

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

| | |
|--|---|
| The land affected by the application is located at: | 2 Metung Road METUNG 3904 Lot: 2 LP: 95897 |
| The application is for a permit to: | Two Lot Subdivision and Development of Two Dwellings |
| The applicant for the permit is: | Crowther & Sadler Pty Ltd |
| The application reference number is: | 5.2022.288.1 |

You may look at the application and any documents that support the application free of charge at: <https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

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

An objection must

- ♦ **be made to the Responsible Authority in writing,**
- ♦ **include the reasons for the objection, and**
- ♦ **state how the objector would be affected.**

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

| | |
|---|---|
| The Responsible Authority will not decide on the application before: | Subject to applicant giving notice |
|---|---|

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

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

Page 1 of 1

VOLUME 08951 FOLIO 991

Security no : 124109944857Y
Produced 20/10/2023 04:51 PM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 095897.

PARENT TITLES :

Volume 08228 Folio 249 Volume 08246 Folio 229

Created by instrument LP095897 21/11/1972

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE LP095897 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 2 METUNG ROAD METUNG VIC 3904

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END



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| Document Type | Plan |
| Document Identification | LP095897 |
| Number of Pages (excluding this cover sheet) | 1 |
| Document Assembled | 03/06/2022 11:35 |

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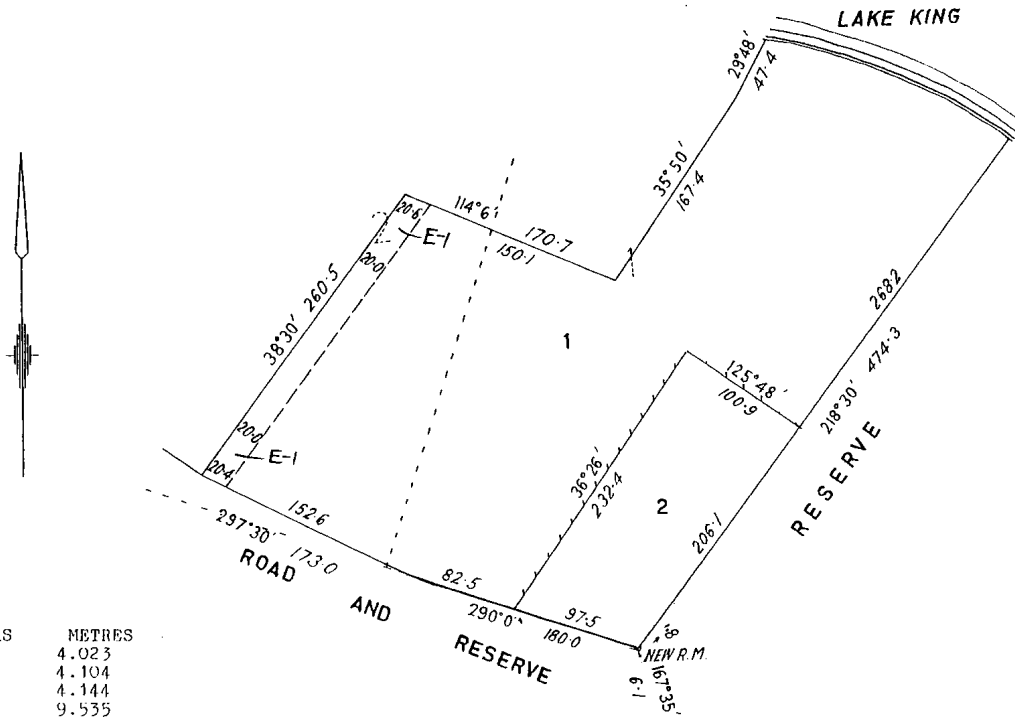
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LP95897
EDITION 1
APPROVED 2/10/72

| | | |
|--|-----------------------|--|
| <p>PLAN OF SUBDIVISION OF: PARTS OF CROWN ALLOTMENTS 1 AND 2 SECTION A TOWNSHIP OF METUNG PARISH: BUMBERRAH COUNTY: TAMBO</p> <p>SCALE </p> | <p>APPROPRIATIONS</p> | <p>ENCUMBRANCES & OTHER NOTATIONS</p> <p>THE LAND COLOURED BLUE IS EASEMENT OF WAY - SEE TRANSFER N° 2115277. LOT 1 HAS NOT BEEN SURVEYED.</p> |
|--|-----------------------|--|

V. 8228 F. 249
8246 229

COLOUR CONVERSION
E-1 = BLUE



| LINKS | METRES |
|-------|--------|
| 20.0 | 4.023 |
| 20.4 | 4.104 |
| 20.6 | 4.144 |
| 47.4 | 9.535 |
| 82.5 | 16.596 |
| 97.5 | 19.614 |
| 100.9 | 20.298 |
| 150.1 | 30.195 |
| 152.6 | 30.698 |
| 167.4 | 33.676 |
| 173.0 | 34.802 |
| 180.0 | 36.210 |
| 206.1 | 41.461 |
| 232.4 | 46.751 |
| 260.5 | 52.404 |
| 268.2 | 53.953 |
| 474.3 | 95.414 |
| 170.7 | 34.339 |

Planning Report – Amended Application

Development of Two Dwellings & Two Lot Subdivision
2 Metung Road, Metung

Reference – 18394

20 October 2023



FS 520900



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| | Site Context Plan (Sheets 1 & 2) | |
| | Proposed Design Response, Site, Floor and Elevation Plans prepared by <i>J R Design Australia Pty Ltd</i> Rev A - Town Planning Amendment | |
| | STORM Report | |
| | Copy of Title (Lot 2 on PS 095897) | |

Note: Applicable Planning Application fee is \$1,749.00 calculated as follows:

| | |
|----------------------------|--|
| <i>Class 13:</i> | <i>\$3,665.00</i> |
| <i>Class 15:</i> | <i>\$1,415.10</i> |
| <i>Class 10 reduction:</i> | <i>(\$707.55)</i> |
| <i>Sub total:</i> | <i>\$4,372.55</i> |
| <i>Reg. 12 reduction:</i> | <i>\$2,623.53)</i> |
| <i>Fee payable:</i> | <i>\$1,749.02 (rounded down to \$1,749.00)</i> |

Based on an estimated cost of development of \$3.315m

1. Introduction

This planning report is prepared in support of an Application to Amend Planning Application 288/2022/P for the proposed development of two dwellings and two lot subdivision at 2 Metung Road, Metung.

The Amended Application has been prepared in response to concerns raised as a result of the public notification process undertaken on 26 July 2022. Concerns raised by objectors are summarised as follows:

- Flooding and predicted future sea level rise.
- Height of the proposed development.
- Visual impacts.
- Potential of detrimental public car parking impacts due to need to use public land for boat trailers.
- Density of development.
- Neighbourhood character.

Following the Public Consultation Meeting on 12 September 2022, our client has considered concerns raised and determined to reduce the number of dwellings proposed from 3 to 2.

It is now proposed to develop two dwellings on the subject land and subdivide the property into two lots. An amended plan set has been prepared by *JR Design Australia* to detail the revised development.

Proposed dwelling 1 to the south-west of the land is to be developed on three floors. The ground floor will consist of a four car garage, storage room, bedroom/office, bathroom, sitting room and laundry. The first floor is proposed to incorporate three bedrooms, rumpus room and terrace and second floor proposes open style living/dining/kitchen area and a terrace.

Dwelling 2 is proposed to the north-east of the subject land. The ground floor will be developed by a four car garage, store room, laundry, bedroom/office, bathroom and sitting room. First floor is to consist of four bedrooms, bathroom and rumpus room and a southern facing terrace. The second floor is proposed to incorporate open plan living/dining/kitchen area with a southern facing terrace.

It is proposed to subdivide the land into two lots with each lot containing a dwelling, the proposed lots are:

- Lot 1 – 481 square metres
- Lot 2 – 429 square metres

2. Merits of the New Proposal

The new proposal to reduce the development from three dwellings to two dwellings is considered a better design response for the subject land and surrounds.

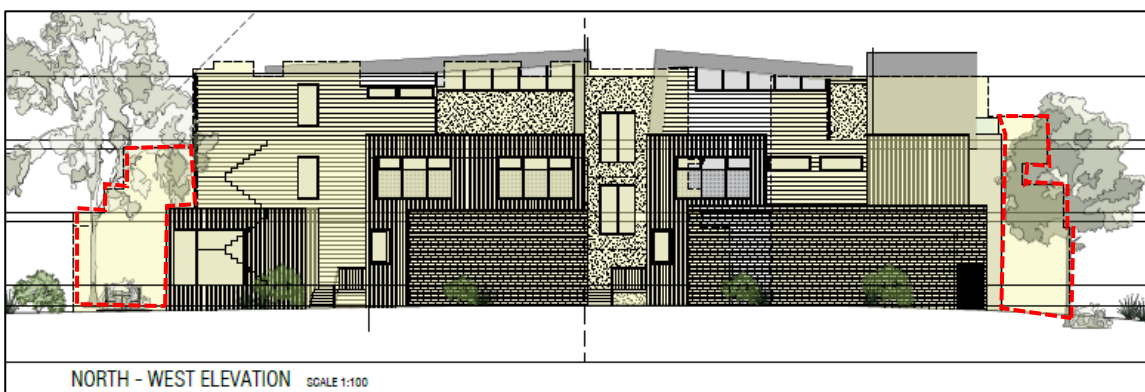
Objector's concerns have been considered seriously by our client and the project designer. It is considered that the new design appropriately addresses and is responsive to the issues raised in objections.

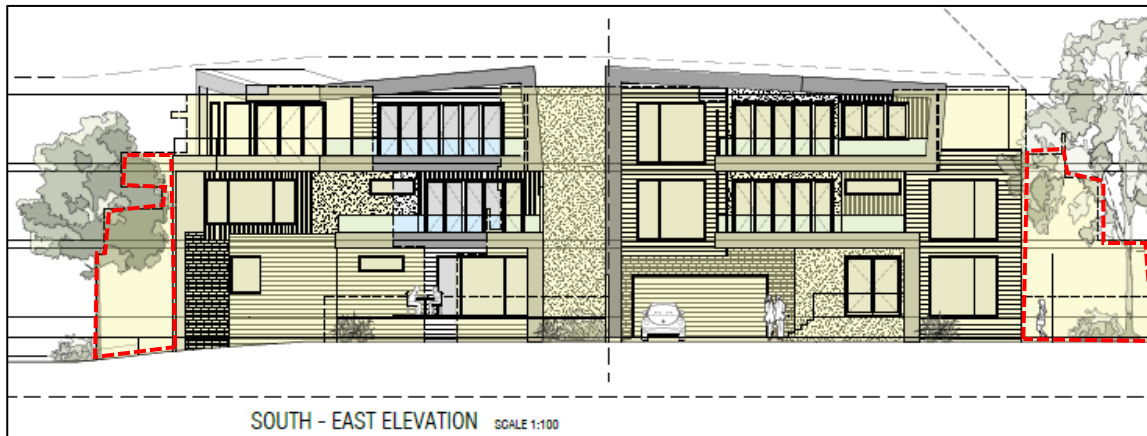
The new design reduces the bulk and form of the development on the subject land. The proposed two dwellings will provide for a reduction of building mass on the land from the previously submitted proposal, by removing built form to the north-east and south-west of the land.

Site coverage has been retained below the 60% site coverage (57.01% site coverage), the minimum garden area requirement of 35% is exceeded, being 37.15%, and permeable area is greater than the minimum 20%, being 26.42%, providing a low built form footprint.

The reduction of building mass on the land provides for further relief from Metung Road to the north-east and south-west. This is demonstrated in the Elevations 2 plan prepared by *JR Design Australia Pty Ltd*. The plan shows the previous proposed design profile and the revised design.

The previous design profile is demonstrated in the lighter yellow and is overlaid on the amended design (refer to elevations 2 within the plan set). The red highlighted areas within this report identify the reduction of building mass across the site, when compared with the previous design.





Elevations 2 (JR Design Australia Pty Ltd)

The new design responds to State policy and objector concerns regarding future sea level rise by raising the finished floor level of the ground floor habitable areas of the dwellings to 3.2 metres AHD.

The finished floor levels account for sea level rise in addition to a 1% AEP event and includes an additional freeboard buffer. The finished floor level is determined by the nominated 1% AEP for Metung (2.1 metres AHD), then adding 0.8 metres for future sea level rise, together with the mandatory 0.3 metres freeboard, equating to a finished floor level of 3.2 metres AHD.

The need to address future sea level rise in addition to flooding implications has resulted in the need for increased overall dwelling heights. The increased dwelling height has allowed for an opportunity to incorporate high north-western windows within the second floor allowing for improved energy efficiency.

The new design has allowed for an increase in on-site car parking with the dwelling garages adequate in area and dimensions to accommodate trailer boats/vessels. The reduction of dwellings has also removed the need for a third vehicle crossover minimising impacts on public car parking within the adjacent road reserve, positively responding to objector's concerns.

Development of two dwellings on the land represents a reduction of dwelling density on the land, as well as positively addresses concerns with respect to neighbourhood character. The new design will provide for a reduced building footprint and building bulk, and better represents neighbouring patterns of site coverage.

Examples of some of the various and differing built forms within the Shaving Point precinct demonstrates an eclectic part of Metung.



Image of 28 Metung Road

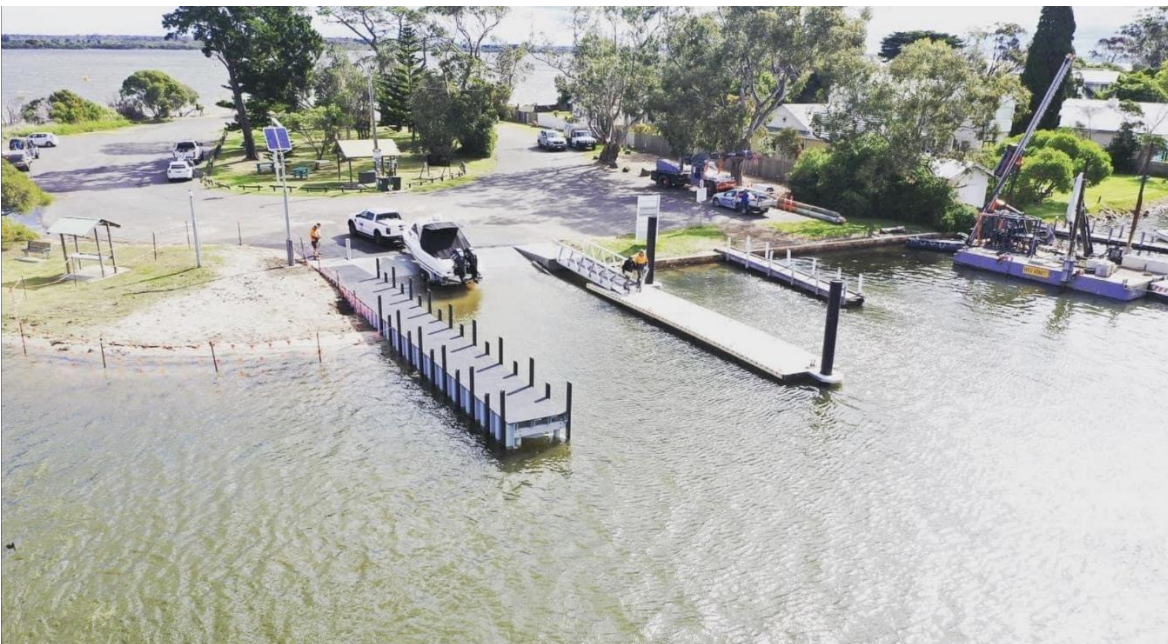


Image of 32 and 34 Metung Road



Image of 38B Metung Road

The image below demonstrates a view from the boat ramp towards the north/north-west, capturing the neighbouring dwelling and subject land. Of particular interest is the softening of the built form achieved by the vegetated foreground. This vegetated foreground will assist to soften the proposed dwellings when viewed from the Council reserve and the Lakes system.



*Aerial image looking west over recently upgraded boat ramp,
with subject land largely screened by vegetation*

(Source: <https://www.facebook.com/share/MBjW9Mo2Vi41JePq/?mibextid=WC7FNe>)

The following table provides a summary of how the amended proposal had responded to the concerns raised by Objectors.

| Objection Concern | Response |
|--|--|
| Flooding and predicted future sea level rise | The revised design has included a finished floor level of 3.2 metres AHD. The finished floor level provides for no less than 0.8 metres sea level rise and addresses State policy. |
| Height of the proposed development | The maximum height of dwelling 1 is 10.805 metres and the maximum height of dwelling 2 is 10.8 metres. The increased height of the dwellings is a direct result of having to increase finished floor levels to address flooding and sea level rise. The height of the proposed dwellings meets standard B7 at Clause 55.03-2 and is deemed to comply. |
| Visual impacts | Visual impacts of the proposed development will be reduced, demonstrated by <i>Elevations 2 (JR Design Australia Pty Ltd)</i> . |
| Potential of detrimental public car parking impacts due to need to use public land for boat trailers | The amended design incorporates larger garages allowing for more vehicle parking on site (including boat trailers). The reduction of dwellings results in one less vehicle crossing onto Metung Road, ensuring pressure on public car parking will be minimal. |
| Density of development | Density of development on the site will be reduced from three dwellings to two dwellings. |
| Neighbourhood character | It is considered that the proposed development is consistent with the neighbourhood character of the area. The Shaving Point precinct does not have a homogenous dwelling style, form or allotment pattern. |

| Objection Concern | Response |
|--|--|
| Neighbourhood character (continued) | <p>The precinct sees allotments developed by larger dwellings with significant footprints and more contemporary building designs.</p> <p>It is contended that the proposed development will sit comfortably within this location and is not inconsistent with the neighbourhood character.</p> |

The amended application triggers approval at the following Clauses of the East Gippsland Planning Scheme:

| Planning Scheme Clause No. | Description of what is proposed |
|--|---|
| 32.08-3 General Residential Zone | Subdivision |
| 32.08-6 General Residential Zone | Construct two dwellings on a lot |
| 43.02-2 Design and Development Overlay Schedule 11 | Construct a building greater than 7.5m in height and having a building footprint greater than 300 square metres |
| 43.02-3 Design and Development Overlay Schedule 11 | Subdivision |
| 44.04-2 Land Subject to Inundation Overlay | Construct a building |
| 44.04-3 Land Subject to Inundation Overlay | Subdivision |

No planning approval is required under the provisions of the Vegetation Protection Overlay 3 as all vegetation proposed to be removed constitutes ornamental planted vegetation.

We understand the referrals required to be undertaken are as follows:

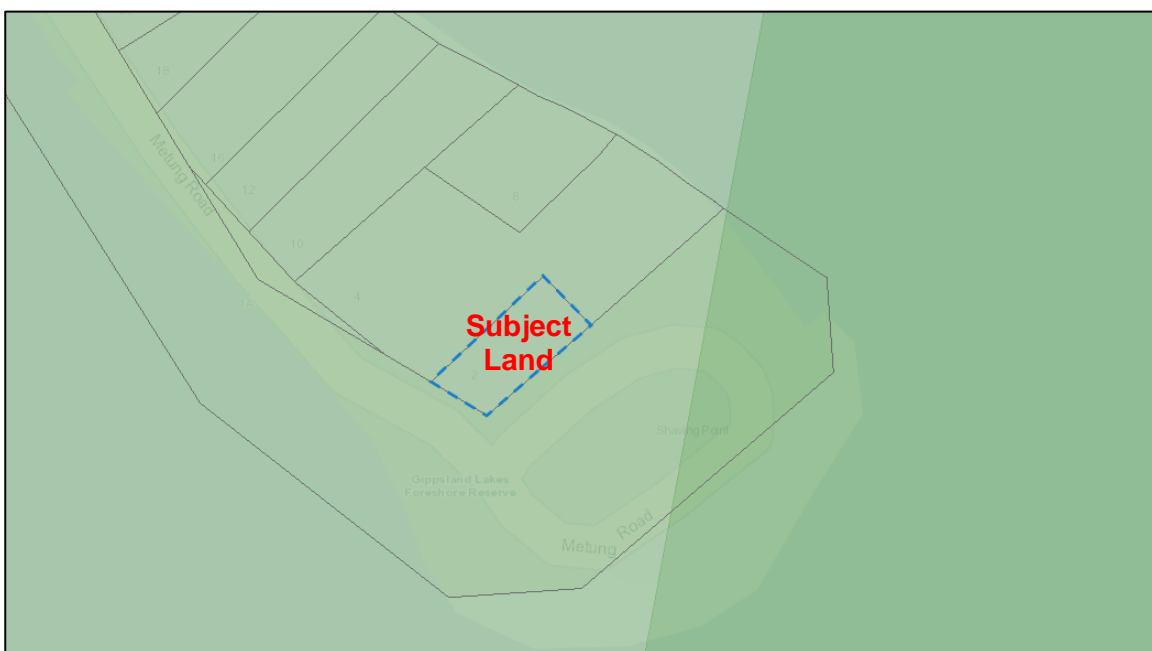
| Clause No. | Type of Application | Referral Authority | Type of Referral Authority |
|------------|-------------------------------|--------------------|----------------------------|
| 44.02-8 | Application under the Overlay | East Gippsland CMA | Recommending |

3. Cultural Heritage

The proposal does not trigger any mandatory requirements to provide a Cultural Heritage Management Plan (CHMP) under the *Aboriginal Heritage Act 2006*.

Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018*, a CHMP is required for an activity if:

- (a) *all or part of the activity area for the activity is in an area of cultural heritage sensitivity; and*
- (b) *all or part of the activity is a high impact activity*



Cultural Heritage Sensitivity Mapping (Source: VicPlan)

The subject land is identified as an area of cultural heritage sensitivity. In accordance with Regulation 9, the construction of two dwellings on a lot is an exempt activity and a two lot subdivision is not considered to be a high impact activity. Therefore, there is no mandatory requirement to provide a CHMP in support of the application.

4. Planning Policy

4.1 Planning Policy Framework

The proposed development advances the objective and related strategies contained within Clause 11.01-1S Settlement:

- It provides for growth in population.
- The subject land is located within the settlement boundaries of Metung.
- Limits urban sprawl.
- Assists to develop compact areas within close proximity of the Metung Activity Area.
- It promotes infill redevelopment.

Clause 11.03-4S Coastal Settlement seeks to support a network of diverse coastal settlements that provide for a broad range of housing types, minimise urban growth outside of the settlement boundary and enhance the stormwater discharge. The proposal is to develop the subject land with two dwellings within the settlement boundary of Metung within close proximity to the Metung Activity Area. Rainwater will be harvested on site reducing stormwater runoff, reused in sanitary facilities and reduces reliance on potable water.

The subject land is located within the Metung Framework Plan and as such Clause 11.03-4L-04 Metung applies.



Extract of the Metung Framework Plan (Source: EGSC)

The proposed development is consistent with the strategies:

- There are little environmental qualities associated with the subject land, as such there will be no detrimental environmental impacts arising from the application.
- The human and village character of Metung will be maintained as the proposed dwellings are located within a precinct of higher buildings with significant footprints.
- Garaging supporting the proposed dwellings allows for trailer boating provision and vehicle parking on the land.
- The reduction of dwellings and increased on-site provision of car parking reduces the impact to public car parking within the area.

The application is supported with a STORM Report that demonstrates the provision of water tanks achieves appropriate water quality treatment as sought by Clause 12.02-1S Protection of the Marine and Coastal Environment and Clause 12.03 Water Bodies and Wetlands.

Development of the subject land within a significantly modified environment with an innovative and attractive built form will not detrimentally impact the Gippsland Lakes landscape as per Clause 12.05-2S Landscapes.

Clause 13.01-2S Coastal Inundation and Erosion seeks to plan for and manage coastal hazard risk and climate change impacts. Consistent with the strategy to plan for not less than 0.8 metres by 2100, the floor level of the new dwellings is proposed at 3.2 metres AHD (including 0.8 metres sea level rise plus 2.1 metres flood level plus 0.3 metres freeboard).

As sought in Clause 13.03-1S Floodplain Management, over 50% of the site will be above 1.6m AHD providing viability of the property for development and access/egress to the land exceeds 1.3m AHD along Metung Road providing safe access/egress in a 1 in 100 AEP. Floor levels of the dwellings will be well above the 1% AEP of 2.1m AHD.

The proposed dwellings will contribute positively to the local context in accordance with Clause 15.01-2S Building Design:

- The use of articulated design over the three levels of the dwellings adds interest within the streetscape and reduces visual scale and massing.
- The form of the dwellings is broken by the use of terraces, opening sizes and lightweight materials.
- Addressing Metung Road and the foreshore with active interfaces supports personal safety and property security.
- Respectful street setbacks and existing landscaping in the public realm will soften the building scale and provides for a reduced building footprint.

Subdivision of the land to incorporate the proposed dwellings on separate lots is practical and logical with no need to incorporate common property and resultant Owners Corporation consistent with Clause 15.01-3S Subdivision Design.

Neighbourhood character in this precinct of Metung is larger building footprints. The form, shape and mass of development in the area provides little consistent neighbourhood character themes with different building styles, setbacks, materials and colours. The proposed development will introduce contemporary design utilising appropriate setbacks, façade articulation and using a range of materials that will respect the character of the area as identified in Clause 15.01-5S Neighbourhood Character.

The proposed development will assist to increase the proportion of housing in an established urban area reducing pressure for new housing in greenfield and fringe areas as sought by Clause 16.01-1S Housing Supply.

All dwellings will be connected to reticulated sewerage, water, electricity and telecommunications consistent with VPP 19 Infrastructure.

4.2 Municipal Planning Strategy

Council has developed strategic directions within the Municipal Planning Strategy to guide use and development within the Shire.

Clause 02.03-1 Settlement and housing identifies Metung as a key destination for visitors to the Gippsland Lakes system and a significant boating hub with a strong residential community. The proposed development is consistent with the relevant strategic direction for Metung where Council will encourage expanding development within the existing settlement.

The proposal is consistent with the strategic directions of Clause 02.03-2 Environmental and landscape values. Rainwater harvesting will be reused on site reducing potable water reliance and stormwater runoff from the subject land.

There will be no native vegetation removal associated with the development. The scenic values of the area will be maintained given the land is located within a heavily modified environment, will present as an articulated building form and utilises colours and materials common within the area.

Clause 02.03-3 Environmental risks and amenity has been considered within the design allowing for elevated buildings with raised finished floor levels to avoid future sea level rise impacts combined with a 1% AEP flood event. It is also noted that the new design complies with Council's Coastal Inundation and Erosion Policy.

5. Planning Elements

5.1 General Residential Zone

The proposal is consistent with the purposes of the General Residential Zone ('GRZ') as it seeks to facilitate orderly development and is consistent with planning policy. The proposal will result in housing growth in a location that is well placed in terms of access to services, physical and community infrastructure.

In accordance with Clause 32.08-3 Subdivision an assessment of the subdivision has been undertaken in accordance with Clause 56 of the planning scheme.

Pursuant to Clause 32.08-4 Construction of a Dwelling lots above 650 square metres must have a minimum percentage of 35% of the total site set aside as garden area. The design response identifies that the percentage of the site set aside for garden area exceeds the minimum requirement at 37.15%.

In accordance with Clause 32.08 relating to the construction of two or more dwellings on a lot, the following table provide an assessment of the proposal against the relevant Standards and Objectives of Clause 55.

| Objective | Comment |
|---|--|
| 55.01-1 Neighbourhood and site description | Complies Properties within the surrounding precinct are a mix of single, double and three storey dwellings, there are a number of townhouse and holiday accommodation developments. Dwellings within the precinct are oriented to present to the adjoining Gippsland Lakes. Whilst the precinct comprises a mix of housing styles spanning several decades, there is a variety of materials and colours throughout the existing housing stock. The site is well positioned, located close to the Metung Activity Centre and passive recreational areas. |
| 55.01-2 Design Response | Complies The proposed development has been designed and sited having regard for the existing site features and adjoining development. The site is located on a corner and the proposed dwellings have been sited to address the public realm and provide an active interface with the road reserve. The proposed two dwellings are both three storey, reducing building footprint. Lighter weight materials will provide, a mix of materials and colours, use of significant glazed areas and terraces visually reduces the scale of the buildings. Both dwellings include secluded private open space. The building form reduces from the ground floor through to the second floor with the use of varied setbacks and terracing. The design approach also achieves articulated facades providing built form interest. |

| Objective | Comment |
|--|--|
| 55.01-2 Design Response (continued) | The accompanying plans include detail of the proposed development in relation to the existing development contained on the adjoining land. |
| 55.02-1 Neighbourhood character | <p>Complies</p> <p>The design of the proposed development respects the existing neighbourhood character.</p> <p>The proposed dwellings are well articulated, provide appropriate opening sizes, incorporate terraces and balconies and use materials and colours common to the area. The frontage setback is respectful of the streetscape providing a transition of building form. Provision of permeable areas yields the opportunity for meaningful landscaping opportunities.</p> <p>There is no Neighbourhood Character Overlay however, local policy identifies the existing urban area of Metung for infill development.</p> |
| 55.02-2 Residential policy | <p>Complies</p> <p>The proposed development is consistent with relevant sections of the Municipal Planning Strategy and Planning Policy Framework as outlined in Section 5 of this Report.</p> |
| 55.02-3 Dwelling diversity | <p>N/A</p> <p>Less than 10 dwellings are proposed.</p> |
| 55.02-4 Infrastructure | <p>Complies</p> <p>All necessary infrastructure is available to the land and has the capacity to accommodate the proposed development.</p> |
| 55.02-5 Integration with the street | <p>Complies</p> <p>The proposed development has been designed and sited to ensure integration with existing development within the street.</p> <ul style="list-style-type: none"> New vehicle crossings are proposed. Dwelling 1 will take access from the west while dwelling 2 will obtain access from the south. Both dwellings will be three storey (not uncommon within the area), with the dwellings fronting the road reserve appropriately setback so as not to dominate the public realm. |
| 55.03-1 Street setback | <p>Complies with Objective</p> <p>The proposed development will establish dwelling 1 with a front setback ranging from 5.09m to 7.43m to the south-east dwelling 1 is proposed to have a side setback of 2.44m. Dwelling 2 will have a setback ranging from 5.185m to 5.55m.</p> <p>The proposed setbacks are considered to respect the existing neighbourhood character and address the corner allotment orientation.</p> |

| Objective | Comment |
|---|--|
| 55.03-1 Street setback (continued) | <p>In this instance, there are two established dwellings on the adjoining lot. The north-east dwelling of the property faces the Lake, however the north-west dwelling faces Metung Road and is setback 9m behind significant screening vegetation. The eastern dwelling is setback approximately 5m to Metung Road.</p> <p>Dwelling one will not meet the standard while dwelling two does meet the standard. The proposed street setback provides for the efficient use of the land, will not detract from the existing neighbourhood character given the neighbourhood character is varied and provides an appropriate transition of built form between the two properties.</p> |
| 55.03-2 Building heights | <p>Complies</p> <p>Dwelling 1 will have a maximum height of 13.01m AHD and dwelling 2 will have a maximum height of 13.01m AHD which is higher than the maximum height of 11m contained within the General Residential Zone.</p> <p>However, as the land is located within the Land Subject to Inundation Overlay the maximum height is taken from the minimum floor level as determined by the EGCMA which is 2.1m AHD. As such the maximum height is under the allowable 13.1m AHD.</p> <p>Given many properties in the precinct are within the LSIO and given future sea level rise, new buildings within the area will have an increased height from established, ageing housing stock.</p> |
| 55.03-3 Site coverage | <p>Complies</p> <p>Standard B8 stipulates that the site area covered by buildings should not exceed 60% where there is no site coverage specified in a schedule to the zone.</p> <p>The site coverage of the proposed development is 57.01% which is less than the maximum site coverage of 60% otherwise allowed under Standard B8.</p> |
| 55.03-4 Permeability and Stormwater Management | <p>Complies</p> <p>Standard B9 stipulates that the site area covered by pervious surfaces should be at least 20% of the site, where there is no minimum area specified in a schedule to the zone.</p> <p>The site permeability for the proposed development is approximately 26.42% of the site area, ensuring the development complies with Standard B9.</p> <p>The enclosed <i>STORM Rating Report</i> demonstrates current best practice objectives for stormwater quality, can be achieved. Each dwelling will be provided with a 4,000 litre rainwater tank that will be plumbed into sanitary flushing systems.</p> |
| 55.03-5 Energy efficiency | <p>Complies</p> <p>The proposed development has been oriented to make appropriate use of solar energy by providing large windows on the ground, first and second floors of each proposed dwelling allowing for maximum light and solar gains into the dwellings.</p> |

| Objective | Comment |
|--------------------------------|--|
| 55.03-6 Open space | <p>Complies</p> <p>Whilst there is no communal open space as part of this proposal, the dwellings have been orientated to allow casual surveillance of the foreshore.</p> <p>The proposed dwellings achieve the required secluded private open space requirements.</p> |
| 55.03-7 Safety | <p>Complies</p> <p>The layout of the proposed development provides for the safety and security of residents consistent with Standard B12.</p> <p>The dwellings will present directly to Metung Road.</p> <p>Entrances to both dwellings will be easily identifiable from Metung Road. There are no front fences proposed that may otherwise obstruct the visibility of entrances from the street.</p> |
| 55.03-8 Landscaping | <p>Complies</p> <p>Development within the precinct is generally complimented by ornamental style gardens with some native vegetation.</p> <p>Low scale landscaping will be incorporated to the front of dwellings, and within the secondary areas of private open space.</p> <p>Landscaping opportunities are identified on the Development Plan Set, with a detailed landscape plan able to be provided as a condition of permit.</p> |
| 55.03-9 Access | <p>Complies</p> <p>The number and design of vehicle crossovers is considered to respect the neighbourhood character whilst maximising the efficiency of the development. New crossovers are to be established as part of the development.</p> <p>Standard B14 stipulates that the width of accessways should not exceed 40% having regard for the width of the street frontage which is less than 20 metres to the south-west.</p> <p>The proposed crossover will comprise a total width of 3.6 metres being less than 40% of the site frontage (18.35%).</p> <p>Standard B14 stipulates that the width of accessways should not exceed 33% having regard for the width of the street frontage which is greater than 20 metres to the south-east.</p> <p>The proposed crossover will comprise a total width of 3.6 metres being less than 33% of the site frontage (8.68%).</p> |

| Objective | Comment |
|---|---|
| 55.03-10 Parking location | <p>Complies</p> <p>Vehicle parking for residents will be practical and convenient with the proposed dwellings being provided with secure garages with internal access to the respective dwelling.</p> <p>With a total of 2 dwellings on the land there is no requirement to provide on-site visitor car parking. Adequate on street car parking is available to cater for visitors.</p> |
| 55.04-1 Side and rear setbacks | <p>Complies with Objective</p> <p>The height and setback of each of the proposed dwellings from boundaries is considered to respect the neighbourhood character and limits the impacts on the amenity of existing adjoining properties. The existing dwellings on the adjoining property present walls setback from boundaries.</p> <p>There is no distance specified in Schedule 1 to the General Residential Zone in the East Gippsland Planning Scheme.</p> <p>Dwelling 1 will have a north-west setback ranging from 0m at the ground floor to 5.13m at the third floor. The north-west wall height at the highest point is 10.66m. Dwelling 1 should be setback 5.76m at the second floor level at the highest wall height, it is setback 5.0m and as such does not meet the standard by 0.76m. The north-west setbacks of the ground and first floor meet the standard.</p> <p>Dwelling 2 has a north-west setback ranging between 0m at the ground floor and 7.25m at the second floor. The setback of the second floor to meet the standard at the closest wall boundary is 5.61m with a wall height of 9.93m at the highest point, meeting the standard.</p> <p>The north-east wall height of the second dwelling is 9.93m and the setback is 5.095m at the second floor. The setback to meet the standard is 5.03 metres, achieving the standard.</p> <p>The south-east setbacks of both dwellings exceed the standard.</p> <p>Standard B17 is not met, however, this minor encroachment within the side setbacks at the closest points to the neighbours will still respect the neighbourhood character and does not represent unreasonable scale and bulk, meeting the objective of this clause, particularly given the northern dwelling setback.</p> |
| 55.04-2 Walls on boundaries | <p>Complies</p> <p>The storage room wall of dwelling 1 is proposed along the boundary for a length of 11.15m and the garage of dwelling 2 has a wall length of 7.375m. The overall wall length proposed is 18.525m.</p> <p>The schedule advises the maximum length of a wall on a boundary maybe 10m plus 25% of the remaining length of the boundary, which equates to 19.18m.</p> <p>The development complies with Standard B18. The character of the area will not be detrimentally impacted by the proposed walls.</p> |

| Objective | Comment |
|---|---|
| 55.04-3 Daylight to existing windows | <p>Complies</p> <p>The proposed development will allow adequate daylight into existing habitable room windows of adjoining dwellings.</p> <p>Standard B19 outlines that habitable room windows should be provided with a light court which has a minimum area of 3m² and minimum dimension of 1.0 metre clear to the sky.</p> <p>The objective and standards are achieved as the proposed development is appropriately setback from the existing development on the adjoining property.</p> |
| 55.04-4 North facing windows | <p>Complies</p> <p>There are no north-facing habitable room windows of existing dwellings on abutting lots within 3 metres of a boundary adjoining the subject land.</p> |
| 55.04-5 Overshadowing open space | <p>Complies</p> <p>The proposed development will have no unreasonable impacts on overshadowing of secluded private open space and habitable room windows of existing development on the adjoining allotments.</p> |
| 55.04-6 Overlooking | <p>Complies</p> <p>Habitable room windows that represent unreasonable overlooking towards the north-west have raised sill heights of 1.7m or will be treated with obscure film to 1.7m.</p> <p>No unreasonable overlooking of neighbours will occur. The proposal is therefore considered to satisfy the requirements of Standard B22.</p> |
| 55.04-7 Internal views | <p>Complies</p> <p>Habitable room windows of dwellings have been located to avoid internal overlooking of more than 50% of secluded private open space and southern terraces have been screened to avoid internal overlooking.</p> |
| 55.04-8 Noise Impacts | <p>Complies</p> <p>The subject land is not located adjacent to any noise sources that would affect the amenity of future residents. The subject land does not abut an arterial road, railway line or industrial land.</p> |
| 55.05-1 Accessibility | <p>Complies</p> <p>The proposed development has considered the needs of people with limited mobility, with lifts for each dwelling installed.</p> |
| 55.05-2 Dwelling entry | <p>Complies</p> <p>The front entrance to both dwellings will be immediately visible from Metung Road. The entry point to each of the proposed dwellings will be easily identified as they will present under a covered roof. This area will also provide a transitional space at the entrance to each dwelling in accordance with Standard B26.</p> |

| Objective | Comment |
|---|---|
| 55.05-3 Daylight to new windows | Complies All habitable room windows have an outdoor space clear to the sky of at least 3 square metres with a minimum dimension of 1 metre that is entirely contained within the property boundaries. |
| 55.05-4 Private open space | Complies Standard B28 outlines that a dwelling should have private open space of 40m ² in area, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling with a minimum area of 25m ² , a minimum dimension of more than 3.0 metres and convenient access from a living room. Dwelling 1 has secluded private open space at ground level of 46.36 m ² and dwelling 2 has 106.47 m ² secluded private open space at ground level. The secluded private open space requirements meet the objective and standard. Both dwellings have an area of secluded private open space exceeding minimum dimensions with convenient access from a living room. Terraces/balconies exceeding 8 square metres have been provided and are accessed via a rumpus room at first floor and a living room at second floor. |
| 55.05-5 Solar access to open space | Complies Proposed dwelling 1 will have the primary secluded open space to the south-east of the dwelling however, a secondary area of private open space has been provided to the north-west of the dwelling to achieve solar access. Dwelling 2 has been designed to facilitate solar access into the secluded private open space area of the dwelling with good northern exposure. |
| 55.05-6 Storage | Complies Each dwelling will be provided with storage located within the integrated garages. |
| 55.06-1 Design detail | Complies The proposed dwellings will respect the character of the area with articulated form, appropriate openings and use of different materials and colours common to the area. |
| 55.06-2 Front fences | Complies Front fencing styles vary in the street. Some properties within the neighbourhood do not comprise front fencing however, closer to the subject land fencing is approximately 1.8m high paling fences. The proposed fencing for dwelling 1 will comprise of a small length of front fencing to the south to provide privacy for residents using the secluded private open space. The fence will be timber of 1.8m for a length of 11.3m consistent with the mixed fencing character of the area. No front fencing will be incorporated into the design of Dwelling 2. The requirements of Standard B32 are achieved. |

| Objective | Comment |
|--|---|
| 55.06-3 Common property | Complies No common property will be required. |
| 55.06-4 Site services | Complies Each dwelling has adequate provision for storage of rubbish bins within the confines of each lot. Reticulated services including electricity, water, sewerage and telecommunications are all available to the site. Mailboxes for the proposed dwellings are located to the front of each dwelling. |

The following table provides comment against the relevant standards and objectives of Clause 56 relevant to a Two Lot Subdivision.

| Objective | Comment |
|--|--|
| 56.03-5 Neighbourhood Character | Complies There is no defining neighbourhood character within the Shaving Point precinct of Metung. Allotment sizes and shapes see a range of difference. The lots proposed to be created will be respectful of the streetscape having frontages address the public realm and lot dimensions respecting the proposed built form. Both state and local planning policy seeks urban consolidation within the established urban areas of Metung and within close proximity to the Metung Activity Area. |
| 56.04-2 Lot area and building envelopes | Complies Both of the allotments are less than 500m ² , being 431m ² and 429 m ² in area, and can accommodate each of the proposed dwellings. The subdivision layout provides a logical and practical common boundary. |
| 56.04-3 Solar orientation of lots | Complies The allotment sizes reflect the proposed dwelling designs allowing for Dwelling 1 to have a secondary area of open space to the north-west of the allotment and Dwelling 2 will have good solar exposure. |
| 56.04-5 Common Areas | N/A There are no areas of Common Property proposed. |
| 56.06-8 Lot access | Complies Access to the subject land will be provided from Metung Road utilising the existing gateway for proposed lot 1 and a new vehicle crossover for proposed lot 2 will be created to the southern boundary of the subject land. The use of individual points of access will be safe, convenient and practical. |

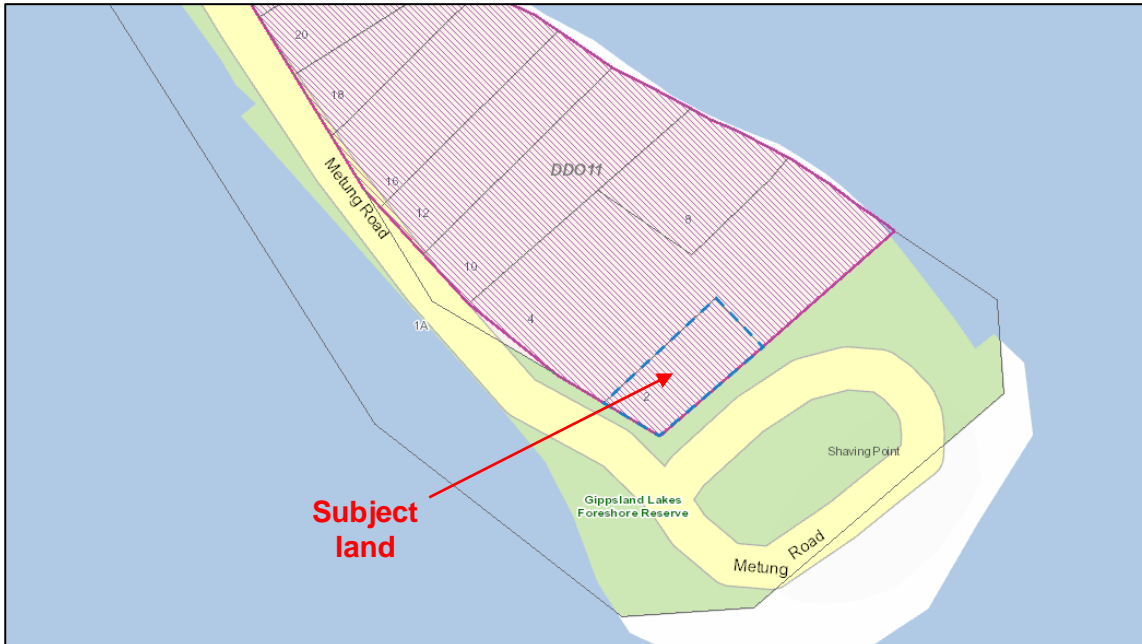
| Objective | Comment |
|--|--|
| 56.07-1 Drinking water supply | Complies Reticulated water is provided to the subject land and will be connected to both allotments as part of the subdivision. |
| 56.07-2 Reused and recycled water | Complies Reused and recycled water will be provided for within the proposed development with each dwelling provided with a 4,000L rainwater tank that will be plumbed into sanitary facilities. |
| 56.07-3 Wastewater management | Complies Reticulated sewer is already established within the precinct. Both proposed allotments will be connected to sewer as part of the subdivision consistent with Standard C24. |
| 56.07-4 Urban run-off management | Complies Drainage will be dealt with to the satisfaction of the Responsible Authority. |
| 56.08-1 Site management | Complies The site will be managed to the satisfaction of the Responsible Authority. |
| 56.09-1 Shared trenching | Complies Services will be provided in shared trenching where acceptable to the service providers. |
| 56.09-2 Electricity, telecommunications and gas | Complies The proposal will make good use of a full range of existing services as available within the precinct. Both proposed allotments will be connected to reticulated power, and telecommunications. |

It is considered that the proposed development and subdivision responds well to the decision guidelines through the following:

- Strong planning policy support is provided for the proposal in the State and Local Planning Policy Frameworks.
- The development is consistent with the purposes of the zone.
- There will be no overshadowing of existing rooftop solar energy systems of dwellings on adjoining lots.
- A high level of compliance is achieved against the objectives and standards of Clause 55 and Clause 56.
- The proposal provides for appropriate infill development within a well located and serviced area of the Metung Township.

5.2 Design and Development Overlay 11

The subject land is contained within the Design and Development Overlay (Schedule 11) which relates to *Residential Development in Coastal Settlements*.



East Gippsland Planning Scheme Overlay Mapping Identifying the Land Located Within the Design and Development Overlay 11 (Source: VicPlan)

The project designer has developed a South-East Elevation (context) from the more prominent area of the Lakes system that is trafficable by vessels.

The elevation demonstrates that the building form will be softened by vegetation within the Council reserve and the built form provides an interesting and sympathetic addition to this heavily modified area of the Metung Township.



South-east elevation (context) (Source: J R Design Australia Pty Ltd)

It is considered that the proposed new development design is consistent with the objectives and decision guidelines:

- A wider view of the developed Shaving Point area sees a modified urban environment with larger built form in terms of building footprint and heights.
- A reduction of proposed dwellings on the subject land from 3 to 2 has decreased the building bulk and massing of form across the site providing relief to the east and west of the land.

- Vegetation within the adjacent southern Council reserve will assist to soften the proposed development when viewed from the Lake.
- The vegetation removal is limited and consists of planted vegetation.
- The dwellings and associated driveways will not impact road reserve vegetation.
- The proposal will provide for appropriate form and detail.
- The dwelling's structure provides interest from the public realm, activates the road reserve and foreshore areas and provides a sense of security with casual surveillance of the public realm.
- The proposal introduces contemporary design with light weight material use.
- The dwellings have been designed to mitigate the effects of flooding and coastal processes with raised floor levels.

5.3 Land Subject to Inundation Overlay

Part of the subject land is located within the Land Subject to Inundation Overlay.



Extract from LSIO mapping (Source: VicPlan)

The proposal has been designed with flooding and the purposes of the Overlay in mind. Floor levels of the dwellings have been raised to 3.2 metres AHD to mitigate impacts from a 1% AEP event on top of future sea level rise and will include an additional 0.3 metre freeboard.

Over 50% of the site will be above 1.6m AHD providing viability of the property for development and access/egress to the land exceeds 1.3m AHD along Metung Road providing acceptable vehicle movements in a 1% AEP. Floor levels of the dwellings will be well above the 1% AEP of 2.1m AHD.

It is considered that the proposed development will be sufficiently adapted to mitigate the effects of flooding and future sea level rise.

6. Conclusion

The proposed development of two dwellings and two lot subdivision at 2 Metung Road, Metung is considered to accord with all relevant provisions of the General Residential Zone, Design and Development Overlay 11, Land Subject to Inundation Overlay and Vegetation Protection Overlay 3 of the East Gippsland Planning Scheme. The proposal is consistent with Planning Policy Framework and Municipal Planning Strategy, has been designed to complement the coastal setting and mitigate potential flooding impacts.

For these reasons we respectfully request that Council consider the merits of the amended application favourably and resolve to issue a Planning Permit.

Crowther & Sadler Pty Ltd

SITE CONTEXT PLAN

SHEET 1 OF 2

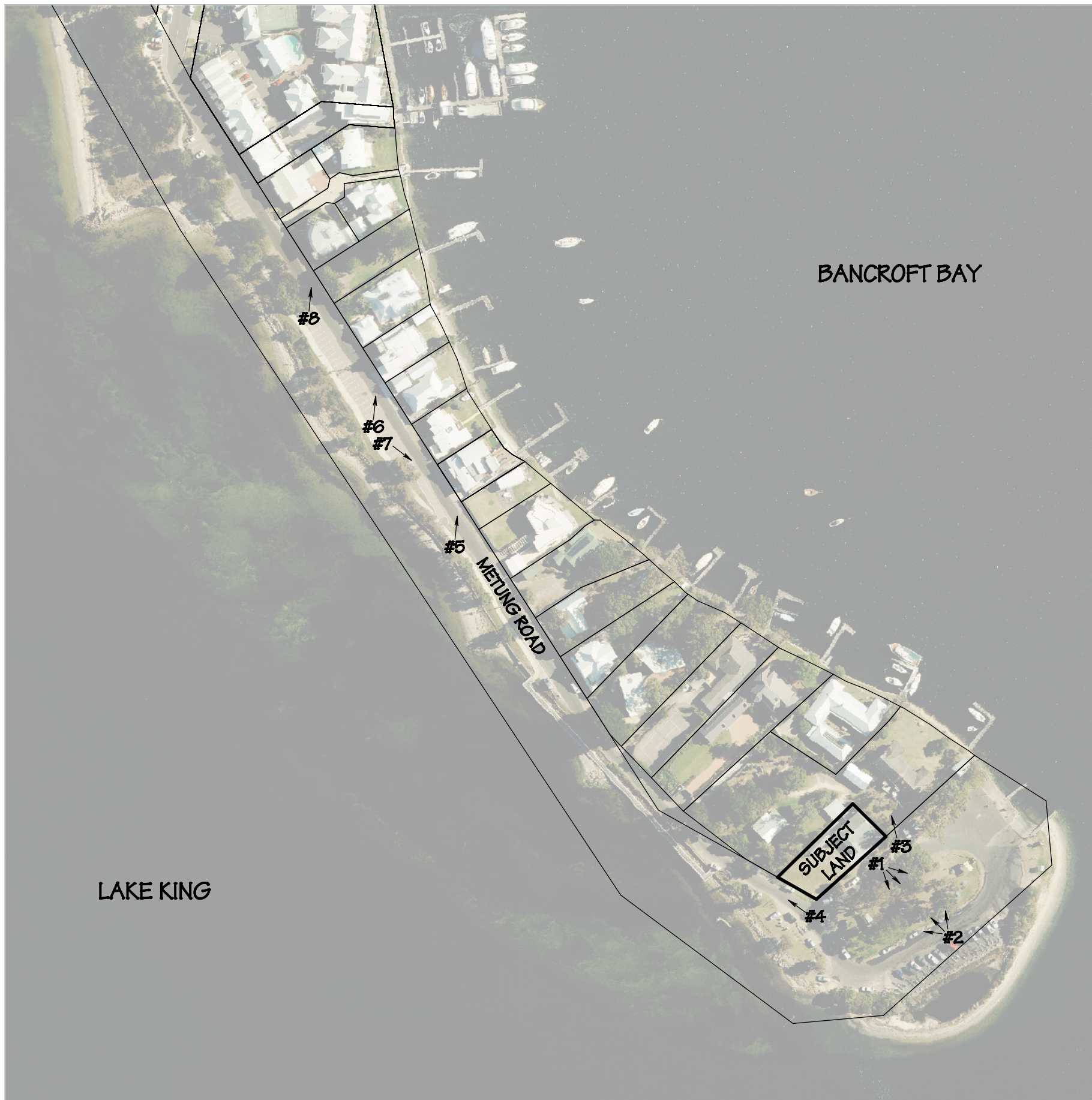
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PARISH OF BUMBERRAH
TOWNSHIP OF METUNG
SECTION A
CROWN ALLOTMENT 1 (PART)

LOT 2 - LP95897

MGA94 ZONE 55



Crowther & Sadler Pty. Ltd.

LICENSED SURVEYORS & TOWN PLANNERS
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PETER VON SCHASSEN

2 METUNG ROAD, METUNG

SCALE (SHEET SIZE A3)

SURVEYORS REF. **Printed 1/02/2024**

1 : 2000

18394

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FILENAME: Y:\18000-18999\18300-18399\18394 Von Schassen\18394 Site Context V1.pro

VERSION 1 - DRAWN 02/06/2022



#1 - VIEW FROM SUBJECT LAND LOOKING SOUTH-EAST



#2 - VIEW OF SUBJECT LAND ACROSS SHAVING POINT CARPARK LOOKING NORTH-WEST



#3 - VIEW OF NEIGHBOURING DWELLING TO THE NORTH-EAST



#4 - VIEW ALONG METUNG ROAD LOOKING NORTH-WEST



#5 - VIEW OF 28 METUNG ROAD LOOKING NORTH



#6 - VIEW OF 34 METUNG ROAD LOOKING NORTH



#7 - VIEW ALONG METUNG ROAD LOOKING SOUTH-EAST



#8 - VIEW OF 38B METUNG ROAD LOOKING NORTH

Crowtner & Sadler Pty. Ltd.

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FILENAME: Y:\18000-18999\18300-18399\18394 Von Schassen\18394 Site Context V1.pro

PETER VON SCHASSEN

2 METUNG ROAD, METUNG

SCALE (SHEET SIZE A3)

1 : 2000

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VERSION 1 - DRAWN 02/06/2022

PROPOSED SUBDIVISION

PARISH OF BUMBERRAH
TOWNSHIP OF METUNG
SECTION A
CROWN ALLOTMENT 1 (PART)

LOT 2 - LP95897

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APPROX. TRUE NORTH

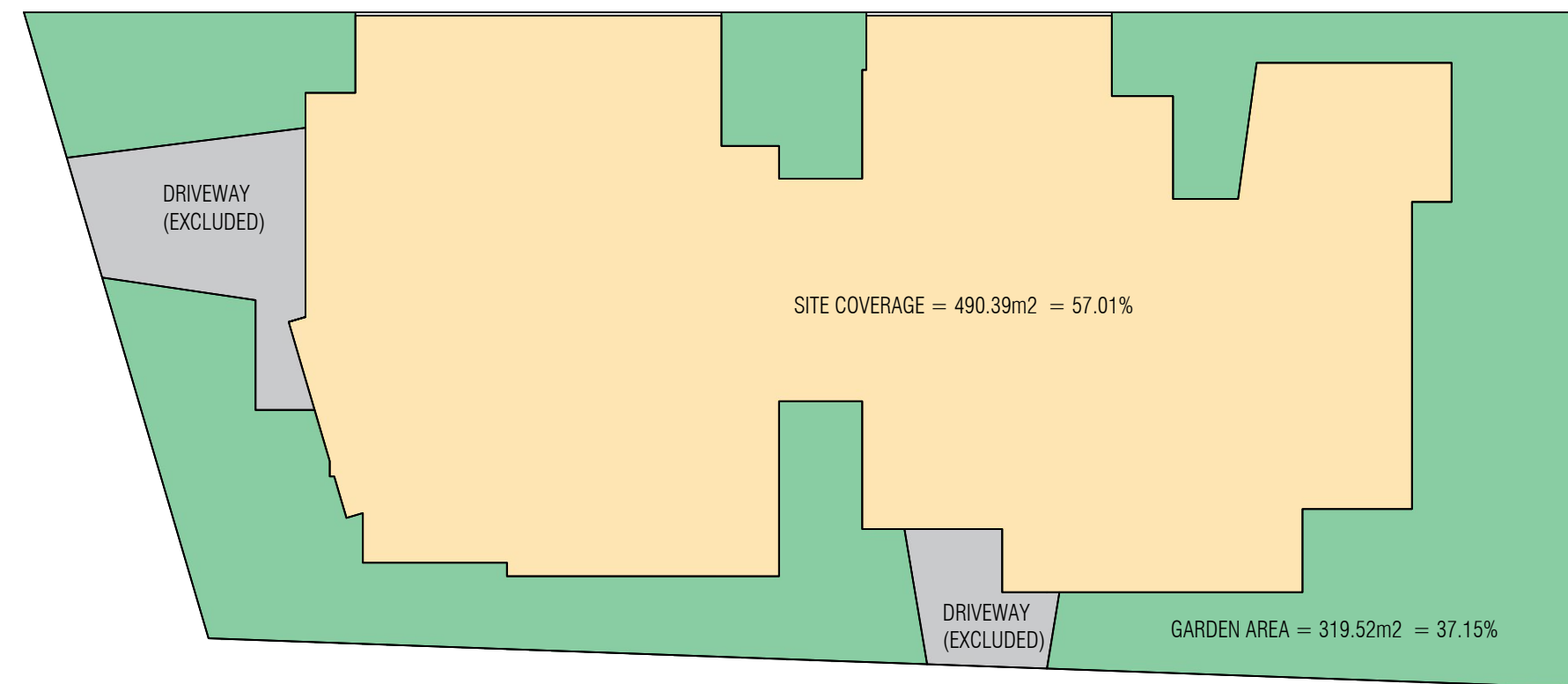


PETER VON SCHASSEN
2 METUNG ROAD, METUNG

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FILENAME: Y:\18000-18999\18300-18399\18394 Von Schassen\18394 Prop V2.pro

| NOTATIONS | |
|--|------------------------------|
| AREAS ARE APPROXIMATE ONLY DIMENSIONS ARE SUBJECT TO SURVEY | |
| SCALE (SHEET SIZE A3) | SURVEYORS REF. |
| 1 : 250 | 18394 |
| | VERSION 2 - DRAWN 22/06/2023 |




GARDEN AREA

SCALE 1:200

SITE STATISTICS:

SITE AREA - 860.2 m²
TOTAL GARDEN AREA - 319.52m²
SITE COVERAGE - 490.39m²

GARDEN AREA CALCULATION (REG 76A)
319.52 / 860.2 = 37.15% COMPLIES
(MIN. REQUIREMENT 35%)

SITE COVERAGE CALCULATION (STANDARD B8)
 $490.39 / 860.2 = 57.01\%$ COMPLIES 
(MIN. REQUIREMENT 60%)

PERMEABLE AREA CALCULATION (STANDARD B9) (REFER TO SHEET TP.02B)
 $227.25 / 860.2 = 26.42\%$ COMPLIES 
(MIN. REQUIREMENT 20%)

| | | | | |
|--------------|--------|-------|--------|----------|
| FLOOR AREAS: | GROUND | FIRST | SECOND | TOTAL |
| DWELLING 1 | 224.9 | 144.2 | 112.8 | 481.9 m2 |
| DWELLING 2 | 217.0 | 156.1 | 119.8 | 492.9 m2 |








LANDSCAPE NOTES

1. ALL PLANTING ZONES SHALL BE PLANTED WITH LOCAL SPECIES IN ACCORD WITH SHIRES APPROVED PLANTING LIST.
2. PLANT INDIGENOUS GRASSES AND GROUND COVER TO BEDS AROUND SHRUB AND TREE PLANTINGS.
3. THE LANDSCAPE CONTRACTOR SHALL OBSERVE ALL LOCAL WATER AUTHORITY WATERING RESTRICTIONS. THE CONTRACTOR SHALL OBTAIN WATERING PERMITS AS REQUIRED. THERE SHALL BE NO IRRIGATION.
4. THE OWNER SHALL MAINTAIN PROPOSED LANDSCAPING FOR A PERIOD OF 12 MONTHS INCLUDING REPLACING ANY LOST PLANTING.
5. PROVIDE APPROVED WATER RETAINING MULCH TO ALL EXPOSED PLANTING BEDS.
6. LAWN AREAS SHALL BE SOWN WITH APPROVED DROUGHT TOLERANT GRASSES.

PLANTING SCHEDULE

IN ACCORD WITH EAST GIPPSLAND SHIRES:

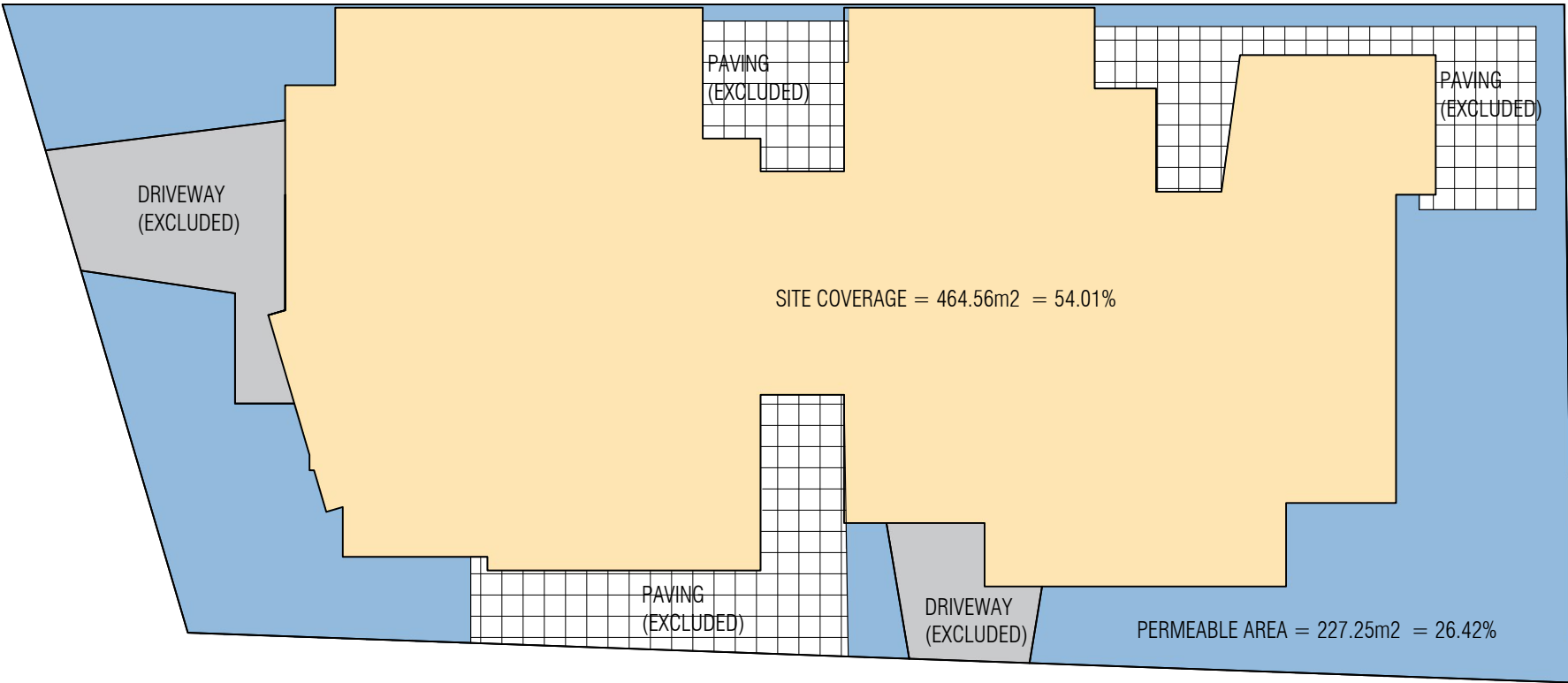
- PREFERRED TREE SPECIES LIST - INDIGENOUS
- REVEGETATION SPECIES GUIDE

| REVEGETATION GUIDES | | | | | | |
|---------------------|---|-------|---|--|--|---|
| T1 | ALLOCASUARINA STRICT DROOPING SHE-OAK | (8x4) |  | G1 | DIANELLA REVOLUTA BLACK-ANTHER FLAX-LILY |  |
| T2 | EUCALYPTUS NEGLECTA OMEO GUM | (6x5) |  | G2 | LOMANDRA LONGIFOLIA SPINY-HEADED MAT-RUSH |  |
| S1 | CALLISTEMON SIEBERI ALPINE BOTTLEBRUSH | (2x2) |  | NOTE: GRASSES TO BE PLANTED AT 1.0M NOM CENTRES RANDOMLY TO HATCHED AREA - 80 NOM. GRASSES | |  |
| S2 | BANKSIA SPINULOSA HAIRPIN BANKSIA | (4x3) |  | | | |



NOTES:

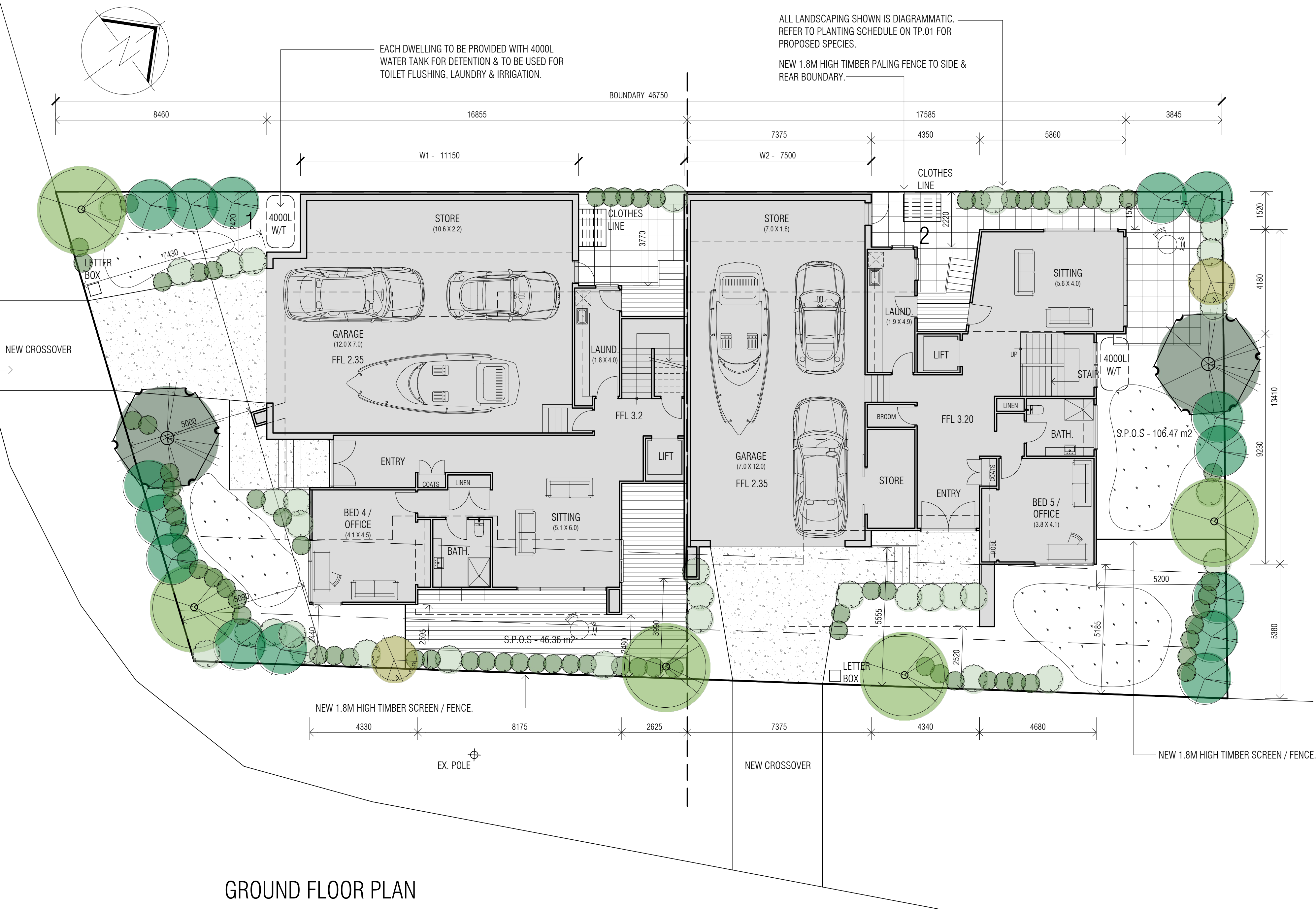
- REFER TO TP.02 FOR ALL SET BACK DIMENSIONS.
- SITE PLAN TO BE READ IN CONJUNCTION WITH PLAN OF RE-ESTABLISHMENT & FEATURES PREPARED BY CROWTHER & SADLER PTY LTD REFERENCE 15596.



PERMEABLE AREA SCALE 1:200

WALL LENGTH ON BOUNDARY CALCULATION
W1 = 11150 W2 = 7500
BOUNDARY = 46750
MAX. ALLOWABLE WALL(S) LENGTH = (46750 - 10000)/4 + 10000 = 19187.5
ACTUAL WALL(S) LENGTH = 11150 + 7500 = 18650mm ☒

EXISTING CROSSOVER TO BE DECOMMISSIONED AND RE-VEGETATED. NEW 3.6M WIDE CROSSOVERS CONSTRUCTED IN ACCORD WITH LOCAL SHIRES GUIDELINES. TYPICAL.



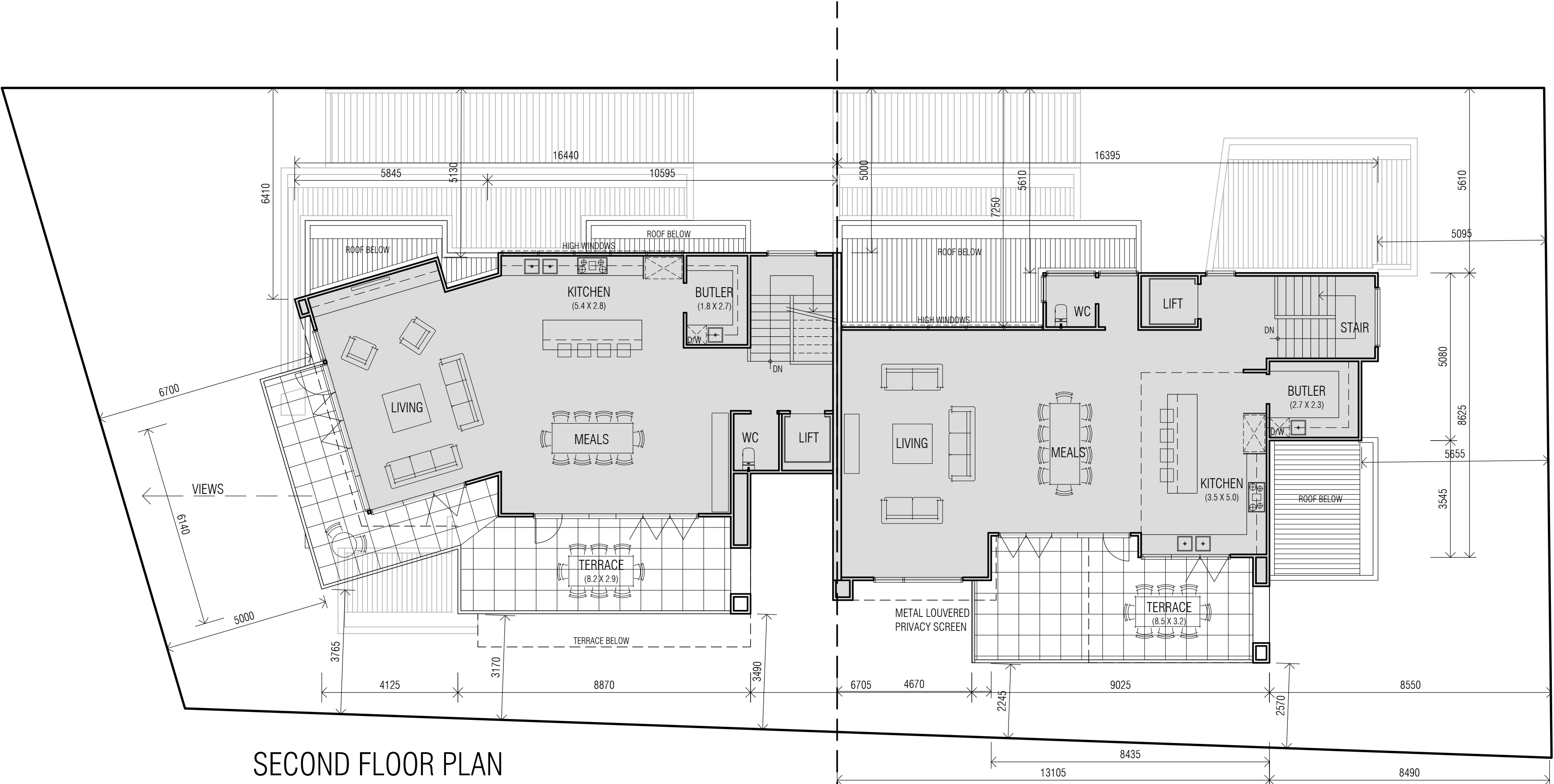
GROUND FLOOR PLAN

PROPOSED 2 DWELLINGS ON A LOT

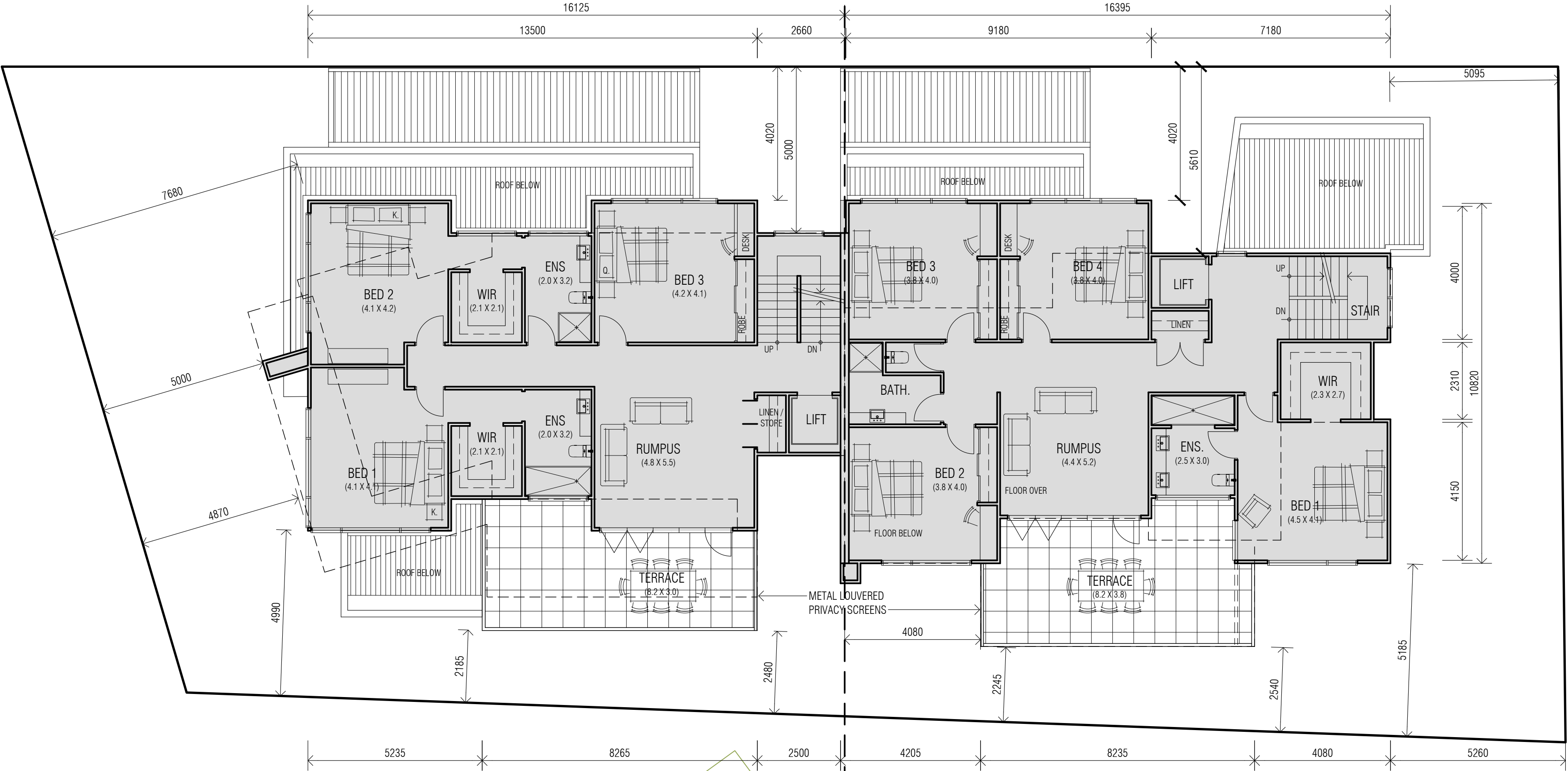
2 METUNG ROAD, METUNG.

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SECOND FLOOR PLAN

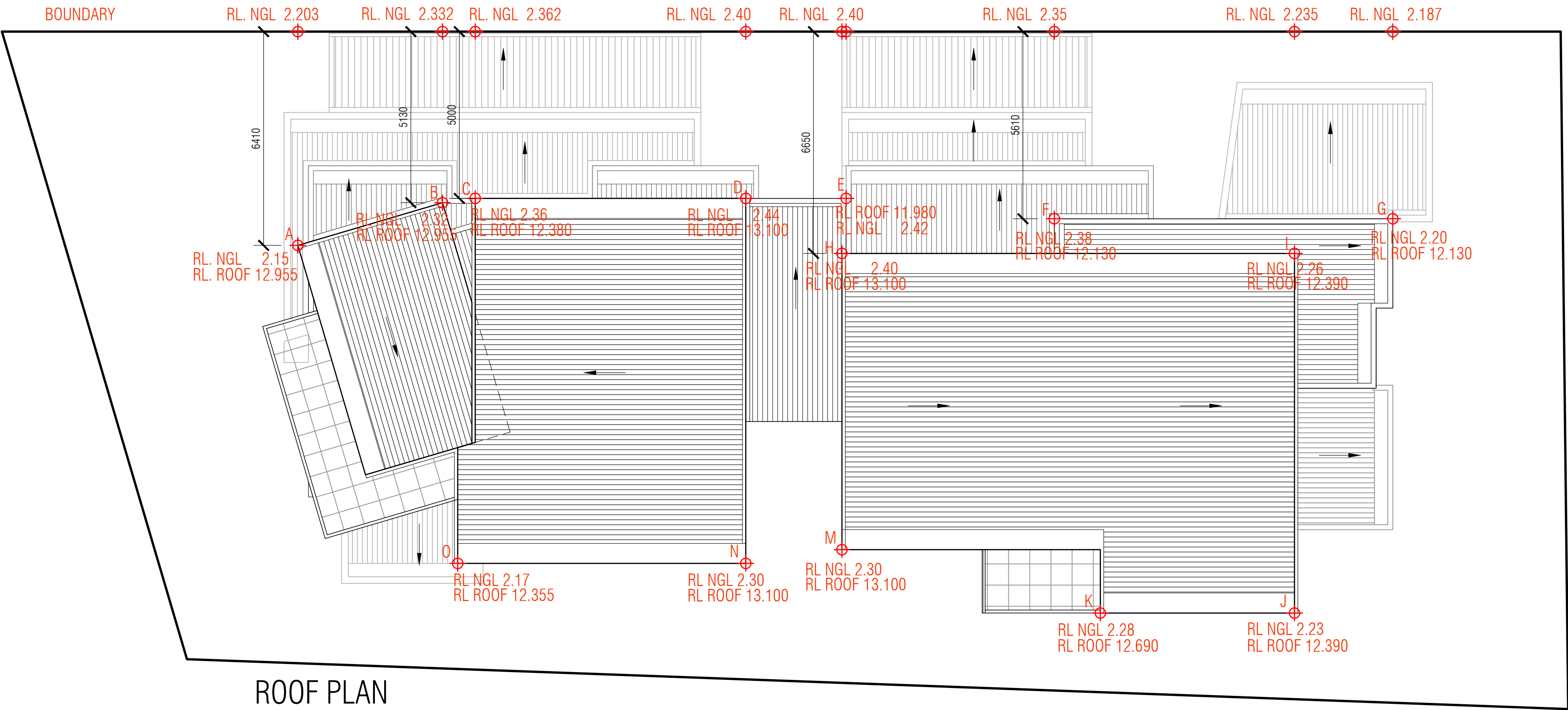


FIRST FLOOR PLAN

PROPOSED 2 DWELLINGS ON A LOT

2 METUNG ROAD, METUNG.

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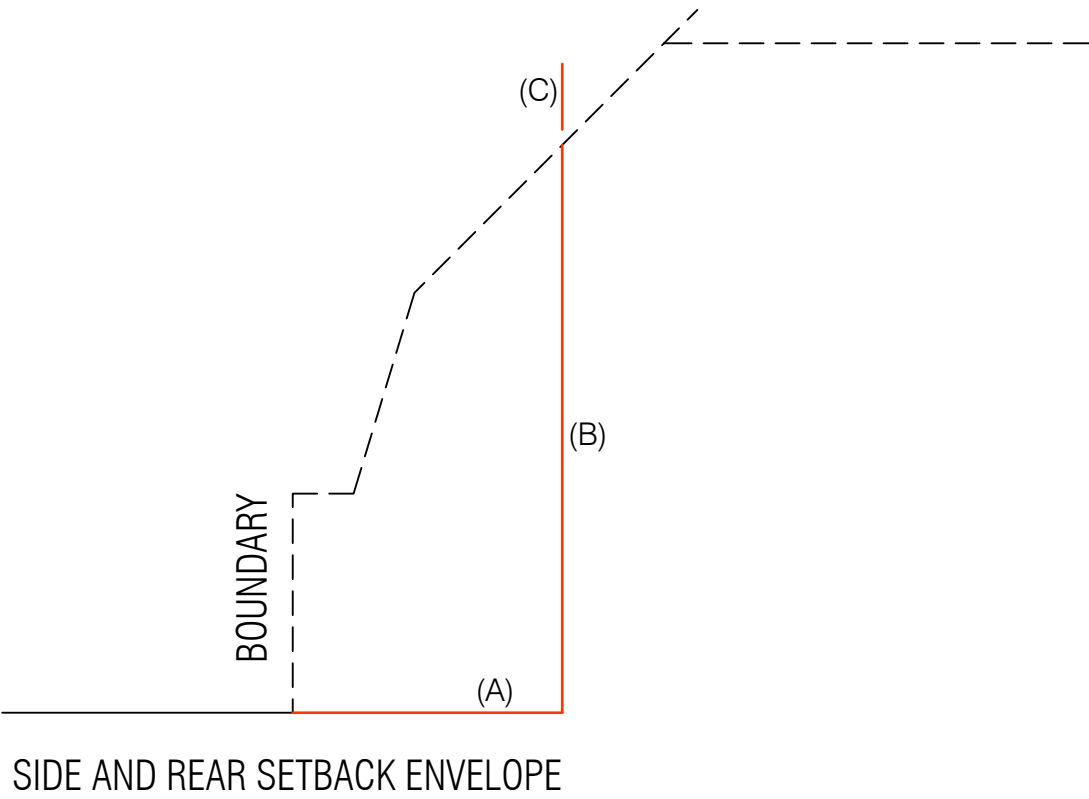
ROOF PLAN

SETBACK ENVELOPE COMPLIANCE

| Location | RL BOUNDARY - AHD | RL ROOF - AHD | SETBACK (M) (A) | ROOF HEIGHT WITHIN SETBACK ENVELOPE (M) | ALLOWABLE HEIGHT WITHIN SETBACK ENVELOPE (M) (B) | ENCROACHMENT HEIGHT ABOVE SETBACK ENVELOPE (M) (C) | |
|----------|-------------------|---------------|--------------------|---|---|---|---|
| A | 2.203 | 12.955 | 6.410 | 10.975 | 11.310 | - | ✓ |
| B | 2.332 | 12.955 | 5.130 | 10.846 | 10.030 | 0.816 | |
| C | 2.362 | 12.380 | 5.000 | 10.242 | 9.900 | 0.342 | |
| D | 2.400 | 13.100 | 5.000 | 10.700 | 9.900 | 0.800 | |
| E | 2.400 | 11.980 | 5.000 | 9.580 | 9.900 | - | ✓ |
| F | 2.350 | 12.130 | 5.610 | 9.780 | 10.060 | - | ✓ |
| G | 2.187 | 12.130 | 5.610 | 9.943 | 10.060 | - | ✓ |
| H | 2.400 | 13.100 | 6.650 | 10.700 | 11.550 | - | ✓ |
| I | 2.235 | 12.390 | 6.650 | 10.617 | 11.550 | - | ✓ |

HEIGHT ENVELOPE COMPLIANCE (MAX. HEIGHT 11m)

| Location | NGL - AHD | RL ROOF - AHD | ROOF HEIGHT ABOVE NGL (M) | |
|----------|-----------|---------------|---------------------------|---|
| A | 2.15 | 12.955 | 10.805 | ✓ |
| B | 2.32 | 12.955 | 10.635 | ✓ |
| C | 2.36 | 12.380 | 10.020 | ✓ |
| D | 2.44 | 13.100 | 10.660 | ✓ |
| E | 2.42 | 11.980 | 9.56 | ✓ |
| F | 2.38 | 12.130 | 9.750 | ✓ |
| G | 2.20 | 12.130 | 9.930 | ✓ |
| H | 2.40 | 13.100 | 10.700 | ✓ |
| I | 2.26 | 12.390 | 10.130 | ✓ |
| J | 2.23 | 12.390 | 10.160 | ✓ |
| K | 2.28 | 12.690 | 10.410 | ✓ |
| M | 2.30 | 13.100 | 10.800 | ✓ |
| N | 2.30 | 13.100 | 10.800 | ✓ |
| O | 2.17 | 12.355 | 10.185 | ✓ |



SIDE AND REAR SETBACK ENVELOPE

PROPOSED 2 DWELLINGS ON A LOT

2 METUNG ROAD, METUNG.

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30.08.2023

PROCLAD SOLID ALUMINIUM CLADDING.
COLOUR - MONUMENT GLOSS.

ALUMINIUM FRAMED WINDOWS AND DOORS.
COLOUR - MONUMENT.

DECO CLAD CLADDING.
FINISH AS SCHEDULED.

APPROXIMATE DRAWING OF ADJACENT DWELLING.

EXISTING ADJACENT FENCE IN

ADJACENT CARPORT

SETBACK ORIGIN RL 2.4

BOUNDARY FENCE.

FACE BRICK WORK
AS SCHEDULED.

2700

10800

3040

850

Architectural elevation drawing of a building facade. The drawing includes the following labels and dimensions:

- Labels:**
 - STRIA CLADDING. FINISH AS SCHEDULED.
 - PROCLAD SOLID ALUMINIUM CLADDING. COLOUR - MONUMENT GLOSS.
 - OPENING.
 - METAL LOUVERED PRIVACY SCREEN BEHIND.
 - 1.0m GLASS BALUSTRADES
 - DECO CLAD CLADDING. FINISH AS SCHEDULED.
 - CEMENT SHEET WITH RENDER FINISH AS SCHEDULED.
 - SETBACK ORIGIN RL 2.2
- Dimensions:**
 - 11015 (Total height)
 - 4365 (Height of the lower section)
 - 10955 (Height of the upper section)
 - 4250 (Height of the lower section of the right wing)

Architectural elevation drawing of the North-West elevation of a building. The drawing shows a multi-story structure with various cladding materials including horizontal siding, vertical slats, and brickwork. Key features include a large tree on the left, a staircase area, and a central entrance. Annotations specify materials like 'CEMENT SHEET WITH RENDER FINISH AS SCHEDULED', 'STAIR WELL NON-HABITAT WINDOWS', and 'PROCLAD SOLID ALUMINIUM CLADDING'. Dimensions are provided for wall segments (7500 and 11150) and building height (10000). A north arrow is present.

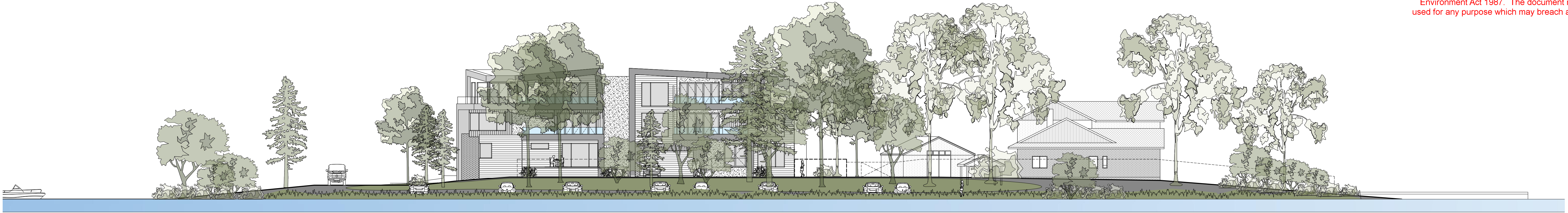
Annotations and dimensions include:

- ALL HABITAT ROOM WINDOWS ON THE NORTH WEST ARE TO BE SCREENED BELOW 1700mm WITH TRANSLUCENT FILM.
- CEMENT SHEET WITH RENDER FINISH AS SCHEDULED.
- HIGH WINDOWS FOR SOLAR ACCESS
- STAIR WELL NON-HABITAT WINDOWS.
- STRIA CLADDING. FINISH AS SCHEDULED.
- PROCLAD SOLID ALUMINIUM CLADDING. COLOUR - MONUMENT GLOSS.
- DECO CLAD CLADDING. FINISH AS SCHEDULED.
- MAX BUILDING HEIGHT 10000
- 7500 - WALL ON BOUNDARY
- 11150 - WALL ON BOUNDARY
- FACE BRICK WORK AS SCHEDULED.
- STAIRS DASHED BEHIND.
- Dimensions: 3000, 1800, 2100, 1000, 10755, 9800

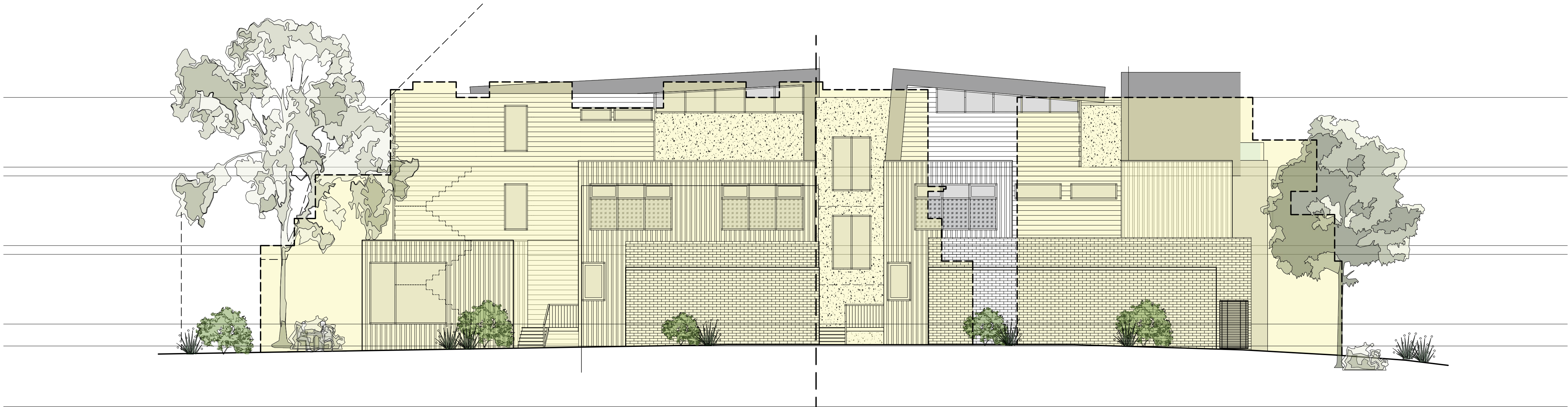
NORTH - WEST ELEVATION

| | | | |
|---|--|---|---|
|  | <p>'AUSTRAL BRICKS' INDUSTRIAL RANGE COLOUR - CHARCOAL</p> |  | <p>'DECO CLAD' NARROW LINE ALUMINIUM SHIP LAP CLADDING SYSTEM COLOUR - COASTAL SPOTTED GUM</p> |
|  | <p>'JAMES HARDIE' - CEMENT SHEET WITH RENDER FINISH. COLOUR - DULUX NATURAL WHITE</p> |  | <p>ROOFING & TRIM 'COLORBOND' - CUSTOM ORB COLOUR - MONUMENT</p> |
|  | <p>'JAMES HARDIE' - STRIA CLADDING 405 COLOUR - DULUX 'BUSHLAND GREY'</p> |  | <p>PROCLAD SOLID ALUMINIUM CLADDING COLOUR - MONUMENT</p> |

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SOUTH - EAST ELEVATION (CONTEXT) SCALE 1:200



NORTH - WEST ELEVATION SCALE 1:100

| LEGEND | |
|---|-------------------------|
|  | PREVIOUS DESIGN PROFILE |



SOUTH - EAST ELEVATION SCALE 1:100

PROPOSED 2 DWELLINGS ON A LOT

2 METUNG ROAD, METUNG.

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