

CITY OF GREATER GEELONG
DEVELOPMENT HEARINGS PANEL

MINUTES OF THE MEETING HELD AT BROUGHAM STREET OFFICE,
100 BROUGHAM STREET, GEELONG

ON THURSDAY 20 SEPTEMBER 2018

Meeting opened at 5:00pm.

1. COMMITTEE MEMBERS PRESENT:

Peter Smith, Jessica Hurse, John Bryce, John Rush

2. OTHER OFFICERS PRESENT:

Amelia Green

3. APOLOGIES:

NIL

4. CONFIRMATION OF MINUTES:

MOVED: Jessica Hurse

SECONDED: John Bryce

That the minutes of the meeting of 6 September 2018 as circulated be adopted.

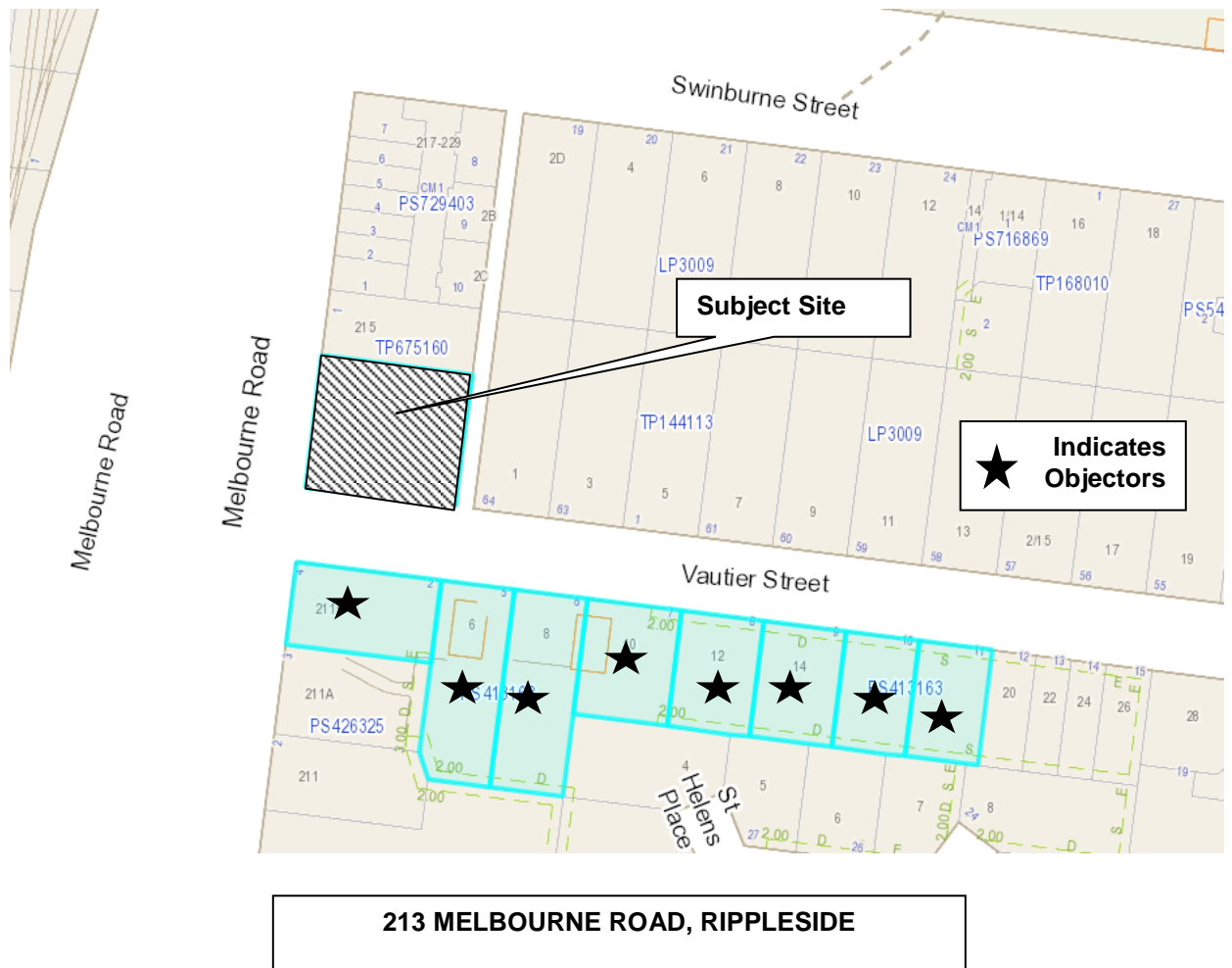
Carried

5. DECLARATION OF INTEREST:

NIL

6. MATTERS FOR CONSIDERATION:

Application No: PP-502-2018
Applicant: Corinthian Design Studio
Subject Land: 213 Melbourne Road, RIPPLESIDE
Owner: E Martinez and S D Martinez
Zone: General Residential Zone Schedule 1
Overlays: Nil
Listed Buildings: N/A
Existing Use: Single Dwelling
Proposed Use: Construction of Four (4) Dwellings and Four (4) Lot Subdivision



Petok Smith

Summary

- The subject site is located on the corner of Melbourne Road (service road) and Vautier Street, Rippleside. A laneway is located along the eastern boundary. The site is square in shape with a combined area of approximately 825 square metres. The site is relatively flat and contains a large single dwelling with road access from Vautier Street and an outbuilding at the north eastern corner of the site.
- The proposal consists of the development of four (4) dwellings and the subdivision of land into four (4) lots.
- The subject site is located within the General Residential Zone Schedule 1 and is not affected by any overlays.
- The application was advertised via three (3) signs on site and letters sent to adjoining owners and occupiers of land. A total of eight (8) objections have been lodged against the application. The objections relate to additional cars associated with proposal and the potential for them to create further problems within Vautier Street, poor access to gas, poor sewerage issues, and additional crossovers to Vautier Street.

A consultation meeting was not held, however the applicant provided a written response to the objections which was sent to all objectors. The applicant did not make any changes to the plans as they considered the proposal to appropriately respond to the relevant zone and policy provisions contained within the Greater Geelong Planning Scheme. No objections were withdrawn from the application following the circulation of the written response to objections.

- The application has been assessed against Clause 32.08 General Residential Zone, Clause 55 (Two or more dwellings on a lot) and relevant planning policy including but not limited to Clause 16.01-2S Location of Residential Development, Clause 21.06-3 Urban Consolidation and Clause 21.06-4 Neighbourhood Character. The proposal was assessed and considered to satisfactorily comply with the relevant requirements of the Greater Geelong Planning Scheme.
- It is recommended that the application be supported and a Notice of Decision to grant a planning permit be issued subject to conditions.

Moved: John Rush Seconded: Jessica Hurse

Recommendation

That the Responsible Authority having considered all matters which the Planning and Environment Act, 1987, requires it to consider, decides to Issue a Notice of Decision to Grant a Planning Permit for the Construction of Four (4) Dwellings and Four (4) Lot Subdivision at 213 Melbourne Road, RIPPLESIDE in accordance with the plans submitted on 21 May 2018 and subject to the following conditions:

Petals

DEVELOPMENT

Amended Plans

1. Prior to the works commencing, three (3) copies of amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and must be generally in accordance with the plans submitted on 21 May 2018 but modified to show:
 - a) Show and note on the plans the construction of the Laneway to the east of the site with a suitable concrete or asphalt seal, from the existing concrete Laneway access and through to the northern boundary of the site.
 - b) Provide a minimum 3.0m x 3.0m corner splay at the intersection of Melbourne Road and Vautier Street.
 - c) Amend the vehicle crossing of dwelling 4 from Vautier Street to a minimum 3.50m width.
 - d) Relocate the vehicle crossing for Lot 2 so that it is a minimum 9.0m distance from the western title boundary. This may require realignment of the driveways of dwelling 2 and 3 to facilitate a 6m wide double vehicular crossing.
 - e) Show a common property area for the internal driveways between Lot 2 and Lot 3, if required by the above condition.
 - f) The vehicle crossing to dwelling 4 must be setback a minimum of 1.7m from the laneway.
 - g) Place a 'No Stopping (Left)' street sign 1.0m from the eastern side of the existing concrete Laneway access.
 - h) The west facing upper floor window of dwelling four (4) must be obscured from 1.7m above floor level to ensure compliance with Clause 55.04-6 Standard B22 Overlooking of the Greater Geelong Planning Scheme.
 - i) Security lighting provided to the garage of dwelling one (1).
 - j) All habitable rooms provided with double glazed windows.
 - k) That all external upper floor material must be weatherboard cladding.
 - l) An alternative material and colour of the western boundary fence of Dwelling 2.

Endorsed Plans

2. The development as shown on the endorsed plan(s) must not be altered without the written consent of the Responsible Authority.

Stormwater Quality / Management

3. The site stormwater system must be designed and installed such that:
 - a) The site stormwater discharge is not increased by the proposed development. An appropriate on site detention system designed in accordance with the Infrastructure Design Manual may be required.
 - b) Runoff is to be treated to achieve current best practice pollutant removal targets by connection to an appropriate Water Treatment Facility, with capacity to treat at least a 3 month ARI storm event, unless approved otherwise by the Responsible Authority. The Water Treatment Facility must be maintained to the satisfaction of the Responsible Authority.

Prior to works commencing

4. Prior to the works commencing, three (3) copies of a landscape plan prepared by a suitably qualified or experienced, person to the satisfaction of the Responsible Authority, must be submitted to and approved by the Responsible Authority. The plan(s) must be drawn to scale and show:

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- a) A survey (including botanical names) of all existing vegetation to be retained and/ or removed.
- b) Details of surface finishes of pathways and driveways.
- c) A planting schedule of all proposed trees, shrubs and ground covers including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
- d) Landscaping and planting within all open areas of the site.
- e) Four (4) canopy trees, minimum one metre tall when planted, in any open areas of the land.

When approved, the plan will be endorsed and form part of the permit, all to the satisfaction of the Responsible Authority.

Construction of the laneway

5. Before any works associated with the development start, detailed engineering plans to show construction of the laneway, in accordance with the approved permit, must be submitted and approved by the Responsible Authority.

Prior to the Occupation of the Dwellings

6. Prior to the occupation of the dwellings, the developer must:

- a) Construct the site stormwater system including separate connection for each unit into the underground drain in Vautier Street, or other nominated point/s as approved by the Responsible Authority. The stormwater connection must be in accordance with City of Greater Geelong Standard Drawings.
- b) Construct vehicular crossings in accordance with the requirements and standards of the City of Greater Geelong.
- c) Remove any redundant vehicular crossings with kerb and channel and the footpath/nature strip area reinstated to match existing construction in the street;
- d) Complete all buildings and works and landscaping works as shown on the endorsed plans

All to the satisfaction of the Responsible Authority.

Landscaping Maintenance

7. The completed landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority.

SUBDIVISION

Endorsed Plans

8. The layout and site dimensions of the proposed subdivision as shown on the endorsed plan(s) shall not be altered or modified without the written consent of the Responsible Authority. There are no requirements to alter or modify the endorsed plan if a plan is certified under the provisions of the Subdivision Act 1988 that is generally in accordance with the endorsed plans.

Telecommunications

9. The owner of the land must enter into agreements with

- a) a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and

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- b) a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network (NBN) will not be provided by optical fibre.

Prior to Certification

- 10. The Plan of Subdivision submitted for certification must include a splay for road purposes at the intersection of Melbourne Road and Vautier Street to the satisfaction of the Responsible Authority.
- 11. The Plan of Subdivision submitted for certification must include all easements deemed necessary to protect existing or future drainage lines within the subject site, and any easements required between the subject site and the nominated legal point of discharge must be created to the satisfaction of the Responsible Authority.

Prior to Statement of Compliance

- 12. Prior to the statement of compliance, the developer must:
 - a) Construct the site stormwater system including separate connection for each lot into the underground drain in Vautier Street, or other nominated point/s as approved by the Responsible Authority. The stormwater connection must be in accordance with City of Greater Geelong Standard Drawings.
 - b) Construct vehicular crossings in accordance with the requirements and standards of the City of Greater Geelong.
 - c) Remove any redundant vehicular crossings with kerb and channel and the footpath/nature strip area reinstated to match existing construction in the street;all to the satisfaction of the Responsible Authority.
- 13. Unless otherwise approved in writing by the Responsible Authority, prior to the issue of the Statement of Compliance:
 - a) The development approved by Planning Permit PP-502-2018 must be substantially completed (eg. lockup stage as a minimum) in accordance with the endorsed plans forming part of that Planning Permit (or any amendment to that permit) to the satisfaction of the Responsible Authority. Evidence must be submitted which demonstrates that the development is substantially completed to the satisfaction of the Responsible Authority;
 - or
 - b) The owner of the land must enter into an agreement with the Responsible Authority pursuant to Section 173 of the Planning and Environment Act 1987 which provides for all development to be in accordance with the endorsed plans forming part of the Planning Permit PP-502-2018 (or any amendment to that permit) or any subsequent Planning Permit.The owner must pay the costs of preparation, review, execution and registration of the agreement and the agreement must be registered on the newly created title/s. The Section 173 Agreement may be ended by the Responsible Authority at the written request of the owner and at no cost to Council.
- 14. The owner of the subject land must pay to the Council a sum equivalent to 3 per cent of the site value of all of the land in the subdivision as a Public Open Space contribution pursuant to Section 18 of the Subdivision Act 1988. The contribution will be payable prior to the issue of a Statement of Compliance.
- 15. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

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- a) a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the item; and
- b) a suitably qualified person that fibre ready telecommunications facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

BARWON WATER

General

16. The plan of subdivision must be referred to Barwon Water in accordance with the Subdivision Act 1988 and any subsequent amendments to the plan provided to Barwon Water.
17. The owner shall create easements for Pipelines or Ancillary Purposes in Favour of Barwon Region Water Corporation over all existing and proposed sewer mains located within the subdivision. The width of these easements shall be 2.00m wide.

Potable Water

18. The provision and installation of a potable water supply to the development.
19. An additional potable water connection(s) is to be provided to service the proposed development. A dimensioned plan showing location of all new connections relative to the allotment boundaries is to be submitted, where a meter is not being fitted. Note that tappings and service lines are not to be located under existing or proposed driveways.
20. Barwon Water's records indicate that an existing potable water service and meter is located on this property. A dimensioned plan showing the location of existing meters, and the location of the meter relative to the existing boundaries, and its number, is to be submitted. Private potable water service pipes are not permitted to cross allotment boundaries and must be plugged and abandoned at the boundaries of such allotments.
21. New Customer Contributions are payable for water for each additional connection which includes any new lot on a plan of subdivision and/ or any apartment, unit, or premises within the development that is or can be separately metered for a potable water supply.

Sewer

22. The provision and installation of a sewerage service to the development.
23. Reticulated sewer mains are required. This work must be undertaken by a Barwon Water accredited Consultant and accredited Contractor following the "Developer Works" process.
24. The provision of a new sewer connection(s) point and/ or the replacement of the existing end of line with a Sewer Maintenance Shaft (SMS) is required. Note that the sewer connection point and SMS is to be constructed by a Barwon Water accredited Contractor. Where an Owners Corporation is not applicable, a separate sewer connection point is required for each allotment.
25. New or re-aligned internal private sewer drains are required. Upon completion of this work a sewer drainage plan is to be submitted to Barwon Water by a licensed plumber that complies with Victorian Building Authority requirements. Note that if any common drain or drain from another allotment crosses under a proposed dwelling, a "modification to consent" is to be obtained from the Victorian Building Authority and presented to Barwon Water with the required drainage plan. Where an Owners Corporation is not applicable, individual allotment house connection drains are to be provided for and extend into each allotment.

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26. New Customer Contributions are payable for sewer for each additional connection which includes any new lot on a plan of subdivision and/ or any apartment, unit, or premises within the development (that is or can be separately metered for a potable water supply).

Note: The developer is to apply to Barwon Water for details relating to servicing requirements and costing for the provision of a potable water supply and where applicable, recycled water and/ or sewerage services to the subdivision.

DOWNER UTILITIES

27. The plan of subdivision submitted for certification must be referred to AusNet Gas Services in accordance with Section 8 of the Subdivision Act 1988.

POWERCOR

28. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to Powercor Australia Ltd in accordance with Section 8 of that Act.

29. The applicant shall:

- a) Provide an electricity supply to all lots in the subdivision in accordance with Powercor's requirements and standards, including the extension, augmentation or re-arrangement of any existing electricity supply system, as required by Powercor.
- b) Where buildings or other installations exist on the land to be subdivided and are connected to the electricity supply, they shall be brought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. You shall arrange compliance through a Registered Electrical Contractor and provide to Powercor Australia Ltd a completed Electrical Safety Certificate in accordance with Electricity Safe Victoria's Electrical Safety System.
- c) The applicant shall provide to Powercor Australia Ltd, a copy of the version of the plan of subdivision submitted for certification, which shows any amendments which have been required.
- d) Any buildings must comply with the clearances required by the Electricity Safety (Installations) Regulations.
- e) Any construction work must comply with Energy Safe Victoria's "No Go Zone" rules.

EXPIRY

Development

30. This permit as it relates to the development of buildings will expire if one of the following circumstances applies:

- a) The development of the building(s) hereby approved has not commenced within two (2) years of the date of this permit.
- b) The development of the building(s) hereby approved is not completed within four (4) years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires; or

- a) Within six (6) months after the permit expires where the use or development has not yet started; or
- b) Within twelve (12) months after the permit expires, where the development allowed by the permit has lawfully commenced before the permit expiry.

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Subdivision

31. This permit as it relates to subdivision will expire if one of the following circumstances applies:
- a) The plan of subdivision has not been certified within two (2) years of the date of this permit.
 - b) A statement of compliance is not issued within five (5) years of the date of certification.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires or within six (6) months afterwards.

Notes:

1. Construction of the site stormwater connection/s is to be inspected by Council Representative prior to any backfilling. An appropriate fee equivalent to 3.25% of total cost of civil works, excluding GST (a minimum fee of \$100 applies if the 3.25% amount is less than \$100), is to be paid to Council for inspection. Relevant evidential documentation of the cost is to be provided.
2. All internal property drainage must be designed and constructed to satisfy AS/NZS 3500.
3. A Vehicle Crossing Permit must be obtained prior to commencement of works.

Report

The Site & Locality

The subject site is located on the corner of Melbourne Road (service road) and Vautier Street, Ripplside. An unsealed laneway is located on its eastern boundary. The site is square in shape with a combined area of approximately 825 square metres. The site is relatively flat and contains a large single dwelling with road access from Vautier Street and an outbuilding at the north eastern corner of the site.

The adjoining properties on the northern side of Vautier Street consist of a mix of weatherboard and brick dwellings with a reasonably consistent neighbourhood character with a mix of dwelling styles including late Victorian style weatherboard dwellings. Two dwellings have existing vehicle access onto the side laneway, being 215 Melbourne Road and 19 Swinburne Street.

The character on the southern side of Vautier Street is a more modern style with brick dwellings of varying styles, with a common double storey design element occurring.

To the north of the site is a large sporting ground and Osborne House, with a strip of commercially zoned land with a mixture of shops along Melbourne Road to the south of the site. To the south west of the site on the opposite side of Melbourne Road is the North Geelong train station, which has traffic light pedestrian crossing access across the intersection.

Site History

The subject site has no planning history and currently contains an existing single dwelling with an outbuilding.

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Proposal

The application proposes the construction of four (4) dwellings and the subdivision of land into four lots to create each dwelling within its own parcel of land.

Each of the dwellings will be double storey in height, with each containing either three bedrooms or two bedrooms and a separate study. Living areas are located on the ground floor with first floor bedrooms.

Dwelling one will front west onto Melbourne Road, with a double garage proposed at the rear of the dwelling with a 3 metre setback off the laneway. Access to this garage is proposed off the laneway.

Dwellings two, three and four are all proposed to front onto Vautier Street, with all three to have a single attached garage and tandem second space within their respective accessways.

The materials proposed to be used in the construction of the dwellings include, face brickwork at ground level, rendered foam board at upper levels, aluminium framed windows, and tiled roofing with a 22.5 degree pitch.

The proposed lot sizes range between 179 square metres for lots 3 and 4, with lot 2 containing an area of 230 square metres and lot 1 containing 237 square metres.

Greater Geelong Planning Scheme

Zone

The subject site and surrounding properties to the north, east and south east are located with a General Residential Zone Schedule 1. The purposes of this zone are as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

To the south of the site is the end of the Residential Growth Zone Schedule 2. The purposes of this zone are as follows:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide housing at increased densities in buildings up to and including four storey buildings.
- To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.
- To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.
- To ensure residential development achieves design objectives specified in a schedule to this zone.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Overlay

No overlays affect the subject site.

Permit required clause and condition

- Clause 32.08-3 of the General Residential Zone requires planning approval to subdivide land.
- Clause 32.08-6 of the General Residential Zone requires planning approval for the construction or extension of two or more dwellings on a lot.

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- Clause 52.29-2 of the Land adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road requires planning approval for the subdivision of land adjacent to a Road Zone Category 1.

Restrictive Covenant

There are no Covenants or Section 173 Agreements listed on Title.

Cultural Heritage Management Plan (CHMP)

The Aboriginal Heritage Regulations 2007 specify the circumstances in which a Cultural Heritage Management Plan is required for an activity or class of activity.

Areas of cultural heritage sensitivity are defined within Part 2 - Division 3 of the Aboriginal Heritage Regulations 2007. Part 2 - Division 3 does not identify the site or part of the site as within an area of cultural heritage sensitivity.

In accordance with the above assessment, a Cultural Heritage Management Plan is not required and a Cultural Heritage Management Plan has not been approved.

COASTAL INUNDATION AND EROSION

Clause 13.01-1 of the SPPF requires the Responsible Authority to consider the potential coastal impacts of climate change.

Strategies include:

- In planning for possible sea level rise, an increase of 0.2 metres over current 1 in 100 year flood levels by 2040 may be used for new development in close proximity to existing development (urban infill).
- Plan for possible sea level rise of 0.8 metres by 2100, and allow for the combined effects of tides, storm surges, coastal processes and local conditions such as topography and geology when assessing risks and coastal impacts associated with climate change.
- Consider the risks associated with climate change in planning and management decision making processes.

The subject site is located within close proximity of existing urban development.

Council's data indicates that the site is unlikely to be affected by the potential coastal impacts of climate change at 2040.

LANDFILL GAS RISK ASSESSMENT

Before deciding on a Planning Permit application, a Responsible Authority is required to consider, amongst other things:

- Any significant effects the responsible authority considers the environment may have on the use or development [S 60(1) of the PEA].
- Clause 13.03-1 of The State Planning Policy Framework which aims to ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely.

The EPA has adopted the "Best Practice Environmental Management, Siting, Design Operation and Rehabilitation of Landfills" (September 2010) or "Landfill BPEM."

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The Landfill BPEM identifies that:

- Risks associated with landfill gases may occur for at least 30 years post-closure.
- Appropriate buffer distances must be maintained between the landfill and sensitive land uses. The BPEM recommends a 500 metre buffer for landfills that contained putrescible waste and 200 metres for landfills that contained non-putrescible waste.
- Where the recommended buffers are unavailable, it must be demonstrated that risks are suitably mitigated.
- All buildings and structures and associated infrastructure should be considered.

The BPEM specifies that development undertaken within a buffer distance of up to 500 metres may be at risk. As the subject site is not located within 500 metres of an identified former landfill site, a risk assessment is not required.

DEVELOPMENTS IN BUSHFIRE PRONE AREAS

Clause 13.05 (Bushfire) seeks to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

The policy must be applied to all planning and decision making under the Planning and Environment Act 1987 relating to land which is:

- Within a designated bushfire prone area;
- Subject to a Bushfire Management Overlay; or
- Proposed to be used or developed in a way that may create a bushfire hazard.

The proposal is listed at Clause 13.05 as one of the uses or developments which should be considered:

- Subdivisions of more than 10 lots.
- Accommodation.
- Child care centre.
- Education centre.
- Emergency services facility.
- Hospital.
- Indoor recreation facility.
- Major sports and recreation facility.
- Place of assembly.
- Any application for development that will result in people congregating in large numbers.

The site is not located within a designated bushfire prone area.

Officer Direct Or Indirect Interest:

No Council officers have any direct or indirect interest in the matter to which this report relates, in accordance with Section 80 (C) of the Local Government Act.

Car Parking

At Clause 52.06 Car Parking Particular Provisions of the Greater Geelong Planning Scheme, the ratio for car parking associated with this proposal is two (2) car parking spaces per dwelling as each dwelling contains three (3) bedrooms. Therefore a total of eight (8) car parking spaces are required and have been provided on site.

Dwelling one has been provided with a detached double car garage which has access from the laneway on the eastern boundary of the site.

Dwellings two, three and four have each been provided with an attached single garage with a tandem second space within the accessway, with each accessway having a length of at least 5.4m which is the length necessary for a tandem second car space in accordance with this Clause.

Peter Smith

Bicycle Spaces

At Clause 52.34 Bicycle Facilities of the Particular Provisions of the Greater Geelong Planning Scheme, the proposed dwellings are not required to provide bicycle parking in accordance with this Clause.

State Planning Policy Framework

11.01-1S - Settlement

Objective

To promote the sustainable growth and development of Victoria and deliver choice opportunity for all Victorians through a network of settlements.

Strategies

Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.

Create and reinforce settlement boundaries.

Encourage a form and density of settlements that supports sustainable transport to reduce greenhouse gas emissions.

Limit urban sprawl and direct growth into existing settlements.

Promote and capitalise on opportunities for urban renewal and infill redevelopment.

Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.

15.01-5S – Neighbourhood character

Objective

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

Strategies

Ensure development responds to cultural identity and contributes to existing or preferred neighbourhood character.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the:

- Pattern of local urban structure and subdivision.
- Underlying natural landscape character and significant vegetation.
- Heritage values and built form that reflect community identity.

16 – Housing

Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.

Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.

Planning for housing should include providing land for affordable housing.

Peter Smith

16.01- 2S - Location of Residential Development

Objective

To locate new housing in designated locations 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, water efficient and encourages public transport use.

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

16.01-3S – Housing Diversity

Objective

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

Strategies

Ensure housing stock matches changing demand by widening housing choice.

Facilitate diverse housing that offers choice and meets changing household needs through:

- A mix of housing types.
- Adaptable internal dwelling design.
- Universal design.

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 range of income groups to choose housing in well-serviced locations.

Local Planning Policy Framework

21.06-3 - Urban consolidation

The objective of Clause 21.06-3 of the Municipal Strategic Statement is to:

- provide for the consolidation of existing urban areas in a managed way.
- encourage an appropriate range of development densities.
- improve accessibility to urban services.

Peter Smith

Strategies

- Manage urban consolidation and housing change across the municipality, by:
 - Supporting appropriate medium density housing in the General Residential Zone (Schedule 1) areas.

21.06-4 - Neighbourhood character

The objective of Clause 21.06-4 of the Municipal Strategic Statement is to:

- manage the impact of urban change on existing neighbourhoods.
- ensure that new development responds to the existing neighbourhood character.
- protect areas with a significant garden character.

Strategies

- Ensure that development is responsive to the established character of the area.
- Support appropriate medium density housing that respects the existing neighbourhood character in the General Residential Zone areas. .
- Retain existing vegetation wherever possible, particularly vegetation that contributes to the municipality's tree canopy.

Referrals

Internal

Engineering Drainage and Traffic

The Engineering Unit had recommended changes to be made to the plans as the proposed layout and access were not compliant. This information was then provided to the applicant who was confident that the requirements could be achieved on site. Therefore the changes required will be included as amended plans conditions.

1. Show and note on the plans the construction of the Laneway to the east of the site with a suitable concrete or asphalt seal, from the existing concrete Laneway access and connecting into the northern boundary of the site;
2. Provide a minimum 3.0m x 3.0m corner splay at the intersection of Melbourne Road and Vautier Street;
3. Amend the vehicle crossing of dwelling 4 from Vautier Street to a minimum 3.50m width;
4. Relocate the vehicle crossing for Lot 2 so that it is 9.0m minimum distance away from the western title boundary, this will require realignment of the driveways of dwelling 2 and 3 to facilitate a 6m wide double vehicular crossing;
5. Show a common property area for the internal driveways between Lot 2 and Lot 3;
6. The vehicle crossing for Lot 4 cannot be created as a double crossover with the Laneway access to the east of the site. Flip the layout so that the vehicle crossing is from the western boundary of this lot; and;
7. Place a 'No Stopping (Left)' street sign 1.0m from the eastern side of the existing concrete Laneway access.

The Engineering Unit has also provided standard conditions relating to drainage of the land which will be included on any planning permit issued.

Petals Smith

Drainage & Vehicular Access:

Prior to the occupation of the dwellings / statement of compliance, the developer must:

- Construct the site stormwater system including separate connection for each unit / lot into the underground drain in Vautier Street, or other nominated point/s as approved by the Responsible Authority. The stormwater connection must be in accordance with City of Greater Geelong Standard Drawings.
- Construct vehicular crossings in accordance with the requirements and standards of the City of Greater Geelong.
- Remove any redundant vehicular crossings with kerb and channel and the footpath/nature strip area reinstated to match existing construction in the street;

all to the satisfaction of the Responsible Authority.

Note:

1. *Construction of the site stormwater connection/s is to be inspected by Council Representative prior to any backfilling. An appropriate fee equivalent to 3.25% of total cost of civil works, excluding GST (a minimum fee of \$100 applies if the 3.25% amount is less than \$100), is to be paid to Council for inspection. Relevant evidential documentation of the cost is to be provided.*
2. *All internal property drainage must be designed and constructed to satisfy AS/NZS 3500.*
3. *A Vehicle Crossing Permit must be obtained prior to commencement of works.*

Stormwater Quality / Management

The site stormwater system must be designed and installed such that;

- The site stormwater discharge is not increased by the proposed development. An appropriate on site detention system designed in accordance with the Infrastructure Design Manual may be required;
- Runoff is to be treated to achieve current best practice pollutant removal targets by connection to an appropriate Water Treatment Facility, with capacity to treat at least a 3 month ARI storm event, unless approved otherwise by the Responsible Authority. The Water Treatment Facility must be maintained to the satisfaction of the Responsible Authority.

to the Satisfaction of the Responsible Authority

Corner Splay

The Plan of Subdivision submitted for certification must include a splay for road purposes at the intersection of Melbourne Road and Vautier Street to the satisfaction of the Responsible Authority.

Creation of easements

The Plan of Subdivision submitted for certification must include all easements deemed necessary to protect existing or future drainage lines within the subject site, and any easements required between the subject site and the nominated legal point of discharge must be created to the satisfaction of the Responsible Authority.

Officers Response:

All recommended conditions will be included on any planning permit issued.

Petok Smith

External

The following referrals were undertaken under Section 55 of the Planning and Environment Act 1987.

Powercor, Barwon Water, Downer Utilities

No objections to the proposal subject to conditions being included on any planning permit issued.

Officers Response:

Noted. All recommended conditions will be included on any planning permit if one is to issue.

VicRoads

No objections to the proposal and no conditions to be included on any planning permit issued.

Officers Response:

Noted.

AMENDMENT OF THE PROPOSAL PRIOR TO PUBLIC NOTIFICATION:

The applicant made a request to amend the application pursuant to Section 50 of the Planning and Environment Act 1987 on 21 May 2018. Council accepted the amendment. The amendment made the following changes to the application:

- Redesign of rear of units 3 and 4 to address Council concerns dated 17 May 2018.

PUBLIC NOTIFICATION:

The application is **not** exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act and pursuant to Section 52 of the Planning and Environment Act 1987 the following forms of advertising were undertaken:

- Notices were sent to owners and occupiers of adjoining land (including opposite)
- A3 sign(s) were placed on the land

A total of eight (8) objections have been lodged against the application.

AMENDMENT OF THE APPLICATION FOLLOWING PUBLIC NOTIFICATION

The application was not amended following the notification period.

Objections

A total of eight (8) objections have been lodged against the planning application, which are discussed below:

Objection

According to the Design Standard 3 – Gradients of the Town Planning Submission City of Greater Geelong, it indicates that the driveways will be paved with concrete, brick pavers or similar materials. Does this include the laneway, which is currently assumed to be gravel and has numerous potholes making it unsuitable for regular traffic or in this case access to dwelling number 1.

Comment

A recommended condition on permit requires the laneway to be sealed for the length of the site abuttal to the laneway.



Objection

In addition, with the removal of the existing cross-over, the position of the new cross-overs are now positioned close to the corner of Vautier St, specifically dwelling number 2. This positioning will to be high risk of accident due to lack of visibility for drivers who are turning from the major road into Vautier St.

Comment

The application and the objections lodged were sent to Council's Engineering Unit for comment. The Engineers have responded by requiring the relocation of the vehicle crossing for Lot 2 so that it is a minimum of 9 metres from the western Title boundary. This has been required via the recommended amended plans condition.

Objection

Three of the dwellings have allowed for tandem driveway, and as mentioned in the Town Planning Submission City Of Greater Geelong section 52.06-8 Design Standards for car parking Design standard

1 – Accessways, it mentions that “when required if the access way serves four or more car spaces or connects to a Road Zone provisions have been made that all vehicles exit the site in a forwards direction”.

How can it be guaranteed/enforced that the property residents will exit the site in forwards direction?

Three of the four dwellings have tandem driveways for the car spots, how is this considered to be usable for residents with 2 cars as it would be an inconvenience and encourage usage of on street car parking instead.

Comment

The Standard is referencing one accessway which serves four or more vehicles. This means one accessway that has two or more dwellings with access to it. The vehicles would need to show how they can turn within the shared accessway so they can both enter and exit the land in a forward direction. The proposal does include such an accessway. Each of the four dwellings have their own access to the street. Therefore there is no requirement for vehicles to enter and exit the site in a forward direction in accordance with this standard. It is also noted that Vautier Street is not a Road Zone and therefore this provision is not relevant.

Tandem car parking is an acceptable option for car parking and is often preferred in neighbourhoods where double garages do not typically form part of the streetscape.

Objection

Has a traffic report been requested or completed on Vautier St, considering the increase in traffic due to the number of cars allowed for with these 4 dwellings? Does this include the impact to access from the laneway which could encourage traffic (non-local residents) to use this as through-way to bypass the highway and highway traffic?

Comment

A Traffic Report was not requested as no reduction in car parking was proposed. All car parking required to be provided on site has been provided in accordance with the Greater Geelong Planning Scheme. Council's Traffic department are comfortable that the surrounding street network can absorb any additional traffic movements as a result of this development.

The Laneway is proposed to be used for one of the proposed dwellings.

Objection

Does the application exceed the minimum square meters per dwelling based on the land size of 825 square meters?

Petrick Smith

Comment

There is no minimum lot size within the General Residential Zone Schedule 1.

Objection

The gas infrastructure is not meeting current demand with several residents already reported low gas pressure to authorities. Increasing the number of dwellings and residents to this area will further impact this. Has there been a report done to confirm impact to the current infrastructure?

The lack of gas pressure is real. We have already thrown out two gas ranges. The gas pressure variations have destroyed all stainless steel and had to convert to electricity. Please ensure that all 4 units are totally 'electric'.

Comment

The application was referred to Downer Utilities who had no objection to the proposal subject to a condition being included on any planning permit issued. Their response is as follows below:

We advise that AusNet Gas Services Pty Ltd is the owner of substantial gas assets throughout Greater Melbourne metropolitan area and regional Victoria, and that Downer – Infrastructure Services is their Operations and Maintenance provider. As part of this arrangement, we provide engineering support and act as their referral authority.

AusNet Gas Services pursuant to Section 56 (1) of the Planning and Environment Act 1987 has no objection to the granting of a permit, subject to the following condition:

1. The plan of subdivision submitted for certification must be referred to AusNet Gas Services in accordance with Section 8 of the Subdivision Act 1988.

It is important that the applicant(s) are aware that this letter does not serve as a confirmation of gas supply availability. The owner/developer of the land may need to enter into an agreement(s) /have a quote with a local gas retailer for the provision of gas services to each lot of the endorsed plan.

It is important to note that gas connection to a dwelling is not a requirement of the Greater Geelong Planning Scheme.

Objection

There have been recent issues with the sewerage system at the site and neighbouring properties that have been reported and investigated by Barwon Water. We have requested (through the strategy and planning department of Geelong City Council) to see the copy of the Barwon Water report of their assessment of this new development, and we are yet to receive a copy. This report from Barwon Water is crucial to understand if this has been impacted further

Comment

The Barwon Water Referral response was provided to one of the objectors who requested a copy. The referral response from Barwon Water did not object or raise any issues but includes conditions to be included on any planning permit issued. The applicant will be required to meet all conditions of Barwon Water.

Objection

The address mentioned is 213 Melbourne Rd, however 3 of the 4 dwellings have their mail boxes and front entrance on Vautier St. Have these been correctly positioned with consideration to the address of the site.

Petalsmith

Comment

The address of the subject site is 213 Melbourne Road. The proposed location of the dwellings is not relevant to the current address of the site.

If this development is granted approval, the future lots and dwellings are likely to be given a different address. This occurs at a later time following the completion of the planning process.

Objection

This is a local street with several young families and retirees that make the most of the facilities close by, such as ovals, playground and North Geelong Football and Cricket club on Swinburne St., including the recently upgraded Vietnam Veterans War Memorial, where local residents come to visit. Residents regularly use the footpath of Vautier St (on the side of this development) to get safely to these facilities by using the traffic lights at Swinburne St. This increase in the number of cars at the one site, will be less user-friendly and potentially unsafe for walkers, families, kids on bikes/scooters and local driving residents that use the intersection of Vautier St and Melbourne road (service road).

Comment

Dwellings in most instances are provided with accessways. It is not considered unreasonable for the dwellings proposed to be provided with accessways. As with any dwelling where a vehicle reverses out of an accessway, care and caution must be exercised by both the vehicle operator and the pedestrians.

Objection

Victorian parking regulations do not allow the parking of cars within 20 metres from an intersection. The applicant proposes some three separate driveways in Vautier Street within the prohibited area.

This is a low visibility corner coming off a high traffic major road. We have witnessed on numerous occasions cars parking directly on the corner of Vautier Street making it dangerous for cars turning into Vautier Street from the access road. There have been a number of near misses as cars are coming from the opposite direction. There is also a power pole close to the corner which also doesn't help visibility.

Comment

A 9 metre setback from the intersection is required for the crossovers and has been included as a recommended amended plans condition on any planning permit issued.

The application has been referred to Council's Engineering Unit who are supportive of the application subject to conditions being included on any planning permit issued.

The proposal was also referred externally to VicRoads, who raised no objection and had no conditions to be included on any planning permit issued.

Objection

The proposal will create additional traffic movements and parking. The site will go from a single dwelling with a three car garage to four dwellings with eight car parking spaces on site.

There are no provisions for visitors.

Peter Smith

Comment

It is acknowledge that the proposal will create additional traffic movements and parking, and it will be a change from the existing conditions on site. The car parking provided on site meets the requirements of the Greater Geelong Planning Scheme, which is two spaces for a dwelling containing three or more bedrooms.

No visitor car parking is required to be provided as part of this application.

Objection

The intersection of Vautier Street and Melbourne Road is a notorious traffic hazard. In the last five years there have been two serious accidents at the intersection, one taking down an iron bark gum tree, the other all street signage. This is known to you.

Comment

The application was referred for comment to Council's Traffic Department and to VicRoads. Neither had any objections to the proposal or raised any concerns with the proposal.

Objection

Access for unit four into the land is absurd.

Unless you compel the developer to build a tarred or cemented lane the access is hindered by mud, water and potholes. This is a clear sign of lengthy Council neglect and the Council and ratepayers are legally and financially liable for damage caused by this disrepair to both pedestrians and vehicles.

A fourth exit is proposed immediately to the south existing lane.

Comment

Council's Engineering Unit have required through a recommended amended plans condition that dwelling four (which sits next to the laneway) be 'flipped' so that it no longer has an accessway which abuts the Laneway. It is recommended that this condition be included on any planning permit issued.

Objection

All of Vautier Street suffers from illegal parking (the road is too narrow to allow parking along the kerbs). There have been three instances in the last twelve months alone where other, in frustration have parked their cars in our crossover preventing both entry and exit.

You are under a legal obligation to prevent instances of road rage.

To our knowledge there have been two reversing accidents just outside our premises simply caused by insufficient room.

Comment

Vautier Street is narrow, therefore any parking which occurs and is half on the nature strip and half on the road pavement is illegal (including wholly on the nature strip). To formalise this, a condition is recommended to be included on any planning permit issued requiring a 'No Stopping' sign fronting the development to reduce the likelihood of vehicles being parked in the street illegally.

The application provides for all car parking required in accordance with the Greater Geelong Planning Scheme.

Objection

The proposed units are not as falsely claimed by the developer 2 x 2 bedroom units and 2 x 3 bedroom units. The plans clearly show 4 x 3 bedroom units. Not less than 12 more cars. The area is not first home buyers environment. It is not unreasonable to assume a minimum of 12 cars within 8 proposed parking spaces.

Petalsmith

Comment

Each of the dwellings contain three rooms that can be used for bedrooms. Any room called a study which can be closed off and used as a bedroom is considered to be a bedroom under Clause 52.06 of the Greater Geelong Planning Scheme. However, each dwelling has been provided with two on site car parking spaces, which is the number of spaces required to be provided for a dwelling containing three or more bedrooms. Therefore, although the applicant has referenced two of the dwellings as two bedrooms with a study, the correct car parking provision has been provided on site.

Objection

The streetscape of Vautier Street does not meet 21st century expectations. Small setbacks, overhead electricity, poor parking has caused a 'dead' and unfriendly look. There simply aren't any significant trees in either front yards or footpaths. The planting of trees on nature strips is Council responsibility which you have not carried out.

Comment

Landscaping will be provided within the front setbacks and rear yards of each of the proposed dwellings. The recommended landscape plan will require the provision of a canopy tree per dwelling.

Objection

There are overlooking issues from bedrooms into other rear yards in Vautier Street. Please insist on glass bricks or non-transparent (frosted) windows.

Comment

It is recommended a condition will be included on any planning permit issued relating to dwelling four to ensure that its west facing upper level bedroom window is obscured to 1.7m above finished floor level.

Objection

The number of exits can be reduced by a change of plans – see Victoria Street its neighbour where multiple units have only one entry/exit. Also see development at Melbourne Road/Swinburne Street.

Comment

The development at Victoria Street has a northern frontage to Victoria Street and southern frontage to a rear laneway which provides for additional access.

There are many ways to develop land and the current proposal before Council is considered to be acceptable. Access is only one element of the entire design process and site layout. The applicant has tried to provide north facing areas of secluded private open space at the rear of each dwelling, while also providing a street frontage and sense of address for each dwelling to either Melbourne Road or Vautier Street.

Assessment

State and Local Planning Policy Framework

Clause 11.01-1S seeks to develop sustainable communities, encourage form and density of settlements that support sustainable transport, direct growth into existing settlements, and promote opportunities for infill development. The subject site is located within 400 metres walking distance from the North Geelong train station, this close proximity is considered to encourage sustainable transport use. The subject site is located within an existing and established residential neighbourhood with the proposed development being a positive example of infill development.

Petals

The site has walking distance access to small convenience type shops to the north and south along Melbourne Road, with a park and access to walking tracks along the Rippleside foreshore.

Clause 15.01-5S seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place. It encourages developments to respond to the cultural identity and contribute to the existing or preferred neighbourhood character and ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place. The proposal provides for four new dwellings, all fronting a street, with design and materials which are reflective and sensitive to the existing neighbourhood character of Vautier Street. On the northern side of Vautier Street are many attractive and original weatherboard dwellings which form a strong element of the neighbourhood character of the street. On the southern side of Vautier Street there is more recent development with brick being a popular construction material. The proposed dwellings have been designed with a mix of brick at ground floor and rendered board at the upper levels with the upper levels set in from ground floor walls. The design and material combination provides a sensitive approach and response to both the weatherboard dwellings and the brick dwellings within the streetscape. Each entry to the dwellings is easily identified and provides a sense of address as is common within this streetscape. The subdivision layout provides for lots of a similar size and pattern to the existing pattern within the street and neighbourhood.

Clause 16.01-2S seeks to locate new housing in designated locations that offer good access to jobs, services and transport. The subject site is located within 400m walking distance of the North Geelong Train Station, which allows for people to travel to Melbourne or Geelong for work without the need for personal transport. The site also has good access to recreational needs with parks and walking tracks nearby, as well as a small number of convenience shops. The proposal will increase residential density within an established residential neighbourhood which will assist in consolidation of urban areas as supported by this Clause.

Clause 16.01-3S seeks to provide a range of housing types to meet diverse needs, proposals should ensure housing stock matches changing demand by widening housing choice to meet changing household needs. Development should include well designed medium density housing which respects the neighbourhood character and improves energy efficiency of housing. The proposal will provide for small dwellings with three bedrooms, these dwellings can be occupied by single adults, elderly people with family who come to visit, small families, and those with limited mobility as each dwelling, although two storey, contains at ground floor all elements which make a dwelling. The design of the dwellings is considered to be modern yet simple with materials and designs to fit in well with the existing development and character within the streetscape.

Clause 21.06-3 seeks to provide for the consolidation of existing urban areas in a managed way, to encourage an appropriate range of development densities and to improve accessibility to urban areas. The proposal will consolidate an existing residential parcel of land measuring an area of around 825 square metres into four separate allotments with a dwelling constructed within each lot. The proposal is considered to be designed in a managed way, with one of the dwellings providing a street frontage to Melbourne Road, with the other three dwellings providing a street frontage and interface with Vautier Street. A development of this nature fits in well with a streetscape where all dwellings front onto the street. The development will provide opportunities for those who seek low maintenance properties with close access to public transport and areas for recreation.

Clause 21.06-4 seeks to manage the impact of urban change on existing neighbourhoods and ensure that new development responds to the existing neighbourhood character. The existing streetscape of Vautier Street will be altered, where there was one side boundary there will now be three front boundaries. The dwellings will be smaller than typically found within Vautier Street, however they will provide for a range of housing choice within the street, within an area that has good access to Melbourne Road, the Rippleside foreshore, the North Geelong train station and reserves and parks. The change created by this proposal is considered to be acceptable within the streetscape, while also providing visual improvements through the landscaping of the front gardens of each dwelling and the partial construction of the Laneway abutting the eastern boundary of the subject site.

Peter Smith

Zone

Clause 32.08 General Residential Zone encourages development that respects the neighbourhood character and a diversity of housing types particularly in locations offering good access to services and transport. The proposal provides for a diversity of housing choice in the form of smaller dwellings with easily maintained front and rear gardens and northerly aspect rear yards of secluded private open space. The design of the dwellings along with the construction materials and finishes responds well to the existing neighbourhood character which contains a mix of both brick and weatherboard dwellings. Given there are more single storey dwellings located on the northern side of Vautier Street, the upper levels of the proposed dwellings have been set in from ground floor walls and are to be finished with a rendered material to assist in providing visual relief at the upper levels.

The proposal is required to provide a total area of 35% of the site area for a garden area requirement at Clause 32.08-4 of the Greater Geelong Planning Scheme. The site/Ground floor plan submitted with the application demonstrates that the Lot area is 824.51 square metres, with 288.58 square metres of the lot being required to achieve a 35% garden area. A total of 292.17 square metres has been set aside on the site to meet and slightly exceed the garden area requirement.

Clause 53.01 – Public Open Space Contribution

A person who proposes to subdivide land must make a contribution to the Council for public open space in an amount specific in the schedule to this Clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the Subdivision Act 1988.

The applicant is proposing a four (4) lot subdivision, therefore pursuant to the schedule to Clause 52.03 the applicant is required to provide a 3% public open space contribution. A recommended condition on permit requires this.

Clause 52.06 – Car Parking

Clause 52.06 Car Parking Particular Provision requires a total of two (2) car parking spaces to be provided for each dwelling as they contain three (3) bedrooms each, or two (2) bedrooms and a study. Dwelling one which fronts onto Melbourne Road has a double garage at the rear of the dwelling which will be accessed of the lane which abuts the eastern boundary of the site. The three remaining dwellings will have a single attached garage with a tandem second space within the accessway. This allows for a better design response to the streetscape character as there are typically single garages or carports or no car storage areas visible as part of the façade of dwellings within Vautier Street.

Petals

Clause 55 ResCode Assessment Two or More Dwellings on a Lot

The development is required to be assessed against Clause 55 as set out below:

<p>55.02-1 Neighbourhood character objectives To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that the design responds to the features of the site and the surrounding area.</p>	<p>Standard B1 The design response must be appropriate to the neighbourhood and the site. The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</p>	<p>✓ Complies The development responds to the character of the area by providing a mix of materials, with upper levels set in from ground floor walls, with eaves provided to upper roof forms and spacing provided between dwellings.</p>
<p>55.02-2 Residential policy objectives To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</p>	<p>Standard B2 An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</p>	<p>✓ Complies As set out above, the application complies with the planning policy framework. The required written statement has been provided.</p>

Petek Smith

<p>55.02-3 Dwelling diversity objective To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</p>	<p>Standard B3 Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</p> <ul style="list-style-type: none"> ▪ Dwellings with a different number of bedrooms. ▪ At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 	<p>- N/A Less than ten dwellings are proposed.</p>
<p>55.02-4 Infrastructure objectives To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</p>	<p>Standard B4 Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available. Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</p>	<p>✓ Complies The site is serviced by the required infrastructure and the application has been referred to Council's Engineers who have not raised any concern about the ability of the site to be drained. Conditions of permit cover off on this issue.</p>

Petok Smith

<p>55.02-5 Integration with the street objectives To integrate the layout of development with the street.</p>	<p>Standard B5 Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. Development should be oriented to front existing and proposed streets. High fencing in front of dwellings should be avoided if practicable. Development next to existing public open space should be laid out to complement the open space.</p>	<p>✓ Complies The development is designed to address Melbourne Road in relation to one dwelling, with the three other dwellings proposed to front Vautier Street. Vehicle links are provided to Vautier Street and the laneway running along the eastern boundary of the site. Pedestrian access is provided from Melbourne Road and Vautier Street. There is no high front fencing proposed for this development.</p>
<p>55.03-1 Street setback objective To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p>	<p>Standard B6 Walls of buildings should be set back from streets the distance specified in Table B1. Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.</p>	<p>✓ Complies The application complies with the standard. The adjoining property on Melbourne Road is setback 3 metres and the site is located on a corner, which results in a requirement for a 3 metre street setback. This has been achieved as the dwelling is setback 4.020 metres from the street. The proposed street setback in Vautier Street is 3 metres which is the secondary street setback and is in accordance with the standard.</p>

Petok Smith

<p>55.03-2 Building height objectives To ensure that the height of buildings respects the existing or preferred neighbourhood character.</p>	<p>Standard B7 The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres. Changes of building height between existing buildings and new buildings should be graduated.</p>	<p>✓ Complies The dwellings are respectful of the character of the area. While the dwellings are double storey in scale, the design solution includes single storey elements in response to the scale of the surrounding area, which includes a mix of both two storey and single storey development.</p>
<p>55.03-3 Site coverage objective To encourage development that respects the landscape character of the neighbourhood. To encourage the retention of significant trees on the site.</p>	<p>Standard B8 The site area covered by buildings should not exceed 60 per cent.</p>	<p>✓ Complies The site coverage of buildings is 52.75 percent of the site, which is less than the 60% allowed by the standard.</p>
<p>55.03-4 Permeability objectives To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration.</p>	<p>Standard B9 At least 20 per cent of the site should not be covered by impervious surfaces.</p>	<p>✓ Complies The site retains 37.97 per cent permeability, assisting in on site stormwater filtration.</p>
<p>55.03-5 Energy efficiency objectives To achieve and protect energy efficient dwellings and residential buildings. To ensure the orientation and layout of development reduce fossil fuel energy use</p>	<p>Standard B10 Buildings should be:</p> <ul style="list-style-type: none"> ▪ Oriented to make appropriate use of solar energy. ▪ Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably 	<p>✓ Complies The dwellings are designed to take advantage of solar energy and living rooms and private open space areas are located to receive northern light.</p>

Petek Smith

<p>and make appropriate use of daylight and solar energy.</p>	<p>reduced. Living areas and private open space should be located on the north side of the development, if practicable. Developments should be designed so that solar access to north-facing windows is maximised.</p>	
<p>55.03-6 Open space objective To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</p>	<p>Standard B11 If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none">▪ Be substantially fronted by dwellings, where appropriate.▪ Provide outlook for as many dwellings as practicable.▪ Be designed to protect any natural features on the site.▪ Be accessible and useable.	<p>N/A There is no communal open space requiring consideration.</p>

Peter Smith

<p>55.03-7 Safety objective To ensure the layout of development provides for the safety and security of residents and property.</p>	<p>Standard B12 Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways. Planting which creates unsafe spaces along streets and accessways should be avoided. Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways. Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p>	<p>✓ Complies The development is designed to provide for the safety and security of residents and property. All dwelling entrances are clearly visible from the street and private spaces within the development will be fenced.</p>
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Peter Smith

<p>55.03-8 Landscaping objectives To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site.</p>	<p>Standard B13 The landscape layout and design should:</p> <ul style="list-style-type: none">▪ Protect any predominant landscape features of the neighbourhood.▪ Take into account the soil type and drainage patterns of the site.▪ Allow for intended vegetation growth and structural protection of buildings.▪ In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.▪ Provide a safe, attractive and functional environment for residents. <p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p>	<p>✓ Complies with condition There are adequate areas available on site to allow for planting which will complement the landscape character of the area.</p> <p>A recommended condition of permit requires the submission of a detailed landscape plan, including one canopy tree per dwelling.</p>
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Peterson

<p>55.03-9 Access objective To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p>	<p>Standard B14 The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none">▪ 33 per cent of the street frontage, or▪ if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p>	<p>✓ Complies</p> <p>A total of 0 per cent of the Melbourne Road frontage is taken up with vehicle crossings, which complies with the standard.</p> <p>Two of the three dwellings fronting Vautier Street will share a double crossover of 6m width with the other dwelling having one single crossover of 3.5m width.</p> <p>$30m \times .33 = 9.9$ metres can be taken up by crossovers.</p> <p>A 6m double crossover and one 3.5m crossover results in a total of 9.5 metres of the Vautier Street frontage being taken up which does not exceed 33% of the frontage.</p> <p>It is also noted that on street parking is not available in Vautier Street due to its width.</p>
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Petek Smith

<p>55.03-10 Parking location objective To provide convenient parking for resident and visitor vehicles. To protect residents from vehicular noise within developments.</p>	<p>Standard B15 Car parking facilities should:</p> <ul style="list-style-type: none">▪ Be reasonably close and convenient to dwellings and residential buildings.▪ Be secure.▪ Be well ventilated if enclosed. <p>Large parking areas should be broken up with trees, buildings or different surface treatments.</p> <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>	<p>✓ Complies with condition Convenient parking is provided for residents and no shared accessways are proposed.</p> <p>The proposed access to dwelling 1 from the laneway is considered to be safe and secure. Lighting should be provided when entering and exiting the garage.</p>
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<p>55.04-1 Side and rear setbacks objective To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>Standard B17 A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none">▪ At least the distance specified in a schedule to the zone, or▪ If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	<p>✓ Complies The required setbacks have been achieved for the development and all side and rear setbacks comply with the formula contained in the standard.</p>
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<p>55.04-2 Walls on boundaries objective To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>Standard B18 A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none"> ▪ For a length of more than the distance specified in a schedule to the zone; or ▪ If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> ○ 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or ○ Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, <p>whichever is the greater.</p> <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	<p>✓ Complies The requirements of the standard have been achieved. The maximum wall length on the northern boundary is 6.5 metres and it has a maximum average height of 3.2 metres. The maximum wall length on the eastern boundary is 6.5 metres and it has a maximum average height of 3.2 metres.</p>
<p>55.04-3 Daylight to windows objective To allow adequate daylight into existing habitable room windows.</p>	<p>Standard B19 Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension</p>	<p>✓ Complies The required light courts have been achieved and all windows have access to the required level of</p>

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	<p>of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	daylight.
<p>55.04-4 North facing windows objective To allow adequate solar access to existing north-facing habitable room windows.</p>	<p>Standard B20 If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</p>	<p>N/A There are no north facing windows on abutting lots which require consideration.</p>
<p>55.04-5 Overshadowing open space objective To ensure buildings do not significantly overshadow existing secluded private open space.</p>	<p>Standard B21 Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p>	<p>✓ Complies The level of overshadowing associated with the development is within the requirements of the standard.</p>

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<p>55.04-6 Overlooking objective To limit views into existing secluded private open space and habitable room windows.</p>	<p>Standard B22 A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level. A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> ▪ Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. ▪ Have sill heights of at least 1.7 metres above floor level. ▪ Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. ▪ Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. <p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard. Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> ▪ Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. ▪ Permanent, fixed and durable. ▪ Designed and coloured to blend in with the development. <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p>	<p>✓ Complies with condition The development is designed to meet the requirements of the standard and therefore views into existing secluded private open space areas and habitable room windows have been limited.</p> <p>An amended plans condition is recommended to be included on any planning permit issued as follows: The west facing upper floor window of dwelling four (4) must be obscured from 1.7m above floor level to ensure compliance with Clause 55.04-6 Standard B22 Overlooking of the Greater Geelong Planning Scheme.</p>
<p>55.04-7 Internal views objective</p>	<p>Standard B23</p>	<p>✓ Complies</p>

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<p>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</p>	<p>Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.</p>	<p>Internal views have been considered in the design solution and there is no internal overlooking.</p>
<p>55.04-8 Noise impacts objective To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise.</p>	<p>Standard B24 Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties. Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.</p>	<p>✓ Complies with condition The site sits adjacent to Melbourne Road, therefore a recommended condition on permit will require all habitable windows to be double glazed to provide some relief from noise emanating from the highway and train track further to the west.</p>
<p>55.05-1 Accessibility objective To encourage the consideration of the needs of people with limited mobility in the design of developments.</p>	<p>Standard B25 The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.</p>	<p>✓ Complies The entries to the ground floor of the dwellings are accessible to those with limited mobility, and all dwellings contain all elements to make a dwelling at ground floor.</p>

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<p>55.05-2 Dwelling entry objective To provide each dwelling or residential building with its own sense of identity.</p>	<p>Standard B26 Entries to dwellings and residential buildings should:</p> <ul style="list-style-type: none">▪ Be visible and easily identifiable from streets and other public areas.▪ Provide shelter, a sense of personal address and a transitional space around the entry.	<p>✓ Complies All dwelling entries are clearly visible and identifiable from the street providing for a sense of identity for each dwelling. A transitional space is provided at each dwelling entry.</p>
<p>55.05-3 Daylight to new windows objective To allow adequate daylight into new habitable room windows.</p>	<p>Standard B27 A window in a habitable room should be located to face:</p> <ul style="list-style-type: none">▪ An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or▪ A verandah provided it is open for at least one third of its perimeter, or▪ A carport provided it has two or more open sides and is open for at least one third of its perimeter.	<p>✓ Complies All habitable room windows face an outdoor space of the required dimensions, allowing light into habitable rooms.</p>

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<p>55.05-4 Private open space objective To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	<p>B28 A dwelling or residential building should have private open space of an area and dimensions specified in the schedule to the zone. If no area or dimensions are specified in the schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> ▪ An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or ▪ A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or ▪ A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. 	<p>✓ Complies The proposed development has been provided with the minimum 40 square metres of private open space with 25 square metres of the space secluded with a minimum dimension of 3 metres and is therefore in accordance with the standard.</p>
<p>Clause 55.05-5 Solar Access to Open Space To allow solar access into the secluded private open space of new dwellings and residential buildings.</p>	<p>Standard B29 The private open space should be located on the north side of the dwelling or residential building, if appropriate. The southern boundary of secluded private open space should be set back from any wall on the north of the space at least (2+0.9h) metres, where 'h' is the height of the wall.</p>	<p>✓ Complies The proposed secluded private open space receives adequate solar access and complies with the setback requirement of the standard.</p>
<p>Clause 55.05-6 Storage To provide adequate storage facilities for each dwelling.</p>	<p>Standard B30 Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p>	<p>✓ Complies The appropriate storage areas have been provided in accordance with the standard.</p>

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<p>Clause 55.06-1 Design Detail To encourage design detail that respects the existing or preferred neighbourhood character.</p>	<p>Standard B31 The design of buildings, including:</p> <ul style="list-style-type: none"> ▪ Façade articulation and detailing, ▪ Window and door proportions, ▪ Roof form, and ▪ Verandahs, eaves and parapets, <p>should respect the existing or preferred neighbourhood character.</p> <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	<p>✓ Complies The proposed development is considered to respect the preferred neighbourhood character through the appropriate use and design of façade articulation & detailing, window and door proportions, roof form and verandahs, eaves and parapets. The garages are considered to be visually compatible with the development and neighbourhood character, given their single width and setback from front walls of dwellings.</p>
<p>Clause 55.06-2 Front Fences To encourage front fence design that respects the existing or preferred neighbourhood character.</p>	<p>Standard B32 The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties. A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"> ▪ Streets in a Road Zone, Category 1: 2 metres. ▪ Other streets: 1.5 metres. 	<p>N/A No front fence is proposed.</p>

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<p>Clause 55.06-3 Common Property To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership.</p>	<p>B33 Development should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management.</p>	<p>✓ Complies There will be a small section of common property for the accessways between dwellings two (2) and three (3) due to the recommended amended plans. This is considered to be easily managed and maintained.</p>
<p>Clause 55.06-4 Site Services To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive.</p>	<p>B34 The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically. Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development. Bin and recycling enclosures should be located for convenient access by residents. Mailboxes should be provided and located for convenient access as required by Australia Post.</p>	<p>✓ Complies The dwelling layout and design provides for sufficient space and facilities for services to be installed and maintained.</p>

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Clause 56 – Subdivision

This is an application to subdivide the dwellings such that the dwellings will exist on separate titles. In this case there is no need to assess the application against the provisions of Clause 56 as issues in relation to amenity, both on and off site, have been considered via the Clause 55 assessment, as has neighbourhood character. It is recommended that a S173 Agreement be entered into tying the subdivision to the approved development.

DECISION GUIDELINES OF CLAUSE 65:

Clause 65 of the Greater Geelong Planning Scheme outlines the decision guidelines to be considered by the Responsible Authority when making decisions on applications. Some of these include:

- The matters set out in Section 60 of the Act.
- The SPPF, LPPF & the MSS
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the amenity of the area.

The proposal has been assessed against the above and is considered to accord with the decision guidelines of Clause 65 of the Greater Geelong Planning Scheme.

Legislative Issues

The Planning and Environment Act 1987 and the Greater Geelong Planning Scheme are the relevant documents under which Council must consider this application.

Conclusion

The assessment has considered all of the relevant objectives and policies of the Greater Geelong Planning Scheme. The proposal has been found to be in accordance with these, and with the purpose of the General Residential Zone Schedule 1 and relevant particular provisions.

Whilst objector concerns have been expressed regarding traffic issues and an increase of cars within the street, it is considered that the proposed development and subdivision will provide for all required car parking in response to Clause 52.06 and will provide for a residential development within an existing neighbourhood which is respectful of the neighbourhood character and provides a diversity of housing choice.

It is recommended that the application be supported, and that a Notice of Decision to Grant a planning permit be issued subject to the conditions outlined in this report.

Development Hearings Panel
Meeting No. 572
20 September 2018

Pete Sant

*Development Hearings Panel
Meeting No. 572
20 September 2018*

7. **LATE REPORTS:**

NIL

8. **NEXT MEETING:**

*Meeting closed at 5.25pm
Peter Smith
Chair
20 September 2018*

Peter Smith