

1 CONSTRUCTION OF FOUR DWELLINGS - 3 GOFF STREET, BEACONSFIELD

FILE REFERENCE INT1919691

RESPONSIBLE GENERAL MANAGER Andrew Paxton

AUTHOR Melanie Wright

RECOMMENDATION

That a Notice of Decision to Grant Planning Permit T180694 be issued for Construction of four (4) dwellings on a lot at 3 Goff Street, Beaconsfield subject to the conditions attached to this report.

Attachments

- | | | |
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| 1 | Locality Map | 1 Page |
| 2 | Development Plans | 5 Pages |
| 3 | Copy of Objections, circulated to Councillors only | 6 Pages |

EXECUTIVE SUMMARY:

APPLICATION NO.:	T180694
APPLICANT:	Victorian Women's Housing Association Ltd
LAND:	3 Goff Street, Beaconsfield VIC 3807
PROPOSAL:	Construction of four (4) dwellings on a lot
PLANNING CONTROLS:	General Residential Zone
NOTIFICATION & OBJECTIONS:	Notice of the application has been given by sending notices to the owners and occupiers of adjoining land and placing one (1) sign at the frontage of the site. Four objections were received
KEY PLANNING CONSIDERATIONS:	Neighbourhood Character Traffic and Congestions Amenity
RECOMMENDATION:	Approval

BACKGROUND:

There is no relevant planning history for the subject site.

SUBJECT SITE

The site is located on the west side of Goff Street, Beaconsfield.

A single crossover is located adjacent to the northern boundary of the site and provides vehicle access to Goff Street. The site is a rectangular shape with a street frontage of 18.29 metres, a site depth of 45.11 metres, with a total site area of approximately 825sqm.

The site currently contains a single storey dwelling with a carport, two outbuildings and one large canopy tree.

The topography of the land slopes gently from the south-west corner to the east of the site.

The subject site is located in a residential area located in close proximity to Beaconsfield Metropolitan Train Station and the Beaconsfield Commercial Centre.

The main characteristics of the surrounding area are that of an established residential area with an emerging character of in fill development. Details of adjoining sites are as follows:

- North - No.1 Goff Street – a single storey residential building
- South - No.5 Goff Street – a single storey dwelling
- East- Nos. 6 & 8 Goff Street – single storey dwellings
- West – No. 4 Horner Street – a newly construction double storey dwelling with an outbuilding constructed on the common boundary.

PROPOSAL

It is proposed to construct four dwellings on the lot. The development will comprise of four single bedroom units, the building is single storey will have a maximum height of 5.075 metres and total site coverage of 36.1%. The building provides a contemporary design that incorporates materials common in the area of brick, timber and colourbond roofing.

Each of the dwellings will have an L-shape configuration that will comprise of a single bedroom, bathroom, kitchen, living, and dining plus office area with moveable partisan walls. Living areas are designed to have direct access to the secluded private open spaces, each of the units are provided with a minimum area of 25sqm of secluded private open space.

Single undercover carports are provided to each dwellings, the covered areas will provide shelter for dwelling entrances with the exception of unit 1 which will have a primary dwelling entrance facing Goff Street. Car spaces for unit 1 & unit 2 will be adjacent to each other and similarly car spaces for unit 3 and unit 4 are adjacent to each other this configuration will include a permeable partisan wall to allow for passive surveillance.

The proposal includes the provision of substantial landscaping with paving associated with car parking and access ways, designed to be a component of the landscaping.

PLANNING SCHEME PROVISIONS

State Planning Policy Framework (SPPF)

The relevant clauses of the SPPF are:

- 11.02-2S Structure Planning
- 11.06-2 Housing choice;
- 11.06-5 Neighbourhoods;
- 11.06-6 Sustainability and resilience;
- 15.01-02S Building design;
- 15.01-4R Health Neighbourhoods
- 15.01-5S Neighbourhood character;
- 15.01-6 Healthy neighbourhoods;
- 15.02-1 Energy and resource efficiency;
- 16.01-1 Integrated housing;
- 16.01-2R Housing opportunity areas – Metropolitan Melbourne
- 16.01-3S Housing Diversity
- 16.01-4 Housing diversity.

Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

- 21.03-1 Housing; and
- 21.06-1 Design and built form

Relevant Particular/ General Provisions and relevant incorporated or reference documents

The relevant provisions/ documents are:

- Cardinia Shire's Liveability Plan 2017-2029;
- Cardinia Affordable Housing Strategy
- Clause 55 Two or More Dwellings on a Lot and Residential Buildings;
- Clause 52.06 Car Parking;
- Clause 52.17 Native Vegetation
- Clause 65 Decision Guidelines
- Clause 66 Referral and Notice Provisions

Cardinia Shire's Liveability Plan 2017-2029

This proposal has regard to Cardinia Shire's Liveability Plan 2017-2029, in particular:

- Improved Social Cohesion through the use of shared public space
- Improved safety through a strong address to the street and associated passive surveillance frontages
- Reduce obesity through the use of common park areas and decreased dependency on cars to encourage public transport use in a well serviced area of Beaconsfield

Zone

The land is subject to the **General Residential Zone**

Overlays

The land is not subject to any overlays.

PLANNING PERMIT TRIGGERS

The proposal for the construction of four (4) dwellings on a lot requires a planning permit under the following clauses of the Cardinia Planning Scheme:

- Pursuant to Clause 32.08-6 of the General Residential Zone a permit is required to construction two or more dwellings on a lot.

PUBLIC NOTIFICATION

The application has been advertised pursuant to Section 52 of the Planning and Environment Act 1987, by:

- Sending notices to the owners and occupiers of adjoining land.
- Placing a sign on site

Council has received four (4) objections to date.

The key issues that were raised in the objections are:

- Traffic
- Noise
- Amenity
- Neighbourhood Character
- Reduce property prices
- Construction impact (safety & fire)

REFERRALS

The application did not require referral to external referral departments.

DISCUSSION

A number of State and Local policies are relevant to this application which seeks approval for development of residential land close to the Beaconsfield Commercial Centre. The proposal of this scale must be considered on its merit from a wider strategic perspective at a Local and State Strategic level. Policies such as Clause 15.01 (Urban environment), Clause 16.01 (Residential development) and Clause 21.06-1 (Design and built form) aim to encourage housing diversity, promote a high standard of design and achieve attractive, diverse, sustainable and liveable neighbourhoods.

At a local level, Clause 21.03-1 (Housing) of the Local Policy Planning Framework in conjunction with the Municipal Statement provide objectives and strategies to help deliver a range of housing types at increased densities, while being consistent with the existing and/or preferred neighbourhood character.

This is further encouraged by Clauses 11.06-2 (Housing choice) and 11.06-5 (Neighbourhoods) that aim to provide housing diversity close to jobs and services. More specifically, these clauses include strategies that seek to facilitate increased housing in the established areas and in areas with appropriate infrastructure and access to jobs and public transport and deliver a diverse mix of housing types. The location of the subject site is strategically well placed to meet this objectives as it is located within 500 metres of the Beaconsfield Town Centre and 450 metres of the Beaconsfield Railway Station.

Clauses 11.06-6 (Sustainability and resilience), 15.02-1 (Energy and resource efficiency) and 21.02-8 (Resource conservation) are also applicable to this application. These clauses generally seek to create a more sustainable and resilient city by encouraging development to maximise efficient use of energy and minimise greenhouse gas emissions. 15.01-5S (Neighbourhood Character) seeks to achieve development

that responds to cultural identity and contributes to existing or preferred neighbourhood character of the area.

The proposal is also considered consistent with the sustainability and energy efficiency objectives of the Planning Scheme with the dwellings orientated to the north to maximise solar access to reduce dependence on heating and cooling systems. The plans demonstrate that the overall development maximises the northern orientation with the inclusion large areas for landscaping and permeability.

The proposal contributes towards a diversity of housing types and sizes, with four single storey dwellings providing a more refined and intense form of housing that is emerging in the area. These types of development make for a more efficient use of available land. The dwellings are attached units that are considered to be consistent with the emerging character of the immediate area where examples of single storey attached and semi-detached developments on lot sizes generally under 300 square metres are found. The proposal helps to respect the character of the existing area, with the use of features and materials that are consistent with what is found in the wider area, such as weatherboard and brick finishes and provide open areas for landscaping in the front setback.

General Residential Zone

The subject site is zoned General Residential, the purpose of which zone seeks to encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport. The zone also encourages development that is responsive to the existing precinct and reflects the preferred character of the area.

In this application, a permit is only required to construct two or more dwellings on a lot under Clause 32.08-6, in this case the construction of four (4) dwellings. The use of the land for four (4) dwellings does not require a planning permit under the zone.

The decision guidelines of this zone cover a number of matters, including:

- The objectives, standards and decision guidelines of Clause 55
- The Municipal Planning Strategy and the Planning Policy Framework
- The objectives set out in a schedule to this zone
- Any other decision guidelines specified in a schedule to this zone

The proposal includes the development of a residential site which is in close proximity to the Beaconsfield Town Centre. The subject site for the proposal is located in the predominantly residential precinct which is accommodating housing growth in an area that is very well served by infrastructure and is located in walking distance to the commercial centre of Beaconsfield. The proposal provides a development for the site which is of a scale that allows for a sensitive transition from the emerging residential character of the area.

Pursuant to the Zone a mandatory garden area of 35% must be provided across the site, the proposal satisfies the requirement providing 36.0% of garden area. Similarly, the Zone sets a mandatory height limit of development to 11 metres in height, the proposal does not exceed overall height of 5.1 metres from natural ground level.

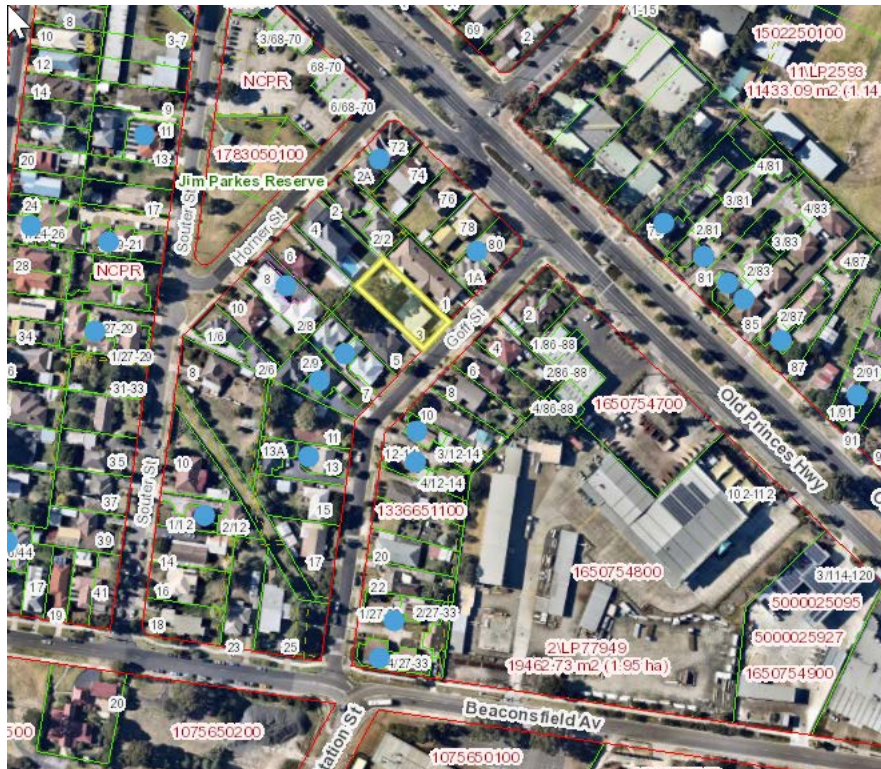
The proposal has been assessed against the requirements of Clause 55 – Two or more dwellings on a lot to determine whether the proposal can achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character. The proposal must also provide a reasonable standard of amenity for existing and new residents.

A summary of the assessment against the requirements of Clause 55 is shown below, with the proposal meeting all relevant objectives.

Clause 55.02 Neighbourhood character and infrastructure:

It is considered that the proposed development generally accords with the emerging neighbourhood character of the area. The proposal reinforces the residential character of the area, which is has seen an

emerging character of older housing stock being revitalised with single storey semi-attached unit developments. The proposal uses appropriate design responses including, materials and siting to complement its location, built form is designed to have the development appear as a single dwelling. The development is well integrated with the streetscape with unit 1 designed to front Goff Street with landscaped frontage. The location of the proposal is of an appropriate scale given its proximity to Beaconsfield Activity Centre where dwelling diversity is encouraged. Examples of unit development in the area include Nos. 7, 9, 13, 12-14 and 27-33 Goff Street.



Unit developments in local area highlighted with blue dot

The development can be suitably accommodated into the infrastructure of the existing area and as such, all reticulated services will be available to the development.

The proposal provides a contemporary interpretation of the existing neighbourhood character by including pitched roofs, large openings and appropriate street setbacks with no front fences to allow for adequate landscaping opportunities.

Clause 55.03 Site layout and building massing:

The proposal is considered to meet the standards and objectives of Clause 55.03 with the standards respect the preferred neighbourhood character of the area. The development is compliant with the street setback and overall it is considered that the site layout and building form of the proposal are consistent with the relevant standards.

Building heights (maximum height of 5.1 metres), site coverage (approx. 36 per cent) and permeability are within the standards. Energy efficiency, safety, landscaping, access and parking location are all considered appropriate and in accordance with the required standards.

Clause 55.04 Amenity Impacts:

Clause 55.04 (Amenity Impacts) outlines requirements for assessing amenity impacts on adjoining neighbours with standards addressing such things as overshadowing, overlooking and side and rear setbacks. The proposed development, when assessed against the provision of Clause 55, was identified not to unreasonably limit the amenity of adjoining neighbours with the proposal meeting most standards in relation to matters such as daylight to existing windows, overshadowing and overlooking.

The proposed wall on boundary along the rear boundary is compliant with the allowable height and length set by the standard, an objection was received in relation to this element of the development. The applicant revised plans to set the wall on the boundary in from the adjoining boundary by 150mm to avoid the need to replace the existing boundary fence.

The applicant has indicated that a 1 metre setback of the wall would be accommodated by shifting the entire development to the street and as a result require a reduced street setback. The gesture may ease objector concerns, and a reduced street setback would be considered appropriate in the site context, however it is not considered appropriate to require this setback as a condition of approval, as the proposal is compliant with the standard. A wall of a similar length and height is constructed on the adjoining neighbours' property. In requiring the setback change, this will result in the floor layout of each unit, and private opens space to be compromised. In addition, the proposal is for social housing and the change may compromise the integrity of the development in ensuring high amenity accommodation outcomes.

Overall, the proposal is compliant with the standards of Clause 55.04 (Amenity Impacts) with no unreasonable amenity impacts to result from the proposal therefore it is considered that the proposal is unlikely to cause material detriment to adjoining neighbours.

Clause 55.05 On Site Amenities and Facilities:

The development has been designed to provide a sense of identity for each dwelling and adequate open space areas in accordance with the requirements of Clause 55. Each dwelling is provided secluded private open space at ground floor of 25 sqm or more plus the space of the front communal area. As the proposal is for single bedroom dwellings this amount of SPOS is considered appropriate and meaningful for the purpose of the proposal. The proposal has been designed to ensure adequate provision of on-site amenities and facilities, including accessibility, daylight and solar access.

The proposal orientates the dwellings including living areas, openings and private open spaces to the north of the site to utilise solar access. It is considered that the proposal provides a high level of internal amenity for future occupants of the dwellings.

Clause 55.06 Detailed Design:

The design details of the proposed development are compatible with the character of the surrounding area. The proposal comprises a contemporary residential standard of design that does not detract from the surrounding area. It includes features such as single storey built form, use of materials which are common in the immediate neighbourhood character and will make a positive contribution to the area.

All dwellings have vehicle and pedestrian access via internal access ways and while there are common property access ways provided, the space has been designed to ensure the spaces are practical, attractive and easily maintained. It is considered that all site services and facilities can be provided to the site, and this will take the form of conditions on any permit issued.

No front fences is proposed allowing for an attractive landscape featured front setback.

Overall, it is considered that the proposal incorporates design detail that respects the existing neighbourhood character.

Clause 52.06 - Car Parking

The purpose of Clause 52.06 is 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 car parking requirements for the proposal.

The carparking requirement of one space per unit has been supplied.

OBJECTIONS:

Below are responses to concerns raised by objectors:

- *Amenity Impacts*
 - *Safety*
 - *Noise*
 - *Proximity to adjoining boundary*

The proposal has been assessed against the amenity impact provisions of Clause 55 – two or more dwellings on a lot. The assessment against the amenity impact standards, including overlooking, overshadowing and daylight to existing windows, found that the proposal would not result in unreasonable amenity impacts to adjoining neighbours.

Noise normal to a dwelling cannot be considered and residents of the dwellings are subject to EPA and Local Laws noise requirements. Air conditioning is considered normal to a dwelling and it would be unreasonable to condition deletion of any external plants for heating cooling unit.

- *Loss of property value*

Loss of property value is not a consideration under the *Planning and Environment Act 1987*.

- *Traffic*

The proposal complies with the required car parking rate and the application was referred to Council's Traffic Department, who did not raise concern with the in regards to traffic generation.

- *Construction on the boundary*

The proposal has been assessed against the provision of the Cardinia Planning Scheme including ResCode which includes a standard on walls on boundaries. While the proposal includes a wall on boundary is it compliant with the standard. The applicant revised plans to set the wall off the boundary to avoid replacing the fence, however the objector has requested a 1 metre setback. The applicant has indicated that this could be accommodated by shifting the development to the street and requiring a reduced street setback. This is not considered appropriate in orderly planning, as the wall is compliant with the standard, a wall on boundary already exists on the boundary of the adjoining lot. In addition, a 1 metre space adjacent to a boundary is essentially an unusable space as it cannot be considered private open space and the proposal is for social housing so the quality of the development may be compromised by a reduction in the floor areas.

Additional concerns regarding safety during the construction and fire rating were raised, these are issued dealt with at the building and construction stages and are not relevant to planning.

CONCLUSION

Having regard to the above, it is considered that the proposal is consistent with the Cardinia Planning Scheme. It is recommended that a Notice of Decision to Grant Planning Permit **T180694** be issued for the **Construction of four (4) dwellings at 3 Goff Steet, Beaconsfeild** subject to the following conditions:

CONDITIONS

1. Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale and fully dimensioned. The plans must be generally in accordance with the plans submitted with the application but modified to show:

Amended Landscape Plan:

- a. A landscape plan prepared by a person suitably qualified and experienced in landscape design to the satisfaction of the Responsible Authority must be submitted to and approved by

the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be generally in accordance with the landscape concept plan dated 12.12.2018 prepared by Eckersley Garden Australia except to show:

- i. Consistent with revised development plans dated 8 March 2019
- ii. plant drawn and labelled as 'BABL' identified on plant schedule
- iii. pot sizes to be nominated
- iv. Quantity of plant species should be specified in plant schedule

All species selected must be to the satisfaction of the Responsible Authority and should be drought tolerant and proven hardy cultivars suitable to the local conditions. Plantings are not to impact site lines for vehicles or pedestrians

2. The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.
3. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.
4. The development must not be occupied until the following works have been completed to the satisfaction of the Responsible Authority:
 - a. The premises are connected to a reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
 - b. Outfall drainage for the development must be designed and constructed to a satisfactory point of discharge in accordance with plans and specifications approved by the Responsible Authority.
 - c. Power and telephone lines to all new dwellings must be placed underground from the main point of service supplied by the relevant authority outside the boundaries of the subject land.
 - d. A bin storage area must be provided for each dwelling and must be located so as not to be detrimental to the visual amenity of the neighbourhood.
 - e. A mail box must be provided to the satisfaction of the Responsible Authority and Australia Post.
 - f. A clothesline must be provided for each dwelling and must be located so as not to be detrimental to the visual amenity of the neighbourhood.
 - g. Lighting must be provided near the front entrance of each dwelling.
 - h. The landscaping works shown on the endorsed plans must be carried out and completed.
 - i. A commercial/industrial standard concrete vehicle crossing/s as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority.
 - j. Any redundant existing vehicle crossing must be removed and the nature strip and *kerb and channel* reinstated at the cost of the owner and to the satisfaction of the Responsible Authority.
 - k. All proposed areas set aside on the approved plan/s for access, circulation and car parking must be constructed with concrete, asphalt or other approved hard surfacing material, drained and the parking areas delineated to the satisfaction of the Responsible Authority. Once constructed, these areas must be maintained to the satisfaction of the Responsible Authority
5. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
6. Stormwater must not be discharged from the subject land other than by means of an underground pipe drain discharged to an outlet in the street or to an underground pipe drain to the satisfaction of the Responsible Authority
7. Before the development commences,

- a. Drainage plans must be submitted to and approved by the Responsible Authority. The plans must show the provision of a stormwater detention system. The stormwater detention system will become the responsibility of the property owner or body corporate to maintain to the satisfaction of the Responsible Authority.

Note: As the development has an impervious ratio greater than 35%, the developer shall engage the services of a suitably experienced Engineer to design a stormwater detention system that will reduce the intensity of the storm water discharge entering Council's drainage system, i.e.: a detention system. The storm water detention system shall provide for the same five (5) year ARI peak discharge as that for a standard house lot with no storm water detention. A standard house lot is assumed to have a fraction impervious area of 35%. Calculations and a plan shall be submitted to Council for approval prior to construction. The storm water detention system must be constructed prior to the occupation of the proposed development.

8. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.
9. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development subject land is adequately managed in such a way that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the stormwater drainage system
10. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the Responsible Authority and used for no other purpose. Any dead, diseased or damaged plants are to be replaced
11. The exterior colour and cladding of the development must not result in any adverse visual impact on the environment of the area and all external cladding and trim of the building, including the roof, must be of a non-reflective nature.
12. The dimensions and layout of the proposed access and parking areas must be in accordance with the requirements of Clause 52.06 of the Cardinia Planning Scheme.
13. All residential waste must be stored within the specified bin storage area for each dwelling. Garbage bins are to be placed on the street for collection in a tidy manner on the appropriate waste collection day for the area.
14. Any external lighting must be designed, baffled and located so as to not detrimentally affect the adjoining land to the satisfaction of the Responsible Authority

Expiry:

15. This permit for development will expire if:
 - a) The development is not started within **two (2) years** of the date of this permit.
 - b) The development is not completed within **four (4) years** of the date of this permit.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

Notes:

- A 'Vehicle Crossing Permit' must be obtained from Council prior to the commencement of any works associated with the proposed vehicle crossing.
- A Building Permit may be required for this development. To obtain a building permit you will need to contact a registered building surveyor.

T180694 - Close

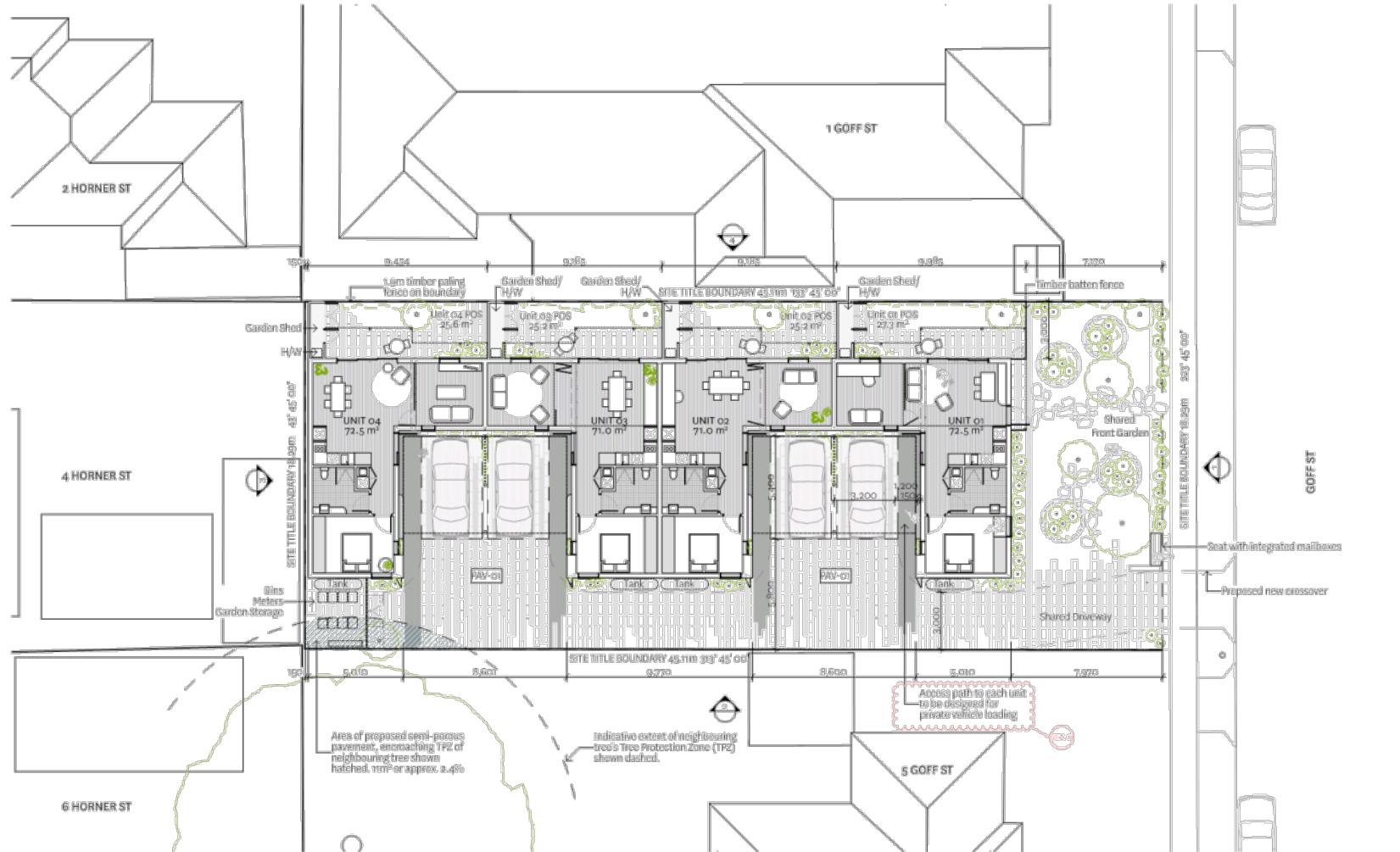


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14-Mar-2019

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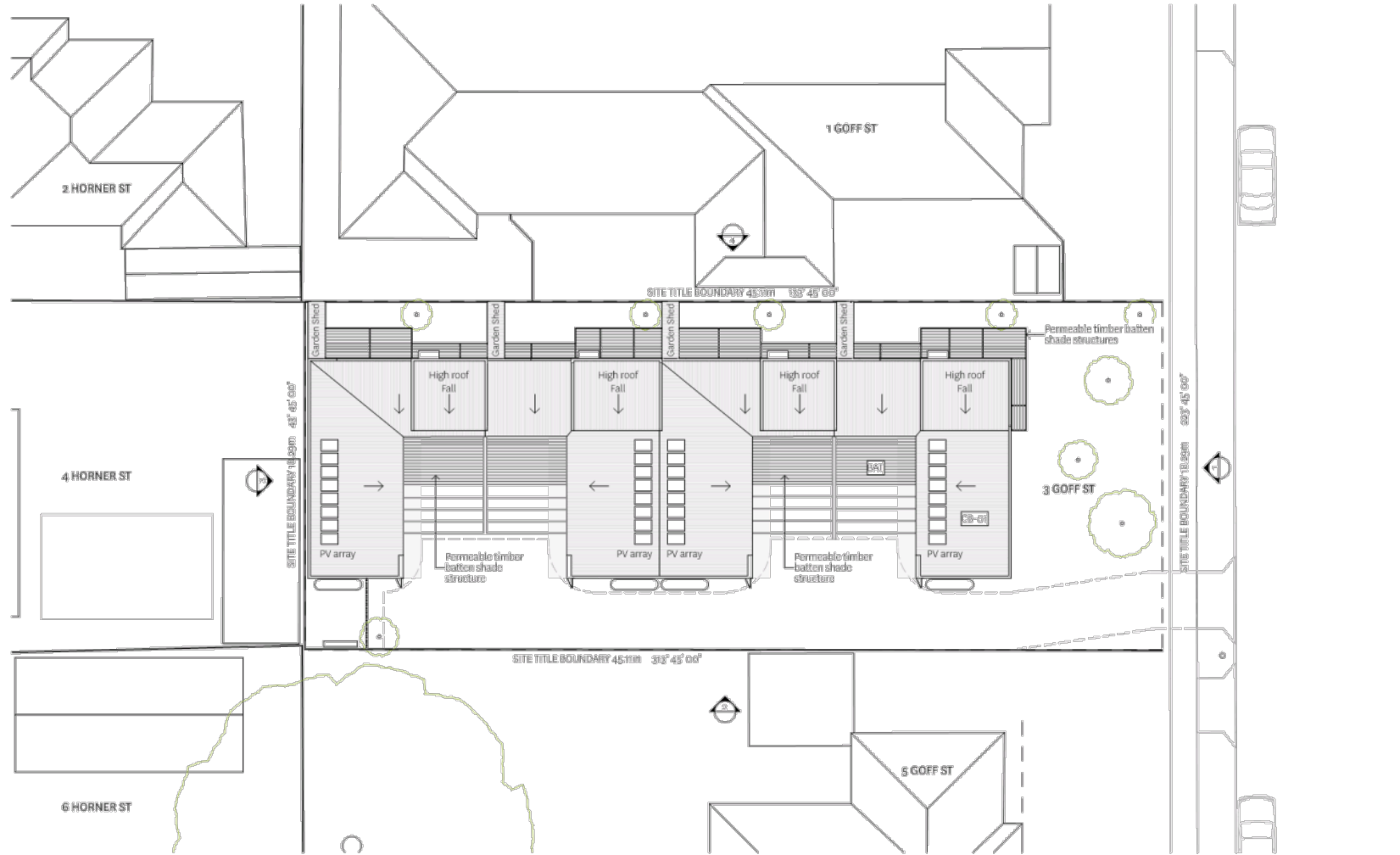


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18-005 WPI Housing Project
3 Goff St Beaconsfield

TP07 8/3/19_PROPOSED FLOOR PLAN
TOWN PLANNING_REV C_112.00



FINISHES

BAT	BATTENS
BC-M	MASONRY
CB-A	COLOURBOND ROOFING
TM-M	TIMBER
PAV-M	PAVING

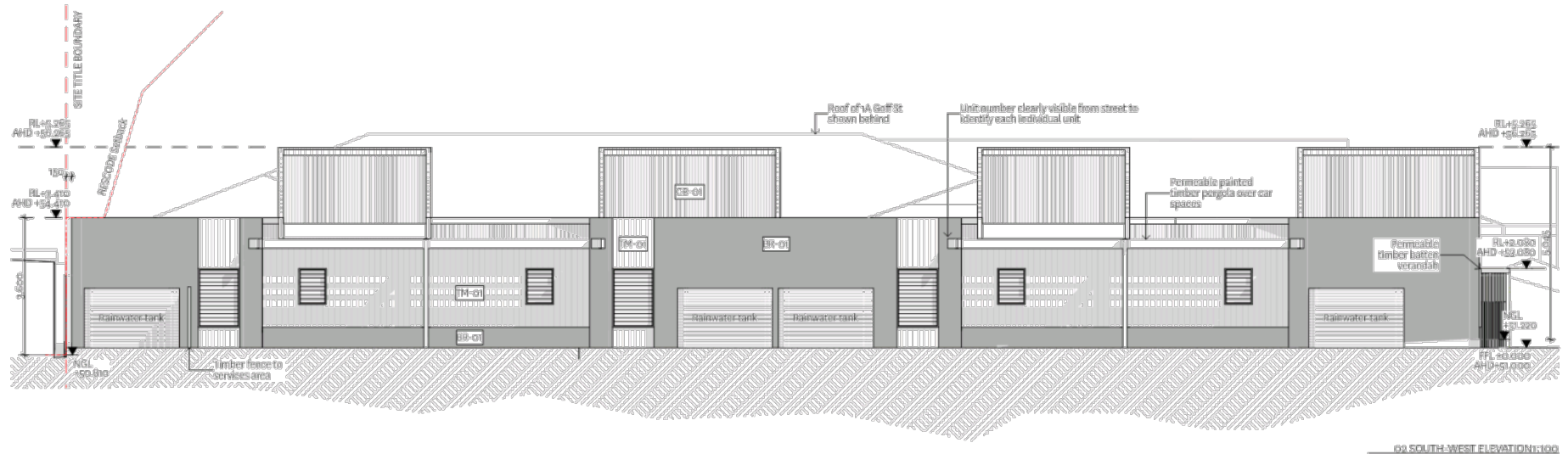
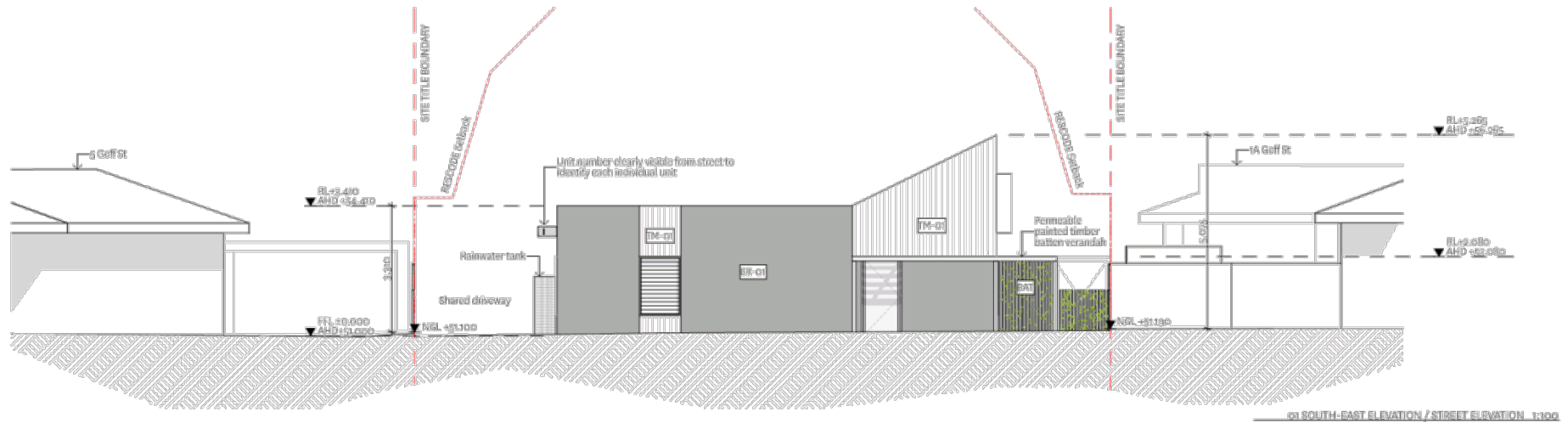


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18-005 WPI Housing Project
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TPo8 8/3/19_PROPOSED ROOF PLAN
TOWN PLANNING_REV C_11200, 11100



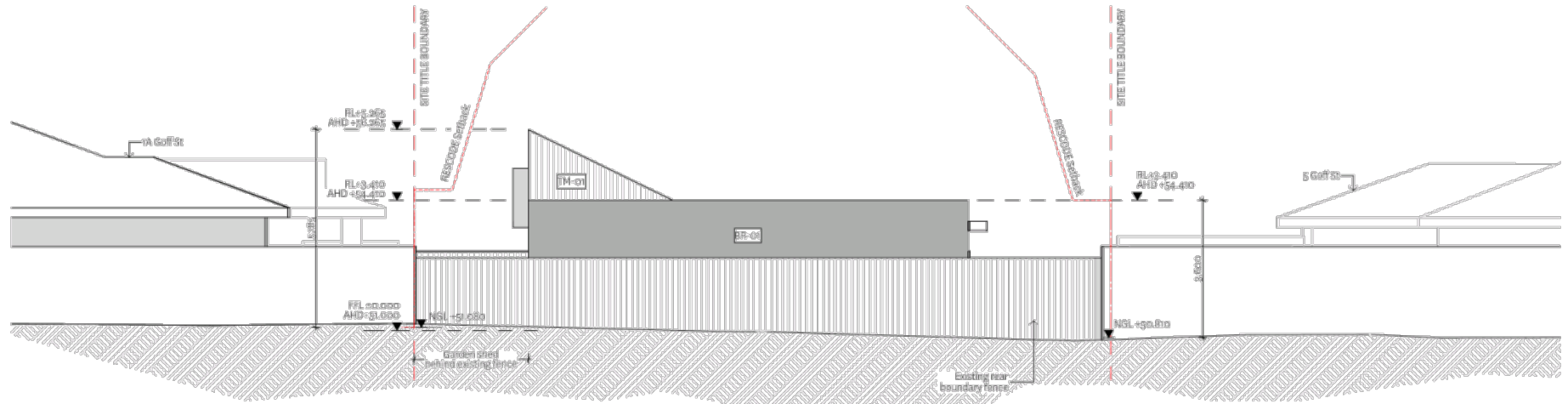
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BC-#	MASONRY
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PAV-#	PAVING

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18-005 WPI Housing Project
3 Goff St Beaconsfield

TP12 8/3/19_PROPOSED ELEVATIONS
TOWN PLANNING_REV C_1:100



03 NORTH-WEST ELEVATION 1:100



04 NORTH-EAST ELEVATION 1:100

FINISHES

BAT	BATTENS
BC-#	MASONRY
CR-#	COLORBOND ROOFING
TM-#	TIMBER
PAV-#	PAVING

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18-005 WPI Housing Project
 3 Goff St Beaconsfield

TP13 8/3/19_PROPOSED ELEVATIONS
 TOWN PLANNING_REV C_1:100



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18-005 WPI Housing Project
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TP15 8/3/19_PROPOSED STREET VIEWS
TOWN PLANNING_REV C_