



30th September 2021

ATT: Sam Hockly
Consultant Planner
Towong Shire

RE: Proposed development | 214 Hanson Street Corryong VIC 3707

Dear Sam,

Further to our earlier submission and your Request for Further Information letter dated 10th August 2021, please find attached the following updated submission for Town Planning for the above site:

1. Design report with local planning policy discussion
2. Revised Architectural drawings
3. Traffic Impact Assessment Report (TIAR)
4. Stormwater Management Plan

I trust this provides all the necessary requirements as requested in your letter. However, should you require any further detail or clarifications, please do not hesitate to get in touch.

Kind regards,

A handwritten signature in blue ink, appearing to be 'JS' with a stylized flourish.

Jeremy Schmölzer

1. NEIGHBOURHOOD AND SITE DESCRIPTION

2. DESIGN RESPONSE AND LOCAL PLANNING POLICY DISCUSSION

3. CLAUSE 55 ASSESSMENT

SECTION 1 | NEIGHBOURHOOD AND SITE DESCRIPTION

NEIGHBOURHOOD AND SITE DESCRIPTION

PATTERN OF DEVELOPMENT

The township of Corryong has developed along a central spine formed by the main street (Hanson Street / Murray Valley Highway) that runs in a north-easterly direction when entered from the Melbourne/Wodonga side. The township has developed along a grid that runs two to three streets parallel to this main street with some deviation. Most sites within these residential streets have been developed as single detached dwellings, although there are some larger semi-rural and undeveloped lots with township.

BUILT FORM

Outside of the main commercial areas, the built form is predominantly single-level residential, in detached dwellings. There are some intermittent examples of semi-detached dwellings and larger non-residential buildings within the residential areas. Arrangement of built form varies considerably throughout the township. Whilst there are some pockets that show consistent styles, building orientations and setbacks, the town has an overall pattern of built form that is eclectic, with differing styles, eras, scales and setbacks.

ARCHITECTURAL AND ROOF STYLES

The built form shows distinct phases of development in the town. Whilst there are many notable buildings from the nineteenth century, particularly close to the commercial centre, the town shows patterns of significant development in the middle decades of the twentieth century in both the main commercial centre and the residential areas. There is no single dominant architectural style, or era represented in the architecture. Accordingly, materials range from painted weatherboards through to bricks, fibre cement, metal and render. Roof form and material range from traditional hip roof forms through to modernist flat and skillion roofs, in metal and tile finishes.

Architectural styles range from Victorian through to Art Deco and mid twentieth century modern. The latter is evidenced in some of the town's prominent sites such as the Memorial Hall, the Commonwealth Bank and the Sacred Heart Catholic Church, and many smaller residential buildings showing a clear phase of strong development within the township. Many of the buildings built during this era show similar characteristics of textured and patterned brickwork in warm oranges, browns and reds, with large low-pitch roof forms.

SITE DESCRIPTION

The site is located on the corner of Hanson and Waller Streets, and forms one of the key gateway sites into town from the west. This corner marks the main change from a highway to a main street condition. Although it marks the beginning of the residential areas of town, many adjoining sites remain undeveloped.

The current use of the site is residential. It comprises two single level brown brick duplex dwellings (four in total) built in the 1960s with single car ports under a low-pitch roof form that contains the mirrored plan form. There was previously a third duplex, which was destroyed in the 2020 bushfires. The buildings are arranged in an informal pattern around a central driveway but are essentially of the same design.

There are several established trees of varying species on site, and the land is relatively flat, with a gentle fall to the north. The site has a large frontage to both street facing sides, which is around three times that of the adjoining smaller residential lots to the east. The site has two distinct shapes – a roughly square shape fronting the streets that tapers to the rear, and a rear section to the north that is somewhat triangular and adjoins the rear boundaries of several adjoining sites. There is a drainage easement along the main north-west facing boundary. Whilst the closest neighbour to the east does not have a dwelling, all other neighbours have single dwellings and outbuildings, although they vary considerable in terms of position relative to the subject site.

DESIGN RESPONSE

Approval is sought to redevelop the site for Group Accommodation. It consists of twenty - one and two-bedroom dwellings, each with individual access and ground level north-facing private open space. The site also provides on-site amenities including secure cycle storage and waste facilities. The dwellings are proposed to be used for Group Accommodation purposes, providing much needed short term and overnight rental accommodation.

The proposal comprises the following buildings and works:

- ACCOMMODATION
- Ten (10) single storey one-bedroom dwellings.
- Six (6) two-storey two-bedroom dwellings.
- Three (3) single storey two-bedroom dwellings.
- One (1) single level two-bedroom managers residence with adjoining office.
- TOTAL 20 DWELLINGS

SITE

- Ten (10) single lock up garages.
- Twenty (20) surface car parking spaces.
- Cycle and amenities storage structures.
- Meter box and letterbox cupboard within street setback incorporated into the landscape.
- Widening of existing crossover for vehicle access.
- New internal vehicular and pedestrian access paths and driveway.

CONCEPT

Situated on a gateway site at the entrance to the township of Corryong, the proposal is comprised of a series of low-rise residential buildings set into the landscaped frontage. Being at the interface between the township and the town's rural hinterland, the contemporary architecture draws both from Corryong's existing built form and materiality as well as rural structures typical of Northeast Victoria.

The architectural approach is inspired by the irregular forms of rural farm sheds that often present as a patchwork of varying roof and wall planes, lean-to additions and exposed framing. A mix of weathered steel cladding and screening, and tonally matched solid fibre-cement wall sections are folded into vaulted shed like roof forms that rise gently from the landscape. The earthy red-brown tones, fibre cement walling and low-pitch skillion and gabled roof forms also provide a gesture to the mid-twentieth century heritage of the town.

Subtle variance in layout between the buildings gives each section of the development a sense of individual identity. Terraced roof forms with a reverse pitched section that responds to the internal layout, help to both break down the bulk of each building's form, and identify the individual dwellings within the development. This creates a distinctive castellated roof form when viewed from the main street frontage, that along with the restrained material palette helps to give the overall scheme a clear singular identity.

ACCESS

The proposal maintains the current main vehicular entry crossover that is located in the middle of the Hanson Street frontage. A central access driveway forms an efficient L-shape providing access to two distinct parking areas, with a mix of surface parking and lock-up garages. Banks of surface parking are situated to provide clear access to the dwellings. A series of pedestrian pathways intersect and adjoin the main vehicular entrances, creating a village atmosphere of landscaped laneways that provide access to dwelling entries. Each dwelling has a distinct entry point, that adjoins private open space that creates a buffer between the interior of the dwellings and the pedestrian laneways.

LAYOUT

The site is arranged into a series of distinct detached buildings containing varying numbers of dwellings in a terrace form. These run from East to West across the site, providing for north-facing living and private open space to all dwellings, with the alignment of the site orienting to the North-West. The internal layouts of the dwellings are arranged approximately as a north-south rectangle, with party walls to the east and west. Entry, private open space and living spaces are to the north on all dwellings, and bedrooms are to the south with amenities in between. Two-bedroom dwellings adopt this form, albeit with additional bedrooms either to the side or on an upper mezzanine level.

FORM

The development reads as a series of vaulted skillion roof forms, that pitch the roofs to the north, with secondary sections that fold between each dwelling. Further folded roof, wall and screening sections form the end conditions for each building. Using similar materials and tones give a sculptural effect to this arrangement. The two-storey dwellings to the rear of the property use a similar approach albeit with the integration of an internal first floor mezzanine that creates a more generously proportioned vaulted living space.

MATERIALS

A restrained palette of weathered steel metal cladding, matching steel screening, and colour matched roof and wall sheeting creates tonal and textural variance in the otherwise singular approach to the materiality and form.

SUSTAINABILITY

There are several key aspects to the proposal that link into the broader theme of sustainability. Small, compact self-contained dwellings provide a type of short-term accommodation that is lacking in the town of Corryong and the region more broadly. It represents an efficient use of the land, in a sympathetic setting that is distinctly village-form, rather than urban. The proposal is enhanced with the communal benefits of more compact form development, such as shared accessways, shared parking, cycle storage and amenities and communal landscape.

The layout of the site fosters a sense of community through the use of devices such as passive surveillance, where there is clear connection between the private and public spaces enhancing safety and connection. Layering of these spaces provides an appropriate level of separation and privacy.

Arrangement of the dwellings themselves in conjunction with the landscape accords to passive design principles. Living spaces both internal and external are afforded the best access to natural sunlight, albeit with appropriate levels of shade designed in for the hot summer months. The double-fronted design allows for excellent cross ventilation, that is enhanced by the cooling effects of the green, landscaped zones to the north and south of the dwellings. Equally, the shared party walls provide opportunities for high levels of thermal mass that is isolated from external temperature fluctuations.

The distinctive roof forms, which predominantly slope to the north provide significant opportunity for onsite power generation, a feature which can be enhanced as technology improves.

LOCAL PLANNING POLICY DISCUSSION

The following draws on the discussion above with specific reference to the decision guidelines for the relevant sections and clauses of the Towong Planning Scheme

22.05 URBAN AND TOWNSHIP DEVELOPMENT

How the proposal retains and enhances streetscape character, residential amenity and townscape qualities.

The site forms part of the gateway to Corryong along Hanson Street. The streetscape character in this part of town is formed by large, unfenced front gardens that are mostly lawn that provide strong visual connection between the street and the built form, which consists of mostly low rise dwellings from the mid to late twentieth century. The site currently has clustered low-rise duplexes set back from the main street frontage. This character is maintained in the proposal, with both forms that reflect the low-rise shallow pitched roofs of these and many other buildings within the immediate vicinity and the broader township, and materials that are sympathetic to the red-brown hues present in many existing structures. The clustered arrangement expands the use of site in manner that is more in keeping with the southern side and more central parts of Hanson Street, where residential development provides a more continuous frontage to the street.

Amenity is retained in similar manner to what is presently on site. The proposal has minimal impact on the amenity of neighbouring properties through careful positioning of built form and focusing of orientation onto the internal spaces of the site. Similarly, vehicular access and parking provide a similar outcome to the current arrangements, albeit with reduced visibility from the adjoining streets, accomplished through positioning within the site relative to the dwelling structures.

The architectural qualities of the development are materially and formally sympathetic to the low-rise, small scale nature of much of the town, albeit in a way that enhances the township qualities through introduction of high quality materials and detailing, in a considered arrangement. The proposed use of the site enhances the accommodation offering within the township.

Whether the proposal will result in cost efficient provision of infrastructure and services.

Enhanced use of an existing residential site within the current township area helps to maximise the use of existing infrastructure and services. The proposed new accommodation links efficiently into existing services and infrastructure including electricity supply, water and sewerage, as well as waste collection services, all of which are already provided to the site.

How the proposal supports and enhances residential diversity.

With the proposal consisting of a range of one- and two-bedroom dwellings, the proposal enhances the residential diversity of the town which mostly consists of much larger detached dwellings. This offering provides for more diverse uses and user profiles, and represents a typology of smaller, more efficient accommodation that is often sought after but not frequently provided for in Corryong and similar townships.

The requirements of any relevant restructure plan.

The site sits within a General Residential Zone within the existing residential area of Corryong, and the proposed development continues its current residential. The mix of one and two bedroom dwellings responds strongly to the encouragement of residential diversity.

Site characteristics and the presence of any environmental assets, constraints or hazards.

Located in a developed area of the township, the site contains no notable environmental assets, constraints or hazards. The current use of the site for dwellings is proposed to be continued in the new proposal.

22.06 SHEDS AND OUTBUILDINGS

The effect of the proposed building or works on the amenity of the area.

The outbuildings (garages) are located in the centre of the site, with their main access doors facing away from the main street frontage. Visibility of the garage structures will be minimal from most external viewpoints, and represent a reduction in visibility from the attached car ports that are currently on site. The arrangement enhances the amenity of adjacent neighbouring properties.

The dimensions of the shed and the effect on neighbourhood character.

The outbuildings are small single car garages of modest scale, separated into two clusters, and with a staggered roof form to add articulation to their form. They are materially similar to the dwellings, and hence designed to blend into the other built form proposed on the site.

The effect on the rural or natural landscape.

There are no significant effects presented by the garage structures on the rural or natural landscape.

The effect of any development on the safety and operation of the roads.

The movement of vehicles on site has been supported within the traffic impact assessment that has been undertaken, and hence the garage structures will not impact on the safety and operation of adjacent roads.

32.08 GENERAL RESIDENTIAL ZONE

Refer to design response above and discussion within the Clause 55 assessment below.

SECTION 3 | CLAUSE 55 ASSESSMENT

STANDARD	DETAIL	OBJECTIVE STANDARD	COMMENT
B1	Neighbourhood character	Yes Yes	Refer discussion
B2	Residential policy	Yes Yes	Achieves the objective of providing medium densities that can take advantage of community infrastructure and services.
B3	Dwelling diversity	Yes Yes	A mix of one and two bed dwellings. Fourteen dwellings have kitchen, shower, toilet and wash basin at ground floor level.
B4	Infrastructure	Yes Yes	Appropriate services and infrastructure available.
B5	Integration with the street	Yes Yes	The development fronts the existing streets in a manner provides legible pedestrian and vehicular access points into the site. High front fences are avoided providing good visual access into the dwellings balanced with appropriate privacy for occupants.
B6	Street setback	Yes Yes	Front setback 8.915m. Side setback 5.45m. No dwelling on adjoining lot.
B7	Building height	Yes Yes	Maximum building height approx. 7m above existing natural ground. Maximum building height above finished ground 7.335m
B8	Site coverage	Yes Yes	Site coverage is 31%
B9	Permeability and Stormwater management	Yes Yes	Site permeability will exceed 50%
B10	Energy efficiency	Yes Yes	The dwellings are all oriented to take advantage of northern light, both for rooftop solar installations and for the living spaces. There are no adjacent dwellings, hence no impact on existing solar infrastructure.
B11	Open space	Yes Yes	The layout provides open space in the form of gardens and pedestrian access ways, that are visually connected to the dwellings. All dwellings face north onto a landscaped zone, with no direct lines of site to parking spaces.
B12	Safety	Yes Yes	Singular access ways into the dwellings buffered by private open space create an appropriate balance between opportunities for passive surveillance and privacy. Lines of site are kept open to ensure safety as people move around the site.
B13	Landscaping	Yes Yes	Significant areas of soft landscaping have been incorporated into the design providing opportunities for the establishment of both low plantings and canopy trees. Existing large non-native canopy trees will be retained on site.
B14	Access	Yes Yes	The design retains and modifies the existing vehicular crossover as the single entry and exit point keeping vehicular access points to the minimum possible.
B15	Parking location	Yes Yes	Parking is provided in a way that is convenient and legible. It is located within the site so as not to be overly visible from either the adjoining street frontages, or from the dwellings. The arrangement minimises potential for noise and light impacts from vehicular movements.

SECTION 3 | CLAUSE 55 ASSESSMENT

B16	Parking provision	NA	20 surface plus 8 lock up spaces provided.
B17	Side and rear setbacks	Yes Yes	Compliant. Refer to drawings.
B18	Walls on boundaries	Yes Yes	No walls on boundaries.
B19	Daylight to existing windows	Yes Yes	Not applicable.
B20	North facing windows	Yes Yes	Compliant. Refer to drawings.
B21	Overshadowing open space	Yes Yes	Not applicable.
B22	Overlooking	Yes Yes	Compliant. Refer to drawings.
B23	Internal views	Yes Yes	Compliant. Refer to drawings.
B24	Noise impacts	Yes Yes	Refer to drawings and discussion.
B25	Accessibility	Yes Yes	All dwellings provide for level access to the ground floor, and can be made accessible for people with limited mobility.
B26	Dwelling entry	Yes Yes	The relationship between dwelling entry, pedestrian pathways and enclosure to private open space provides a clearly delineated and sheltered entry to each dwelling with a distinct sense of address.
B27	Daylight to new windows	Yes Yes	Refer to drawings.
B28	Private open space	Yes Alternative	Alternative approach. A reduction in the requirement for private open space is sought. Each dwelling is provided with 17m ² of external private open space which is ample for the size of dwellings being more in line with smaller apartments.
B29	Solar access to open space	Yes Yes	Compliant. Refer to drawings
B30	Storage objective	Yes Alternative	Alternative approach. Due to the proposed use for short term accommodation, it is requested that the requirement for external storage is waived, as it is surplus to needs of the development as proposed.

