

## **21 Cope Street Nathalia**

### **Clause 55**

#### **Clause 55.02.1 Neighbourhood character**

Our proposal is to build a stand alone unit at the rear of 21 Cope Street

Our development will have no impact on the surrounding residences as we will be building the proposed unit to the rear of the site. The existing front unit will hide the built form.

The properties surrounding our site are a mixture of B/Veneer homes and weatherboard homes with pitched roofs.

Diagonally opposite our site to the south/west is an early learning centre

#### **Clause 55.02.2 Residential Policy**

We believe that this development is in keeping with State and Local planning policy framework

The proposed building has no shadowing impact on surrounding residences as it is an existing building.

#### **Clause 55.02.3 Dwelling Diversity**

Our development is a two bedroom residence which has an area of 112 m2 .

#### **Clause 55.02.4 Infrastructure**

The existing site has an existing building which has an existing unit and we are proposing a stand alone Unit located at the rear of the site

#### **Clause 55.02.3 Integration with the street**

Our development is located at the north/east side of the site behind the existing unit to the front

Access will be thru a covered area on the southern side of the existing front unit

**Clause 55.03.1 Street Setbacks.**

Our development is located at the rear of the site.

**Clause 55.03.2 Building height**

Our development is single storey which is in keeping with the existing Neighbourhood Character

**Clause 55.03.3 Site Coverage**

Our site has a total area of 1011.7 m<sup>2</sup>. The existing and new buildings, existing garage and covered area is 384m<sup>2</sup> This gives a site coverage of 37.95 %

**Clause 55.03.4 Permeability**

Our non-impervious area are buildings and driveways that come to 518 m<sup>2</sup> thus giving us a 49 % permeability of the site.

**Clause 55.03.5 Energy efficiency**

The building has a living and kitchen facing North and west orientation  
We have also located the private outdoor space to the North and east/south

**Clause 55.03.6 Open space**

There are no communal open spaces. Each dwelling has its own private open space

**Clause 55.03.7 Safety**

Our development has the front door facing towards the street and is visible from the driveway  
As you come thru the covered area to the southern boundary

**Clause 55.03.8 Landscaping**

Our development has proposed landscaping which will compliment both the existing residence and the proposed new Unit. There are no large trees that will need to be removed

**Clause 55.03.9 Access**

We have used the existing driveway and extended it to gain access to the existing garage which is shared by both units. The layout allows for the turning within the property and allows for cars to drive straight out onto street

**Clause 55.03.10 Parking location**

Our development allows for the parking of car in the existing garage. There is additional carspace for use by the new unit. We also have very good on streetcar parking available outside our development

**Clause 55.04.1 Side and rear setback**

Our Development is located 3.5 m from the northern boundary and 3 m from the rear boundary

**Clause 55.04.2 Walls on boundaries**

We have no wall on boundaries

**Clause 55 .04.3 Daylight to windows**

Our development has no impact on any existing neighbours windows

**Clause 55.04.4 North facing windows**

Our development is not located within 3 m of an existing north facing habitable window

**Clause 55.04.5 Overshadowing open space**

Our development has no impact on an existing secluded open space to the south of our proposed development We have 1.8 m high fences around secluded outdoor spaces

**Clause 55.04.6 Overlooking**

Our proposed development is single storey, thus no overlooking issues

**Clause 55.04.7 Internal viewing**

Our proposed development will have no impact on the viewing into the existing dwellings secluded space

**Clause 55.04.8 Noise impacts**

All mechanical plant will be located to the rear of the proposed unit thus having no impact on adjoining residence bedroom

**Clause 55.05.1 Accessibility**

We would allow for a ramp to gain access to the proposed unit

**Clause 55.05.2 Dwelling entry**

The proposed unit will have its own front door which will give it its own identity

**Clause 55.05.3 Daylight to new windows**

Our development has adequate daylight access to new windows as there are no obstructions  
To these windows

**Clause 55.05.5 Solar access to open space**

Our development has the open private space to the North/East and south of our development

**Clause 55.05.6 Storage**

Our development will have independent sheds located on the site for storage  
Refer to drawings for locations

**Clause 55.06.1 Design**

Our development is a standalone unit with a verandah to the northern side

The architectural design is weatherboard with a colourbond roof.

**Clause 55.06.2 Front fences**

There is no front fence to the property which reflects adjoining properties

**Clause 55.06.3 Common property**

There is an access way which will be used by both units.

**Clause 55.06.4 Site Services**

Our design allows for easements for services. We have adequate area for bins etc. We will have a letter box to front of site.