

Planning Report

Planning Scheme Amendment – Greater Geelong Planning Scheme

42-44 Ponds Drive & 60 Forest Road North, Lara

Prepared on behalf of Angelo Martucci

0313-0206 R001 17 August 2016

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Executive Summary

Background

Applicant/Owner	Angelo Martucci
Address	42-44 Ponds Drive, Lara and 60 Forest Road North, Lara
Lot Description	Lot 1 PS 431989M (60 Forest Road North, Lara) Lot 2 PS 431989M (42-44 Ponds Drive, Lara)

Relevant Planning Controls

State Planning Policy Framework	<ul style="list-style-type: none"> - Clause 11-Settlement - Clause 13- Environmental Risk - Clause 14- Natural Resource Management - Clause 15- Built Environment and Heritage - Clause 16- Housing - Clause 19- Infrastructure
Local Planning Policy Framework	<ul style="list-style-type: none"> - Clause 21.02- City of Greater Geelong Sustainable Growth Framework - Clause 21.06- Settlement and Housing - Clause 21.13- Lara
Zone	<ul style="list-style-type: none"> - Clause 32.08- Schedule 1 to the General Residential Zone - Clause 37.03- Urban Floodway Zone
Overlays	- Not applicable
Particular Provisions	<ul style="list-style-type: none"> - Clause 52.02- Easements, Restrictions and Reserves - Clause 52.06- Car Parking - Clause 55- Two or more dwellings on a lot - Clause 56- Subdivision

Permit Application Details

Description of proposal	- 4 lot subdivision and construction of four dwellings
Permit requirement	<ul style="list-style-type: none"> - Clause 32.08-4 of the General Residential Zone- Subdivision of Land - Clause 32.08-4 of the General Residential Zone- Construction of two or more dwellings on a lot. - Clause 52.02- Removal of Restriction on Title

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1 INTRODUCTION

1.1 Background

This planning report has been prepared by Tract Consultants on behalf of landowners at 42-44 Ponds Drive and 60 Forest Road North, Lara to support a request to amend the Greater Geelong Planning Scheme.

The proposed Amendment seeks to rezone the northern portion of land at 42-44 Ponds Drive, Lara and 60 Forest Road North, Lara from Urban Floodway Zone (UFZ) to Schedule 1 of the General Residential Zone (GRZ1) and applies the Special Building Overlay (SBO).

The proposed rezoning will promote orderly planning of the area and consistency of planning controls in the Greater Geelong Planning Scheme.

As detailed in this report, the proposal is consistent with relevant State and Local Planning Policies and meets the objectives of the relevant particular provision of the Greater Geelong Planning Scheme.

There has been extensive consultation with City of Greater Geelong, sub consultants and Corangamite Catchment Management Authority in the preparation of this Amendment.

We seek Council's support for the proposal and respectfully request approval of this combined permit application and Planning Scheme Amendment request under Section 96A of the *Planning and Environment Act 1987*.

1.2 Vision and Community Benefit

The proposed development will promote orderly and fair planning of the area. The current planning controls restrict development of the land. This Amendment seeks to enhance consistency of planning controls in the area and will allow the development of land for infill housing.

1.3 Surrounding Development

The subject site is located in an established residential area. Located on the edge of the township, Hovells Creek adjoins the northern boundary with industrial stockpile and sheds located to the west of the site. To the south of the site is an existing residential estate comprising of low-density dwellings. The area is generally established however undeveloped land to the south-west. The site is located approximately 1km north-west of the Lara Town centre with access from major roads including Forest Road North and Flinders Avenue.

1.4 Proposal

The proposal seeks the construction of four double-storey dwellings on the site and associated subdivision of four lots at 42-44 Ponds Drive, Lara. The proposal also seeks to remove a restriction on Title affecting both the lots.

The development at 42-44 Ponds Drive, Lara adjoins to the north of the existing dwelling and the proposed dwellings will be accessible via a centrally shared driveway. The site is approximately 2070 sq m.

The proposed dwellings are symmetrical in form and layout, being provided in two sets of detached dwellings. Townhouses 1 and 2 have a northern setback of 5.5m with Townhouses 3 and 4 having a northern setback of 12m.

2 URBAN CONTEXT REVIEW

2.1 Subject Site

The subject site comprises of northern portion of land at 42-44 Ponds Drive and 60 Forest Road North, Lara. The subject site is currently owned by two separate land owners. Refer to **Figure 1** below.

42-44 Ponds Drive, Lara

The subject site is formally identified as Lot 2 PS431989. The site is irregular shape and has a total area of 2070 sq. m

The site has approximately 10 metres frontage onto Ponds Drive with an existing vehicle crossover. Few street trees are planted along the Ponds Drive reserve edges that are currently not occupied by a pedestrian sidewalk. Ponds Drive is very standard in frontages with most dwellings fronting the street whilst being setback approximately 10m from the road. Several lots are characterised by tree coverage fronting the street. Ponds Drive is characterised by a majority of single-storey residential dwellings with hipped roofs, with several two-storey buildings interspersed along Ponds Drive. The subdivision pattern is characterised by primarily large lots with single dwellings.

The subject site is used as an existing dwelling located on the southern boundary with the majority of the land holding as vacant land.

The site abuts an existing residential neighbourhood and access via Ponds Drive. It also adjoins Hovells Creek. There is also an informal laneway with pedestrian linkage to Hailar Lane south of the site connecting to Forest Road North.

60 Forest Road North, Lara

The subject site is formally identified as Lot 1 PS431989. The site is irregular in shape and a total site area of 7201 sq. m.

The site has approximately 100 metres frontage onto Forest Road North.

The site is currently used for rural lifestyle purposes such as horse grazing.



Aerial Plan

42-44 Ponds Drive, Lara

PROJ_DRGNO 0313-0206-00 D001 REV 00 DRWN KW CHKD SL DATE 09.08.2016



Figure 1- Aerial Plan

2.2 Site Analysis

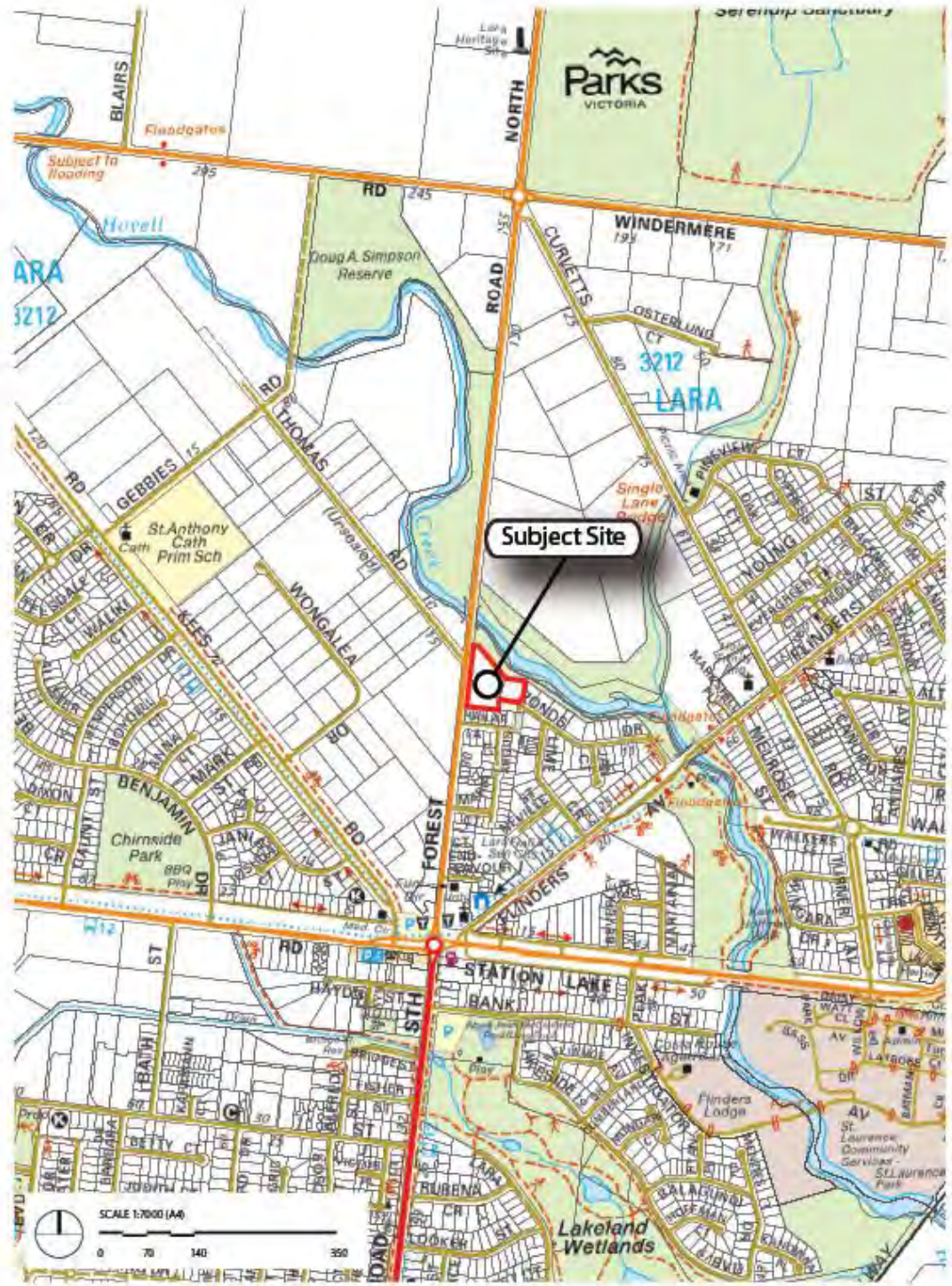
In addition to the above description, the site has the following interfaces:

- **North:** Hovells Creek Reserve
- **South:** No. 46 Ponds Drive, Lara; a rectangular residential lot containing a single storey redbrick dwelling with tile pitched roofing and secluded private open space at rear.
- **East:** Hovells Creek Reserve pedestrian access way providing a 5.0 metre buffer from adjoining residential site No. 38 Ponds Drive, Lara.
- **West:** No. 60 Forest Road, North; a large residential lot containing a single storey dwelling located in the sites southern boundary.

2.3 Site Context

The Site is located in Lara, approximately 1.5 km north-west of the Lara shopping centre, within close proximity to a large number of services. The site is situated in existing urban and residential settlement on the edge of the township to the north. Refer to **Figure 2** below.

- The Site is approximately 15 minutes' walk from central Lara which provides access to retail, commercial, sporting facilities.
- The Site is approximately a 5 minute walk to Station Lake and Forest Road intersection which provides commercial, retail, and health services.
- Lara Train Station lies within a 15 minute walk from the Site to the east which connects to both rail and the number 12 bus service which connects to Lara West.
- St Anthony's Primary School, approximately 1km to the west.
- Lara Lake Primary School, approximately 1.5km to the south.
- Lara Primary School and Lara Secondary College, approximately 1km to the east.
- Lara Medical Centre and Forest Road Medical Centre approximately 600m to the south.
- Public open space in Chirside Park, approximately 800m to the south-west, Drain reserve, approximately 900m to the south, Lakeland Wetlands, 1km to the south.



Locality Plan

42-44 Ponds Drive, Lara

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Tract

Figure 2- Locality Plan

3 PROPOSAL

3.1 Planning Scheme Amendment

Summary

An Amendment to the Greater Geelong Planning Scheme is sought to rezone the northern portion of land located at 42-44 Ponds Drive and 60 Forest Road North, Lara from Urban Floodway Zone (UFZ) to the Schedule 1 of the General Residential Zone (GRZ1). The Amendment also seeks to apply the Special Building Overlay (SBO) to the site.

This Amendment will apply the most suitable planning controls to the land to allow for future residential land uses which currently is prohibited. It will encourage orderly planning of the area and result in a good planning outcome.

3.2 Planning Permit Application

Summary

The proposal seeks the construction of four double-storey dwellings on 42-44 Ponds Drive, Lara and associated subdivision that will create individual private titles for each dwelling along with a central shared driveway. The proposal will be enhanced by generous incorporation of vegetation on ground level and appropriate setbacks and density that respond to the built form context of the area. The proposal also seeks to remove the restriction on title affecting lots 1 and 2 of PS 431989M on land at 42-44 Ponds Drive and 60 Forest Road North, Lara.

Permit Triggers

The following permit triggers are applicable to the Proposal:

- Clause 32.08-2 of the General Residential Zone – Subdivision of land.
- Clause 32.08-4 of the General Residential Zone – Construction of two or more dwellings on a lot.
- Clause 52.02- Removal of Restriction.

Overview

Development

The proposal involves the development of four double storey dwellings which will have direct garage access onto a shared driveway that connects to the south-western edge of Ponds Drive. The existing single storey dwelling currently on site will be retained.

The proposal provides for the following:

A northern setback of 5.5m from the title boundary for Townhouses 1 and 2 (Ref TP1.02) which results in a 23m setback from Hovells Creek. A 12m northern setback from the title boundary is provided for Townhouses 3 and 4 (Ref TP1.02) which results in a 22m setback from Hovells Creek. Townhouses 3 and 4 are provided with a 2.7m setback from the eastern boundary which abuts a laneway leading to Hovells Creek reserve. Townhouses 3 and 4 are also provided with a 10.4m setback from the western end of Ponds Lane. Townhouses 1 and 2 are provided with a minimum 3.6m setback from the western boundary which abuts private open space of 60 Forest Road North.

The Proposed dwellings are symmetrical in form and layout, being provided in the form of two sets of attached dwellings. The dwellings are all orientated along north with the primary focus on substantial open space towards Hovells Creek Reserve. The double-storey development is sensitive to neighbouring dwellings and as such has focused on the northern orientation over the eastern and western.

Each dwelling contains open plan living, dining and kitchen areas on the ground floor which adjoin the private open spaces to the north. Garage and pedestrian entry are located towards the south of the dwellings, with pedestrian and vehicle access coming from a new shared driveway off Ponds Drive.

The upper levels contain a central living space which adjoins the master bedroom with ensuite to the north and two additional bedrooms to the south. A modest balcony is attached to the north-eastern (Townhouses 1 and 3) or the north-western (Townhouses 2 and 4) sides of the dwellings with entry from the central living spaces.

The maximum height of the proposed dwellings will be 6.94m at the ridgeline of the gabled roof form which continues the two-storey height from the neighbouring structure to the east. The development will be contemporary in form and have a total site permeability of 45.1% with 11 car spaces to ensure the existing natural landscape of Hovells Creek and Ponds Drive is not disturbed.

Landscaping treatment has formed much of the design response of this proposal, with a considerable amount of new trees to be planted along the Ponds Drive streetscape, the shared drive way, and the boundaries of subdivision. The existing dwelling on the southern side of the site will be paid special attention with a row of trees along the shared driveway ensuring privacy to the north-south oriented dwellings.

Subdivision

The proposed subdivision will align with the d fence lines of the townhouse dwellings and the shared driveway. This will create 5 lots;

- Lot 1 – Existing dwelling, No.44 Ponds Drive, 537sqm
- Lot 2 – Townhouse 1, 1/42 Ponds Drive, 327sqm
- Lot 3 – Townhouse 2, 2/42 Ponds Drive, 284sqm
- Lot 4 – Townhouse 3, 3/42 Ponds Drive, 344sqm
- Lot 5 – Townhouse 4, 4/42 Ponds Drive, 402sqm

Removal of Restriction on Title

The proposal is also seeking the removal of a restriction on Title affecting Lots 1 and 2 of PS 431989M. The restriction states “the owners of lots 1 and 2 shall not develop the land other than in accordance with an approved neighbourhood design plan”.

4 PLANNING FRAMEWORK

The following policy and planning provisions are considered relevant to the proposed Amendment.

4.1 Ministerial Directions

A Planning Scheme Amendment must respond to any relevant Ministerial Direction. The following Ministerial Directions are relevant to this amendment:

Ministerial Direction No.11

"The purpose of Ministerial Direction 11 is to ensure a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces". The overall strategic objectives are achieved once the correct zoning is applied.

Planning Practice Note- 11 (Applying for a Planning Permit under the Flood Provisions, August 2015)

This practice note states that the purpose of the SBO is to set appropriate conditions and building floor levels to address the flood risk and to ensure that flood waters are not obstructed or diverted by development.

Planning Practice Note- 12 (Applying the Flood Provisions in Planning Schemes, June 2015)

This practice note states that the SBO applies to stormwater flooding in urban areas only to develop overland flow-path areas.

Planning Practice Note – 16(Making a planning application for one or more dwellings in a Residential Zone, June 2015)

This practice note states that Clause 55 applies to an application for two or more dwellings on a lot.

Planning Practice Note- 46 (Strategic Assessment Guidelines for preparing and evaluating planning scheme amendments, June 2015)

This practice note addresses the strategic assessment guidelines in preparing and evaluating a proposed planning scheme amendment and its outcome.

Planning Practice Note- 78 (Applying the Residential Zones, June 2015)

This practice note states that the role of the General Residential Zone is to "respect and preserve urban character while enabling moderate housing growth and housing diversity".

4.2 State Planning Policy Framework

The following objectives of the State Planning Policy Framework (SPPF) are relevant to this application:

Clause 11- Settlement

The objective of Clause 11.07-1 is "to optimise infrastructure and consolidate growth".

Strategies

- Maximise capacity and leverage off existing infrastructure and services, particularly near central retail and transport nodes.
- Support the role of Geelong as the regional city and Victoria's second city.

- Support the growth of Bannockburn, Colac, Drysdale/Clifton Springs, Lara Leopold, Ocean Grove and Torquay/ Jan Juc as district towns by building on existing and planned infrastructure and focusing growth along key road and rail networks.
- Plan for Colac and Winchelsea as new targeted growth nodes.
- Support the proposed national transport and logistics precinct and recognize greater connection to the Werribee growth corridor and Melbourne.
- Provide for long term growth options that build on existing infrastructure, including two further investigation areas north and west of Geelong.

The objective of Clause 11.07-4 is *“to protect, restore and enhance the region’s unique environment”*.

- Protect, restore and enhance the quality of land and marine areas, waterways, biodiversity and soils.
- Maintain and protect the region’s natural assets, including the region’s parks and reserves.

The objective of Clause 11.07-6 is *“to allow communities to live, work and participate locally”*.

- Support industries that utilise skills within the region.
- Support increased employment diversity.
- Support new businesses that provide employment and innovation opportunities in identified employment nodes across the region.
- Support key district towns providing key services to surrounding areas.
- Facilitate infill development in Central Geelong and West Fyans and around activity areas within urban Geelong and district towns.

Clause 13- Environmental Risks

The objective of Clause 13.02-1 is *“to assist the protection of: life, property and community infrastructure from flood hazard; the natural flood carrying capacity of rivers, streams and floodways; the flood storage function of floodplains and waterways; floodplain areas of environmental significance or of importance to river health”*.

Strategies

- Identify land affected by flooding, including floodway areas, as verified by the relevant floodplain management authority, in planning scheme maps. Land affected by flooding is land inundated by the 1 in 100 year flood event or as determined by the floodplain management authority.
- Avoid intensifying the impacts of flooding through inappropriately located uses and developments.
- Locate emergency and community facilities (including hospitals, ambulance stations, police stations, fire stations, residential aged care facilities, communication facilities, transport facilities, community shelters and schools) outside the 1 in 100 year floodplain and, where possible, at levels above the height of the probable maximum flood.
- Locate developments and uses which involve the storage or disposal of environmentally hazardous industrial and agricultural chemicals or wastes and other dangerous goods (including intensive animal industries and sewerage treatment plants) must not be located on floodplains unless site design and management is such that potential contact between such stances and floodwaters is prevented, without affecting the flood carrying and flood storage functions of the floodplain.

Clause 14- Natural Resource Management

The objective of Clause 14.02-2 is *“to protect water quality”*.

Strategies

- Protect reservoirs, water mains and local storage facilities from potential contamination.
- Ensure that land use activities potentially discharging contaminated runoff or wastes to waterways are sited and managed to minimise such discharges and to protect the quality of surface water and groundwater resources, rivers, streams, wetlands, estuaries and marine environments.
- Discourage incompatible land use activities in areas subject to flooding, severe soil degradation, groundwater salinity or geotechnical hazards where the land cannot be sustainably managed to ensure minimum impact on downstream water quality or flow volumes.
- Prevent the establishment of incompatible land uses in aquifer recharge or saline discharge areas and in potable water catchments.
- Encourage the siting, design, operation and rehabilitation of landfills to reduce impact on groundwater and surface water.

Clause 15- Built Environment and Heritage

The objective of Clause 15.01-1 is *"to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity"*.

Strategies

- Promote good urban design to make the environment more livable and attractive.
- Ensure new development or redevelopment contributes to community and cultural life by improving safety, diversity and choice, the quality of living and working environments, accessibility and inclusiveness and environmental sustainability.
- Require development to respond to its context in terms of urban character, cultural heritage, natural features, surrounding landscape and climate.
- Require development to include a site analysis and descriptive statement explaining how the proposed development responds to its site and its context.
- Ensure sensitive landscape areas such as the bays and coastlines are protected and that new development does not detract from their natural quality.
- Ensure transport corridors integrate land use planning, urban design and transport planning and are developed and managed with particular attention to urban design aspects.
- Encourage retention of existing vegetation or revegetation as part of subdivision and development proposals.

The objectives of Clause 15.01-3 is *"to ensure the design of subdivisions achieves attractive, liveable, walkable, cyclable, diverse and sustainable neighbourhoods"*.

Strategies

- In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:
 - Contributing to an urban structure where networks of neighbourhoods are clustered to support larger activity centres on the regional public transport network.
 - Creating compact neighbourhoods that have walkable distances between activities and where neighbourhood centres provide access to services and facilities to meet day to day needs.
 - Creating a range of open spaces to meet a variety of needs with links to open space networks and regional parks where possible.

- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Contributing to reducing car dependence by allowing for:
 - Convenient and safe public transport.
 - Safe and attractive spaces and networks for walking and cycling.
 - Subdivision layouts that allow easy movement within and between neighbourhoods.
 - A convenient and safe road network.
- Creating a strong sense of place because neighbourhood development emphasises existing cultural heritage values, well designed and attractive built form, and landscape character.
- Protecting and enhancing native habitat.
- Environmentally friendly development that includes improved energy efficiency, water conservation, local management of stormwater and waste water treatment, less waste and reduced air pollution.
- Being accessible to people with disabilities.
- Developing activity centres that integrate housing, employment, shopping, recreation and community services, to provide a mix and level of activity that attracts people, creates a safe environment, stimulates interaction and provides a lively community focus.

The objectives of Clause 15.01-4 is *"to improve community safety and encourage neighbourhood design that makes people feel safe"*.

Strategies

- Ensure the design of buildings, public spaces and the mix of activities contribute to safety and perceptions of safety.
- Support initiatives that provide safer walking and cycling routes and improved safety for people using public transport.
- Ensure suitable locations for police stations and fire brigade, ambulance and emergency services are provided for in or near activity centres. In newly developing areas these services should be located together.

Clause 16- Housing

The objective of Clause 16.01-1 is *"to promote a housing market that meets the community needs"*.

Strategies

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

The objective of Clause 16.01-4 is *"to provide for a range of housing types to meet increasingly diverse needs"*.

Strategies

- Ensure housing stock matches changing demand by widening housing choice, particularly in the middle and outer suburbs.
- Encourage the development of well-designed medium-density housing with:
 - Respects the neighborhood character
 - Improves housing choice
 - Makes better use of existing infrastructure
 - Improves energy efficiency of housing
- Support opportunities for a wide range of income groups to choose housing in well-serviced locations.

The objective of Clause 16.01-5 is *“to deliver more affordable housing closer to jobs, transport and services”*.

Strategies

- Improve housing affordability by:
 - Ensuring land supply continues to be sufficient to meet demand.
 - Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
 - Promoting good housing and urban design to minimise negative environmental impacts and keep down costs for residents and the wider community.
 - Encouraging a significant proportion of new development, including development at activity centres and strategic redevelopment sites to be affordable for households on low to moderate incomes.
- Increase the supply of well-located affordable housing by:
 - Facilitating a mix of private, affordable and social housing in activity centres and strategic redevelopment sites.
 - Ensuring the redevelopment and renewal of public housing stock better meets community needs.

Clause 19- Infrastructure

The objective of Clause 19.03-2 is *“to plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment”*.

Strategies

- Ensure water quality in water supply catchments is protected from possible contamination by urban, industrial and agricultural land uses.
- Provide for sewerage at the time of subdivision, or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.
- Plan urban stormwater drainage systems to:
 - Coordinate with adjacent municipalities and take into account the catchment context.
 - Include measures to reduce peak flows and assist screening, filtering and treatment of stormwater, to enhance flood protection and minimize impacts on water quality in receiving waters.
 - Prevent, where practicable, the intrusion of litter.

- Encourage the re-use of wastewater including urban run-off, treated sewerage effluent and run-off from irrigated farmland where appropriate.

The objective of Clause 19.03-3 is *“to reduce the impact of stormwater on bays and catchments”*.

Strategies

- Support integrated planning of stormwater quality through a mix of on-site measures and developer contributions.
- Mitigate stormwater pollution from construction sites.
- Ensure stormwater and groundwater entering wetlands do not have a detrimental effect on wetlands and estuaries.
- Incorporate water-sensitive urban design techniques into developments to:
 - Protect and enhance natural water systems.
 - Integrate stormwater treatment into the landscape.
 - Protect the quality of water.
 - Reduce run-off and peak flows.
 - Minimise drainage and infrastructure costs.

The objective of Clause 19.03-4 is *“to facilitate the orderly development, extension and maintenance of telecommunication infrastructure”*.

Strategies

- Facilitating the upgrading and maintenance of telecommunications facilities.
- Ensure that modern telecommunications facilities are widely accessible to business, industry and the community.
- Ensure the communications technology needs of business, domestic, entertainment and community services are met.
- Do not prohibit the use of land for a telecommunications facility in any zone.
- Encourage the continued deployment of broadband telecommunications services that are easily accessible by:
 - Increasing and improving access for all sectors of the community to the broadband telecommunications trunk network.
 - Supporting access to transport and other public corridors for the deployment of broadband networks in order to encourage infrastructure investment and reduce investor risk.
- In consideration proposals for telecommunication services, seek a balance between the provision of important telecommunications services and the need to protect the environment from adverse impacts arising from telecommunications infrastructure.
- Planning should have regard to national implications of a telecommunications network and the need for consistency in infrastructure design and placement.

4.3 Local Planning Policy Framework

Clause 21.02- City of Greater Geelong Sustainable Growth Framework

Strategies

- Managing Urban Growth
- Building Sustainable Infrastructure
- Encouraging Diversity in Industry

- Reducing Greenhouse Gas Emissions

Clause 21.06- Settlement and Housing

The objective of Clause 21.06-2 is *“to limit urban sprawl by directing urban growth to designated urban growth areas and to improve housing affordability through the maintenance of appropriate urban land supplies, the promotion of competition in the housing market and the development of a diverse range of well located housing stock”*.

Strategies:

- Direct the majority of new greenfield residential development to the designated primary urban growth areas at Armstrong Creek, Ocean Grove, Drysdale/Clifton Springs, Lara and Leopold.
- Ensure development occurs within designated settlement boundaries.
- Where possible use natural boundaries to define the edges of urban areas.
- Limit rural living development to existing land in the existing nodes at Lara, Drysdale/Clifton Springs, Wallington, Lovely Banks and Batesford.
- Ensure new residential neighbourhoods provide a mix of housing suited to the needs of a diverse range of household types.

The objective of Clause 21.06-3 is *“to provide for the consolidation of existing urban areas in a managed way and to encourage an appropriate range of development densities and to improve accessibility to urban areas”*.

Strategies:

- Manage urban consolidation and housing change across the municipality, by:
 - Accommodating medium and high density housing in Key Development Areas (as defined by the maps included in this clause).
 - Maximising opportunities for housing within Increased Housing Diversity Areas (as defined in Clause 22.63 Increased Housing Diversity Areas) by accommodating:
 - high density housing in the activity centres consistent with their primary commercial and retail role; and
 - medium density housing in residential areas with more intensive development being located closest to the core of activity centres.
 - Supporting appropriate medium density housing in the General Residential Zone (Schedule 1) areas.
 - Providing for incremental change in the General Residential Zone (Schedule 2) areas.
 - Limiting change in the Neighbourhood Residential Zone areas.
 - Encourage medium density housing in the Mixed Use Zone.
 - Require retirement accommodation to be located within urban areas, preferably within close proximity to existing or proposed activity centres and public transport facilities.

The objectives of Clause 21.06-4 is *“to manage the impact of urban change on existing neighbourhoods, to ensure that new development responds to the existing neighbourhood character, to protect areas with a significant garden character and to protect areas with views to significant landscape features”*.

Strategies

- Acknowledge the neighbourhood character in the Increased Housing Diversity Areas will adapt and evolve over time, particularly within and on the edges of activity centres, where land use and development will intensity.

- 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.
- Ensure the development in the transition areas of the Residential Growth Zone is responsive to and respectful of the neighbourhood character in any adjoining residential zones.
- Support the redevelopment of dwellings owned by the Office of Housing, as part of urban renewal initiatives.
- Retain existing vegetation wherever possible, particularly vegetation that contributes to the municipality's tree canopy.
- Avoid gated communities.
- Maintain the character of the Rural Living and Low Density Residential Zoned areas.
- Ensure that dwellings and extensions to dwellings over 7.5 metres have regard to the design objectives and decision guidelines of Schedule 14 to the Design and Development Overlay.

Clause 21.13- Lara

The objectives of Clause 21.13-2 is *"to maintain a compact urban form and provide for sustainable communities; to maintain and enhance the rural characteristics of Lara, to ensure an adequate supply of appropriately zoned and located residential and commercial land; to protect the rural landscape setting of the township particularly to the north overlooking the You Yangs; to consolidate retail and commercial activities at the existing Lara town centre; to ensure that any expansion of the Lara Town Centre integrates with the existing retail, commercial and community facilities in the Town Centre; to provide community and recreation services and infrastructure to meet the needs of the local and surrounding population; to protect and enhance key environmental, cultural and landscape features; to protect flood prone areas and areas that can not be readily drained from urban encroachment; to provide an efficient and integrated movement network for public transport, vehicular, bicycle and pedestrian movements; to protect Avalon Airport, Geelong Ring Road Employment Precinct and the potential intermodal transport facility from urban encroachment and sensitive uses"*.

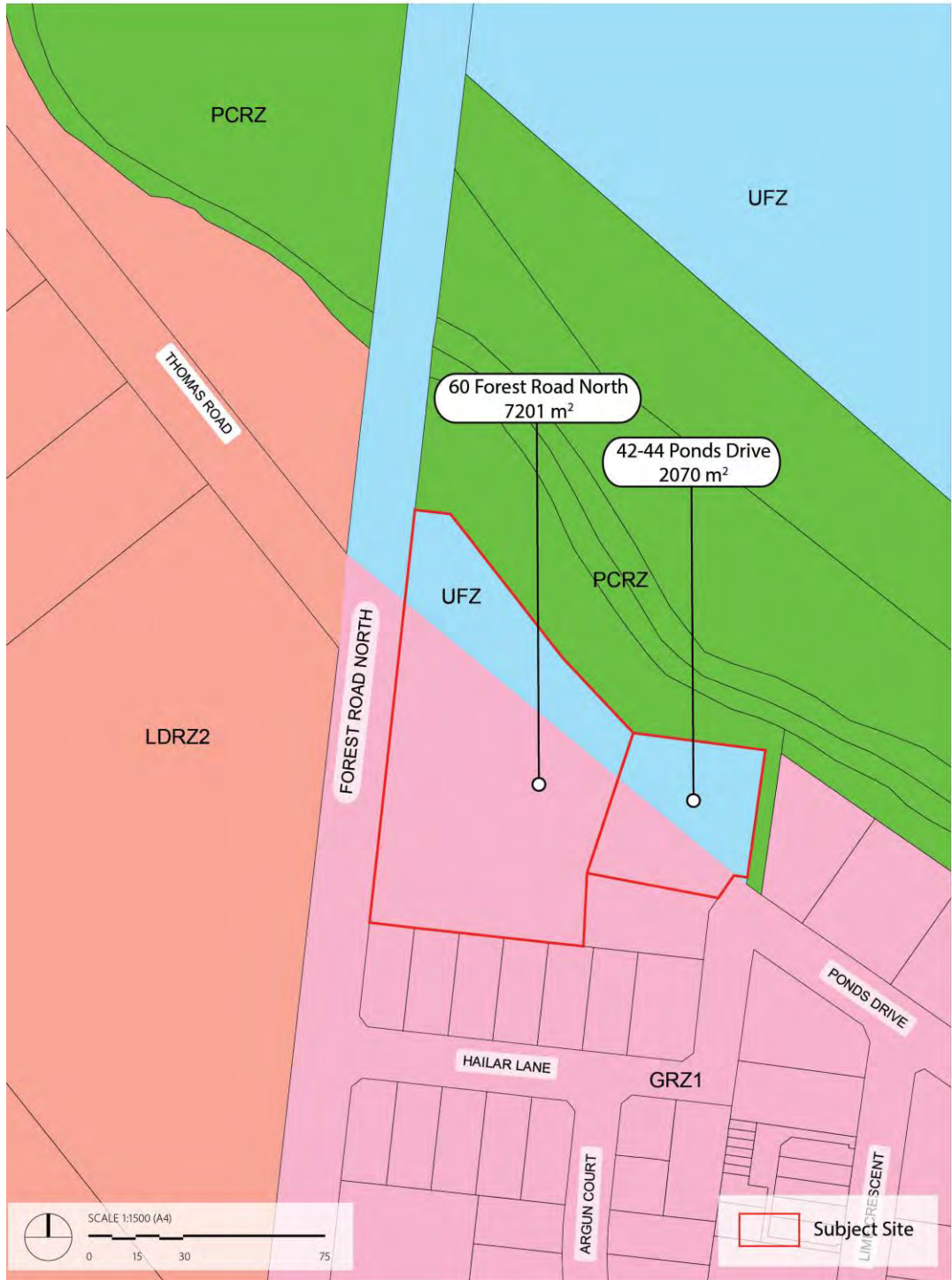
Strategies:

- Contain urban development within the defined settlement boundary in accordance with the Structure Plan map included in this clause.
- Support the development of areas identified for rezoning to Residential 1 and Low Density Residential in accordance with the Structure Plan map included in this clause.
- Support the rezoning of 'future residential' areas when a review of lot supply indicates rezoning is necessary to continue to achieve at least 15 years lot supply taking into consideration any infill opportunities that will not be realised in the short term.
- Ensure the sequential development of 'future residential' area west of O'Hallorans Road proceeds from east to west.
- Ensure new development incorporates sustainability principles including environmentally sustainable design, energy efficiency, connectivity and water sensitive urban design.
- Ensure new subdivision developments on General Residential Zone Schedule 1 zoned land incorporate urban design treatments that reinforce the rural characteristics of the town.
- Limit Rural Living to existing zoned land within Lara.
- Locate and integrate future education, community and recreation facilities to enhance their accessibility and to maximise joint use wherever possible.
- Provide additional bicycle and pedestrian opportunities and connections throughout the township including new footpaths and bicycle lanes.

- Support the implementation of the principles and objectives contained in the Lara Town Centre Urban Design Framework, including expanding the town centre to provide additional retail and commercial land including a full-line supermarket and community and transport infrastructure.
- Consider alternative town centre layout options provided that all the aims and strategies of the Lara Town Centre Urban Design Framework are satisfied.
- Limit the Patullos Road shopping strip to the existing Commercial 1 zoned land.
- Limit industrial uses within the township to land currently zoned for industrial purposes.
- Ensure that land use and development outside the settlement boundary does not prejudice the long term strategic directions identified in the Structure Plan map included in the clause including:
 - Retention of the rural landscape setting, including views to the You Yangs;
 - Protection of agricultural land, particularly to the north of Lara and aquaculture or intensive agricultural production activities adjacent and complementary to Avalon Airport;
 - Protection of buffers to the Geelong Ring Road Employment Precinct;
 - Protection of opportunities for a potential intermodal transport facility;
 - Protection of the current and future operations and development of Avalon Airport including associated or compatible uses.

4.4 Existing Zones

The site is located in the Schedule 1 to the General Residential Zone (GRZ1) and the northern portion of the site zoned Urban Floodway Zone (UFZ). Refer to **Figure 3** below.



Zone Plan

42-44 Ponds Drive, Lara

PROJ_DRG NO 0313-0206-00 D002 REV 00 DRWN KW CHKD SL DATE 09.08.2016

Tract

Figure 3- Zone Plan

4.5 Existing Overlays

There are no overlay controls affecting the site or the surrounding context.

4.6 Particular & General Provisions

Clause 52.02- Easements, Restrictions and Reserves

The purpose of Clause 52.02 is to *“enable the removal and variation of an easement or restriction to enable a use or development that complies with the planning scheme after the interests of affected people are considered”*.

Clause 52.06- Car Parking

The purpose of Clause 52.06 is to:

- *ensure that car parking is provided in accordance with the State Planning Policy Framework and Local Planning Policy Framework;*
- *ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality;*
- *support sustainable transport alternatives to the motor car;*
- *promote the efficient use of car parking spaces through the consolidation of car parking facilities;*
- *ensure that car parking does not adversely affect the amenity of the locality; and*
- *ensure that the design and location of car parking is of a high standard creates a safe environment for users and enables easy and efficient use.*

Pursuant to Clause 52.06-5 the proposed development triggers the requirement for two parking spaces per dwelling and one visitor space for the development.

Clause 55- Two or more dwellings on a lot

The purpose of Clause 55 is to:

- *achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.*
- *encourage residential development that provides reasonable standards of amenity for existing and new residents.*
- *encourage residential development that is responsive to the site and the neighbourhood.*

Clause 56- Subdivision

The purpose of Clause 56 is to:

- *implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *create liveable and sustainable neighbourhoods and urban places with character and identity.*
- *achieve residential subdivision outcomes that appropriately respond to the site and its context.*
- *ensure residential subdivision design appropriately provides for:*
- *Policy implementation.*
- *Liveable and sustainable communities.*
- *Residential lot design.*
- *Urban landscape.*
- *Access and mobility management.*
- *Integrated water management.*
- *Site management.*
- *Utilities.*

5 PLANNING ASSESSMENT

5.1 Planning Scheme Amendment

The amendment applies the most appropriate planning controls for the land. Rezoning the land to Schedule 1 to the General Residential Zone (GRZ1) will encourage the land for housing and development that respects the neighbourhood character of the area. The Amendment applying the Special Building Overlay (SBO) will ensure the development is compatible with any drainage, floodways and overland flows. This will ensure that development is suitable and responds to its environmental context.

In order to ensure that all possible environmental and cultural impacts of the development has been addressed, specialist advice has been sought, with the following consultant reports accompanying the Amendment:

- Cultural Heritage assessment prepared by Ecology and Heritage Partners; and
- Drainage assessment prepared by PM Design Group.

The proposal is incorporating the flooding and urban design principles to mitigate the effects of flooding. Applying the Special Building Overlay (SBO) onto the subject site will ensure controls are implemented to reduce the effects of flooding. The proposal is not expected to have any significant adverse environmental effects.

The proposal is expected to deliver positive social effects for the area. The Amendment adds to the supply of developable residential land and promotes infill development within the Lara Township. The proposal will promote residential development within close proximity to the town centre, community and recreation facilities, education facilities and public transport.

The proposal will generate economic benefits through direct and indirect employment opportunities for throughout the construction phase.

State Planning Policy Framework

The Amendment supports a number of key policy directions within the SPPF. These include:

Clause 11- Settlement

The Amendment will allow for diverse housing stock and promote sustainable development by encouraging residential infill.

Clause 13- Environmental Risks

The Amendment demonstrates appropriate mitigation measures and responses to floodplain and drainage management.

Clause 14- Natural Resource Management

The Amendment has been designed cognisant of the flood conditions and surrounding natural waterway.

Clause 15- Built Environment and Heritage

The Amendment respects its cultural context and existing built form. A Cultural Heritage expert has advised a CHMP is required and is being finalised.

Clause 16- Housing

The Amendment promotes affordable housing and diversity of housing supply in the area to meet the community needs. It also demonstrates careful planning by promoting residential uses within an existing residential neighbourhood, utilising the community infrastructure and assets.

Clause 19- Infrastructure

The Amendment provides adequate infrastructure including sewerage, water and drainage.

Local Planning Policy Framework**Clause 21.02- City of Greater Geelong**

The proposal will encourage sustainable development to meet the needs of the future community by providing a diverse housing supply.

Clause 21.06- Settlement and Housing

The proposal and rezoning will encourage development to support the character of the area by providing consistency in the planning controls.

Clause 21.13- Lara

The proposal supports the objectives of the Lara Structure Plan 2011 for promoting infill development in a designated residential development opportunity area.

5.2 Planning Permit Application

The proposed development achieves the objectives and decision guidelines of the General Residential Zone by promoting developments that embed density in areas that offer good access to services and transport including development that respects neighbourhood character.

The proposed development balances state and local planning policies in relation to urban consolidation, providing a suitable housing supply and environmental management.

The proposal provides a satisfactory site-responsive design. The lot arrangement is functional and is orientated to the north maintaining sufficient solar access. The proposal has considered potential future land uses to the west of the site at 60 Forest Road North by allowing for appropriate setback and interface.

The development respects the neighbourhood character by providing generous setbacks and materials whilst being well orientated towards Ponds Drive.

The proposal meets the objectives of Clause 55 and 56 of the Greater Geelong Planning Scheme.

5.3 Clause 55 Assessment

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B1 Neighbourhood Character Design respects existing neighbourhood character or contributes to a preferred neighbourhood character. Development responds to features of the site and surrounding area.</p>	<ol style="list-style-type: none"> 1. Appropriate design response to the neighbourhood and site. 2. Design respects the existing or preferred neighbourhood character & responds to site features. 	<p>✓ Complies Comments: The proposal provides for a design response that is considerate of the neighbourhood and the site. For reasons outlined in Section 5 of the attached Town Planning Report it is considered that the proposal responds to the key characteristics of the surrounding neighbourhood. Further it is submitted that the development design has taken in to account the key features of the site and adjoining properties.</p>
<p>B2 Residential Policy Residential development is consistent with housing policies in the SPPF, LPPF including the MSS and local planning policies. Support medium densities in areas to take advantage of public transport and community infrastructure and services.</p>	<ol style="list-style-type: none"> 1. Application to be accompanied by written statement that explains consistency with relevant housing policy in SPPF, LPPF, MSS and local planning policies. 	<p>✓ Complies Comments: An overview on how the proposed development responds to both State and Local policy has been provide in the supporting Planning Report.</p>
<p>B3 Dwelling Diversity Encourages a range of dwelling sizes and types in developments of ten or more dwellings.</p>	<ol style="list-style-type: none"> 1. Developments of ten or more dwellings to provide for: <ul style="list-style-type: none"> ■ Dwellings with a different number of bedrooms. ■ At least one dwelling containing a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 	<p>N/A</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B4 Infrastructure Provides appropriate utility services and infrastructure without overloading the capacity.</p>	<ol style="list-style-type: none"> 1. Connection to reticulated sewerage, electricity, gas and drainage services. 2. Capacity of infrastructure and utility services should not be exceeded unreasonably. 3. Provision should be made for upgrading and mitigation of the impact of services or infrastructure where little or no spare capacity exists. 	<p>✓ Complies Comments: All infrastructure requirements are provided without overloading capacity.</p>
<p>B5 Integration with the Street Integrate the layout of development with the street.</p>	<ol style="list-style-type: none"> 1. Development orientated to front existing and proposed streets. 2. Vehicle and pedestrian links that maintain and enhance local accessibility. 3. High fences in front of dwellings should be avoided if practicable. 4. Development next to public open space should be laid out to complement the open space. 	<p>✓ Complies Comments: All dwellings are oriented to front the internal driveway which provides direct connection and line-of-sight to Ponds Drive. Vehicle and pedestrian access will be improved by providing a new shared driveway. Importantly the retention of the crossover location and keeping the number of crossovers to a minimum reduces the potential for vehicle and pedestrian conflicts. An existing 1.8m high fence surrounds the secluded private open space of the existing dwelling. No new fencing is proposed as part of the application other than separating side boundary fences for the new dwellings. The development does adjoin the public reserve of Hovells Creek and therefore the design has oriented the dwellings to overlook the waterway and its environs.</p>

Site Layout and Building Massing Clause 55.03

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B6 Street Setback The setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p>	<p>1. Walls of buildings should be set back from streets:</p> <ul style="list-style-type: none"> ■ at least the distance specified in the schedule to the zone, or ■ If no distance is specified in the schedule to the zone setbacks should be as set out below. <i>Porches, pergolas and verandahs less than 3.6m high and eaves may encroach not more than 2.5m into the setbacks of this standard.</i> <p>2. Existing building on both the abutting allotments facing the same street & site is not on a corner. Min front Setback = average setback of existing buildings on abutting allotments facing the front street or 9m, whichever is the lesser.</p>	<p>✓ Complies Comments: Given the new dwellings front the internal driveway the front setback requirement has been sufficiently met.</p>
<p>B7 Building Height Building height should respect the existing or preferred neighbourhood character.</p>	<p>1. The maximum building height should not exceed that specified in the zone, schedule to the zone or any overlay that applies to the land.</p> <p>2. Where no maximum height is specified, the max height should not exceed 9m, unless the slope of the natural ground level at any cross section wider than 8m of the site is 2.5 degrees or more, in which case the max height should not exceed 10m.</p> <p>3. Changes of building height between new and existing should be graduated.</p>	<p>✓ Complies Comments: As no maximum building height is specified in the General Residential Zone, a height limit of 9 metres applies. The proposed development is 7.675 metres at its highest point and therefore complies with the zone requirements. It is submitted that the proposed double storey dwellings achieves the objective of providing for a graduation of height from the adjoining single storey dwellings.</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B8 Site Coverage Site coverage should respect the existing or preferred neighbourhood character and respond to the features of the site.</p>	<p>1. The site area covered by buildings should not exceed:</p> <ul style="list-style-type: none"> ■ The max site coverage specified in the schedule to the zone, or ■ If no max site coverage is specified 70% 	<p>Variation Required Comments: The proposed development has a site coverage of 38.1%</p>
<p>B9 Permeability Reduce the impact of stormwater run-off on the drainage system and facilitate on-site stormwater infiltration.</p>	<p>1. At least 20% of the site should not be covered by impervious surfaces</p>	<p>✓ Complies Comments: The proposed development has a permeable site area of 45.1%.</p>
<p>B10 Energy Efficiency Achieve and protect energy efficient dwellings and residential buildings. Ensure orientation and layout reduces fossil fuel energy use and makes appropriate use of daylight and solar energy.</p>	<p>1. Orientation of buildings should make appropriate use of solar energy. 2. Siting and design of buildings should not reduce the energy efficiency of buildings on adjoining lots. 3. If practicable the living areas and private open space are to be located on the north side. 4. Solar access for north-facing windows should be maximised.</p>	<p>✓ Complies Comments: Solar access, sustainability and energy efficiency are key elements to the design which is considered to provide a high level of amenity and sustainability to the future residents of the dwellings. The dwellings have been sited so as to not impact on the energy efficiency of adjoining dwellings. The orientation of private open space areas and living spaces have been prioritised for northern orientation to maximise natural light, particularly by maximising opportunities for north-facing windows.</p>
<p>B11 Open Space Integrate layout of development with any public and communal open space provided in or adjacent to the development.</p>	<p>1. Public open spaces should:</p> <ul style="list-style-type: none"> ■ Be substantially fronted by dwellings. ■ Provide outlook for dwellings. ■ Be designed to protect natural features. ■ Be accessible and usable. 	<p>N/A</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B12 Safety Layout to provide safety and security for residents and property.</p>	<ol style="list-style-type: none"> 1. Entrances to dwellings and residential buildings should not be isolated or obscured from the street and internal accessways. 2. Planting should not create unsafe spaces along streets and access ways 3. Good lighting, visibility and surveillance of car parks and internal access ways. 4. Protection of private spaces from inappropriate use as public thoroughfares. 	<p>✓ Complies Comments: All external entry points are legible from the internal driveway. The architectural design has emphasised the entries through the provision of boardwalk decks which connect the entry to the driveway, providing a good sense of address to each dwelling. Landscaping within the development has been designed to maintain a safe environment through appropriately located and scaled landscaping treatments. The common spaces and entries will all be well lit while surveillance of the parking and access areas is provided via the south facing upper-level bedroom windows.</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B13 Landscaping To provide appropriate landscaping To encourage:</p> <ul style="list-style-type: none"> ■ Development that respects the landscape character of the neighbourhood. ■ Development that maintains and enhances habitat for plants and animals in locations of habitat importance. ■ The retention of mature vegetation on the site. 	<ol style="list-style-type: none"> 1. Landscape layout and design should: <ul style="list-style-type: none"> ■ Protect predominant landscape features of the neighbourhood ■ Take into account the soil type and drainage patterns of the site ■ Allow for intended veg. 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 2. Development should: <ul style="list-style-type: none"> ■ Provide for the retention or planting of trees, where these are part of the character of neighbourhood. ■ Provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made. 3. Landscape design should specify landscape themes, vegetation location & species, paving & lighting. 	<p>✓ Complies Comments: It is proposed to provide a landscape plan in response to a condition of permit however there are sufficient spaces for landscaping treatments throughout the site.</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B14 Access Ensure the safe, manageable and convenient vehicle access to and from the development. Ensure the number and design of vehicle crossovers respects neighbourhood character.</p>	<ol style="list-style-type: none"> 1. Accessways should provide: <ul style="list-style-type: none"> ■ Safe, convenient and efficient vehicle movements and connections to the street network ■ Designed to ensure that vehicles can exit in a forward direction if the accessway serves more than 5 car spaces, 3 or more dwellings or connects to a road in a Road Zone. ■ A width of at least 3m. ■ An internal radius of at least 4m at changes of direction. ■ A passing area at the entrance that is at least 5m wide and 7m long if the accessway serves 10 or more car spaces and connects to a road in a Road Zone. 2. The width of the accessways or car spaces should not exceed: <ul style="list-style-type: none"> ■ 33% of the street frontage; or ■ 40% if the width of the street frontage is less than 20m. 3. For each dwelling fronting a street, only one single width crossover should be provided. 4. The location of crossovers will maximise the retention of on-street car parking spaces. 5. Access points to a road in Road Zones to be minimised. 6. Access for service, emergency and delivery vehicles must be provided. 	<p>✓ Complies Comments: The proposed shared driveway retains the location of the crossover to Ponds Drive while the new driveway will extend the entire depth of the site. The proposed driveway meets all of the relevant criteria by being a minimum of 3m wide and having appropriate area for vehicles to manoeuvre safely and efficiently in and out of the double garages serviced by the driveway. The proposal has not provided a dedicated passing area given the site is not accessed via a road in a Road Zone it is however noted that the driveways of each garage will provide suitable areas for cars to manoeuvre so as to allow passing traffic in the unlikely event of a traffic conflict.</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B15 Parking Location Provide resident and visitor vehicles with convenient parking. Protect residents from vehicular noise within developments.</p>	<ol style="list-style-type: none"> 1. Car parking facilities should be: <ul style="list-style-type: none"> ■ Close and convenient to dwellings. ■ Secure. ■ Designed to allow safe and efficient movements. ■ Well ventilated if enclosed. 2. Shared access ways, car parks of other dwellings/ residential buildings should be at least 1.5m from the windows of habitable rooms. This setback may be reduced to 1m, where there is a fence at least 1.5m high or window sills are at least 1.4m above the access way. 	<p>✓ Complies Comments: Each dwelling has access to a double garage which is close and convenient, secure, easily accessed and well ventilated. The shared accessway is not within 1.5 metres of the proposed dwellings.</p>
<p>B16 Parking Provision Ensure that car and bicycle parking for residents and visitors is appropriate to the needs of residents. Ensure that the design of parking and access areas is practical and attractive and that these areas can be easily maintained.</p>	<ol style="list-style-type: none"> 1. Car parking for residents should be provided as follows: <ul style="list-style-type: none"> ■ One space for each one or two bedroom dwelling.. ■ Two spaces for each three or more bedroom dwelling, with one space under cover 2. Developments of five or more dwellings should provide visitor car parking of one space for every five dwellings. 3. In developments of five or more dwellings, bicycle parking spaces should be provided. 	<p>✓ Complies Comments: Each dwelling has access to a double garage which is 6 metres by 5.95 metres and providing appropriate space for the required two parking spaces. Given the development will result in five dwellings on the site a visitor space has been provided near the front of the site. The location is such that it is easily identified and accessed by visitors however the landscaping response at the front of the site will protect the view of the car space. It is noted that all sites have ample ability to accommodate any required bicycle spaces.</p>

5.3.1 Amenity Impacts Clause 55.04

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B17 Side and Rear Setbacks Ensure the height and setback respects the existing or preferred neighbourhood character and limits the amenity impacts on existing dwellings.</p>	<ol style="list-style-type: none"> 1. A new building not on or within 200mm of a boundary should be setback from side or rear boundaries: <ul style="list-style-type: none"> ■ At least the distance specified in the schedule to the zone, or ■ 1m+ 0.3m 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>✓ Complies Comments: All side and rear setbacks comply with the standard as walls are well set-off boundaries by at least 2.69 metres.</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B18 Walls on Boundaries Ensure the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the amenity impacts on existing dwellings.</p>	<p>1. A new wall constructed on or within 150-200mm of a side or rear boundary of a lot or a carport constructed on or within 1m of a side or rear boundary of a lot should not abut the boundary for a length of more than:</p> <ul style="list-style-type: none"> ■ 10m plus 25 % of the remaining length of the boundary of an adjoining lot. <p>or</p> <ul style="list-style-type: none"> ■ Where there are existing or simultaneously constructed walls or carports abutting the boundary of an abutting lot, the length of the existing or simultaneously constructed walls or carports - whichever is the greater. ■ A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in effective height of the wall or carport being less than 2m on the abutting property boundary. ■ A height of a new wall constructed on or within 150mm of a side or rear boundary or a carport constructed on or within 1m of a side or rear boundary should not exceed an average of 3m with no part higher than 3.6m unless abutting a higher existing or simultaneously constructed wall. 	<p>✓ Complies Comments: No walls on existing boundaries are proposed. New 11.3m internal walls are constructed along proposed boundaries, less than the maximum specified in the standard.</p>
<p>B19 Daylight to Existing Windows Allow adequate daylight into existing habitable room windows.</p>	<p>1. Buildings opposite an existing habitable room window should provide a light court of at least 3sqm and a minimum dimension of 1m clear to the sky (this can include land on the adjoining lot).</p> <p>2. Walls or carports more than 3m in height opposite should be setback from the window at least 50% 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>✓ Complies Comments: All existing habitable room windows well separated from the proposed dwellings and will therefore maintain access to adequate daylight.</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B20 North Facing Windows Allow adequate solar access to existing north-facing habitable room windows.</p>	<p>1. Buildings should be setback 1m if an existing north-facing habitable window is within 3m of the abutting lot boundary. (Add 0.6m to this setback for every metre of height over 3.6m and add 1m for every metre over 6.9m.) Refer to 55.04-4 for further clarification (a diagram is included).</p>	<p>✓ Complies Comments: Due to the driveway between the proposed dwellings and the existing dwelling there are no north-facing windows impacted by the proposal.</p>
<p>B21 Overshadowing Open Space Ensure buildings do not significantly overshadow existing secluded private open space.</p>	<p>1. Where sunlight to a private open space of an existing dwelling is reduced, at least 75%, or 40sqm with min. 3m, whichever is the lesser area, of the open space should receive a min. of 5 hours of sunlight between 9 am and 3pm on 22 Sept. If the existing sunlight to the private open space of an existing dwelling is less than these requirements, the amount of sunlight should not be reduced further.</p>	<p>✓ Complies Comments: Due to the driveway between the proposed dwellings and the existing dwelling there will be no impact to the existing secluded private open space area as a result of the proposal. The shadow diagrams submitted as part of the application demonstrate that the properties to the east and west will have minimal amounts of overshadowing.</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B22 Overlooking Limit views into existing secluded private open space and habitable room windows.</p>	<p>1. A habitable room window, balcony, terrace, deck or patio should be designed to avoid direct views into the secluded private open space of an existing dwelling within 9m (see clause for details) should have either:</p> <ul style="list-style-type: none"> ■ A minimum offset of 1.5m from the edge of one window to the other. ■ Sill heights of at least 1.7m above floor level. ■ Fixed obscure glazing in any part of the window below 1.7m above floor level. ■ Permanently fixed external screens to at least 1.7m above floor level and be no more than 25 % transparent. <p>2. Obscure glazing below 1.7m above floor level may be openable if there are no direct views as specified in this standard.</p> <p>3. Screens to obscure view should be:</p> <ul style="list-style-type: none"> ■ Perforated panels or trellis with solid translucent panels or a maximum 25% openings. ■ Permanent, fixed and durable. ■ Blended into the development. <p>See Clause 55.04-6 for instances where this standard does not apply.</p>	<p>✓ Complies Comments: Overlooking from the subject site to the units to the west has been managed at first floor level through the use of obscured glass for west facing windows of Bedrooms 2 & 3 and the south-facing study window of all townhouses. Each townhouse also has an east-facing upper level window at the top of the staircase however this has not been obscured as it is not a habitable space. Any overlooking from the north-facing window of the upper level living spaces has been managed through a perforated screen.</p>
<p>B23 Internal Views Limit views into existing secluded private open space and habitable room windows of dwellings and residential buildings within the same development.</p>	<p>1. Windows and balconies should be designed to prevent overlooking of more than 50% of the secluded private open space of a lower level dwelling or residential building within the same development.</p>	<p>✓ Complies Comments: Internal views have been managed through the use of obscured glass for the south-facing study window of all three townhouses given it is off the living space, it was not consider obscure glazing was required to the south-facing window of Bedroom 3.</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B24 Noise Impacts Protect residents from external noise and contain noise sources in developments that may affect existing dwellings.</p>	<ol style="list-style-type: none"> 1. Noise sources should not be located near bedrooms of immediately adjacent existing dwellings. 2. Noise sensitive rooms and private open space should consider noise sources on immediately adjacent properties. 3. Noise levels should be limited in habitable rooms in dwellings and residential buildings. Dwellings and residential buildings should be designed to limit noise levels in habitable rooms close to busy roads, railway lines or industry. 	<p>✓ Complies Comments: All equipment will be appropriated located and shielded to contain excess noise and there are no known noise sources on adjacent properties.</p>

5.3.2 On-Site Amenity and Facilities Clause 55.05

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B25 Accessibility Consider people with limited mobility in the design of developments.</p>	<ol style="list-style-type: none"> 1. Dwelling entries of the ground floor of buildings should be accessible or able to be easily made accessible to people with limited mobility. 	<p>✓ Complies Comments: Ground floor entries to each dwelling are accessible to those with limited mobility through the provision of the boardwalk decks from the driveway area to the entries.</p>
<p>B26 Dwelling Entry Provide a sense of identity to each dwelling/residential building.</p>	<ol style="list-style-type: none"> 1. Entries are to be visible and easily identifiable from streets and other public areas. 2. The entries should provide shelter, a sense of personal address and a transitional space. 	<p>✓ Complies Comments: All external entry points are clearly identifiable from the internal accessway. The architectural design has emphasised the entries through the provision of boardwalk decks which connect the entry to the driveway, provide shelter, a sense of personal address and a transitional space. The architectural design has treated the entry doors to individualise them while the landscape design has maintained line-of-sight to the entries from the street and the internal driveway. All dwellings are provided with a small canopy above the front door way to provide a sense of shelter and a transitional space.</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B27 Daylight to New Windows Allow adequate daylight into new habitable room windows.</p>	<p>1. Habitable room windows to face:</p> <ul style="list-style-type: none"> ▪ Outdoor space open to the sky or light court with minimum area of 3sqm and a min. dimension of 1m clear to the sky or; ▪ 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 Comments: All habitable windows face outdoor space to allow adequate daylight into habitable rooms. There are no borrowed light spaces proposed to habitable room windows.</p>
<p>B28 Private Open Space Provide reasonable recreation and service needs of residents by adequate private open space</p>	<p>1. Unless specified in the schedule to the zone, a dwelling should have private open space consisting of:</p> <ul style="list-style-type: none"> ▪ 40sqm with one part at the side or rear of the dwelling/residential building with a minimum dimension of 3m, a minimum area of 25sqm and convenient access from a living room or; ▪ Balcony - minimum 8sqm, minimum width 1.6m and accessed from living room or; ▪ Roof-top – minimum 10sqm, minimum width 2m and convenient access from living room. 	<p>✓ Complies Comments: The subject site is located within the General Residential Zone in an area that is subject to Schedule 2 to the zone and varies the secluded private open space requirement to: <i>An area of 60 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 minimum area of 40 square metres, a minimum dimension of 5 metres and convenient access from a living room.</i> All dwellings are provided with an area of secluded private open space that exceeds the statutory requirement.</p>
<p>B29 Solar Access to Open Space Allow solar access into the secluded private open space of new dwellings/buildings.</p>	<p>1. The private open space should be located on the north side of the dwelling if appropriate. 2. Southern boundary of open space should be setback from any wall on the north of the space at least $(2+0.9h)$ h= height of wall.</p>	<p>✓ Complies Comments: The proposed secluded private open space of each dwelling is oriented to the north.</p>
<p>B30 Storage Provide adequate storage facilities for each dwelling.</p>	<p>1. Each dwelling should have access to a minimum 6m³ of externally accessible, secure storage space.</p>	<p>✓ Complies Comments: A suitable storage area is provided under the staircase which is accessed via the garages.</p>

Detailed Design Clause 55.06

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B31 Design Detail Encourage design detail that respects the existing or preferred neighbourhood character.</p>	<ol style="list-style-type: none"> 1. Design of buildings should respect the existing or preferred neighbourhood character and address: <ul style="list-style-type: none"> ■ Façade articulation & detailing. ■ Window and door proportions. ■ Roof form. ■ Verandahs, eaves and parapets. 2. Garages and carports should be visually compatible with the development and neighbourhood character. 	<p>✓ Complies Comments: Hipped and gabled roof forms are predominant within the Ponds streetscape and the proposed design draws upon this key characteristic through the use of the gabled roof form for the upper floor. Furthermore the double storey form has been drawn from properties toward the east of the site while it has been observed that there is a variable window form character in the surrounding area, all of which has informed the design. The materials to be used in the construction of the proposed dwelling have also been drawn from the surrounding neighbourhood including timber and metal cladding, albeit used in a contemporary manner. The Proposal will introduce a contemporary housing option that generally respects the existing character while incorporating commendable active and passive environmental sustainable design elements.</p>
<p>B32 Front Fences Encourage front fence design that respects the existing or preferred neighbourhood character</p>	<ol style="list-style-type: none"> 1. The front fence should complement the design of the dwelling or any front fences on adjoining properties. 2. A front fence within 3m of the street should not exceed the maximum height specified in the schedule to the zone or if no max. specified, the front fence should not exceed: <ul style="list-style-type: none"> ■ 2m if abutting a Road Zone, Category 1. ■ 1.5m in any other streets. 	<p>Not applicable No front fences are proposed as part of the proposal.</p>
<p>B33 Common Property Ensure car parking, access areas and other communal open space is practical, attractive and easily maintained. Avoid future management difficulties in common ownership areas.</p>	<ol style="list-style-type: none"> 1. Should be functional and capable of efficient management. 2. Public, communal and private areas should be clearly delineated. 	<p>✓ Complies Comments: The common driveway will managed in a functional and capable manner. The private and communal spaces will be clearly delineated to clearly indicate property boundaries.</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>B34 Site Services Ensure site services and facilities can be installed and easily maintained and are accessible, adequate and attractive.</p>	<ol style="list-style-type: none"> Dwelling layout and design should provide for sufficient space and facilities for services to be installed and maintained. Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and should blend in with the development. The site facilities including mailboxes should be located for convenient access. Bin and recycling enclosures located for convenient access. Mailboxes provided and located for convenient access as required by Aust. Post. 	<p>✓ Complies Comments: Sufficient space for facility and service maintenance will provided. All facilities will be designed to ensure compliance with this Standard. In addition, dedicated bin storage areas are located adjacent to the garages and to service entries. Mailboxes will be provided at the street frontage.</p>

5.4 Clause 56 Assessment

Liveable and Sustainable Communities Cl. 56.03

Title & Objective	Standard	Complies / Variation Required
<p>C6 Neighbourhood character objective To design subdivisions that respond to neighbourhood character.</p>	<p>Subdivision should:</p> <ul style="list-style-type: none"> Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme. Respond to and integrate with the surrounding urban environment. Protect significant vegetation and site features. 	<p>✓ Complies Comments: The proposed subdivision layout is considered to respect the character of the surrounding area by not altering street frontage characteristics in the area and providing lot sizes that are comparable with those of adjoining properties.</p>

Lot Design Cl. 56.04

Title & Objective	Standard	Complies / Variation Required
<p>C8 Lot area and building envelopes objective To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.</p>	<p>An application to subdivide land that creates lots of less than 300 sqm should be accompanied by information that shows:</p> <ul style="list-style-type: none"> That the lots are consistent or contain building envelope that is consistent with a development approved under this scheme, or That a dwelling may be constructed on each lot in accordance with the requirements of this scheme. 	<p>✓ Complies Comments: The application being proposed as a joint development and subdivision demonstrates that the proposed 284-402 square metre allotments are sufficient to contain the proposed dwellings and all required ancillary facilities and spaces.</p>

Title & Objective	Standard	Complies / Variation Required
<p>C9 Solar orientation of lots objective To provide good solar orientation of lots and solar access for future dwellings.</p>	<p>Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.</p> <p>Lots have appropriate solar orientation when:</p> <ul style="list-style-type: none"> - The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south. - Lots between 300 sqm and 500 sqm are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north. - Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street. 	<p>✓ Complies</p> <p>Comments: The chosen subdivision design will take best advantage of the site's orientation through providing north-facing secluded private open space areas to each lot ensuring equitable access to northern solar light.</p>
<p>C11 Common area objectives To identify common areas and the purpose for which the area is commonly held.</p> <p>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</p> <p>To maintain direct public access throughout the neighbourhood street network.</p>	<p>An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</p> <ul style="list-style-type: none"> - The common area to be owned by the body corporate, including any streets and open space. - The reasons why the area should be commonly held. - Lots participating in the body corporate. - The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held. 	<p>✓ Complies</p> <p>Comments: The proposal includes an area of common property to cover the shared accessway which is a typical arrangement for in-fill developments such as this. All lots will have 100% entitlement to the common property area and the area will be managed subject to a detailed body corporate agreement to be determined at a later stage.</p>

Access and Mobility Management Cl. 56.06

Title & Objective	Standard	Complies / Variation Required
<p>C21 Lot access objective To provide for safe vehicle access between roads and lots.</p>	<p>Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority.</p> <p>Vehicle access to lots of 300 sqm or less in area and lots with a frontage of 7.5ms or less should be provided via rear or side access lanes, places or streets.</p> <p>The design and construction of a crossover should meet the requirements of the relevant road authority.</p>	<p>✓ Complies Comments: No public roads are to be created as part of the proposal.</p> <p>Lots will be accessed via a single width crossover to the site.</p>

Integrated Water Management Cl. 56.07

Title & Objective	Standard	Complies / Variation Required
<p>C22 Drinking water supply objectives To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water.</p>	<p>The supply of drinking water must be:</p> <ul style="list-style-type: none"> - Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority. - Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority. 	<p>✓ Complies Comments: Reticulated drinking water will be provided to each allotment.</p>
<p>C23 Reused and recycled water objective To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p>	<p>Reused and recycled water supply systems must be:</p> <ul style="list-style-type: none"> - Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Human Services. - Provided to the boundary of all lots in the subdivision where required by the relevant water authority. 	<p>✓ Complies Comments: There are no opportunities for reused and recycled water supplies at this stage.</p>
<p>C24 Waste water management objective To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.</p>	<p>Waste water systems must be:</p> <ul style="list-style-type: none"> - Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority. - Consistent with any relevant approved domestic waste water management plan. <p>Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p>	<p>✓ Complies Comments: Reticulated sewer will be provided to each allotment.</p>

Title & Objective	Standard	Complies / Variation Required
<p>C25 Urban run-off management objectives To minimise damage to properties and inconvenience to residents from urban run-off.</p> <p>To ensure that the street operates adequately during major storm events and provides for public safety.</p> <p>To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.</p>	<p>The urban stormwater management system must be:</p> <ul style="list-style-type: none"> - Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. - Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of urban run-off is proposed. - Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended. - Designed to ensure that flows downstream of the subdivision site are restricted to predevelopment levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts. <p>The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.</p>	<p>✓ Complies Comments: A stormwater management plan will be developed prior to the commencement of construction which will detail how stormwater will be detained, treated and discharged.</p> <p>It is anticipated that a condition of permit will require full details of the proposed system and the requirements for limiting discharge so as not to oversaturate the existing drainage network.</p>

Site Management

Cl. 56.08

Title & Objective	Standard	Complies / Variation Required
<p>C26 Site management objectives To protect drainage infrastructure and receiving waters from sedimentation and contamination.</p> <p>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</p> <p>To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</p>	<p>A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing:</p> <ul style="list-style-type: none"> - Erosion and sediment. - Dust. - Run-off. - Litter, concrete and other construction wastes. - Chemical contamination. - Vegetation and natural features planned for retention. <p>Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.</p>	<p>✓ Complies Comments: A construction management plan will be developed at the time of construction which will nominate the ways in which each of the matters raised in the standard will be dealt with.</p>

Utilities Cl. 56.09

Title & Objective	Standard	Complies / Variation Required
<p>C27 Shared trenching objectives To maximise the opportunities for shared trenching.</p> <p>To minimise constraints on landscaping within street reserves.</p>	<p>Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.</p>	<p>✓ Complies Comments: Shared trenching will be utilised where possible.</p>
<p>C28 Electricity, telecommunications and gas objectives To provide public utilities to each lot in a timely, efficient and cost effective manner.</p> <p>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p>	<p>The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority.</p> <p>The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.</p>	<p>✓ Complies Comments: Each lot will be fully serviced with the typical utilities.</p>

6 KEY ISSUES

The following chapter has been prepared to provide an overview of the envisaged key issues relating to the proposed Amendment and future redevelopment of the site.

Please refer to the enclosed specialist reports and advice from the project team for further details of the various matters discussed below.

6.1.1 Planning Permit Application

Following a thorough and detailed assessment of the proposal we have identified the following key considerations that require specific commentary:

- Urban consolidation;
- Visual Impact;
- Environment;
- Flooding and Drainage;
- Cultural Heritage;
- Removal of Restriction;
- Car Parking; and
- ResCode.

6.2 Key Considerations

Urban Consolidation

The proposal will achieve urban consolidation through a development that delivers compact urban form in order to reduce urban sprawl. **Clause 16.01-1, 16.01-4, and 16.01-5** encourage urban consolidation in order to achieve the delivery of new housing that has access to services within walking distances, in turn achieving higher densities closer to areas of activity allowing for affordability in growth areas.

Clause 21.06-2 and **Clause 21.06-3** seek to encourage development in designated growth areas and develop a diverse range of well-locating housing stock. The proposal seeks to subdivide and construct four additional dwellings in addition to protecting the existing single-storey dwelling which is located within a short 15 minute walk to retail, commercial, education, medical, and community facilities. In embedding higher densities in close proximity to the town centre, the goals and strategies of **Clause 21.06-2** and **21.06-3** are satisfied and as such appropriate development is situated within growth areas, increasing the supply of housing and limiting sprawl. This proposal will provide an opportunity to improve the range of residential densities and assist with the provision of affordable housing options in a desirable location.

Visual Impact

The proposal is not proposed to visually impact the amenity of the area. The total building height is 6.870 metres above ground floor level. The setbacks from the front, side and rear of the dwellings ensures appropriate screening can be provided. Therefore the proposal is appropriate to the location and context of the subject site.

Neighbourhood Character

Clause 21.06-4 encourages development that responds to existing neighbourhood character, protection of areas with significant garden character, and to manage the impact of urban change on existing neighbourhoods. The planning scheme establishes that neighbourhood character is derived from many aspects of urban development including scale, form, site coverage, setbacks, building spacing and rhythm as well as materials and colours.

The surrounding neighbourhood character as per Section 2 of this report comprises of primarily single-storey dwellings on relatively large lots. This has influenced the design process and balanced in consideration of **Clause 21.06-4** which encourages appropriate medium density housing that respects the existing neighbourhood character in General Residential Zone areas.

It is submitted that the proposal generally respects the existing and preferred neighbourhood character of the surrounding area whilst simultaneously embedding medium density in areas close to services. Materially, the proposed development deviates slightly from the existing materiality of Ponds Drive, however given that this proposal seeks to utilise generous setbacks and provide for a well-articulated design towards Ponds Drive frontage this change in materiality is appropriately sited. In addition, the proposed developments are double-storey, whilst not prominent on Ponds Drive, there are several double-storey dwellings and tall single-storey dwellings evident.

Street frontage trees are also a prominent feature of Ponds Drive and as such this proposal seeks to respect this feature and embed it into its design. The Ponds Drive frontage is to have several street trees lining the boundary to reflect and endorse this character.

Environment

A significant part of the structure planning of Lara (**Clause 21.13 and Lara Structure Plan April 2011**) identify Lara as a township designated for urban growth and one with the propensity to flood.

This proposal sits along the southern edge of Hovell Creek that has been identified as a primary source of flood risk within Lara. As per the Lara Structure Plan prepared by the City of Greater Geelong April 2011 referenced in **Clause 21.13** this proposed site is not identified by Council as being within the flood extent of Hovell Creek (Map No. 7, Lara Structure Plan).

This positions this proposal to enjoy the benefits of being adjacent to Hovell Creek whilst not threatening the protection of the significant environmental asset. This proposal satisfies the both the objectives and implementation goals of **Clause 21.13** in relation to Lara and flooding risk.

As per the structure plan map identified at **Clause 21.13-4**, this proposal falls under the conventional residential growth areas in Lara. In furthering the objectives and goals of the structure plan for Lara, this proposal seeks to add higher densities in desirable distances from commercial, retail, community, and transport services. In embedding higher densities at this location, it satisfies the objectives of **Clause 21.13-4** and the Lara Structure Plan.

Flooding and Drainage

The proposal has had ongoing engagement with the CoGG and CCMA to determine what is required to be undertaken to the subject site to declare the land as 'flood free'. Accompanying this application is a Flood Hazard Assessment prepared by PM Design Group. Please see attached. The Flood Hazard Assessment indicates the subject site is located in the higher part of the catchment and concludes the site is not subject to flooding during 1%AEP events.

The proposed dwellings on 42-44 Ponds Drive, Lara have been designed to accommodate the requirements of the Flood Hazard Assessment including a 300mm freeboard and driveways constructed to match garage levels to ensure development is clear of overland flow path.

The proposal has been designed and structured with mitigation measures to reduce flood impacts. It will not cause any loss of flood plain storage or off site impacts to adjacent properties.

Cultural Heritage

A Cultural Heritage Management Plan (CHMP) is required. This will be submitted with the application at a later date.

Removal of Restriction

The proposal is also seeking the removal of a restriction on Title affecting Lots 1 and 2 of PS 431989M. The restriction states "the owners of lots 1 and 2 shall not develop the land other than in accordance with an approved neighbourhood design plan". This current restriction on title prohibits the proposal and instead appropriate development measures can be controlled via planning permit conditions.

Car parking

The provision of two covered and enclosed car parking spaces for each dwelling satisfies the statutory car parking requirement for a three bedroom dwelling in response to Table 1 located at **Clause 52.06-5**.

In addition to this the design and dimensions of the driveway and car parking spaces is in accordance with **Clause 52.06-8**.

ResCode

Detailed assessments against Clause 55 and Clause 56 are provided as part of the application package submitted to Council. The proposal complies with most ResCode standards and where there is non-compliance; justification has been provided demonstrating how the objectives of ResCode have still been met.

7 CONCLUSION

This Report has detailed a planning scheme amendment request made under Section 96a of the *Planning and Environment Act 1987* for the proposal at 42-44 Ponds Drive and 60 Forest Road North, Lara.

This Report has described the Site and its context, detailed the proposal, provided an overview of the planning framework, and lastly assessed the planning merits of the proposal against relevant State and local planning policy.

The proposed development on land at 42-44 Ponds Drive, Lara represents well-considered urban design outcome and urban consolidation, offering a diversity of housing supply for the future community of Lara.

The proposed Amendment promotes a good planning outcome and orderly planning by:

- Consistent with the relevant State and Local planning policy referenced in the report and
- Consistent with the objectives and decision guidelines of the applicable Particular Provisions.