

DRAFT

PLANNING PERMIT ASSESSMENT REPORT

Application Number:	PP-6-2017
Responsible Officer:	Amelia Green
Applicant's Name:	Novo Planning
Address/Title Details:	64 Princes Highway, 66 Princes Highway, 1 Donnelly Avenue, NORLANE
Proposal:	Twelve (12) Lot Subdivision, Construction of Twelve (12) Dwellings, Reduction of Visitor Car Parking and Creation and Alteration of Access to a Road in a Road Zone Category 1
Date Received:	05-Jan-2017
Date Report Prepared:	5 February 2018
Zoning:	General Residential Zone Schedule 1 The site is not located within an Increased Housing Diversity Area
Overlays:	Nil
Current Use/Development:	64 and 66 Princes Highway are vacant 1 Donnelly Avenue contains a single dwelling
Date(s) of Plans Under Assessment	<ul style="list-style-type: none"> • 17 December 2018 – Revised Plans

PERMIT TRIGGER:

A planning permit is triggered for this application pursuant to the following clauses of the Greater Geelong Planning Scheme:

- Pursuant to Clause 32.08-2 of the General Residential Zone, a permit is required to subdivide land.
- Pursuant to Clause 32.08-6 the General Residential Zone, a permit is required to construct two or more dwellings on a lot.
- Pursuant to Clause 52.06 of the Particular Provisions, a permit is required to reduce a required car parking requirement.
- Pursuant to Clause 52.29 of the Particular Provisions, a permit is required to create or alter and access to a Road Zone Category 1.

DEFINITIONS

Pursuant to Clause 73.03 of the Planning Scheme a dwelling is defined as:

A building used as a self-contained residence which must include:

- a) a kitchen sink;
- b) food preparation facilities
- c) a bath or shower; and
- d) a closet pan and wash basin.

It includes outbuildings and works normal to a dwelling.

Pursuant to Clause 73.04 of the Planning Scheme a dwelling is nested in the Accommodation group.

Subdivision is not defined or nested in the Planning Scheme.

A lot is defined as a part (consisting of one or more pieces) of any land (except a road, a reserve, or common property) shown on a plan, which can be disposed of separately and includes a unit or accessory unit on a registered plan of strata subdivision and a lot or accessory lot on a registered plan.

Subdivision is defined at Clause 73.01 in the Subdivision Act 1988 as the division of land into two or more parts which can be disposed of separately.

RESTRICTIVE COVENANT OR SECTION 173 AGREEMENT:

One parcel of the subject land is burdened by a Restrictive Covenant.

Property: 64 Princes Highway NORLANE

Title Reference: Lot 1 on TP 429809S Volume 06218 Folio 511

Covenant Reference no: 1693682

Details:

This restricts the land to have:

- no more than one dwelling constructed within it
- no businesses operated
- no signage or hoarding
- not to excavate or removal any soil from the land except such as building construction of the layout out of a garden may necessitate

CULTURAL HERITAGE MANAGEMENT PLAN (CHMP):

The Aboriginal Heritage Regulations 2007 specify the circumstances in which a cultural heritage management plan is required for an activity or class of activity. Division 2 of the Aboriginal Heritage Regulations 2007 specifies exempt activities which do not require a cultural heritage management plan. The proposal is not listed as an exempt activity.

Areas of cultural heritage sensitivity are defined within Division 3 of the Aboriginal Heritage Regulations 2007. Division 3 does not identify the site or part of the site as within an area of cultural heritage sensitivity. High impact activities are defined within Division 5 of the Aboriginal Heritage Regulations 2007. Division 5 lists the proposal as a high impact activity.

In accordance with the above assessment, a cultural heritage management plan is not required.

COASTAL INUNDATION AND EROSION:

Clause 13.01-2S of the PPF requires the Responsible Authority to consider the potential coastal impacts of climate change.

Strategies include:

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

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

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

LANDFILL GAS RISK ASSESSMENT

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

- Any significant effects the responsible authority considers the environment may have on the use or development [S 60(1) of the PEA].
- Clause 13.04-1S of The Planning Policy Framework which aims to ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safely.

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

The Landfill BPEM identifies that:

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

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

DEVELOPMENTS IN BUSHFIRE PRONE AREAS

Clause 13.02 (Bushfire) seeks to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

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

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

The proposal is listed at Clause 13.02-1S as one of the uses or developments which should be considered:

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

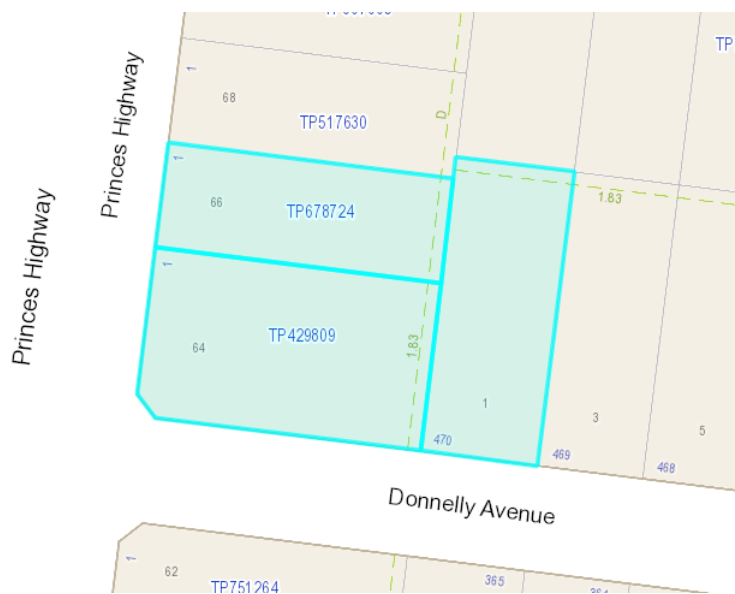
The site is not located within a designated bushfire prone area.

OFFICER DIRECT OR INDIRECT INTEREST:

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

SITE/LOCALITY:

The subject site contains three parcels of land being 64 and 66 Princes Highway and 1 Donnelly Avenue, Norlane.



In combination the land will have a western boundary length along the Princes Highway of approximately 39 metres, a southern boundary length along Donnelly Avenue of approximately 58 metres, and an approximate total area of 2372 square metres.

64 and 66 Princes Highway are vacant lots, with 1 Donnelly Avenue containing a single dwelling. All lots are burdened by an easement, either along the eastern boundaries of 64 & 66 Princess Highway and the northern boundary of 1 Donnelly Avenue.

64 Princes Highway is burdened by a Covenant which restricts development on the land to only one dwelling.

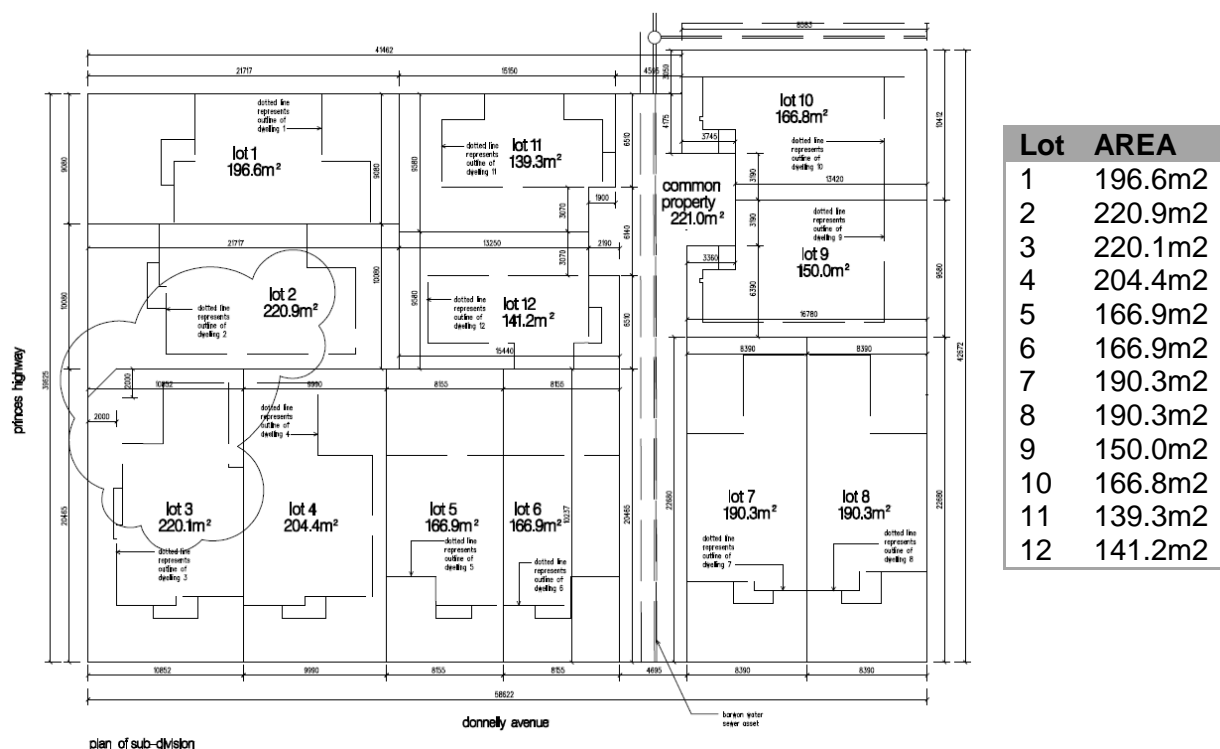
The land is located within a General Residential Zone Schedule 1 and is not affected by any overlays.

The surrounding area consists of typically single dwellings with very few multi dwelling developments within the immediate neighbourhood.

PROPOSAL:

The proposal consists of the subdivision of land into twelve (12) lots and the construction of twelve (12) dwellings, the reduction of visitor car parking and the creation of two new accessways to a Road Zone Category 1 (Princes Highway).

The land is proposed to be subdivided into twelve lots with one common property accessway to service four of the dwellings. The subdivision layout will follow the proposed development of the site.



The development consists of twelve dwellings, each proposed to be constructed on the corresponding numbered allotment.

Dwelling one is single storey and will contain one bedroom, one bathroom, an open kitchen, meals and living area and a single attached garage.

Dwelling two is single storey and will contain two bedrooms, one bathroom, an open kitchen, meals and living area and a single attached garage.

Dwelling three is single storey and will contain two bedrooms, one bathroom, an open kitchen, meals and living area and a single attached garage.

Dwelling four is single storey and will contain two bedrooms, one bathroom, an open kitchen, meals and living area and a single attached garage.

Dwelling five is two storey and will contain at ground floor a single attached garage with tandem second space, a laundry and open kitchen, meals and living area, with the upper level containing three bedrooms and one bathroom.

Dwelling six is two storey and will contain at ground floor a single attached garage with tandem second space, a laundry and open kitchen, meals and living area, with the upper level containing three bedrooms and one bathroom.

Dwelling seven is single storey and will contain two bedrooms, one bathroom, an open kitchen, meals and living area and a single attached garage.

Dwelling eight is single storey and will contain two bedrooms, one bathroom, an open kitchen, meals and living area and a single attached garage.

Dwelling nine is single storey and will contain two bedrooms, one bathroom, an open kitchen, meals and living area and a single attached garage.

Dwelling ten is single storey and will contain two bedrooms, one bathroom, an open kitchen, meals and living area and a single attached garage.

Dwelling eleven is two storey and will contain at ground floor level a kitchen, dining and living area with a single uncovered car space, with the upper level containing two bedrooms and a bathroom.

Dwelling twelve is two storey and will contain at ground floor level a kitchen, dining and living area with a single uncovered car space, with the upper level containing two bedrooms and a bathroom.

The dwellings will be constructed using a mix of materials including, timber cladding, rendered walls, aluminium framed windows and corrugated iron roof sheeting with the maximum height at 8.3m.

Dwellings 1 and 2 will have new accessways onto the Road Zone Category 1 being Princes Highway. There are proposed to be three new crossovers to Donnelly Avenue, the retention of two existing crossovers and the extension in width of an existing crossover into Donnelly Avenue. A total of five single crossovers and one double crossover will be provided to Donnelly Avenue. The two crossovers proposed to Princes Highway trigger planning approval and therefore are included within the permit preamble, the comments of VicRoads must be sought regarding these two crossovers.

In accordance with Clause 52.06-5 one visitor car parking space per 5 dwellings is required to be provided on site. No visitor car parking has been provided on site, therefore the applicant has included the reduction as part of their proposal.

PERMIT/SITE HISTORY:

There is no permit/site history relevant to the application.

REFERRALS:

The following referrals were undertaken:

Section 55:

Determining Authority

Authority:	VicRoads
Response:	<p>If Council regards the proposed development favourably, VicRoads would require that the following conditions be included in any Notice of Decision to issue a Planning Permit or Planning Permit:</p> <p>1. Prior to the issuing of Statement of Compliance the crossovers and driveway on Princes Highway must be constructed to the satisfaction of the Responsible Authority.</p> <p>Once Council makes its decision, please forward a copy of the decision to VicRoads as required under Section 66 of the Planning and Environment Act 1987.</p>
Officer Comment: Response noted, condition will be included on any planning permit issued.	

Authority:	Powercor
Response:	<p>1. The plan of subdivision submitted for certification under the Subdivision Act 1988 shall be referred to Powercor Australia Ltd in accordance with Section 8 of that Act.</p> <p>2. The applicant shall:-</p> <ul style="list-style-type: none">• Provide an electricity supply to all lots in the subdivision in accordance with Powercor's requirements and standards, including the extension, augmentation or re-arrangement of any existing electricity supply system, as required by Powercor.• Where buildings or other installations exist on the land to be subdivided and are connected to the electricity supply, they shall be brought into compliance with the Service and Installation Rules issued by the Victorian Electricity Supply Industry. You shall arrange compliance through a Registered Electrical Contractor and provide to Powercor Australia Ltd a completed Electrical Safety Certificate in accordance with Electricity Safe Victoria's Electrical Safety System.• The applicant shall provide to Powercor Australia Ltd, a copy of the version of the plan of subdivision submitted for certification, which shows any amendments which have been required.• Any buildings must comply with the clearances required by the Electricity Safety (Installations) Regulations.• Any construction work must comply with Energy Safe Victoria's "No Go Zone" rules.
Officer Comment: Response noted, no objections to the proposal and all recommended conditions will be included on any planning permit issued.	

Authority:	Barwon Water
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Response:

General

1. The owner shall create easements for Pipelines or Ancillary Purposes in Favour of Barwon Region Water Corporation over all existing and proposed sewers located within the subdivision. The width of these easements shall be 2.0m in a position to be determined.
2. The certified plan must create implied easements under Section 12 (2) of the Subdivision Act, over all proposed existing water and sewerage works within the subdivision.
3. The plan of subdivision must be referred to Barwon Water in accordance with the Subdivision Act 1988 and any subsequent amendments to the plan provided to Barwon Water.
4. The creation of an Owners Corporation to encumber lots within the subdivision that show proposed dwellings 9,10,11 & 12.

Water

1. The provision and installation of individual water services including meters to all lots in the subdivision.
2. The payment of New Customer Contributions for water for each additional connection which includes any new lot on a plan of subdivision and/ or any apartment, unit, or premises within the development that is or can be separately metered for water supply.
3. An additional tapping(s) is to be supplied to service the proposed development. A dimensioned plan showing location of all new tapplings relative to the allotment boundaries is to be submitted, where a meter is not being fitted. Note that tapplings and services are not to be located under existing or proposed driveways.

Sewer

1. The provision of sewerage services to all lots in the subdivision. Individual allotment house connection drains are to be provided for and extend into each allotment. Note that if any common drain or drain from another allotment crosses under a proposed dwelling, a "modification to consent" is to be obtained from the Victorian Building Association and presented to Barwon Water with the required drainage plan. It should be noted that the property service sewer drain remains the responsibility of the property owner(s).
2. The payment of New Customer Contributions for sewer for each additional connection which includes any new lot on a plan of subdivision and/ or any apartment, unit, or premises within the development that is or can be separately metered (for water supply).
3. Reticulated sewer mains or a sewer main extension are/ is required to service the proposed development. This work must be designed by a Barwon Water accredited Consulting Engineer and constructed by a Barwon Water accredited Contractor following the "Developer Works" process.
4. The provision of a separate sewer connection branch to all lots. A list of certified/licensed plumbers can be provided upon request.
Note: The developer is to apply to Barwon Water for details relating to costs and conditions required for the provision of water supply and sewerage services to the subdivision.

Officer Comment:	
Response noted, no objections to the proposal and all recommended conditions will be included on any planning permit issued.	

Authority:	Downer
Response:	AusNet Services (Gas) pursuant to Section 56 (1) (b) of the Planning and Environment Act 1987 has no objection to the granting of a permit, subject to the following condition: 1. The plan of subdivision submitted for certification must be referred to AusNet Services (Gas) in accordance with Section 8 of the Subdivision Act 1988.
Officer Comment:	
Response noted, no objections to the proposal and the recommended condition will be included on any planning permit issued.	

Internal

Department:	Engineering and Traffic
Response:	The application was supported and standard conditions were suggested.
Officer Comment:	
Generally the suggested conditions have been included in the permit. Many of the Traffic conditions were duplicates of the engineering conditions, no duplicate conditions were included.	

Department:	Parks
Response:	Thank you for referring this proposal through to us for our review. Following a site visit and review of the documentation provided we are able to provide the following comments. There are 3 trees on the nature strip of the proposed development, they are identified as Council Tree Assets 45384,45663 & 45665 as shown in the below diagram.



Given the location of the proposed crossover, tree 2 (*Lagunaria patersonia*, council asset no.45663) cannot be retained due to the encroachment of the structural root zone (SRZ) which is 2.34m.

As this tree contributes to the streetscape and does not currently meet Councils Tree Removal Guidelines, the applicant will be charged with meeting costs in relation to its removal and appropriate offsets.

The remaining trees (1 & 3, asset no's 45384 & 45665) should not be impacted from the proposed works however, it is important these trees are protected throughout the development works in accordance with AS 4970-2009.

Officer Comment:

Response noted, no objections to the proposal and all conditions recommended will be included on any planning permit issued.

AMENDMENT OF THE PROPOSAL PRIOR TO PUBLIC NOTIFICATION:

The applicant made a request to amend the application pursuant to Section 50 of the Planning and Environment Act 1987 on 17 December 2018. Council accepted the amendment. The amendment made the following changes to the application:

- Minor changes to the design

These are the plans that form the basis of this report.

PUBLIC NOTIFICATION:

This application forms part of a planning scheme amendment, which will be advertised through an exhibition process.

ASSESSMENT:

ZONE:

Clauses 32.08 – General Residential Zone

The purpose of Clause 32.08 of the General Residential Zone is:

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

Response

The proposal is considered to satisfactorily respond to the General Residential Zone Schedule 1 of the Greater Geelong Planning Scheme. The proposed development and subdivision of the land will create urban infill development within an area of Geelong which is in a location with good access to transport.

The General Residential Zone Schedule 1 requires the proposal to provide a total of 35% garden area. The applicant has provided that the total site area is 2375.3m² with the total garden area measuring 840.3m² or 35.4% which complies with the requirements of the zone.

THE PLANNING POLICY FRAMEWORK (PPF):

SPPF

The following State Planning Policies are applicable to this application:

11.01-1S - Settlement

Objective

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

Strategies

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

Focus investment and growth in places of state significance in Metropolitan Melbourne and the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

Support sustainable development of the regional centres of Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Warragul/Drouin and Wonthaggi.

Ensure regions and their settlements are planned in accordance with any relevant regional growth plan.

Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.

Create and reinforce settlement boundaries.

Provide for growth in population and development of facilities and services across a region or sub-region network.

Plan for development and investment opportunities along existing and planned transport infrastructure.

Promote transport, communications and economic linkages between settlements through the identification of servicing priorities in regional land use plans.

Strengthen transport links on national networks for the movement of commodities.

Deliver networks of high-quality integrated settlements that have a strong identity and sense of place, are prosperous and are sustainable by:

- Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
- Developing settlements that will support resilient communities and their ability to adapt and change.
- Balancing strategic objectives to achieve improved land-use and development outcomes at a regional, catchment and local level.
- Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.
- Encouraging an integrated planning response between settlements within regions and in adjoining regions and states in accordance with the relevant regional growth plan.
- Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs in accordance with the relevant regional growth plan.
- Improving transport network connections within and between regional cities, towns and Melbourne.

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

Limit urban sprawl and direct growth into existing settlements.

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

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

Ensure retail, office-based employment, community facilities and services are concentrated in central locations.

Ensure land that may be required for future urban expansion is not compromised.

15.01- 1S Urban Design

Objective

To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.

Strategies

Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.

Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.

Ensure the interface between the private and public realm protects and enhances personal safety.

Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.

Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.

Promote good urban design along and abutting transport corridors.

15.01-5S – Neighbourhood character

Objective

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

Strategies

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

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

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

16 – Housing

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

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

Planning for housing should include providing land for affordable housing.

16.01-3S – Housing Diversity

Objective

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

Strategies

Ensure housing stock matches changing demand by widening housing choice.

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

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

Encourage the development of well-designed medium-density housing which:

- Respects the neighbourhood character.
- Improves housing choice.
- Makes better use of existing infrastructure.
- Improves energy efficiency of housing.

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Ensure planning for growth areas provides for a mix of housing types and higher housing densities in and around activity centres.

THE LOCAL PLANNING POLICY FRAMEWORK (LPPF)

MUNICIPAL STRATEGIC STATEMENT.

The following policies of the Municipal Strategic Statement are applicable to this application:

21.06-3 - Urban consolidation

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

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

Strategies

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

21.06-4 - Neighbourhood character

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

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

Strategies

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

21.18 - Corio Norlane

The Land use and built form objectives for Corio Norlane set out at Clause 21.18-2 are:

- Increase the resident population, diversify housing types and support opportunities for urban renewal.
- Improve the role, function and presentation of retail activity centres.
- Boost activity within the "Corio Heart" from the Corio Sub-Regional Activity Centre to the Waterworld Precinct.
- Support major employers that provide the foundation for Geelong's economic development.

Strategies set out at Clause 21.18-2 are:

- Ensure land use and development decisions are guided by the Corio Norlane Framework Plan included in this clause, with further direction provided by the Strategy Maps, Concept Plans and Neighbourhood Plans in the referenced Corio Norlane Structure Plan.

- Encourage increased housing areas around the Corio Sub-Regional Activity Centre, Bell Post Shopping Centre, North Shore Station and local shopping centres.
- Support appropriate medium density housing on residential zoned land.
- Redevelop schools subject to closure for residential development (where not required for a community use in need of a larger site).
- Support the on-going improvement and expansion of the Corio Sub-Regional Activity Centre, and the development of retail, offices, cafes/restaurants and health services around the centre.
- Develop the Waterworld Precinct as a multi-purpose community precinct that includes dedicated arts and culture spaces within a “landmark” building.
- Support a diverse mix of uses and improve presentation and safety of local shops.
- Incorporate public art into local centres to enhance their presentation and create a sense of place.
- Redevelop and rezone land no longer required for commercial use in local shopping centres for housing and other compatible uses.
- Provide a better interface between industrial and residential land uses along Station Street.
- Limit intensification of residential development within the North Shore residential area having regard to its proximity to heavy industrial land uses.
- Support the duplication and ‘boulevard’ concept for Bacchus Marsh Road and plant street trees on identified ‘community green streets’.
- Support the continued planning and implementation of integrated community precincts.
- Support the development of health and support services, including potential expansion of facilities within the Corio ‘heart’ area.
- Do not support the development of new gaming venues or additional gaming machines at existing gaming venues.
- Improve the amenity and safety of local reserves and parks and consider for trade poorly configured parks that do not contribute to the permeability of neighbourhoods.
- Work with landowners – the Department of Human Services and the Department of Education, to improve the safety, access, surveillance and functionality of local reserves and parks.

Implementation strategies for the use of the policy and exercise of discretion set out at Clause 21.18-3 are:

- Support higher density residential development in areas identified for increased housing diversity and support higher density residential development in other areas giving consideration to the existing and changing neighbourhood character.
- Support the Department of Human Services *New Norlane* housing project.

The *Corio Norlane Structure Plan* (City of Greater Geelong and the Department of Planning and Community Development, July 2012) and *Corio Norlane Structure Plan Background Report* (City of Greater Geelong and the Department of Planning and Community Development, March 2011) are reference documents to Clause 21.18.

Response

The proposed development and subdivision of land will provide for an increase in dwellings within an established neighbourhood of Norlane. The site is located on the corner of an arterial road with good access to public transport. The character of Norlane and northern Geelong in general will change in the near future with the Northern Growth Area plan. The design of the development is modern, however it is simple and considered to be unobtrusive to the existing dwelling stock in the neighbourhood. The dwellings proposed will provide for a

wide range of housing choice, with single storey one and two bedroom dwellings, and also two storey dwellings with three bedrooms included.

RELEVANT PARTICULAR PROVISIONS:

The following Particular Provisions are applicable to this application:

Clause 53.01 – Public Open Space Contribution

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

Response

Pursuant to the schedule to Clause 53.01, the following contribution is required to be made:

Creation of one additional lot	None
Creation of two to nine additional lots	1 percent per additional lot up to a maximum of 5 percent
Creation of 10 or more lots on land zoned for residential purposes prior to August 31 st 2007	5 percent
Creation of 10 or more lots on land zoned for residential purposes after August 31 st 2007	10 percent
Waurm Ponds Creek Environs	10 percent

Pursuant to the above table a **5 percent** contribution is required to be made. A condition of permit requires a cash contribution to be made.

Clause 52.06 – Car Parking

- To ensure that car parking is provided in accordance with the State Planning Policy Framework and the Local Planning Policy Framework.
- To 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.
- To support sustainable transport alternatives to the motor car.
- To promotes the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity off the locality.
- To 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.

Response

Clause 52.06 requires the provision of fourteen (14) car spaces to be located on the land for the dwellings in response to the number of bedrooms provided. A total of fourteen (14) car spaces are provided within the site.

As twelve (12) dwellings are proposed, a total of one (1) visitor space per five (5) dwellings is required to be provided, therefore two (2) visitor car parking spaces are required to be provided.

The application has not provided any visitor car parking spaces and have formally applied as part of this application to reduce this requirement. Council's Traffic Engineering Unit have considered the request and have discussed they believe there will be ample on street car parking available to visitors to the site and that the proposed reduction of two visitor spaces can be supported.

Clause 55 - ResCode Assessment – Two or More Dwellings on a Lot

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

<p>55.02-1 Neighbourhood character objectives</p> <p>To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.</p> <p>To ensure that the design responds to the features of the site and the surrounding area.</p>	<p>Standard B1</p> <p>The design response must be appropriate to the neighbourhood and the site.</p> <p>The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</p>	<p>✓ Complies</p> <p>The development responds to the character of the area by providing single storey designs to eight (8) of the dwellings. With the four (4) two storey dwellings being located in the centre of the site, providing visual relief from the single storey nature of the neighbourhood.</p> <p>The materials to be used in the construction are a mix of cladding and render, with a mix of roof forms, and front and side setbacks.</p> <p>The dwellings are of a simple and modern design which are considered to be respectful to the existing neighbourhood character.</p>
<p>55.02-2 Residential policy objectives</p> <p>To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</p> <p>To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</p>	<p>Standard B2</p> <p>An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</p>	<p>✓ Complies</p> <p>As set out above, the application complies with the planning policy framework. The required written statement has been provided.</p>
<p>55.02-3 Dwelling diversity objective</p>	<p>Standard B3</p>	<p>✓ Complies</p>

<p>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</p>	<p>Developments of ten or more dwellings should provide a range of dwelling sizes and types, including:</p> <ul style="list-style-type: none"> ▪ Dwellings with a different number of bedrooms. ▪ At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at ground floor level. 	<p>The application proposes twelve (12) dwellings.</p> <p>Dwelling 1 – contains one bedroom Dwellings 2, 3, 4, 7, 8, 9, 10, 11 and 12– contain two bedrooms Dwellings 5 and 6– contain three bedrooms</p>
<p>55.02-4 Infrastructure objectives</p> <p>To ensure development is provided with appropriate utility services and infrastructure.</p> <p>To ensure development does not unreasonably overload the capacity of utility services and infrastructure.</p>	<p>Standard B4</p> <p>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available.</p> <p>Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads.</p> <p>In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure.</p>	<p>✓ Complies</p> <p>The site is serviced by the required infrastructure and the application has been referred to Council’s Engineering Services Unit which has not raised any concern about the ability of the site to be drained. Conditions of permit can cover off on this issue.</p>
<p>55.02-5 Integration with the street objectives</p> <p>To integrate the layout of development with the street.</p>	<p>Standard B5</p> <p>Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility.</p> <p>Development should be oriented to</p>	<p>✓ Complies</p> <p>No front fencing is proposed along the Donnelly Ave frontage. The proposal offers an integrated response in this regard.</p> <p>High front fencing is proposed along the Princes Hwy</p>

	<p>front existing and proposed streets.</p> <p>High fencing in front of dwellings should be avoided if practicable.</p> <p>Development next to existing public open space should be laid out to complement the open space.</p>	<p>frontage adjacent to the secluded private open space of Dwelling 3. The extent of this fence is not particularly long as it only extends down to the bathroom window rather than all the way down to the intersection with Donnelly Ave. Dwellings 1 and 2 have open frontages to Princes Highway which reduces the impact caused by the lack of integration between Dwelling 3 and Princes Highway.</p>
<p>55.03-1 Street setback objective</p> <p>To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site.</p>	<p>Standard B6</p> <p>Walls of buildings should be set back from streets the distance specified in Table B1.</p> <p>Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.</p>	<p>✓ Complies</p> <p>Variation to Standard required.</p> <p>The applicant has chosen Donnelly Ave as the front street. The adjoining dwelling at 3 Donnelly Ave has a front setback of approximately 8.4m. With proposed front setbacks to Donnelly Ave of between 5m (front wall of dwelling 8) and 6.29m (to the garage of dwelling 8), the standard is not met.</p> <p>This is a variation of approximately 3.4 metres for the front wall of dwelling 8, and a variation of approximately 2.11 metres for the garage.</p> <p>The applicant has provided justification that while the existing dwellings within the streetscape have generous front setbacks, it is common that new developments have lesser front setbacks, and as neighbourhoods develop over time, front setbacks will be reduced.</p> <p>The side wall of Dwelling 3 is set back 2m from Princes Hwy, consistent with the minimum distance required to meet the Standard.</p> <p>The front wall of Dwellings 1 is set back 6m from Princes Highway, with Dwelling 2 being setback 5m from Princes</p>

		Highway. These setbacks are beyond the 3m minimum distance required to meet the Standard, whilst also providing a staggered effect.
<p>55.03-2 Building height objectives</p> <p>To ensure that the height of buildings respects the existing or preferred neighbourhood character.</p>	<p>Standard B7</p> <p>The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</p> <p>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.</p> <p>Changes of building height between existing buildings and new buildings should be graduated.</p>	<p>✓ Complies</p> <p>The maximum building height of 8.3m meets the Standard.</p> <p>When scaling off the elevations that have not been provided with dimensioned overall heights, and considering the dimensioned overall heights on some double storey elevations – all state 7.7m or less – it is unclear which elevations stand at an overall height of 8.3 as stated in the planning report submitted on 29 August 2018.</p>
<p>55.03-3 Site coverage objective</p> <p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage the retention of significant trees on the site.</p>	<p>Standard B8</p> <p>The site area covered by buildings should not exceed 60 per cent.</p>	<p>✓ Complies</p> <p>The planning report states that site coverage is 52.5% which is less than the 60% allowed by the standard.</p>
<p>55.03-4 Permeability and stormwater management objectives</p>	<p>Standard B9</p> <p>The site area covered by the pervious</p>	<p>✓ Complies</p> <p>The planning report states that permeability is 24%</p>

<p>To reduce the impact of increased stormwater run-off on the drainage system.</p> <p>To facilitate on-site stormwater infiltration.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p>	<p>surfaces should be at least:</p> <ul style="list-style-type: none"> • The minimum area specified in a schedule to the zone, or • If no minimum is specified in a schedule to the zone, 20 percent of the site. <p>The stormwater management system should be designed to:</p> <ul style="list-style-type: none"> • 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). • Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces. 	<p>permeability, assisting in on site stormwater filtration.</p>
<p>55.03-5 Energy efficiency objectives</p> <p>To achieve and protect energy efficient dwellings and residential buildings.</p> <p>To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p>	<p>Standard B10</p> <p>Buildings should be:</p> <ul style="list-style-type: none"> • Oriented to make appropriate use of solar energy. • Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots 	<p>✓ Complies</p> <p>The dwellings are designed to maximise available solar energy while making efficient use of the land. All living rooms have north facing windows.</p>

	<p>is not unreasonably reduced.</p> <ul style="list-style-type: none"> • Sited and designed to ensure that the performance of existing rooftop solar energy facilities on dwellings on adjoining lots in a General Residential Zone, Neighbourhood Residential Zone or Township Zone are not unreasonably reduced. The existing rooftop solar energy facility must exist at the date the application is lodged. <p>Living areas and private open space should be located on the north side of the development, if practicable.</p> <p>Developments should be designed so that solar access to north-facing windows is maximised.</p>	
<p>55.03-6 Open space objective</p> <p>To integrate the layout of development with any public and communal open space provided in or adjacent to the development.</p>	<p>Standard B11</p> <p>If any public or communal open space is provided on site, it should:</p> <ul style="list-style-type: none"> • Be substantially fronted by dwellings, where appropriate. • Provide outlook for as many dwellings as practicable. 	<p>N/A</p> <p>There is no communal open space requiring consideration.</p>

	<ul style="list-style-type: none"> • Be designed to protect any natural features on the site. • Be accessible and useable. 	
<p>55.03-7 Safety objective</p> <p>To ensure the layout of development provides for the safety and security of residents and property.</p>	<p>Standard B12</p> <p>Entrances to dwellings and residential buildings should not be obscured or isolated from the street and internal accessways.</p> <p>Planting which creates unsafe spaces along streets and accessways should be avoided.</p> <p>Developments should be designed to provide good lighting, visibility and surveillance of car parks and internal accessways.</p> <p>Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p>	<p>✓ Complies</p> <p>The development is designed to provide for the safety and security of residents and property. All dwelling entrances are clearly visible from the street or internal accessway and private spaces within the development will be fenced.</p>
<p>55.03-8 Landscaping objectives</p> <p>To encourage development that respects the landscape character of the neighbourhood.</p> <p>To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance.</p> <p>To provide appropriate landscaping.</p> <p>To encourage the retention of mature</p>	<p>Standard B13</p> <p>The landscape layout and design should:</p> <ul style="list-style-type: none"> • Protect any predominant landscape features of the neighbourhood. • Take into account the soil type and drainage patterns of the site. ▪ Allow for intended 	<p>✓ Complies</p> <p>There are adequate areas available on site to allow for planting which will complement the landscape character of the area.</p> <p>A condition of permit requires the submission of a detailed landscape plan.</p>

<p>vegetation on the site.</p>	<p>vegetation growth and structural protection of buildings.</p> <ul style="list-style-type: none"> ▪ In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. ▪ Provide a safe, attractive and functional environment for residents. <p>Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood.</p> <p>Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made.</p> <p>The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p>	
<p>55.03-9 Access objective</p> <p>To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p>	<p>Standard B14</p> <p>The width of accessways or car spaces should not exceed:</p> <ul style="list-style-type: none"> ▪ 33 per cent of the street frontage, or ▪ if the width of the street frontage is less than 20 	<p>✓ Complies</p> <p>Variation to Standard required.</p> <p>A triple crossover proposed for dwelling 7 (which fronts directly onto Donnelly Avenue, and dwellings 9, 10, 11 and 12 with a sewer pit centrally located in the proposed crossover. The application was referred to Barwon Water for comment who did not discuss the sewer pit lid.</p>

	<p>metres, 40 per cent of the street frontage.</p> <p>No more than one single-width crossover should be provided for each dwelling fronting a street.</p> <p>The location of crossovers should maximise the retention of on-street car parking spaces.</p> <p>The number of access points to a road in a Road Zone should be minimised.</p> <p>Developments must provide for access for service, emergency and delivery vehicles.</p>	<p>The application has therefore been re-referred to Barwon Water specifically regarding the sewer pit lid. Barwon Water responded without any specific comment around the sewer pit lid. Therefore the recommended standard conditions provided by Barwon Water will be included on any planning permit issued.</p> <p>Donnelly Avenue</p> <p>The frontage of the site onto Donnelly Avenue is 58.623m</p> <p>There are five (5) single crossovers to Donnelly Avenue measuring 3.5m width each and one extended crossover measuring approximately 7.5m to Donnelly Avenue. The total width of crossovers to Donnelly Avenue is approximately 25.02m.</p> <p>$58.623 \times .33 = 19.3$ metres.</p> <p>Therefore 25.02 metres exceeds 30% of the Donnelly Street frontage.</p> <p>The variation proposed is 5.72 metres of crossover. The development provides for the majority of the development to front onto Donnelly Avenue. There are a total of 6 dwellings fronting onto Donnelly Avenue with 6 single crossovers (one for each dwelling).</p> <p>Four dwellings are provided at the rear of the site which all share one accessway. The number of dwellings proposed for the land in its entirety are required to provide two visitor spaces on site. Council's Engineering Unit have in this</p>
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		<p>instance supported the reduction of the two visitor spaces on site due to the availability of on street car parking in the immediate neighbourhood.</p> <p>Given the engineering units support for the reduction of visitor spaces and the ease of on street car parking available in Donnelly Avenue, and that the street frontage to Donnelly Avenue will provide for a total of ten (10) dwellings, it is considered reasonable in this instance to support an increased percentage of frontage being taken up by crossovers.</p> <p>Princess Highway</p> <p>The frontage of the site onto Princess Highway is 39.624m</p> <p>There are two crossovers at 3.5m width each to Princess Highway frontage measuring a total length of 7 metres.</p> <p>Frontage $39.62 \times .33 = 13.07$metres</p> <p>Therefore 7 metres does not exceed 30% of the Princess Street frontage.</p>
<p>55.03-10 Parking location objective</p> <p>To provide convenient parking for resident and visitor vehicles.</p> <p>To protect residents from vehicular noise within developments.</p>	<p>Standard B15</p> <p>Car parking facilities should:</p> <ul style="list-style-type: none"> ▪ Be reasonably close and convenient to dwellings and residential buildings. ▪ Be secure. ▪ Be well ventilated if enclosed. 	<p>✓ Complies</p> <p>Convenient parking is provided for residents and shared accessways are located at least 1.5 metres from the windows of habitable rooms.</p> <p>Both visitor car spaces are proposed to be waived.</p>

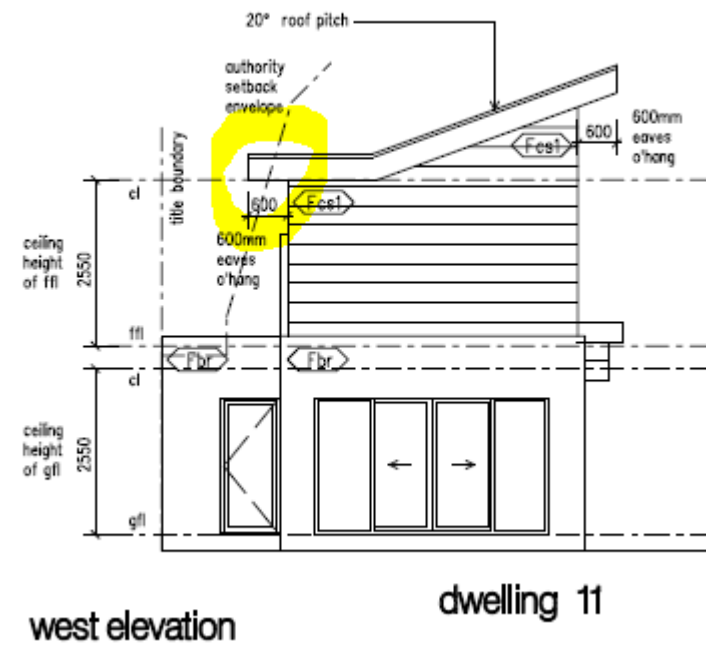
	<p>Large parking areas should be broken up with trees, buildings or different surface treatments.</p> <p>Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p>	
<p>55.04-1 Side and rear setbacks objective</p> <p>To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>Standard B17</p> <p>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> ▪ At least the distance specified in a schedule to the zone, or ▪ If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. <p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel</p>	<p>✓ Complies</p> <p>Variation to Standard required.</p> <p>The required setbacks have been achieved for the development and all side and rear setbacks comply with the formula contained in the standard, with only one setback relating to dwelling 11 proposed of 0.05m</p> <p>Dwelling 1</p> <p>North – 3.2m average wall height, length on boundary 8.86m</p> <p>South – shared wall</p> <p>East- internal boundary</p> <p>West – internal boundary</p>

	<p>or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>	<p>Dwelling 2 Internal boundaries</p> <p>Dwelling 3 Internal boundaries West – 2m side setback</p> <p>Dwelling 4 Internal boundaries South – 4 metre front setback</p> <p>Dwelling 5 Internal boundaries South – 4.5metre front setback</p> <p>Dwelling 6 Internal boundaries South – 4 metre front setback East – 3.3m average wall height for a length of 9.8m, with an upper level setback from ground floor wall a distance of 1.4m. this is an internal boundary, however it will become a common property interface. It is therefore positive that the materials have been broken up, and a setback provided between ground and first floor level.</p> <p>Dwelling 7 Internal boundaries</p>
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		<p>South – 5 metre front setback</p> <p>West – 3.3m average wall height for a length of 10.4m. This is a single storey dwelling. This is an internal boundary however it will become a common property interface.</p> <p>Dwelling 8</p> <p>Internal boundaries</p> <p>East - 3.2m average wall height for a length of 9.66m.</p> <p>Dwelling 9</p> <p>Internal boundaries</p> <p>East – 3.5m wall height, setback from eastern boundary a distance of 3 metres.</p> <p>Dwelling 10</p> <p>Internal boundaries</p> <p>East – 3.5m wall height setback from eastern boundary a distance of 3 metres.</p> <p>North – 3.5m wall height, setback from northern boundary 1.83m.</p> <p>Dwelling 11</p> <p>Internal boundaries</p> <p>North – ground level wall on boundary, average wall height 3.3m (variation proposed)</p> <p>Upper level wall height of 6.1m with a setback from northern boundary a distance of 1.8m. The setback required is 1.75m. A variation of 0.05m is proposed.</p>
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The proposed variations to Dwelling 11 are considered to be acceptable given that the ground level wall on boundary average wall height will partly abut an existing garage on the same boundary for part of the wall with the existing dwellings driveway being located for the remainder of the wall. As the wall is also located on the southern side of the neighbouring property's boundary, no overshadowing will be created by this wall height.

The upper level wall height setback variation of 0.050mm is very minor and only forms part of an eave and as mentioned above will not create any additional overshadowing to the existing dwelling to the north.



		<p>Dwelling 12 Internal boundaries only.</p>
<p>55.04-2 Walls on boundaries objective To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p>	<p>Standard B18 A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:</p> <ul style="list-style-type: none"> ▪ For a length of more than the distance specified in a schedule to the zone; or ▪ If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> ○ 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or ○ Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, <p>whichever is the greater.</p> <p>A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result</p>	<p>✓ Complies The requirements of the standard have been achieved. The boundary walls associated with Dwellings 1 and 8 propose average wall heights of 3.2m and would clearly have a maximum wall height of less than 3.6m</p> <p>There are no walls on boundary exceeding 10 metres in length.</p>

	<p>in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>	
<p>55.04-3 Daylight to windows objective</p> <p>To allow adequate daylight into existing habitable room windows.</p>	<p>Standard B19</p> <p>Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of</p>	<p>✓ Complies</p> <p>The required light courts have been achieved and all windows have access to the required level of daylight.</p>

	<p>the plane of the wall containing the existing window.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>	
<p>55.04-4 North facing windows objective</p> <p>To allow adequate solar access to existing north-facing habitable room windows.</p>	<p>Standard B20</p> <p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</p>	<p>✓ Complies</p> <p>The dwellings facing north are located to the south across Donnelly Avenue therefore there will be no north facing habitable room windows affected by this proposal.</p>
<p>55.04-5 Overshadowing open space objective</p> <p>To ensure buildings do not significantly overshadow existing secluded private open space.</p>	<p>Standard B21</p> <p>Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am</p>	<p>✓ Complies</p> <p>The level of overshadowing associated with the development is within the requirements of the standard.</p>

	<p>and 3 pm on 22 September.</p> <p>If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p>	
<p>55.04-6 Overlooking objective</p> <p>To limit views into existing secluded private open space and habitable room windows.</p>	<p>Standard B22</p> <p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p> <p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:</p> <ul style="list-style-type: none"> ▪ Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. 	<p>✓ Complies</p> <p>The development is designed to meet the requirements of the standard and therefore views into existing secluded private open space areas and habitable room windows have been limited.</p>

	<ul style="list-style-type: none"> ▪ Have sill heights of at least 1.7 metres above floor level. ▪ Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. ▪ Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. <p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view should be:</p> <ul style="list-style-type: none"> ▪ Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. ▪ Permanent, fixed and durable. ▪ Designed and coloured to blend in with the development. <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a</p>	
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	property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.	
<p>55.04-7 Internal views objective</p> <p>To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</p>	<p>Standard B23</p> <p>Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.</p>	<p>✓ Complies</p> <p>Internal views have been considered in the design solution and there is no internal overlooking.</p>
<p>55.04-8 Noise impacts objective</p> <p>To contain noise sources in developments that may affect existing dwellings.</p> <p>To protect residents from external noise.</p>	<p>Standard B24</p> <p>Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.</p> <p>Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.</p> <p>Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.</p>	<p>N/A</p> <p>There are no external noise sources which require consideration.</p>

<p>55.05-1 Accessibility objective</p> <p>To encourage the consideration of the needs of people with limited mobility in the design of developments.</p>	<p>Standard B25</p> <p>The dwelling entries of the ground floor of dwellings and residential buildings should be accessible or able to be easily made accessible to people with limited mobility.</p>	<p>✓ Complies</p> <p>Variation to Standard required.</p> <p>The entries to the ground floor of the following dwellings are accessible to those with limited mobility with all rooms that make them a dwelling at ground floor- Dwellings 1, 2, 3, 4, 7, 8, 9 and 10</p> <p>Dwellings 5, 6, 11 and 12 do not provide any bedrooms at ground level therefore are not considered to provide for accessibility for those with limited mobility.</p> <p>There are a total of twelve dwellings proposed as part of this application. Eight of the dwellings will provide for those with limited mobility which is considered to be a positive outcome.</p> <p>The four dwellings which are not considered to be accessible are all two storey, therefore it is considered easy to identify for those who are considering purchasing, that these dwellings may not be appropriate for their needs.</p>
<p>55.05-2 Dwelling entry objective</p> <p>To provide each dwelling or residential building with its own sense of identity.</p>	<p>Standard B26</p> <p>Entries to dwellings and residential buildings should:</p> <ul style="list-style-type: none"> ▪ Be visible and easily identifiable from streets and other public areas. ▪ Provide shelter, a sense of personal address and a transitional space around the entry. 	<p>✓ Complies</p> <p>All dwelling entries are clearly visible and identifiable from the street providing for a sense of identity for each dwelling. A transitional space is provided at each dwelling entry.</p>

<p>55.05-3 Daylight to new windows objective</p> <p>To allow adequate daylight into new habitable room windows.</p>	<p>Standard B27</p> <p>A window in a habitable room should be located to face:</p> <ul style="list-style-type: none"> ▪ An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or ▪ A verandah provided it is open for at least one third of its perimeter, or ▪ A carport provided it has two or more open sides and is open for at least one third of its perimeter. 	<p>✓ Complies</p> <p>All habitable room windows face an outdoor space of the required dimensions, allowing light into habitable rooms.</p>
<p>55.05-4 Private open space objective</p> <p>To provide adequate private open space for the reasonable recreation and service needs of residents.</p>	<p>Standard B28</p> <p>A dwelling or residential building should have private open space of an area and dimensions specified in the schedule to the zone.</p> <p>If no area or dimensions are specified in the schedule to the zone, a dwelling or residential building should have private open space consisting of:</p> <ul style="list-style-type: none"> ▪ An area of 40 square metres, with one part of the private open space to 	<p>✓ Complies</p> <p>Each dwelling has been provided with the minimum 40 square metres of private open space with 25 square metres of the space secluded with a minimum dimension of 3 metres and is therefore in accordance with the standard.</p>

	<p>consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or</p> <ul style="list-style-type: none"> ▪ A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or ▪ A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. 	
<p>55.05-5 Solar Access to Open Space</p> <p>To allow solar access into the secluded private open space of new dwellings and residential buildings.</p>	<p>Standard B29</p> <p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p> <p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2+0.9h)$ metres, where 'h' is the height of the wall.</p>	<p>✓ Complies</p> <p>The proposed secluded private open space receives adequate solar access and complies with the setback requirement of the standard.</p>
<p>55.05-6 Storage objective</p>	<p>Standard B30</p>	<p>✓ Complies</p>

<p>To provide adequate storage facilities for each dwelling.</p>	<p>Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p>	<p>Each dwelling has space to provide a shed in the areas of private open space that meets the standard.</p>
<p>55.06-1 Design Detail To encourage design detail that respects the existing or preferred neighbourhood character.</p>	<p>Standard B31 The design of buildings, including:</p> <ul style="list-style-type: none"> ▪ Façade articulation and detailing, ▪ Window and door proportions, ▪ Roof form, and ▪ Verandahs, eaves and parapets, <p>should respect the existing or preferred neighbourhood character.</p> <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p>	<p>✓ Complies</p> <p>The proposed development is considered to respect the preferred neighbourhood through the appropriate use and design of façade articulation & detailing, window and door proportions, roof form and verandahs.</p> <p>The front setbacks proposed are a variation to the neighbourhood and are not reflective of the existing or preferred front setbacks in the area. Given the Covenants located on many Titles within the neighbourhood the existing character is unlikely to change.</p> <p>The garages are considered to be visually compatible with the development and neighbourhood character, as they have been setback from the front walls of the dwellings.</p>
<p>55.06-2 Front Fences To encourage front fence design that respects the existing or preferred neighbourhood character.</p>	<p>Standard B32 The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.</p> <p>A front fence within 3 metres of a street should not exceed:</p> <ul style="list-style-type: none"> ▪ Streets in a Road Zone, 	<p>✓ Complies</p> <p>No front fences are provided.</p> <p>The fence proposed for dwelling 3 along Princes Highway is its side fence and not front fence, as this dwelling is oriented to Donnelly Avenue.</p>

	<p>Category 1: 2 metres.</p> <ul style="list-style-type: none"> ▪ Other streets: 1.5 metres. 	
<p>55.06-3 Common Property</p> <p>To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained.</p> <p>To avoid future management difficulties in areas of common ownership.</p>	<p>Standard B33</p> <p>Development should clearly delineate public, communal and private areas.</p> <p>Common property, where provided, should be functional and capable of efficient management.</p>	<p>✓ Complies</p> <p>The common driveway and landscaping is clearly delineated from private areas.</p>
<p>55.06-4 Site Services</p> <p>To ensure that site services can be installed and easily maintained.</p> <p>To ensure that site facilities are accessible, adequate and attractive.</p>	<p>Standard B34</p> <p>The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically.</p> <p>Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development.</p> <p>Bin and recycling enclosures should be located for convenient access by residents.</p> <p>Mailboxes should be provided and located for convenient access as required by Australia Post.</p>	<p>✓ Complies</p> <p>The dwelling layout and design provides for sufficient space and facilities for services to be installed and maintained</p> <p>It is noted that there are dwellings with no access from the rear yards through to the front, which can create some difficulties in relation to back yard maintenance such as lawn mowing. Also fitting vehicles and three bins within garaging can also be difficult.</p> <p>These being dwellings 1, 5, 6, 7, 8, 11 and 12.</p>

Clause 56 – Subdivision

This is an application to subdivide the dwellings such that the dwellings will exist on separate titles. In this case there is no need to assess the application against the provisions of Clause 56 as issues in relation to amenity, both on and off site, have been considered via the Clause 55 assessment, as has neighbourhood character. A condition of permit ties the subdivision and development via a Section 173 Agreement so that an orderly planning outcome is achieved.

DECISION GUIDELINES OF CLAUSE 65:

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

- The matters set out in Section 60 of the Act.
- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the amenity of the area.
- The proximity of the land to any public land.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.
- The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

Response

The proposal has been assessed against the relevant decision guidelines listed above and is considered to accord with the decision guidelines, providing for an orderly planning outcome.

RECOMMENDATION:

That the Responsible Authority having considered all matters which the Planning and Environment Act 1987, requires it to consider decides to **issue a Notice of Decision / Grant a Planning Permit** for Twelve (12) Lot Subdivision, Construction of Twelve (12) Dwellings, Reduction of Visitor Car Parking and Creation and Alteration of Access to a Road in a Road Zone Category 1 at 64 Princes Highway, NORLANE in accordance with the plans and documentation submitted with the application.

Refer to attached sheet for proposed conditions.