9.4 PLANNING PERMIT APPLICATION PLP206/18 FOR DEVELOPMENT OF THE LAND FOR MULTIPLE DWELLINGS AT 8 EDEN PLACE WALLAN

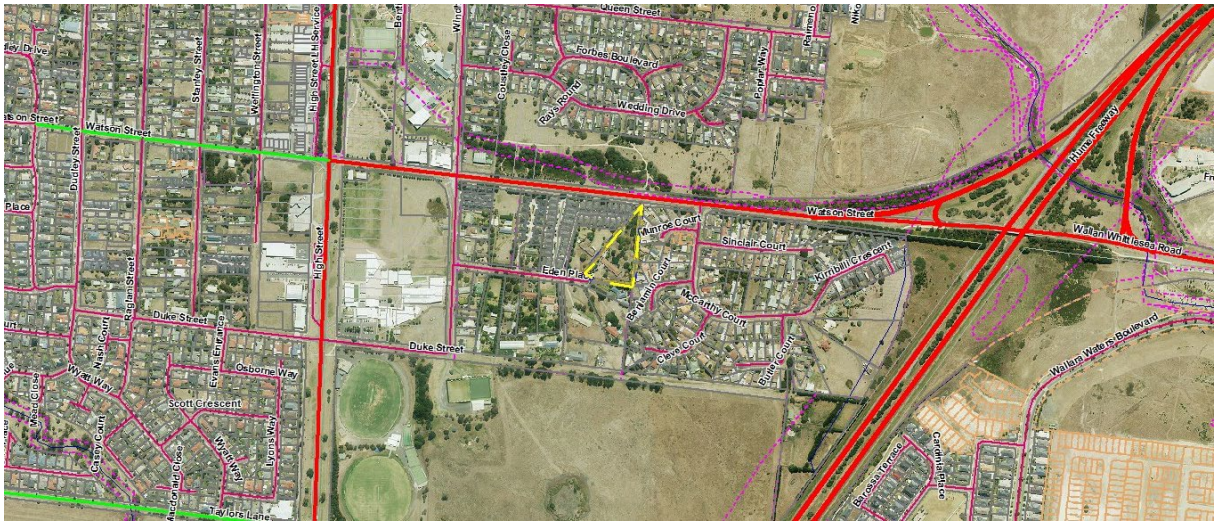
Author: *Holly Sawyer - Senior Statutory Planner*

File No: *PLP206/18*

Attachments:
1. *8 Eden Place Wallan - Plans*
2. *Schedule 15 to Clause 43.04*
3. *SPPF and LPPF*

Property No.:	109437
Title Details:	Lot 8 on Plan of Subdivision 144554 Volume 09549 Folio 735
Applicant:	2181 Planning
Zoning:	General Residential Zone – Schedule 1
Overlays:	Development Plan Overlay – Schedule 15
Objections Received:	Four objections received
Cultural Heritage Management Plan Required:	No, the subject site is not located within an area of Aboriginal cultural heritage sensitivity
Officer Declaration of Conflict of Interest:	No officers involved in the preparation of this report have any direct or indirect interest in this matter

SITE MAP



SUMMARY

The application is seeking approval for the development of the land for 32 double storey dwellings. The land is located within the General Residential Zone – Schedule 1 and is affected by the Development Plan Overlay – Schedule 15 of the Mitchell Planning Scheme.

The application was advertised by mail to adjoining landowners and occupiers, with a sign displayed fronting Eden Place. A total of four objections have been received at the time of writing this report.

The primary matters discussed later in this report are related to the requirements of the Development Plan Overlay – Schedule 15.

This report recommends that a Notice of Decision to Refuse a Planning Permit be issued for the proposed development of the land, as it is considered that the proposal is at odds with the Mitchell Planning Scheme particularly the lack of consistency with the Development Plan Overlay – Schedule 15. It is considered that the proposal would result in a disorderly planning outcome.

Subject Site Description

The subject site is located on the northern side of Eden Place, at the eastern end of the court. The land is triangular in shape, with a narrow street frontage in relation to its side and rear boundaries, with the land covering an area of 8,678sqm.

The site currently contains a single dwelling and associated outbuildings located within the southern portion of the site. Access to the site is afforded via a single crossover to Eden Place.

The topography of the site undulates slightly, with the land falling towards the north to Watson Street. The site contains a number of trees throughout the property, which appear to be mostly planted.

Planning Background

A search of Council's records has revealed that the following planning related outcomes have been determined for the site:

- PLP179/13: Buildings and works for the construction of 20 dwellings – Issued 5 September 2014.

A request to extend the life of planning permit PLP179/13 was refused on 16 June 2016 due to the introduction of the Development Plan Overlay – Schedule 15 which followed Amendment C108 gazetted on 19 May 2016.

The grounds of refusal to the extension of time request were due to the development approved under PLP179/13 not being consistent with the intentions of Schedule 15 to the Development Plan Overlay. In particular, it was considered that the proposal failed to connect effectively with the greater part of Wallan. The previous approval also encouraged fragmented development on the site not consistent with the strategic direction of the Development Plan Overlay – Schedule 15.

Title/Restrictions/Agreements

The copy of title submitted with the application indicates that the site is not affected by any restrictive covenants or agreements, although an easement (identified as E-3 on LP144554) for the purpose of drainage and sewerage traverses the site adjacent to the eastern boundary.

Surrounding Area

The subject site is located at the end of a court bowl (Eden Place) where a variety of housing types exist, including semi-detached unit development in amongst full detached single dwellings on larger, almost semi-rural style configurations.

The landscape is mostly flat, except for slight undulations, fall towards the north.

PROPOSAL

The application seeks approval for the buildings and works to construct 32 double storey dwellings. The proposal seeks to demolish the existing dwellings and outbuildings and clear the site of vegetation. Plans of the proposal are found at attachment 1.

All but two proposed dwellings will obtain vehicle access from a common property driveway, which branches into two sections from a single point of entry from Eden Place. The other two dwellings are to access Eden Place directly via a double crossover. Six visitor parking spaces are proposed, which are located along the common property driveway.

Three different floor layouts have been proposed, with single car garages proposed for most dwellings regardless of whether they have three or two bedrooms. There may have been opportunity for a tandem space in front of the garages of the three-bedroom dwellings, although insufficient length has been provided to allow for this parking space.

Dwelling type 1 contains open dining, kitchen and living area, bedroom 1, bathroom and garage within the ground floor and an additional three bedrooms and two bathrooms to the first floor. Notation on the floor plans for this dwelling indicate that the garage measures 5.4m in width (which is 100mm less than the double garage requirements).

Dwelling type 2 is proposed to contain an open living, dining and kitchen area, garage, bedroom and two bathrooms to the ground floor, with the first floor to contain two additional bedrooms and another bathroom. The garage dimensions indicate that the garage is intended to accommodate a single car.

Dwelling type 3 is to contain an open living, dining and kitchen area with a bathroom, study and garage to the ground floor, with two bedrooms and a bathroom to the first floor. This dwelling type has a single car garage.

The building design of dwelling types 1 and 2 are to contain a more traditional style, with modern materials. These dwellings will contain a pitched roof, with black brickwork to the ground floor and light grey/cream render to the first floor. Trims are to be dark grey or black.

Dwelling type 3 is to be of a more modern design, with a flat roof and square set shape proposed. External materials are consistent with dwelling types 1 and 2.

Proposed Development Layout

APPLICATION HISTORY

The application was received by Council on 8 August 2018. Further information was requested on 16 August 2018, which was received on 18 September 2018. Public notification of the application commenced on 19 October 2018 and concluded on 6 November 2018. Four objections were received in response to the proposal.

The application was given an opportunity to provide justification for not supplying a Development Plan prior to a planning permit application, however adequate justification could not be substantiated. The applicant was also made aware of the requirements for a Development Plan prior to the permit application during a pre-application meeting held on 9 May 2018.

PLANNING SCHEME PROVISIONS

Zoning

General Residential Zone – Schedule 1 (GRZ1)

Pursuant to Clause 32.08-6, a planning permit is required to construct two or more dwellings on a lot. A development must meet the requirements of Clause 55. The minimum garden area pursuant to Clause 32.08-4 must also be provided (35% for a lot over 650sqm). The application indicates that 36% of the site has been set aside for garden area.

Overlays

Development Plan Overlay – Schedule 15 (DPO15)

The subject site is affected by the Development Plan Overlay – Schedule 15 pursuant to Clause 43.04 of the Scheme. The purpose of the DPO15 is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.*
- *To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the Responsible Authority.*

Pursuant to Clause 43.04-2, a permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the Responsible Authority. A copy of Schedule 15 to Clause 43.04 is attached to this report (attachment 2).

However, pursuant to Section 1.0 of Schedule 15 of the DPO, the Responsible Authority may grant a permit to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the Responsible Authority, provided that the Responsible Authority is satisfied that the proposal will not prejudiced the future use or development of other land within the relevant infill area or reduce the opportunities for a coordinated and master planned development outcome.

Officers consider that the current proposal will prejudice the ability of the site and surrounds to deliver a coordinated outcome as envisaged under the overlay.

Particular Provisions

Clause 52.06 (Car parking)

This clause sets out a number of requirements in relation to car parking and seeks 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.

Pursuant to Clause 52.06-5, one car parking space must be provided to each one or two-bedroom dwelling, and two parking spaces must be provided to each three-or-more bedroom dwelling. One visitor parking space must also be provided to every 5 dwellings for developments of 5 or more dwellings. As the proposal seeks to construct 32 dwellings, the proposed 6 visitor parking spaces is sufficient to meet this requirement.

Clause 52.06-9 sets out a number of design standards for car parking spaces and accessways. The application is mostly in accordance with the requirements for access,

although the application does not provide sufficient length for the tandem parking space to the three and four-bedroom dwellings.

Therefore, the application is not in accordance with the requirements of Clause 52.06, as the minimum number of car parking spaces has not been provided and a reduction of car parking requirements has not been requested or justified.

Clause 55 (Two or more dwellings on a lot and residential buildings)

This clause seeks to achieve residential development that respects the existing neighbourhood character, or which contributes to a preferred neighbourhood character and is responsive to the site and the neighbourhood. Generally, the proposal satisfies many of these requirements, although as stated previously, the application is considered premature until a development plan is approved for the area.

Clause 65 (General Provisions)

The provisions set out within Clause 65 of the Mitchell Planning Scheme are general in nature and provide the Responsible Authority scope to consider an application on topics not specifically covered by policy and zoning or overlay provisions. As the proposal fails to demonstrate a coordinated development approach for an area covered by the Development Plan Overlay, pursuant to Clause 65.01, the proposal does not represent an orderly planning outcome for the area in light in recent strategic planning work to ensure the infill area is fully utilised in an appropriate manner to provide connectivity with the surrounding area and respect future development.

Planning Policy Framework (PPF) & Local Planning Policy Framework (LPPF)

A number of policies are relevant to this application, the most relevant of which are discussed in the discussion section of this report. A comprehensive list of all relevant policies is included at attachment 3.

PUBLIC NOTIFICATION (ADVERTISING)

Formal notification of the application was given by means of letters to adjoining landowners and occupiers, with a sign displayed fronting Eden Place. A total of four objections have been received and are addressed in the section Objectors' Concerns later in this report.

REFERRALS

External

The application was not required to be referred to any external referral authorities.

Internal

The application was discussed internally with Council's Engineering Services Unit, who provided no objection to the proposal subject to conditions.

The application was also discussed with Council's Strategic Planning Unit, who objected to the proposal on the grounds that the application is premature and inconsistent with the intent of the Development Plan Overlay – Schedule 15, as a development plan has not been approved.

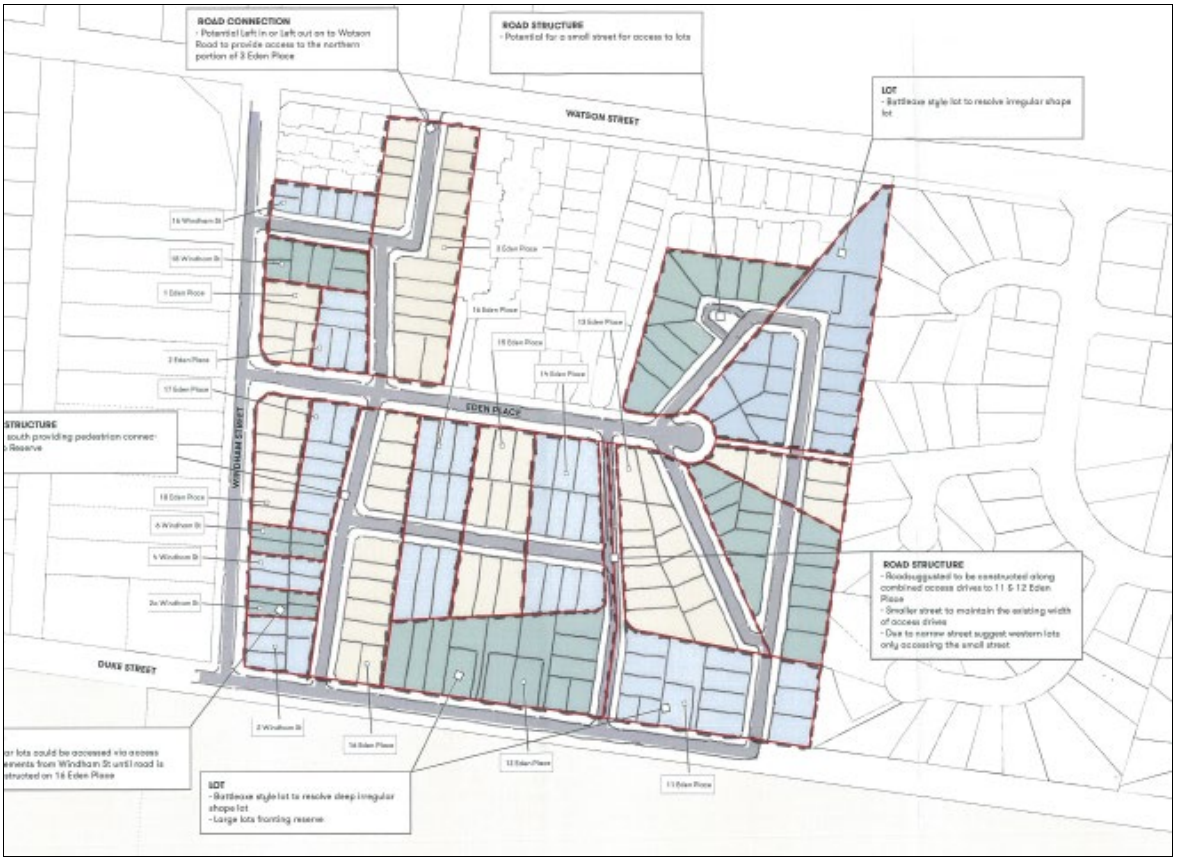
DISCUSSION

Development Plan Overlay – Schedule 15

Schedule 15 of the Development Plan Overlay seeks to ensure that development of this residential infill location is coordinated and does not prejudice the future development of adjoining land. The objective of the overlay to provide for a coordinated and master planned development outcome that ultimately seeks to prevent the ad hoc and isolated unit developments that have occurred in the past.

The requirements for a Development Plan listed under Schedule 15 to Clause 43.04 are comprehensive and provide specific details that must be included as part of a development plan submission.

Council has also generated an indicative development plan layout to assist applicants with the creation of a development plan. This plan was shown to the permit applicant as part of the pre-application meeting held on 9 May 2018. The concept development plan is shown below (the subject site is within the north-eastern corner of the concept design):



The application did not include the submission of a Development Plan, despite concerns being raised as part of Council Officer's request for further information dated 16 August 2018. During the pre-application meeting held with the applicant, advice was provided by officers suggesting that a Development Plan should be submitted that addressed at least a part of the applicable area. It was advised that this would bring greater benefit in terms of the delivery of the area and limit the ad-hoc nature of previous medium density development found along Eden Place.

Any Development Plan approved must not unduly constrain the future development of remaining undeveloped lots and must demonstrate that undeveloped lots can achieve a coordinated development outcome.

The decision guidelines of Schedule 15 to Clause 43.04 set out a number of detailed considerations that must be made by the Responsible Authority, as follows:

- *How the development plan has addressed the Key Directions and Strategies of the Wallan Structure Plan, December 2015.*
- *How the development plan provides for a coordinated development outcome for the entire relevant residential infill area.*
- *In the case of a proposal that is lodged prior to a development plan being approved, that the proposal will not prejudice a coordinated development outcome for the entire residential infill area (either eastern or western portions).*
- *The views of Yarra Valley Water, VicRoads, Melbourne Water, Country Fire Authority and other relevant State Government departments/authorities, as determined by the Responsible Authority.*
- *Impact of the development on the external road network and (including but not limited to works identified in the transport impact assessment report) and any related developer contributions.*
- *Arrangements for the provision and contribution for any necessary physical and social infrastructure as a result of the development.*

It is the view of Council Officers that any development should fully address the requirements and decision guidelines of the Development Plan Overlay – Schedule 15 to ensure a positive development outcome.

In light of the absence of an approved Development Plan that ensures connectivity and increased amenity for residential development, it is considered that the proposed development will limit the opportunity for integration to adjoining sites.

This is particularly evident through the proposal's use of common property and dead end driveways that do not allow for multiple ingress/egress points to the site. As the proposed development will continue the trend of isolated unit developments that Schedule 15 to the Development Plan Overlay sought to prevent, the proposal is considered to be inappropriate and does not meet the objectives of the Development Plan Overlay.

Car parking requirements

Clause 52.06 of the Scheme sets out a number of requirements for the provision of car parking that must be met before a new use or increased use is introduced to a site. The relevant policies of the Planning Policy Framework seek to ensure that an adequate supply of car parking, that is appropriately designed and located, is provided.

Pursuant to the dimension requirements of Clause 52.06 for car parking spaces, the application does not provide appropriately dimensioned car parking spaces to allow for two car parking spaces to each three-or-more-bedroom dwelling proposed as part of the application. Pursuant to Clause 52.06-9, double car garages must be at least 6m in length and 5.5 metres in width (measures inside the garage or carport). The submitted plans only provide 5.4m in width, which is 100mm less than the standard

requirement. For three-bedroom dwellings that are proposed to contain a single car garage, the proposal does not meet the requirements for a tandem car parking space, as the space must be at least 4.9m in length with 500mm between the tandem space and the garage parking space. The proposal does not provide sufficient length to meet this requirement.

Therefore, the proposal is considered an overdevelopment of the site as inadequate space has been provided to allow for safe and sufficient car parking spaces for each proposed dwelling.

OBJECTORS' CONCERNS

The objections received in relation to the current proposal cover a number of matters and are addressed below:

Concern	Response
Proposed entertaining areas facing private open space of adjoining land and increased noise impacts.	The location of private open space proposed as part of the application is not considered to be inappropriate or detrimentally affect the amenity of adjoining properties given that the dwellings will not introduce a use that is incompatible with the existing nature of the area. Further to this in relation to noise generation, the proposed development is for residential purposes and is consistent with surrounding land uses.
Increased traffic along Eden Place and through Watson Street.	Given the lack of a Development Plan, traffic movements and generation has not been satisfactorily addressed by the proposal.
Drainage issues.	Council's Engineering Unit have not indicated that the site cannot be appropriately drained and have provided conditions that would address the drainage of the site into the existing stormwater system.
Loss of privacy as a result of the two-storey nature of the proposal.	The two-storey nature of the proposal is not considered to be inappropriate given that the proposal demonstrates sufficient setbacks from adjoining properties.
Limited access for emergency vehicles.	Given the dead-end nature of the common property access, the lack of vehicular connectivity to the wider area may impact the ability for emergency vehicles to access the site should there be congestion along Eden Place.

Proposal is not aesthetically pleasing and does not respect the character of the area.	Given that a Development Plan has not been approved, the proposal is not considered to be respectful of the surrounding area and prejudices development on adjoining land.
Loss of semi-rural character.	It is acknowledged that the site in its current condition reflects a semi-rural property, although as the site is identified as an infill area, with the surrounding area having been fragmented by medium density development, the intent of the proposal is not considered inappropriate. Although, as the proposal has not demonstrated an integrated development with adjoining lots, the proposal is not considered respectful of the surrounding area.

CONCLUSION

Whilst the proposal is permissible under the General Residential Zone and generally meets the requirements of Clause 55 of the Mitchell Planning Scheme, the proposal fails to demonstrate compliance with the Development Plan Overlay – Schedule 15 that applies to the Eden Place neighbourhood and Clause 52.06 for the provision of appropriately designed car parking.

Therefore, the application is considered to represent a disorderly planning outcome and is at odds with the objective for integrated future development within the area. It is considered that the proposal cannot be supported, and it is therefore recommended that a notice of refusal is issued.

RECOMMENDATION

THAT Council having complied with the relevant Sections of the *Planning and Environment Act 1987*, resolve to issue a Notice of Refusal to Grant a Planning Permit in respect of Application No. PLP206/18 for the development of the land for multiple dwellings at Lot 8 on Plan of Subdivision 144554 Volume 09549 Folio 735, known as 8 Eden Place, Wallan, on the following grounds:

1. The proposal will prejudice the desired outcomes of the Development Plan Overlay – Schedule 15 pursuant to Clause 43.04 of the Mitchell Planning Scheme, as the requirement for the submission of a Development Plan prior to the lodgment of a planning permit application has not been fulfilled.

2. The proposal does not demonstrate a coordinated development outcome for the entire residential infill area affected by the Development Plan Overlay – Schedule 15 pursuant to Clause 43.04 of the Mitchell Planning Scheme.

3. The absence of an approved Development Plan for the entire development area will result in a disorderly planning outcome for the area.

4. The proposal will detrimentally impact on the amenity of the adjoining residents as the proposal does not respect the preferred character of the surrounding area and prejudices existing and future development on adjoining land.

5. The proposal will detrimentally impact on the amenity of adjoining residents as the development layout will result in poor vehicle movements through the end of Eden Place.

6. The proposal does not meet the requirement of Clause 52.06 of the Mitchell Planning Scheme for the provision of car parking.

MITCHELL SHIRE COUNCIL

Council Meeting Attachment

DEVELOPMENT AND INFRASTRUCTURE

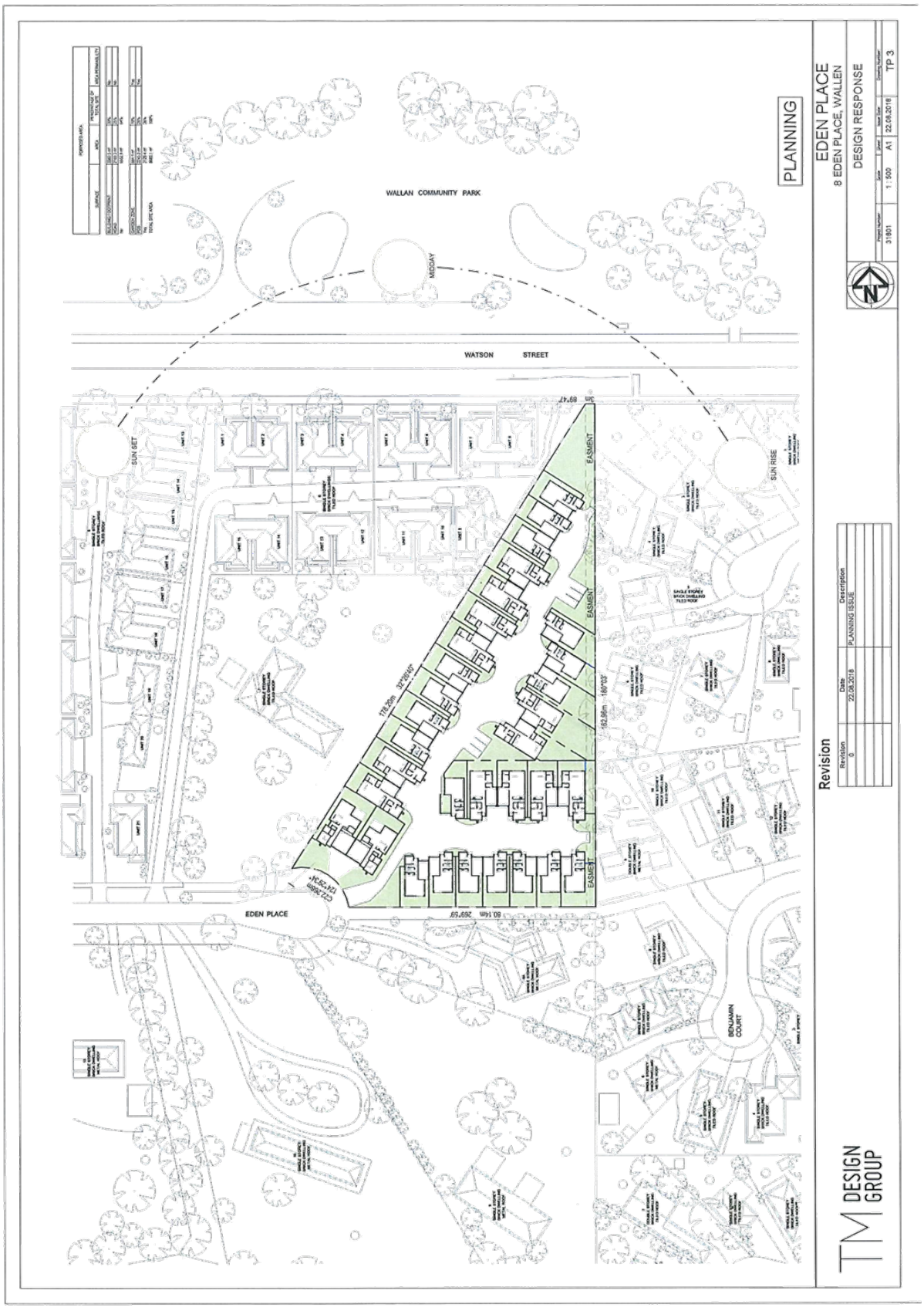
17 DECEMBER 2018

9.4

PLANNING PERMIT APPLICATION PLP206/18 FOR DEVELOPMENT OF THE LAND FOR MULTIPLE DWELLINGS AT 8 EDEN PLACE WALLAN

Attachment No: 1

8 Eden Place Wallan - Plans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8 EDEN PLACE, WALLEN
DESIGN RESPONSE
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MIDGAY
WATSON STREET
SUN SET
SUN RISE
EASEMENT
EDEN PLACE
BENJAMIN COURT
Revision
Revision
Date
Description
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22.08.2018
PLANNING ISSUE
TM DESIGN GROUP

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Drawing Number
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6 SINGLE STOREY BRICK DWELLINGS TILED ROOF
UNIT 13
UNIT 12
UNIT 11
UNIT 10
UNIT 9
UNIT
EASEMENT
GARAGE
LIVING
DINING
STUDY
BED 1
POS

PLANNING
EDEN PLACE
8 EDEN PLACE, WALLEN
PROPOSED PLAN - LVL 1
TP 5
Revision
Date
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EASMENT

PLANNING
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PROPOSED ROOF PLAN
TP 6
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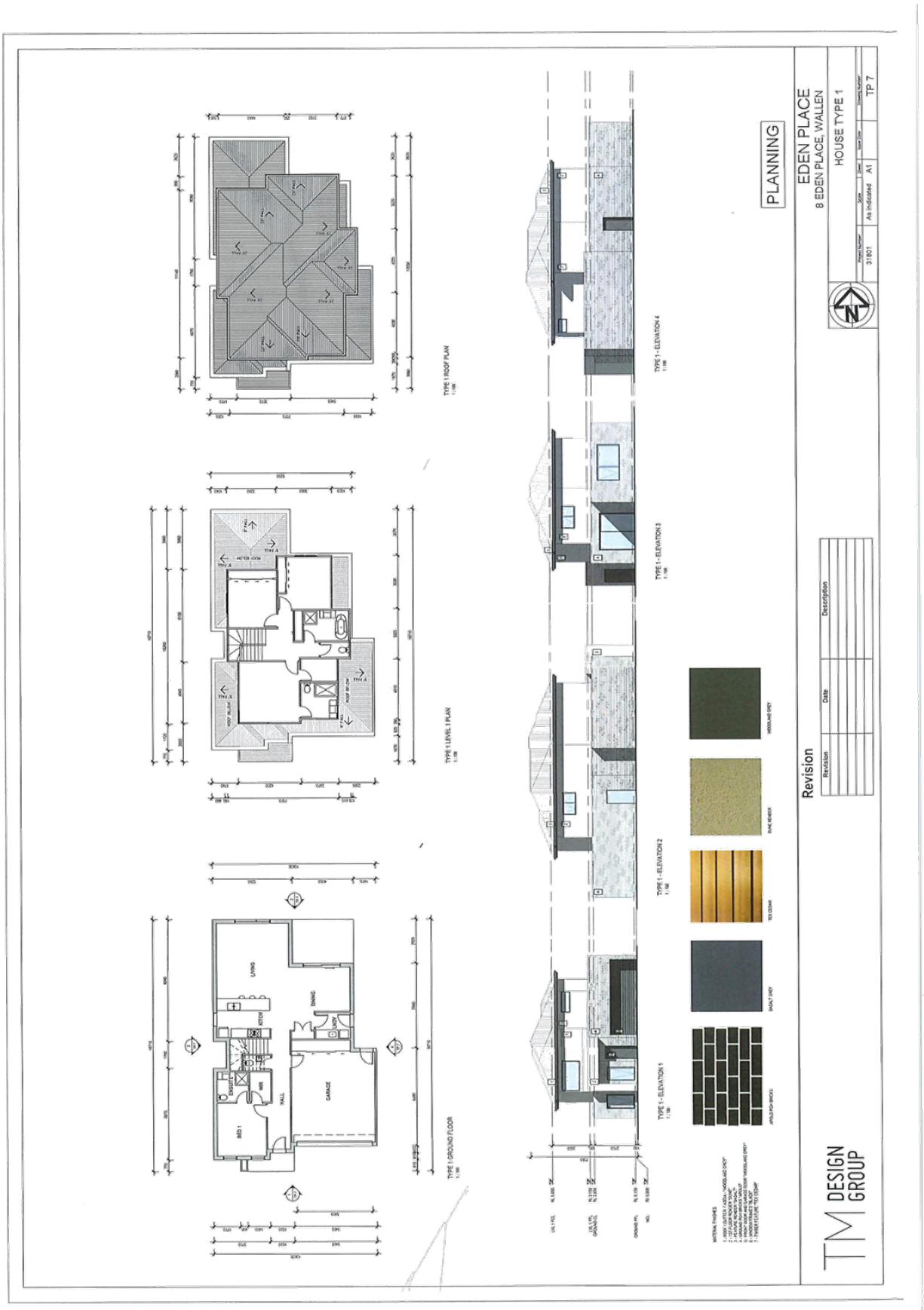
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8 EDEN PLACE, WALLEN
HOUSE TYPE 1
TP 7
Revision
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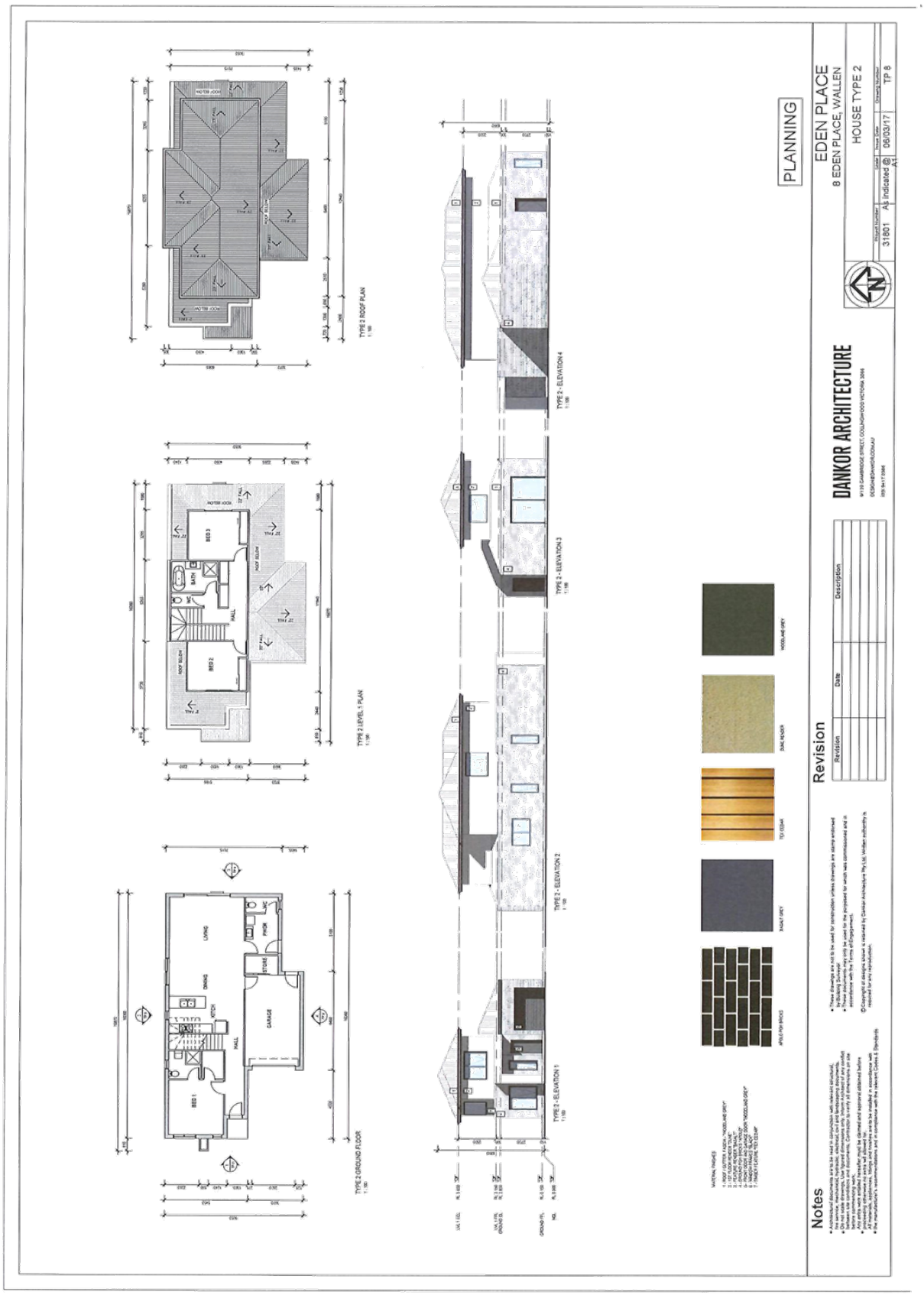
TYPE 1 LEVEL 1 PLAN
TYPE 1 GROUND FLOOR
TYPE 1 - ELEVATION 4
TYPE 1 - ELEVATION 3
TYPE 1 - ELEVATION 2
TYPE 1 - ELEVATION 1
LIVING
DINING
KITCH
ENSUITE
BED 1
HALL
GARAGE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DANKOR ARCHITECTURE
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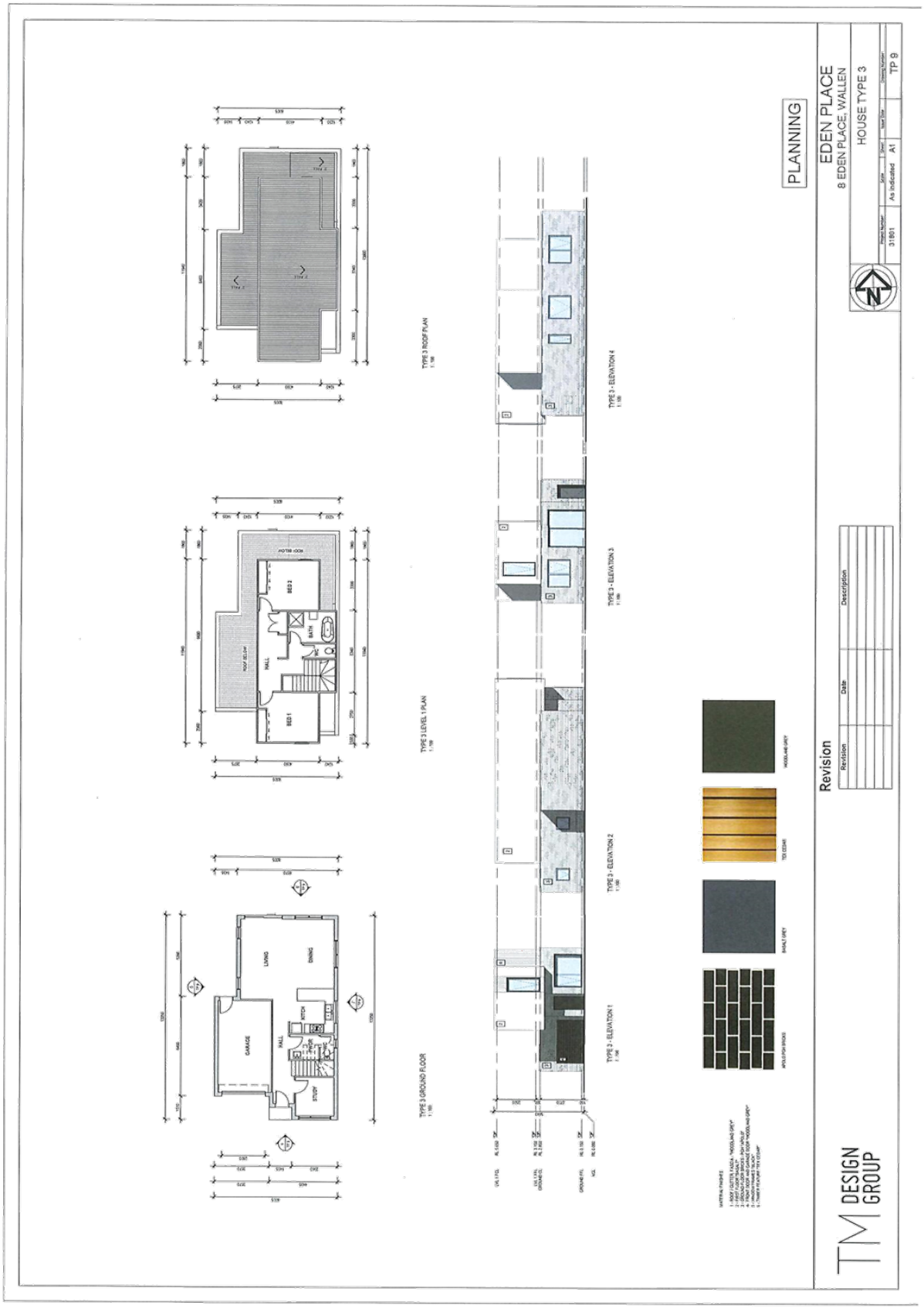
TYPE 2 - ELEVATION 3
TYPE 2 - ELEVATION 4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HOUSE TYPE 3
TP 9
Revision
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TYPE 3 - ELEVATION 1
TYPE 3 - ELEVATION 2
TYPE 3 - ELEVATION 3
TYPE 3 - ELEVATION 4
GARAGE
LIVING
DINING
KITCHEN
HALL
STUDY
BED 1
BED 2
BATH
WC
ROOF BELOW

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DEVELOPMENT AND INFRASTRUCTURE

17 DECEMBER 2018

9.4

PLANNING PERMIT APPLICATION PLP206/18 FOR DEVELOPMENT OF THE LAND FOR MULTIPLE DWELLINGS AT 8 EDEN PLACE WALLAN

Attachment No: 2

Schedule 15 to Clause 43.04

19/05/2016 C108

SCHEDULE 15 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO15**.

Watson Street South, Wallan

This schedule aims to ensure the coordinated development of two residential infill locations within the Wallan Township. Each infill location is south of Watson Street and connects to existing residential neighbourhoods.

The western infill area is bound by Windham Street (west) and Duke Street (south) and existing development to the north and east. The eastern infill area adjoins the Hume Freeway reservation and is accessed from McCarthy Court and Butler Court.

1.0 Requirement before a permit is granted

19/05/2016 C108

The responsible authority may grant a permit to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority, provided that the responsible authority is satisfied that the proposal will not prejudice the future use or development of other land within the relevant infill area or reduce the opportunities for a coordinated and master planned development outcome.

2.0 Conditions and requirements for permits

19/05/2016 C108

A permit must contain conditions or requirements which give effect to the provisions and requirements of the approved development plan.

If not already resolved via a suitable form of agreement, a permit must contain requirements which implement the offsite (external) developer contribution obligations, as identified within the required traffic impact assessment report, pedestrian walkway and cycle path plan and community infrastructure and open space needs assessment.

3.0 Requirements for development plan

19/05/2016 C108

Any development plan must (unless otherwise agreed with the responsible authority) relate to the entire relevant residential infill area, being either the eastern or western infill area. Development plans may be prepared separately for the eastern (accessed from Eden Place) and western (accessed from McCarthy Court/Kirribilli Crescent) infill areas. Any development plan must not unduly constrain the future development of remaining undeveloped lots and must demonstrate that undeveloped lots can achieve a coordinated development outcome.

A development plan must show and include, as appropriate, the following to the satisfaction of the responsible authority:

- The development and use of each part of the land.
- Proposed subdivision layout demonstrating a diversity of residential lot sizes.
- The staging of development.
- Multiple vehicle entry and exit points to facilitate connectivity and linkages as well as safety in the event of fires, accidents or other unforeseen emergencies.
- A traffic impact assessment report which reviews internal and external traffic and movement network impacts, prepared in consultation with VicRoads and to the satisfaction of the responsible authority, and identifies costs for developer contributions

where the impact is outside the developable area. The following must be considered within the assessment report:

- The distribution, hierarchy and characteristics of vehicular and pedestrian circulation networks.
- The impact of additional development on the intersection of Watson Street and McCarthy Court and appropriately apportioned developer contributions for any required upgrade works to this intersection.
- The need to construct Duke Street adjoining the western infill area and the appropriately apportioned developer contributions for its construction.
- The suitable location for any future public bus route.

- Any development plan for the eastern infill area must include a noise attenuation report prepared by a suitably qualified acoustic consultant to the satisfaction of VicRoads. The report must provide recommendations for noise attenuation treatment necessary to protect noise sensitive uses from traffic noise from the Hume Freeway road reserve in accordance with relevant VicRoads' Noise Policy.
- A pedestrian walkway and cycle path plan which identifies:
  - The interfaces with and proposed connections to existing pathways (cycle and pedestrian) within the surrounding street network.
  - Contiguous pedestrian and cycle connectivity between the development area and the Wallan activity centre and Hadfield Park.
  - The provision of developer contributions for footpath construction within Eden Place, McCarthy Court and Butler Court.
- An assessment of the community infrastructure and open space needs generated by any subdivision or development of the land. The assessment must identify the costs for developer contributions and appropriate apportionment for the provision of community infrastructure and passive and active open space.
- An assessment consistent with the requirements of the *Permitted clearing of native vegetation: biodiversity assessment guidelines* (Department of Environment and Primary Industries, September 2013).
- A landscape plan which identifies the following:
  - The landscape treatments for any public reserve, including reserves for the purpose of draining, public open space and carriageway/road.
  - The proposed species and plant spacing of street trees, this must include consideration of existing street tree planting patterns and species within the surrounding area.
- A civil infrastructure and drainage report that addresses the capacity of infrastructure to service the development (including drainage and sewerage), the treatment and retardation of stormwater and responds to the principles of water sensitive urban design and environmental functions of waterways. The report should have regard to the policies and guidelines of servicing authorities.

4.0 Decision Guidelines

19/05/2016
C108

Before deciding on an application for a permit or a request to approve a development plan or a request to amend an approved development plan, the responsible authority must consider, as appropriate:

- How the development plan has addressed the Key Directions and Strategies of the *Wallan Structure Plan, December 2015.*

- How the development plan provides for a coordinated development outcome for the entire relevant residential infill area.
- In the case of a proposal that is lodged prior to a development plan being approved, that the proposal will not prejudice a coordinated development outcome for the entire residential infill area (either eastern or western portions).
- The views of Yarra Valley Water, VicRoads, Melbourne Water, Country Fire Authority and other relevant State Government departments/authorities, as determined by the responsible authority.
- Impact of the development on the external road network and (including but not limited to works identified in the transport impact assessment report) and any related developer contributions.
- Arrangements for the provision and contribution for any necessary physical and social infrastructure as a result of development.

MITCHELL SHIRE COUNCIL

Council Meeting Attachment

DEVELOPMENT AND INFRASTRUCTURE

17 DECEMBER 2018

9.4

PLANNING PERMIT APPLICATION PLP206/18 FOR DEVELOPMENT OF THE LAND FOR MULTIPLE DWELLINGS AT 8 EDEN PLACE WALLAN

Attachment No: 3

SPPF and LPPF

PLANNING POLICY FRAMEWORK (PPF) AND LOCAL PLANNING POLICY FRAMEWORK (LPPF)

Policy	Objective
Clause 15.01-2S (Building design)	This clause is relevant and has the following objective: *To achieve building design outcomes that contribute positively to the local context and enhance the public realm.* Strategies of this clause include: *Ensure the development responds and contributes to the strategic and cultural context of its location.* *Minimise the detrimental impact of development of neighbouring properties, the public realm and the natural environment.*
Clause 15.01-1S (Urban design)	This clause is relevant and has the following objective: *To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.* Strategies of this clause include: *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 butting transport corridors.*
Clause 16.01-3S (Housing diversity)	This clause is relevant and has the following objective: *To provide for a range of housing types to meet diverse needs.* Strategies of this clause include: *Ensure housing stock matches changes demand by widening housing choice.* *Ensure planning for growth areas provides for a mix of housing types through a variety of lot*

	sizes, including higher housing densities in and around activity centres.
Clause 16.01-2S (Location of residential development)	This clause is relevant and has the following objective: *To locate new housing in designated locations that offer good access to jobs, services and transport.* Strategies of this clause include: *Increase the proportion of new housing in designated locations within established urban areas and reduce the share of new dwellings in greenfield and dispersed development areas.* *Identify opportunities for increased residential densities to help consolidate urban areas.*
Clause 18.02-3S (Road system)	This clause is relevant and has the following objective: *To manage the road system to achieve integration, choice and balance by developing an efficient and safe network and making the most of existing infrastructure.* Strategies of this clause include: *Make better use of roads for all road users through the provision of wider footpaths, bicycle lands, transit lanes (for buses and taxis) and specific freight routes.*
Clause 18.02-4S (Car parking)	This clause is relevant and has the following objective: *To ensure an adequate supply of car parking that is appropriately designed and located.* Strategies of this clause include: *Allocate or require land to be set aside for car parking subject to the existing and potential modes of access including public transport, the demand for off-street car parking, road capacity and the potential for demand management of car parking.*

Clause 21.02-1 (Urban growth)	This clause is relevant and has the following objective: *To plan for the orderly development of existing settlements.* Strategies of this clause include: *Encourage infill development where this can make use of existing infrastructure capacity.*
Clause 21.06-1 (Urban environment)	This clause is relevant and has the following objective: *To enhance the presentation of towns and their main road entrances.* Strategies of this clause include: *Improve the quality of development through improved design, siting and landscaping.* *Support respectful infill development that contributes to the character and identity of towns.*
Clause 21.07-1 (Residential development)	This clause is relevant and has the following objective: *To provide variety and choice in housing styles and densities.* Strategies of this clause include: *Identify preferred areas for increased residential densities.*
Clause 21.11-9 (Wallan)	This clause is relevant and has the following objective: *Encourage infill development within established residential areas.* *Build the community into the physical form and function of a town rather than as a scattered residential area.* *Create a street network that provides for safe and efficient access between residential neighbourhoods, the town centre and other key destinations in Wallan.*

	Encourage active and sustainable transport modes i.e. walking, cycling across Wallan to reduce the use of private vehicles on existing and future streets.