Therefore a further assessment in accordance with AS3959-2009 is not required for your Building Permit.

Requirements detailed in this document do not guarantee survival of the buildings or the occupants in a bushfire event for reasons including, as detailed in the foreword to AS 3959-2009 *Construction of Buildings in Bushfire-prone Areas*, the degree of (future) vegetation management, the unpredictable nature and behaviour of fire, and extreme weather conditions. The occupants are strongly encouraged to develop and practice a bushfire survival plan.

Bushfire Management Overlay Assessment: Falls Rd 102, Marysville

As far as practical, could you please check the basic information upon which this report is based and notify us if you find any discrepancies.

Should you require further information or have any questions with regard to any of the enclosed information please contact John on 0417 885 747.

Yours Sincerely

John Burke

John Burke

BAL Assessments

Enclosed: Planning and Property Information / Bushfire Management Statement (BMS) / Site Photos / Site Maps / Water Supply / Site Layout / Bushfire Hazard Landscape Assessment / Bushfire Hazard Site Assessment / VPP Table of Defendable space and construction / BAL Description

Attachments: Bushfire Management Plan (BMP)

For more information regarding our methodology please visit www.BAL.net.au

We work all over Victoria and specialize in:

*Simplified Procedure for determining the **BAL - Method 1***

Bushfire Prone Areas up to 20 degrees slope

*Detailed Method for determining the **BAL - Method 2** (Appendix B)*

(Method 2 is a complex methodology and can be used for steeper sites)

*Bushfire Management Overlay (**BMO**) – Site, Vegetation and Hazard assessments*

*Bushfire Risk Assessments under **PPF 13.02***

***Experts' reports** for VCAT, the Building Appeals Board and panel hearings*