

1 DEVELOPMENT OF THE LAND FOR SIX (6) DWELLINGS AND ALTERATION OF ACCESS TO A ROAD IN A ROAD ZONE CATEGORY 1

FILE REFERENCE INT1990855

RESPONSIBLE GENERAL MANAGER Peter Benazic

AUTHOR Evangeline McGauley-Kennedy

RECOMMENDATION

That a Notice of Decision to Grant Planning Permit T190155 be issued for the development of the land for six (6) dwellings (five (5) additional dwellings) and alteration of an access to a Road in Road Zone Category 1 at 9 Sybella Avenue, Koo Wee Rup VIC 3981 subject to the conditions attached to this report.

Attachments

- | | | |
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| 1 | Locality Map | 1 Page |
| 2 | Development Plans | 14 Pages |
| 3 | Copy of Objections - Circulated to Councillors only | 4 Pages |

EXECUTIVE SUMMARY:

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|------------------------------|---|
| APPLICATION NO.: | T190155 |
| APPLICANT: | Mr Phil Walton |
| LAND: | 9 Sybella Avenue, Koo Wee Rup VIC 3981 |
| PROPOSAL: | Development of the land for six (6) dwellings (five (5) additional dwellings) and alteration of an access to a Road in Road Zone Category 1. |
| PLANNING CONTROLS: | Neighbourhood Residential Zone - Schedule 1 Land Subject to Inundation Overlay |
| NOTIFICATION & OBJECTIONS: | Pursuant to Section 55 of the <i>Planning and Environment Act 1989</i> , the application was advertised by the placing of a sign on site and notices in the mail to adjoining property owners. Four (4) objections have been received to date. |
| KEY PLANNING CONSIDERATIONS: | Neighbourhood Character Site coverage and dwelling density Traffic and Road access Amenity Land Subject to Inundation (Flooding) |
| RECOMMENDATION: | Notice of Decision to Grant a Permit |

BACKGROUND:

The subject site is located on the north-eastern side of Sybella Avenue, approximately 300 metres to the south-west of Koo Wee Rup Town Centre (cnr. Rossiter Road and Station Street). The site is a rectangular shape with a frontage to Sybella Avenue of 20.12m and a depth of 100.58m. It is 2024sqm in size and currently contains a single storey Edwardian era (circa 1920's) weatherboard dwelling, which is proposed to be retained. The Lot was created by instrument 1122818 on 30 March 1926. There are no restrictive covenants affecting the land.

The site is within an area of Aboriginal Cultural Significance, however a Cultural Heritage Management Plan (CHMP) was not required to be prepared as the site is not identified as being located in the *Koo Wee Rup Plain*. In accordance with the Surface Geology of Victoria 1:250 000 map book land identified as being located in the *Koo Wee Rup Plan* is identified as "Qg" and "Qm1" under the Aboriginal Heritage Regulations 2018. This site is identified as "Qa1" on this map:



The application was received by Council on 20 March 2019.

There are no previous planning approvals issued for this site.

An application is currently lodged for the subdivision of the land into six (6) lots (T190262) subject to the issue of this Planning Permit.

SUBJECT SITE



The site is located on the north-eastern side of Sybella Avenue, Koo Wee Rup.

There are two (2) existing crossovers located at the northern and southern ends of the street frontage and a 2.1-metre-wide drainage easement along the rear boundary of the allotment.

The site currently contains a single dwelling, which will be retained as part of the proposal, along with some existing mature vegetation.

The topography of the land is relatively flat.

The main characteristics of the surrounding area comprise of established residential allotments and unit developments, with Koo Wee Rup Town Centre being located approximately 300 metres (approximately 5-minute walk) to the north-east of the site, via Rossiter Road.

- North: Directly north of the site is 7 Sybella Avenue, which is currently developed with five (5) single story brick dwellings which approval of which was issued by Planning Permit T010474 on 10 October 2001. Further north of the site is another unit development at 5 Sybella Avenue which was approved by Planning Permit T960615 on 13 December 1996. This site also comprises of five (5) single storey brick dwellings. Further north are other smaller multi-unit developments.
- South: Directly south of the site is 11 Sybella Avenue, which is a similarly sized allotment containing a single storey residential dwelling, along with a large outbuilding. Further south are two other similarly sized allotments with single dwellings, as well as a large residential subdivision completed in the 1990's.
- East: Directly east of the site is 2 Icke Road, which is currently developed with twenty-nine (29) single storey units (Retirement living). Further east is Lions Park and the Koo wee Rup Rail Trail, along with other existing residential subdivisions.
- West: Directly west of the site is Sybella Avenue, which is a Road Zone Category 1 under the authority of VicRoads. Across Sybella Avenue are 10 Sybella Avenue, which currently contains a single dwelling and outbuilding, and 12 Sybella Avenue, which has been subdivided into two (2) lots. Further west is Charles Street, which has a number of two (2) and three (3) dwelling developments, along with traditional single dwelling allotments.

PROPOSAL

Approval is sought for the development of the land for five (5) additional dwellings, to the rear of the existing dwelling on the lot and alteration of access to a Road in Road Zone Category 1.

Site layout

The site is rectangular in shape and access to the five (5) new dwellings is proposed by a common driveway along the northern boundary, whilst access to the existing dwelling is provided by a separate driveway along the southern boundary.

The development will comprise of two (2), three (3) bedroom dwellings and four (4), two (2) bedroom dwellings. All six (6) dwellings will be single storey. The dwellings will have a maximum height of between 5 metres (existing dwelling) and a minimum height of 4.72 metres (Unit 3) to the peak of the pitched roof(s) from natural ground level.

A total site coverage of 41.1 percent is proposed and the mandatory 35 percent Garden Area can be provided. The proposed dwellings provide a contemporary version of a traditional design, incorporating brick, rendered and weatherboard facades, with gabled porches, along with a mixture of Colorbond and tile roofs.

The designs takes cues from the character of the existing weatherboard cottage on the site, as well as the surrounding neighbourhood character, providing for a variation of layouts and facades which avoid repetition.

Dwelling 1 (existing)

The existing single storey, weatherboard dwelling, will be retained and is located within the front of the allotment, which measures 471sqm in size. This dwelling currently contains three (3) bedrooms, one and a half (1.5) bathrooms and an open plan kitchen and dining area and separate living room and sunroom.

An existing corrugated steel garage currently located to the rear of the allotment will be demolished to accommodate the proposed dwellings to the rear. A new single carport is proposed for Dwelling 1 and will be located to the south of the dwelling, a tandem space will be provided directly behind. Dwelling 1 will utilise the existing crossover to Sybella Avenue, located near to the southern boundary. This dwelling will be the sole user of this access point.

Dwelling 1 will have 59sqm of Secluded Private Open Space (S.P.O.S) with a total Private Open Space (P.O.S) measuring 114sqm, which can be accessed directly from the living areas.

Landscaping is proposed to be incorporated to soften the built form and the existing trees in the front yard are proposed to be retained.

Dwelling 2

Dwelling 2 is proposed directly behind the existing dwelling and will be accessed from the common driveway proposed along the northern title boundary to Sybella Avenue. The proposed allotment will measure 190sqm, with the proposed dwelling measuring 121sqm in floor area.

This proposed dwelling will be single storey and constructed with face brickwork facade in a 'brown' tone and Weatherboard infill in a 'cream' tone. It will be constructed with a 'charcoal' Colorbond roof and reach a total overall height of 4.62 metres to the peak of the pitched roof (22.5 degree pitch). The design of the dwelling is relatively modest and contemporary in style, incorporating a covered front porch with a gable.

This dwelling will contain an open plan kitchen, living and dining area, two (2) bedrooms, one (1) bathroom which can also be accessed from the Master bedroom and a laundry. An attached single garage is proposed to the west of the proposed dwelling.

Dwelling 2 will be provided 46sqm of Secluded Private open Space (S.P.O.S) with a total Private Open Space (P.O.S) measuring 67sqm, which can be accessed directly from the living areas.

There are adequate opportunities for landscaping within the rear of this dwelling and along the common property driveway.

Dwelling 3

Dwelling 3 is proposed directly behind proposed Dwelling 2 and will be accessed from the common driveway proposed along the northern title boundary to Sybella Avenue. The proposed allotment will be slightly larger than Dwelling 2, measuring 192sqm, with the proposed dwelling measuring 121sqm in floor area.

This proposed dwelling will be single storey and constructed with face brickwork facade in a 'brown' tone, rendered finishes in a 'dark grey' tone and Weatherboard infill gables in a 'coffee' tone. It will be constructed with a 'charcoal' tiled roof and reach a total overall height of 4.72metres to the peak of the pitched roof (22.5 degree pitch). The design of the dwelling is relatively modest and contemporary in style, incorporating a covered front porch with a gable.

Dwelling 3's internal layout will mirror that of Dwelling 2 and will contain an open plan kitchen, living and dining area, two (2) bedrooms one (1) bathroom which can also be accessed from the master bedroom and a laundry. An attached single garage is proposed to the west of the proposed dwelling.

Dwelling 3 will be provided 46sqm of Secluded Private Open Space (S.P.O.S) with a total Private Open Space (P.O.S) measuring 69sqm, which can be accessed directly from the living areas.

There are adequate opportunities for landscaping within the rear of this dwelling and along the common property driveway.

Dwelling 4

Dwelling 4 is proposed directly behind proposed Dwelling 3 and will be accessed from the common driveway proposed along the northern title boundary to Sybella Avenue. The proposed allotment will measure 190sqm, with the proposed dwelling measuring 121sqm in floor area.

Dwelling 4 will mirror the design of proposed Dwelling 2 and is proposed to be single storey and constructed with face brickwork facade in a 'brown' tone and Weatherboard infill in a 'cream' tone. It will be constructed with a 'charcoal' Colorbond roof and reach a total overall height of 4.62 metres to the peak of the pitched roof (22.5 degree pitch). The design of the dwelling is relatively modest and contemporary in style, incorporating a covered front porch with a gable.

Dwelling 4's internal layout will also mirror the layout of Dwelling 2 and will contain an open plan kitchen, living and dining area, two (2) bedrooms one (1) bathroom which can also be accessed from the master bedroom and a laundry. An attached single garage is proposed to the west of the proposed dwelling.

Dwelling 4 will be provided 46sqm of Secluded Private Open Space (S.P.O.S) with a total Private Open Space (P.O.S) measuring 67sqm, which can be accessed directly from the living areas.

There are adequate opportunities for landscaping within the rear of this dwelling and along the common property driveway.

Dwelling 5

Dwelling 5 is proposed directly behind proposed Dwelling 4 and will be accessed from the common driveway proposed along the northern title boundary to Sybella Avenue. The proposed allotment will measure 180sqm, with the proposed dwelling measuring 121sqm in floor area.

Dwelling 5 is proposed to be single storey and constructed with face brickwork facade in 'light brown' tone, with rendered brickwork in a 'dark brown' tone and Weatherboard infill in 'grey'. It will be constructed with a 'charcoal' tiled roof and reach a total overall height of 4.94 metres to the peak of the pitched roof (22.5 degree pitch). The design of the dwelling is relatively modest and contemporary in style, incorporating a covered front porch with a gable.

Dwelling 5's internal layout will contain an open plan kitchen, living and dining area, two (2) bedrooms one (1) bathroom which can also be accessed from the master bedroom and a laundry. An attached single garage is proposed to the west of the proposed dwelling.

Dwelling 5 will be provided 43sqm of Secluded Private Open Space (S.P.O.S) with a total Private Open Space (P.O.S) measuring 58sqm, which can be accessed directly from the living areas.

There are adequate opportunities for landscaping within the rear of this dwelling and along the common property driveway.

Dwelling 6







Dwelling 6 is proposed at the rear of the allotment and will be accessed from the common driveway proposed along the northern title boundary to Sybella Avenue. The largest of the proposed dwellings, the allotment will measure 247sqm, with the proposed dwelling measuring 163sqm in floor area.

Dwelling 6 is proposed to be single storey and constructed with face brickwork facade in 'light brown' tone and Weatherboard gable infill in 'cream'. It will be constructed with a 'grey' Colorbond roof and reach a total overall height of 4.82 metres to the peak of the pitched roof (22.5 degree pitch). The design of the dwelling is relatively modest and contemporary in style, incorporating a covered front porch, and gable elements.

Dwelling 6's internal layout will contain an open plan kitchen, living and dining area, three (3) bedrooms (including a Master with ensuite), an additional main bathroom, a powder room and a separate laundry. An attached double garage is proposed to the north of the proposed dwelling.

Dwelling 6 will be provided 46sqm of Secluded Private Open Space (S.P.O.S) with a total Private Open Space (P.O.S) measuring 87sqm, which can be accessed directly from the living areas.

There are adequate opportunities for landscaping within the rear of this dwelling and along the common property driveway.

| <p>Dwelling 1:</p>  <p>UNIT 1 PROPOSED 3D VIEW 1:100</p> | <p>Dwelling 2:</p>  <p>UNITS 2 & 4 3D VIEW 1:100</p> | <table border="1"> <thead> <tr> <th colspan="2" style="text-align: center;">STATISTICS</th> <th style="text-align: center;">m2</th> </tr> </thead> <tbody> <tr> <td>SITE AREA</td> <td></td> <td style="text-align: right;">2,024.00</td> </tr> <tr> <td>UNIT 1 RESIDENCE</td> <td></td> <td style="text-align: right;">140.51</td> </tr> <tr> <td>UNIT 1 CARPORT</td> <td></td> <td style="text-align: right;">22.16</td> </tr> <tr> <td>UNIT 1 VERANDAH</td> <td></td> <td style="text-align: right;">21.32</td> </tr> <tr> <td>UNIT 2 RESIDENCE</td> <td></td> <td style="text-align: right;">95.75</td> </tr> <tr> <td>UNIT 2 GARAGE</td> <td></td> <td style="text-align: right;">23.63</td> </tr> <tr> <td>UNIT 2 PORCH</td> <td></td> <td style="text-align: right;">2.20</td> </tr> <tr> <td>UNIT 3 RESIDENCE</td> <td></td> <td style="text-align: right;">95.55</td> </tr> <tr> <td>UNIT 3 GARAGE</td> <td></td> <td style="text-align: right;">23.63</td> </tr> <tr> <td>UNIT 3 PORCH</td> <td></td> <td style="text-align: right;">2.55</td> </tr> <tr> <td>UNIT 4 RESIDENCE</td> <td></td> <td style="text-align: right;">95.75</td> </tr> <tr> <td>UNIT 4 GARAGE</td> <td></td> <td style="text-align: right;">23.63</td> </tr> <tr> <td>UNIT 4 PORCH</td> <td></td> <td style="text-align: right;">2.20</td> </tr> <tr> <td>UNIT 5 RESIDENCE</td> <td></td> <td style="text-align: right;">95.24</td> </tr> <tr> <td>UNIT 5 GARAGE</td> <td></td> <td style="text-align: right;">23.63</td> </tr> <tr> <td>UNIT 5 PORCH</td> <td></td> <td style="text-align: right;">2.44</td> </tr> <tr> <td>UNIT 6 RESIDENCE</td> <td></td> <td style="text-align: right;">120.70</td> </tr> <tr> <td>UNIT 6 GARAGE</td> <td></td> <td style="text-align: right;">37.48</td> </tr> <tr> <td>UNIT 6 PORCH</td> <td></td> <td style="text-align: right;">2.52</td> </tr> <tr> <td>SITE COVER</td> <td></td> <td style="text-align: right;">830.89 m²</td> </tr> <tr> <td>SITE COVER RATIO</td> <td></td> <td style="text-align: right;">41.0%</td> </tr> <tr> <td>PAVING AREAS - DRIVES & PATHS</td> <td></td> <td style="text-align: right;">432.48 m²</td> </tr> <tr> <td>HARD COVER AREA</td> <td></td> <td style="text-align: right;">1,263.37 m²</td> </tr> <tr> <td>HARD COVER RATIO</td> <td></td> <td style="text-align: right;">62.4%</td> </tr> <tr> <td colspan="3">CARPARKING</td> </tr> <tr> <td>REQUIRED</td> <td></td> <td style="text-align: right;">1</td> </tr> <tr> <td>PROVIDED</td> <td></td> <td style="text-align: right;">1</td> </tr> </tbody> </table> | STATISTICS | | m2 | SITE AREA | | 2,024.00 | UNIT 1 RESIDENCE | | 140.51 | UNIT 1 CARPORT | | 22.16 | UNIT 1 VERANDAH | | 21.32 | UNIT 2 RESIDENCE | | 95.75 | UNIT 2 GARAGE | | 23.63 | UNIT 2 PORCH | | 2.20 | UNIT 3 RESIDENCE | | 95.55 | UNIT 3 GARAGE | | 23.63 | UNIT 3 PORCH | | 2.55 | UNIT 4 RESIDENCE | | 95.75 | UNIT 4 GARAGE | | 23.63 | UNIT 4 PORCH | | 2.20 | UNIT 5 RESIDENCE | | 95.24 | UNIT 5 GARAGE | | 23.63 | UNIT 5 PORCH | | 2.44 | UNIT 6 RESIDENCE | | 120.70 | UNIT 6 GARAGE | | 37.48 | UNIT 6 PORCH | | 2.52 | SITE COVER | | 830.89 m² | SITE COVER RATIO | | 41.0% | PAVING AREAS - DRIVES & PATHS | | 432.48 m² | HARD COVER AREA | | 1,263.37 m² | HARD COVER RATIO | | 62.4% | CARPARKING | | | REQUIRED | | 1 | PROVIDED | | 1 |
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| STATISTICS | | | m2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SITE AREA | | | 2,024.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| UNIT 1 RESIDENCE | | | 140.51 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| UNIT 1 CARPORT | | | 22.16 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| UNIT 1 VERANDAH | | | 21.32 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| UNIT 2 RESIDENCE | | 95.75 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| UNIT 2 GARAGE | | 23.63 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| UNIT 2 PORCH | | 2.20 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| UNIT 3 RESIDENCE | | 95.55 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| UNIT 3 GARAGE | | 23.63 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| UNIT 4 RESIDENCE | | 95.75 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| UNIT 5 RESIDENCE | | 95.24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| UNIT 5 PORCH | | 2.44 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| UNIT 6 RESIDENCE | | 120.70 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| UNIT 6 GARAGE | | 37.48 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| UNIT 6 PORCH | | 2.52 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SITE COVER | | 830.89 m² | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SITE COVER RATIO | | 41.0% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PAVING AREAS - DRIVES & PATHS | | 432.48 m² | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HARD COVER AREA | | 1,263.37 m² | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| HARD COVER RATIO | | 62.4% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| CARPARKING | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REQUIRED | | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PROVIDED | | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Dwelling 3:</p>  <p>UNIT 3 3D VIEW 1:100</p> | <p>Dwelling 4:</p>  <p>UNITS 2 & 4 3D VIEW 1:100</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <p>Dwelling 5:</p>  <p>UNIT 5 3D VIEW 1:100</p> | <p>Dwelling 6:</p>  <p>UNIT 6 3D VIEW 1:100</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

Visitor car parking and Access

One (1) visitor space was required to be provided in accordance with Clause 52.06 (Car Parking) which has been provided in between Dwellings 5 and 6 to the rear of the site.

As previously mentioned access to Sybella Avenue is proposed via the two (2) existing crossovers to the property. The northern driveway is 3.5m in width and will provide access to the five (5) rear dwellings. Provision is made of vehicles to turn around within the site so all cars can enter and leave the site in a forward direction. The southern driveway is 3m wide and only provides access to the front dwelling (dwelling 1), with a turn around bay provided to ensure that vehicles are not reversing onto Sybella Avenue.

Vegetation removal

Two (2) small trees are required to be removed from the rear of the site, however the existing trees in the front setback will be retained and incorporated in the landscape plan. It is noted that there are no vegetation controls that apply to the site, therefore these trees about be removed without a permit. It is also noted that there are no trees or significant vegetation located close by (within 15 metres) to the development on the neighbouring allotments.

Landscaping

A landscaping plan has not been provided, however, one will be requested via permit condition prior to the plans being endorsed. The site is large and the design and layout have demonstrated that meaningful landscaping can be provided along both the driveway and within the rear yards for each unit. The retention of mature trees within the front setback will also have a positive contribution to the streetscape and the appearance of the site.

PLANNING SCHEME PROVISIONS**State Planning Policy Framework (SPPF)****Planning Policy Framework (PPF)**

The relevant clauses of the PPF are:

- Clause 13.02-1s Bushfire Planning (In Bushfire Prone Areas)
- Clause 13.03-1S Floodplain management
- Clause 15.01-2S Building Design
- Clause 15.01-5S Neighbourhood Character
- Clause 16.01-1s Integrated housing
- Clause 16.01-2 Location of Residential Development
- Clause 16.01-3 Housing Diversity

Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

- Clause 21.02-1 Catchment and coastal management
- Clause 21.03-1 Housing
- Clause 21.03-3 Rural Townships

Relevant Particular/ General Provisions and relevant incorporated or reference documents

The relevant provisions/ documents are:

- Clause 52.29 Land adjoining a Road in a Road Zone Category 1
- Clause 52.06 Car Parking
- Clause 55 Two or more dwellings on a Lot and Residential Buildings
- Clause 65 Decision Guidelines
- Clause 66 Referral and Notice Provisions
- Koo Wee Rup Township Strategy

Cardinia Shire's Liveability Plan 2017-2029

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

- 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 walkability within close proximity to services at of Koo Wee Rup.
- Reduce financial vulnerability through providing housing diversity and smaller, more affordable housing (i.e. elderly, retirees, singles and young families), wanting to stay within the community and locate area.

Zone

The land is subject to the **Neighbourhood Residential Zone - Schedule 1**

Overlays

The land is subject to the following overlays:

- Land Subject to Inundation Overlay

The land is also adjacent to a Road Zone Category 1

PLANNING PERMIT TRIGGERS

The proposal for the development of the land for six (6) dwellings (five (5) additional dwellings) and alteration of an access to a Road in Road Zone Category 1 requires a planning permit under the following clauses of the Cardinia Planning Scheme:

- Pursuant to Clause 32.09-6 (NRZ1) a planning permit is required to construct two or more dwelling on a lot.
- Pursuant to Clause 44.01-2 (LSIO) a planning permit is required to construct or carry out works.
- Pursuant to Clause 52.29-2 (RDZ1) a planning permit is required to alter access to a Road in a Road Zone Category 1.

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; and*
- *Placing a sign on site.*

Council has received four (4) objections to date.

The key issues that were raised in the objections are:

- Site coverage
- Density
- Neighbourhood character

In addition:

- The proposed northern boundary fence is not high enough at 1.8m

DISCUSSION

The Application has been assessed against the decision guidelines of all relevant clauses of the Cardinia Planning Scheme and the proposed development is determined to be consistent with these requirements.

Planning Policy Framework (PPF) and Municipal Planning Strategy (MPS)

A number of state and local policies are relevant to this application that aim to ensure dwelling design achieves attractive and diverse neighbourhoods, and to encourage a diversity in housing, close to activity centres to meet the needs of future and existing residents.

Clause 13.02-1S (Bushfire Planning) seeks to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life, even where a development site is not in the BMO, but is identified as being in a Bushfire Prone Area in accordance with the Victorian Building Regulations.

Clauses 13.03-1S (Floodplain management) and 21.02-1 (Catchment and coastal management) are implemented to assist the protection of life, property and community infrastructure from flood hazard, the natural flood carrying capacity of rivers, streams and floodways, the flood storage function of floodplains and waterways and the floodplain areas of environmental significance or of importance to river health.

Clause 15.01-2S (Building Design) seeks to achieve building design outcomes that contribute positively to the local context and enhance the public realm.

Clause 15.01-5S (Neighbourhood Character) seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Clause 16.01-3S (Housing diversity) has an objective to provide for a range of housing types to meet diverse needs, which is met through a mix of housing types and adaptable internal dwelling design.

Clause 16.01-2S (Location of residential development) has an objective to locate new housing in designated locations that offer good access to jobs, services and transport. Strategies include increasing 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.

Clause 21.03-1 (Housing) provides local context to Clause 16, with an objective to encourage diversity in housing to meet the needs of existing and future residents.

Clause 21.03-3 (Rural townships) seeks to maintain and enhance the distinct character and environmental qualities of each of the townships with the Shire. This Clause has a number of strategies, including the need to ensure that new buildings and works complement the rural character of the township, and do not dominate the landscape or surrounding built form character.

The proposal is compatible with the residential character from the area, and due to the retention of the existing (character dwelling), proposed setbacks, height and appropriate location of the proposed dwellings, it is not expected to have any negative impacts on the surrounding residences. The dwellings are modest in design and an adequate amount of garden area and P.S.O.S has been provided to each dwelling. The site coverage is considered reasonable and is under the limitations set out by the Koo Wee Rup Township Strategy. Landscaping can be provided to provide for shade of canopy trees and to soften the built form. This is consistent with clauses 13.03-1S, 15.01-2S, 15.01-5S, 16.01-2, 16.01-3, 21.03-1 and 21.03-2 that seek ensure that residential development (in flood prone areas) results in a good and safe design outcome, adequate access to services and amenities, responsive to neighbourhood character (Koo Wee Rup Township Strategy) and is compliant with the standards and objectives of Rescode.

It is considered that the proposal adequately responds to the above and also compliments the existing and emerging development pattern of this street and the surrounding area.

Therefore, it is considered that the proposal is consistent with the PPF and MPS as it contemplates development of a previously-developed parcel (single dwelling) that will result in infill development near public transport and services.

Neighbourhood Residential Zone – Schedule 1

The key purpose of the Neighbourhood Residential Zone – Schedule 1 is to recognise areas of predominately single and double storey residential development, manage and ensure that the development respects the identified neighbourhood character, heritage, environmental or landscape values and also to allow for community facilities and other non-residential uses to serve the local community needs, in appropriate locations.

Pursuant to Clause 32.09-6 (NRZ1) a Planning Permit is required to construct two or more dwellings on a lot. The decision guidelines for the Neighbourhood Residential Zone require the Responsible Authority to consider the objectives, standards and decision guidelines of Clause 55.

The proposed development provides for a diversity of housing types within close proximity to the Koo Wee Rup Township and its services, transport options and employment opportunities. It also respects the existing and emerging residential character of the area and is consistent and complies with the relevant purposes and decision guidelines of the Neighbourhood Residential Zone.

The surrounding area generally consists of a residential development pattern of multi-unit developments, dual occupancies, conventional residential allotments and a mixed-use zone with shops and other businesses (further north along Rossiter Road). It is considered that the proposal fits within this range of established and emerging development patterns within the immediate area, while also reinforcing the residential character of the area through the retention of the existing weatherboard dwelling, which maintains character and rhythm within the streetscape. Appropriate side and rear setbacks, as well as spacing between buildings provide a sense of spaciousness appropriate within a township, whilst the single storey design meets the objectives of the NRZ1 which recognises that these ‘townships’ generally have a single storey character, which is sought to be maintained. Provisions for landscaping and partial retention of mature vegetation within the front setback also add to the visual amenity of the proposal and maintains the rhythm of the streetscape and township character.

Planning Scheme Amendment VC110 introduced the mandatory garden area requirement and mandatory height limit in the NRZ1. As the site is over 650sqm, it is a mandatory requirement that there be 35 percent garden area provided across the lot (Clause 32.09-4). The development plans currently propose 36.3 percent garden area across the site. However, it is noted that amended plans are required to show the proposed turning bay for Dwelling 1, which measures approximately 23sqm in area. The inclusion of this turning bay will reduce the proposed garden area from 36.3 percent garden area to approximately 35.2 percent; however, this still complies with the requirement.

The height of the dwelling also complies with the mandatory height requirement (Clause 32.09-10) under the NRZ1 as both dwellings are single storey and do not exceed 9 metres in height.

It is also noted that there is an established character of multi-unit developments within the immediate area, including 5 and 7 Sybella Avenue directly to the north, as well as 2 Icke Road directly to the rear and many other multi-unit sites in the surrounding streets. Approved under previous planning schemes, these multi-unit developments provide between 38 and 42 percent site coverage, not dissimilar to this application, which proposes 41.1 percent site coverage.

Once subdivided, the area of the six (6) proposed lots will be consistent with the subdivision pattern of the surrounding area.

Clause 55 Two or More Dwellings on a Lot and Residential Buildings

The proposed development is considered appropriate for the site and surrounds and complies with all the relevant objectives and standards of Clause 55. A summary of the assessment of the development against Clause 55 is listed below:

Clause 55.02 Neighbourhood character and infrastructure:

It is considered that the proposed development accords with the existing and developing neighbourhood character of the area. As previously mentioned the site is on the edge of the Koo Wee Rup Town Centre, within an area categorised with dwellings of various ages which include unit developments, small (two-lot) subdivisions and larger single dwelling allotments.

The proposal reinforces the residential character of the area via the deliberate retention of the existing dwelling and its front garden, which would have been one of the earlier dwellings built within the township (circa 1920's). The existing dwelling is in relatively good condition for its age as it has been well maintained throughout the years and the development presents an opportunity for the dwelling and rhythm of the streetscape to be maintained into the future. Retaining the existing dwelling results in the retention of the existing front setback and is able to maintain a sense of the township character of Koo Wee Rup, being one of the main roads in and out of the town to South Gippsland Highway to the south. Mature trees within the front setback are proposed to be retained and will form part of a landscape plan required via permit condition.

The proposed dwellings are modest in design, with materials that complement the existing dwellings in the surrounding area. The single storey design also reinforces the township character as well as reducing the visual bulk visible from Sybella Avenue. The weatherboard infill and gable roof design have been chosen to complement traditional design elements of the existing dwelling, as well as other original dwellings located on neighbouring allotments. This in turn strengthens the neighbourhood and township character, which has been lost on some older neighbouring unit developments (in particular 5 and 7 Sybella Avenue directly north of the site).

The large allotment and existing crossovers have been utilised to give appropriate and safe access to Sybella Avenue. It also allows for the separation of built form and the front dwelling to present as a single dwelling in the streetscape. Given the number of multi-dwelling developments within the immediate area, it is considered that the design responds and provides balance to the existing and emerging residential character of Koo Wee Rup.

Although the proposal includes one (1) more dwelling (6 in total) than is typically seen in the surrounding vicinity, the site coverage is proposed is either equal to or less than that on sites with less dwellings, and is well under the 50 percent proposed by the Koo Wee Rup Township Strategy.

The objective of Clause 52.02-3 (Dwelling diversity) is also considered to be met as the proposal provides for both two (2) and three (3) bedroom dwellings to suit people at all stages of life. Being single storey, with easily accessible entrances, the dwellings could also cater for people with limited mobility to do disability or age. The simple design will also make the dwellings affordable, which reinforces the some of the objectives of Council's Liveability Plan 2017-2029.

It is also noted that the development can be suitably accommodated into the infrastructure of the existing area and as such, all reticulated services (electricity, water, gas and sewerage) will be available to the development.

Clause 55.03 Site layout and building massing:

The site layout and building massing generally meet all standards and objectives, including building height, site coverage, permeability, open space, landscaping and safety. All dwellings are single storey and designed and sited to ensure appropriate energy efficiency and access.

Site coverage is considered acceptable as the standard under Clause 55.03-3 mandates a maximum site coverage of 60 percent and the Koo Wee Rup Township Strategy guidelines specify a maximum site coverage of 50 percent. The proposed development comfortably meets these with a site coverage of 41.1 percent and as discussed previously, although the development includes an

additional dwelling to what has typically been approved in the surrounding area, the site coverage is either equal to or less than these multi-dwelling developments. For example, number's 5 and 7 Sybella Avenue have site coverage of approximately 38 and 42 percent respectively.

Proposed at 37.6 percent the development also comfortably complies with Standard B9, which requires that the minimum permeable area of a site equal to at least 20 percent of the site area. Standard B9 also outlines that the stormwater management system should be designed to:

- Meet the current best practice performance objectives for stormwater quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999); and
- Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

A stormwater management report was requested to accompany the application which has been provided. The report concludes that the subject site has achieved both Standard W2 and B9 of Clause 53.18 of the VPP. Through the use of rainwater tanks and raingardens, the site achieves a 100 percent rating in the Melbourne Water STORM calculator, satisfying Standard W2. The site is proposed to be 37.6 percent pervious, which satisfies Standard B9.

Standard B10 is also met as the proposed design has been revised at Council's request to orientate the dwellings to make better use of solar energy. Living areas and private open space have been orientated to the north side of each dwelling, maximising solar access to north facing habitable room windows, with the exceptions of the southern P.O.S of Dwelling 1 and some the of living and P.O.S areas of Unit 6. However, this is considered reasonable due to their orientation on the allotment. Effort has been made to ensure that the P.O.S, Bedroom 1 and Lounge of Dwelling 6 will still have reasonable access to northern light.

Standard A8 is also achieved through the retention of mature trees within the front setback maintaining the landscape character of the neighbourhood.

Safety in design has also been considered with surveillance of Sybella Avenue offered from Dwelling 1 and entrances to dwellings being clearly visible from Sybella Avenue or the internal driveway.

Further, an attached garage is provided for each new dwelling providing convenient and secure parking for residents. A carport is provided for the existing dwelling. A minimum setback of 1.5m is provided between habitable room windows and common driveways consistent with Standard B15.

Clause 55.04 Amenity Impacts

The proposal does not vary Standard B6 (Street Setbacks) as the existing dwelling is proposed to be retained.

The proposed dwellings are well setback from the northern boundary due to the proposed common driveway with the exception of Dwelling 6, which has a setback of 1.2 metres and adjoins a garage to the north which is located on the property boundary.

The majority of Dwelling 6 is setback 3.7 metres from the eastern boundary other than a small section which is setback 1.2 metres. To the south, all new proposed dwellings are setback a minimum of 1.5 metres from the boundary. The carport associated with the existing dwelling (Dwelling 1) is located on the property boundary. All setbacks comply with Standard B17 of Clause 55.04- 1. It is also noted that there are no side setbacks proposed in the guidelines in the Koo Wee Rup Township Strategy for multi dwelling developments in established areas.

The height and setbacks of the development respect the existing and preferred neighbourhood character and will have a limited impact on the amenity of existing dwellings. There are no walls on boundaries, with the exception of the proposed carport for Dwelling 1, which will have a call length of 6 metres and a maximum height of 2.6 metres, which meets the requirements of Standard B18 and is considered acceptable. It is further noted that no objection from this adjoining landowner was received to this proposal.

Standards B19, B20 and B21 therefore is considered that there will be no impact on the daylight to existing windows, north facing windows or private open space of the neighbouring lots.

Furthermore, as all dwellings are single storey with adequate setbacks there is no impact on existing windows, overlooking of private open space or habitable windows and no significant overshadowing.

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. The proposal has been designed to ensure adequate provision of on-site amenities and facilities, including accessibility, daylight and solar access. Given the orientation of the site, north facing windows can and have been provided to each dwelling and its P.O.S.

The proposal also complies with Standard B27, as direct access from a living area to P.O.S has been provided and there is adequate solar access from north facing habitable room windows (living areas).

Clause 55.06 Detailed Design:

The design details of the proposed development are compatible with the character of the surrounding area. The proposal is of a good standard of design that responds to the residential character of the area.

No new front fencing is proposed.

The proposed driveways are functional and capable of efficient management. The remainder of the internal side fencing between the two dwellings will be constructed of timber palings to a maximum height of 1.8 metres. There is an existing 1.9-metre high paling fence on the northern side, which is proposed to be replaced with a 1.8-metre high fence, however the objections received raised this as a concern and as such a condition will require a 1.9 metre high fence to be reinstalled. A 1.8-metre high paling fence is proposed on the southern boundary and with no complaints received, this can remain as proposed.

It is considered that all services and facilities can be provided to the site, and this will take the form of conditions on any permit issued.

Land Subject to Inundation Overlay

The Land Subject to Inundation Overlay (LSIO) identifies areas where a 1 in 100 Year flood or floodplain area determined by a floodplain management authority warrants protection from flood hazards. These measures ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.

As the entire site is covered by the LSIO it is not possible for the dwellings to be located on flood-free land or land with a lesser hazard outside this overlay. The proposed dwellings are consistent with the existing use of the land and the existence of established dwellings on the surrounding properties supports this. Pursuant to Section 55 the application was referred to Melbourne Water, who had no objection to the proposed subdivision and development, subject to conditions.

These conditions include the requirement for the dwellings to be constructed 600mm above the applicable flood level to ensure the safety of occupants and allow the passage of flood waters through the site. Melbourne Water also require that any new fencing be open style (more than 50% open) or timber paling. As timber palings are proposed, this satisfies this requirement.

Stormwater detention works are required by Council's Engineering Department and Stormwater management report has been provided to accompany the application in accordance with Clause 53.18 and Standards W2 and B9, which is discussed above. The system will be designed to meet the current best practice performance objectives outlined in *urban Stormwater – Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).

Given that Melbourne Water had no objection to the proposed development, it is considered that proposed dwellings will not increase the potential risk to life, health or safety a 1 in 100 Year flood poses, and will not affect or obstruct floodwater, stormwater or drainage over the property, subject to their conditions being met.

Clause 52.29 Land Adjacent to a Road Zone Category 1

The key purpose of Clause 52.29 is to ensure appropriate access to identified roads and to ensure appropriate subdivision of land adjacent to identified roads. Pursuant to Clause 52.29 a Planning Permit is only required to do either of the following:

- Create or alter access to a road on a in a Road Zone Category 1 or land in a Public Acquisition Overlay (PAO) to be used as a Category 1 Road.
- To subdivide land adjacent to a road in a Road Zone Category 1 or land in a Public Acquisition Overlay (PAO) to be used as a Category 1 Road.

As the application seeks to alter both existing access points to Sybella Avenue (RDZ1) by intensifying the crossovers which once serviced only one (1) dwelling. Referral to VicRoads under Section 55 of the Act was required. VicRoads being the determining authority originally objected to the proposal due to concerns around the safety of access to Sybella Avenue from Dwelling 1. Originally the design of the driveway for this dwelling would have required a vehicle to reverse out onto Sybella Avenue, which being a RDZ1, is not an acceptable outcome due to the safety risks.

However, VicRoads gave the applicant the opportunity to revise the plans to show safe that access to Sybella Avenue could be achieved. The revised plans indicate that by providing a 'turn-around-bay' within the front setback of Dwelling 1, they were able to achieve both a vehicle leaving the tandem space, as well as the carport exiting the site in a forward facing manner. On review of these amended plans, VicRoads were satisfied with the design outcome and provided their support of the proposal subject to conditions. Council's Traffic Department were also satisfied with the internal layout and design of the internal driveway and provided their support, subject to conditions.

VicRoads conditions will require the applicant to appropriately seal both crossovers to their current standards and that vehicles must enter and exit the land in a forward direction at all times. Given the support of VicRoads, subject to their conditions being met, the application should be supported.

Koo Wee Rup Township Strategy

This strategy sets out the key issues facing the Koo Wee Rup Township and explains why they are important. The strategy then sets out objectives (what we are trying to achieve) and policies and actions (how the objectives will be achieved). Council, with the assistance of local community groups and other government agencies, will play a critical role in implementing the actions set out in this strategy.

Some of the key considerations of the policy relating to multi-dwelling proposals include:

- Contain urban development within the current Urban Growth Boundary;
- Facilitate developments that respects and enhances the existing rural township character and heritage;
- Enhance and strengthen the existing town centre;
- Provide a range of housing options which caters for the needs of a diverse range of ages and households; and
- Minimise the risk of and damage caused by floods and natural disasters.

This site is located in Residential Precinct 1 (Established Residential) which indicates that there will be some unit development near the town centre, as these areas are appropriate for this type of infill development.

The development guidelines of the Strategy state that development should:

- Maintain 70% of the lots with sizes over 700 square metres (new development);
- Encourage diversity of development styles;
- Maintain continuity of building rhythm along streets with appropriate building frontage;
- Unit development to avoid repetitive and uniform siting and design of dwellings;
- Locate unit development within vicinity of the town centre;
- Require a landscape plan to accompany all applications for unit development; and
- Maintain a sense of spaciousness between allotments of the residential areas through.

Unit developments should maintain sense of spaciousness in unit development by:

- Providing a minimum 30% site coverage of the allotment as private open space;
- Retaining existing vegetation;
- Providing new trees and garden spaces;
- Preferably no front fence to allow gardens and nature strips to merge;
- Orientating driveway along one side of the property than down the middle and curvilinear driveway with tree planting;
- Providing a minimum front setback of 7metres or no less than the average setback of the dwellings on either side;
- Providing maximum building site coverage of 50% of the site; and
- Minimum lot width of 18 metres.

It is considered that the proposal ensures that the above objectives are achieved which is evident in the design. Therefore, it is considered that the proposal is keeping with the Township Strategy and future strategic direction of Koo Wee Rup, as it maintains a sense of neighbourhood character through the implementation of the measures listed above, especially in regards to site coverage, setbacks, diversity of dwelling design and maintaining the building rhythm of Sybella Avenue's streetscape.

The proposal is also considered to meet other objectives of the Strategy relating to the provision of housing that is affordable and accessible to the varied demographic of Koo Wee Rup presently and into the future, as well as being well located close to services, shops, schools and other facilities.

Response to Objections

As outlined above the application was advertised by sending notices in the mail to the adjoining property owners and by placing a sign on the site. Forty-two (42) notices were sent out to the owners/ occupiers of the directly adjoining properties of which four (4) objections have been received to date.

The main issues and concerns raised by these objections are as follows:

- Site coverage.
- Dwelling density.
- Neighbourhood character.

In addition:

- The proposed northern boundary fence is not high enough at 1.8 metres high.

The concerns raised above have been taken into consideration in forming this decision.

Fencing

In response to the concerns around the height of the proposed replacement fence between 7 and 9 Sybella Avenue, the applicant has agreed that a 1.9 metre-high fence will be provided, as the fence that currently separates the two properties is already at this height. A permit condition will require this be updated on the plans, this should alleviate the concerns of the neighbouring properties in regards to this point of objection.

Site coverage

In response to the concerns regarding site coverage, as discussed above the proposed development comfortably meets the requirements of the Planning Scheme (Clause 55.03-3) the objective of which is to ensure that site coverage respects the existing or preferred neighbourhood character and responds to the features of the site. It is considered that this proposal does both. The proposal comfortably complies with the Standard (B8), which specifies that the site area covered by buildings should not exceed 60 percent, whereas this development proposes a maximum site coverage of 41.1 percent. Taking into account that the Koo Wee Rup Township Strategy has a more restrictive requirement that any new development should achieve no more than 50 percent site coverage, this proposal comfortably meets the objectives of both of these controls.

As the proposal comfortably complies with these controls, it could be argued that in turn, the proposal then meets one of the objectives to ensure that the existing neighbourhood character of the site and surrounding areas is maintained.

Dwelling Density

It is further noted, that although the proposal includes one (1) more dwelling than is typical for this stretch of Sybella Avenue, the site coverage outcome is more or less the same (in one case less) than what has been achieved on previous unit development sites which contain five (5) dwellings. For example, the site coverage of the five dwellings at 7 Sybella Avenue is approximately 1 percent higher (42 percent approx.) than the site coverage proposed by the six (6) dwellings at 9 Sybella Avenue (41.1 percent). Therefore, although it would appear that the proposal has a higher density, as one (1) more dwelling is proposed, there is in fact not a substantial difference to what has been constructed on 5 and 7 Sybella Avenue. A conclusion could be drawn that the six (6) dwellings proposed at 9 Sybella Avenue is no more detrimental than the five (5) dwellings which already exist at 7 Sybella Avenue.

Further to this, the five (5) units at 5 Sybella Avenue have an approximate site coverage of 38 percent, which is also not much different to what is proposed.

Neighbourhood character

Leading on from the two points raised above, it is considered that the neighbourhood character objectives have been achieved. The proposal incorporates the existing dwelling and existing front garden, which will maintain the sense of spaciousness, setbacks and character of the streetscape and the proposed dwellings are well balanced on the allotment, also maintaining a sense of spaciousness. Each of the dwellings are setback from one another providing for break in the built form, which will allow for meaningful landscaping throughout the site. Each dwelling façade has been designed to avoid repetition and incorporates design elements from the existing dwelling, which is expected to contribute to the township character. The dwellings are single storey, setback behind the existing dwelling and as such will not dominate or add visual bulk from the streetscape or neighbouring allotments, which will also help to maintain the township aesthetic and character of the site and its surrounds.

Given all of the above, it is considered that the proposal is responsive to the concerns raised in the objections received and should be supported.

Clause 65 Decision Guidelines

The application has been assessed against the Clause 65 – Decision Guidelines. It is considered that the application, as discussed above, complies with the relevant state and local policies and the purpose of the zone and overlays that apply to the site. The development is not expected to effect the township amenity of the area, nor should it have any negative effect on neighbourhood character, stormwater or flooding or traffic onto Sybella Avenue, subject to the conditions of the permit being implemented.

As such it is considered that the application has appropriate regard to the decision guidelines and should be supported.

CONCLUSION

It is recommended that a Notice of Decision to Grant a Planning Permit **T190155** be issued for the development of the land for six (6) dwellings and alteration of access to a road in a Road Zone Category 1 at **9 Sybella Avenue, Koo Wee Rup, VIC, 3981** subject to the following conditions.

CONDITIONS

Plans required:

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 with dimensions and an electronic copy must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:
 - a) Timber paling fence along the northern title boundary increased to 1.9 metres in height;
 - b) Turn around bay required by VicRoads for Dwelling 1;
 - c) The provision of additional splays as per plan IMP190335-DG-03-A, prepared by Impact Traffic Engineering Pty Ltd dated 23/10/19;
 - d) Garden Area plan updated to accommodate changes required by the turn around bay for Dwelling 1 and additional splays (Garden Area must demonstrate it complies with 35 percent requirement);
 - e) Tree Protection Zones for trees to be retained within the front setback of Dwelling 1;
 - f) Floor levels required by Melbourne Water Condition 18; and
 - g) Landscaping plan required by Condition 2.
2. Before the development starts, 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 drawn to scale with dimensions and an electronic copy in an approved format must be provided. The landscaping plan must be in accordance with the indicative plans prepared by Greentrack Pty Ltd dated 13/05/19 but updated to show:
 - a) A survey (including botanical names) of all existing vegetation to be retained and/or removed.
 - b) Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.
 - c) Details of surface finishes of pathways and driveways.

- d) A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
- e) Landscaping and planting within all open areas of the subject land.
- f) 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 sight lines for vehicles or pedestrians.
- g) A minimum of one (1) canopy tree retained within the front setback of Dwelling 1.
- h) A minimum of one (1) canopy tree within the private open space of Dwellings 2 to 6.
- i) Landscaping capable of softening the expanse of the driveway provided along the length of the common driveway.
- j) Plantings within the front setback of all other dwellings.

All species selected must be to the satisfaction of the Responsible Authority

3. Before the development starts, 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.

Development Conditions:

4. Before works start, a fence must be erected around any tree shown to be retained on the endorsed plans. This fence will protect the trees by demarcating the tree protection zone and must be erected at a radius of 12 × the diameter at a height of 1.3 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the trees, excepting the approved area of encroachment for construction as shown on endorsed plans to the satisfaction of the Responsible Authority. The protection fence must be constructed of star pickets and flagging tape or similar to the satisfaction of the Responsible Authority. The protection fence must remain in place until all works are completed to the satisfaction of the Responsible Authority. Except with the written consent of the Responsible Authority, within the tree protection zone, the following are prohibited:
 - a) vehicular access.
 - b) trenching or soil excavation.
 - c) storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products.
 - d) entry and exit pits for underground services.
 - e) any other actions or activities that may result in adverse impacts to retained native vegetation.
 - f) Mulch the TPZ areas where possible with coarse mulch (e.g. composted wood chips 100mm deep), prior to heavy machinery entering the site.
5. The development as shown on the endorsed plan/s must not be altered without the written consent of the Responsible Authority.
6. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.

7. 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.
8. 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.
9. The development approved by this permit must not be occupied until the following works have been completed to the satisfaction of the Responsible Authority:
 - a) A certified plan showing finished floor levels of dwellings and garages (as constructed) to AHD must be submitted to Melbourne Water in accordance with Condition 21 of this permit.
 - b) Both the access crossover must be sealed and constructed in accordance with VicRoads requirements at Condition 24 of this permit.
 - c) Any timber paling fencing shown on the endorsed plans must be constructed at the cost of the owner/permit holder in accordance with the endorsed plans.
 - d) The landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the Responsible Authority unless an alternative date is agreed to in writing by the Responsible Authority.
 - e) The 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.
 - f) A residential standard concrete vehicle crossing/s as shown on the approved plans must be constructed to the approval and satisfaction of the Responsible Authority.
 - g) 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.
 - h) The premises are connected to a reticulated water supply, sewerage, drainage and underground electricity to the requirements of the relevant servicing authority.
 - i) 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.
 - j) 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 to the satisfaction of the Responsible Authority.
 - k) A mail box must be provided to each dwelling to the satisfaction of the Responsible Authority and Australia Post.
 - l) 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 to the satisfaction of the Responsible Authority.
 - m) Lighting must be provided near the front entrance of each dwelling to the satisfaction of the Responsible Authority.
10. 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.
11. 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.

12. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
13. 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.
14. 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.
15. 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.
16. All wastewater must be discharged into the reticulated sewerage system to the satisfaction of the responsible authority.
17. 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.

Melbourne Water Conditions:

18. Prior to the endorsement of plans, amended plans must be submitted to Council and Melbourne Water addressing Melbourne Water's conditions. Plans must be submitted with surface and floor levels to Australian Height Datum (AHD) and must be modified to show:
 - a) Finished floor levels of the dwellings set no lower than 5.4 metres to AHD.
 - b) Finished floor levels of the garages for units 5 & 6 set no lower than 4.8 metres to AHD.
19. The dwellings must be constructed with finished floor levels set no lower than 5.4 metres to AHD, which is 600mm above the applicable flood level of 4.8 metres to AHD.
20. The garages must be constructed with finished floor levels set no lower than 4.8 metres to AHD, which is at the applicable flood level.
21. Prior to the issue of an Occupancy Permit, a certified survey plan, showing finished floor levels of the dwellings and garages (as constructed) reduced to AHD, must be submitted to Melbourne Water to demonstrate that the floor levels have been constructed in accordance with Melbourne Water's requirements.
22. Imported fill must be kept to a minimum on the property and only be used for the sub floor areas of the dwellings, garages and driveway ramps.
23. Any new fence must be of an open style of construction (minimum 50% open) or timber paling unless with the written consent of Melbourne Water, to allow for the passage of floodwaters.

VicRoads Conditions:

24. Prior to the commencement of use or occupation, both the access crossover must be sealed with the edges of the crossovers angled at 60 degrees to the road reserve boundary, at least for the first 3 metres from the edge of the road including 3-meter radial turnouts must be constructed to the satisfaction of the Responsible Authority and at no cost to VicRoads or the Responsible Authority.
25. Vehicles must enter and exit the land in a forward direction at all times.

Notes:

- Council recommends that prior to activating this permit, a registered building surveyor be contacted to ensure the development complies with the Building Act and Building Regulations.
- A 'Vehicle Crossing Permit' must be obtained from Council prior to the commencement of any works associated with the proposed vehicle crossing.

VicRoads Notes:

- No work must be commenced in, on, under or over the road reserve without having first obtaining all necessary approval under the Road Management Act 2004, the Road Safety Act 1986, and any other relevant acts or regulations created under those Acts.

Locality Map – T190155 PA – 9 Sybella Avenue, Koo Wee Rup





TP.01
MULTI UNIT DEVELOPMENT

GREENTRACK PTY LTD
No. 9 SYBELLA AVENUE, KOO WEE RUP

PROPERTY REPORT

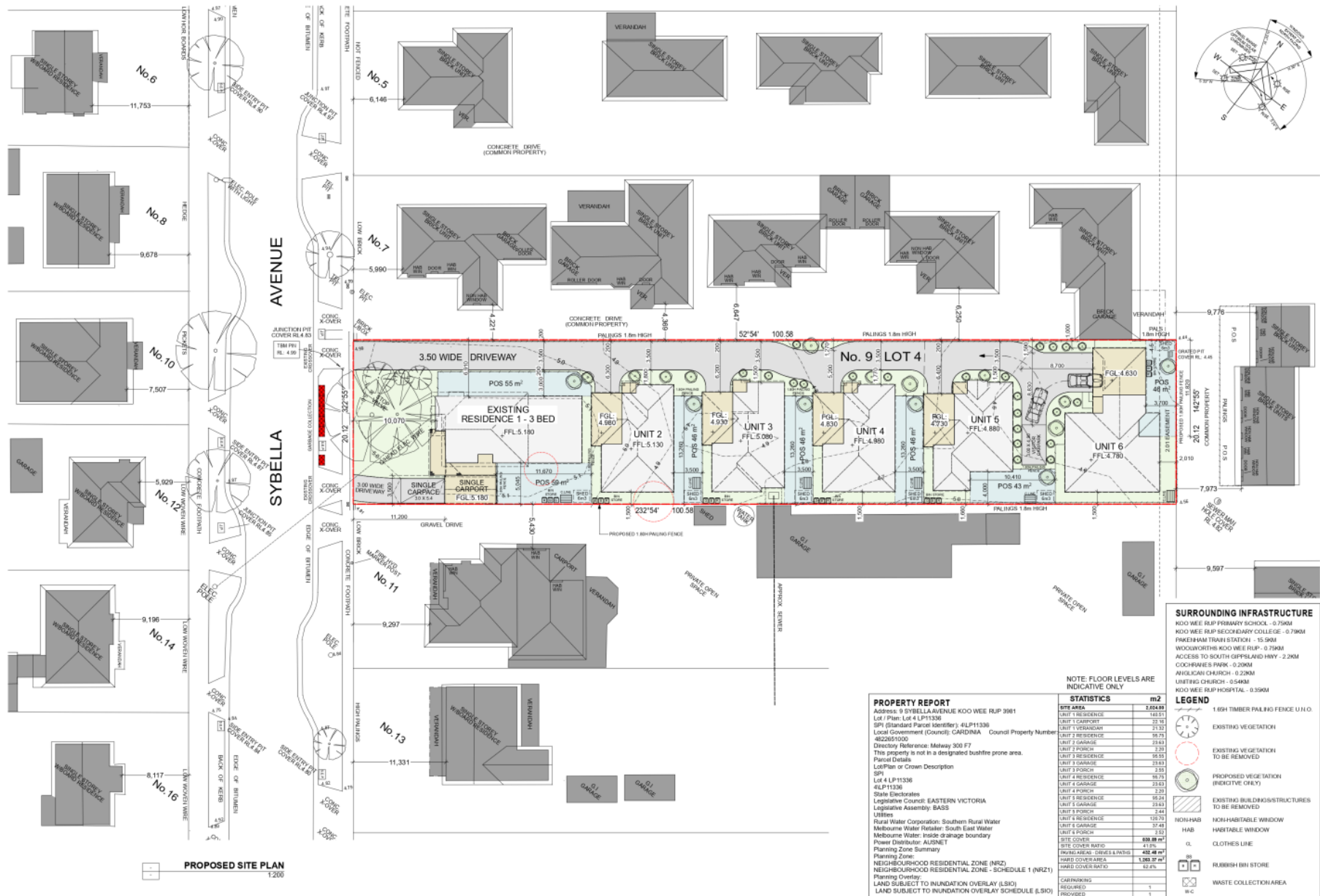
Address: 9 SYBELLA AVENUE KOO WEE RUP 3981
 Lot / Plan: Lot 4 LP11336
 SP1 (Standard Parcel Identifier): 4LP11336
 Local Government (Council): CAROLINA Council Property Number: 482285 1000
 Directory Reference: Metkay 300 FT
 This property is not in a designated bushfire prone area.
 Parcel Details
 Lot/Plan or Crown Description
 SP1
 Lot 4 LP11336
 4LP11336
 State Electorate
 Legislative Council: EASTERN VICTORIA
 Legislative Assembly: BASS
 Utilities
 Rural Water Corporation: Southern Rural Water
 Melbourne Water Retailer: South East Water
 Melbourne Water: inside drainage boundary
 Power Distributor: AUSNET
 Planning Zone Summary
 Planning Zone:
 NEIGHBOURHOOD RESIDENTIAL ZONE (NRZ)
 NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1 (NRZ1)
 Planning Overlay:
 LAND SUBJECT TO INUNDATION OVERLAY (LSIO)
 LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)

SURROUNDING INFRASTRUCTURE

KOO WEE RUP PRIMARY SCHOOL - 0.79KM
 KOO WEE RUP SECONDARY COLLEGE - 0.79KM
 PRAISEWELL TRAIN STATION - 15.99KM
 WOOLWORTHS KOO WEE RUP - 0.75KM
 ACCESS TO SOUTH GIPPSLAND HWY - 2.2KM
 COCHRANE'S PARK - 0.29KM
 ANGLICAN CHURCH - 0.22KM
 UNITING CHURCH - 0.54KM
 KOO WEE RUP HOSPITAL - 0.39KM

LEGEND

- EXISTING VEGETATION
- EXISTING BUILDINGS TO BE REMOVED
- NON-HABITABLE WINDOW
- HABITABLE WINDOW



PROPERTY REPORT
 Address: 9 SYBELLA AVENUE KOO WEE RUP 3981
 Lot / Plan: Lot 4 LP11336
 SPI (Standard Parcel Identifier): 4LP11336
 Local Government (Council): CARDINA Council Property Number: 4822651020
 Directory Reference: Melway 300 F7
 This property is not in a designated bushfire prone area.
 Parcel Details
 Lot/Plan or Crown Description
 SPI
 Lot 4 LP11336
 4LP11336
 State Electorate
 Legislative Council: EASTERN VICTORIA
 Legislative Assembly: BASIS
 Utilities
 Rural Water Corporation: Southern Rural Water
 Melbourne Water Retailer: South East Water
 Melbourne Water: inside drainage boundary
 Power Distributor: ALNET
 Planning Zone Summary
 Planning Zone:
 NEIGHBOURHOOD RESIDENTIAL ZONE (NR2)
 NEIGHBOURHOOD RESIDENTIAL ZONE - SCHEDULE 1 (NR21)
 Planning Overlay:
 LAND SUBJECT TO INUNDATION OVERLAY (LSIO)
 LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIO)

NOTE: FLOOR LEVELS ARE INDICATIVE ONLY

| STATISTICS | m2 |
|--------------------------|----------|
| Site area | 2,624.91 |
| UNIT 1 RESIDENCE | 145.51 |
| UNIT 1 GARPORT | 22.15 |
| UNIT 1 VERANDAH | 21.37 |
| UNIT 2 RESIDENCE | 95.75 |
| UNIT 2 GARAGE | 29.63 |
| UNIT 2 PORCH | 1.29 |
| UNIT 3 RESIDENCE | 95.55 |
| UNIT 3 GARAGE | 29.63 |
| UNIT 3 PORCH | 1.29 |
| UNIT 4 RESIDENCE | 96.75 |
| UNIT 4 GARAGE | 29.63 |
| UNIT 4 PORCH | 1.29 |
| UNIT 5 RESIDENCE | 95.24 |
| UNIT 5 GARAGE | 29.63 |
| UNIT 5 PORCH | 1.29 |
| UNIT 6 RESIDENCE | 126.76 |
| UNIT 6 GARAGE | 37.48 |
| UNIT 6 PORCH | 2.22 |
| SITE COVER | 638.88 |
| SITE COVER RATIO | 41.8% |
| DRIVEWAY, STAIRS & PATHS | 452.48 |
| HARD COVER AREA | 1,363.37 |
| HARD COVER RATIO | 51.9% |
| CARPARKING PROVIDED | 1 |
| CARPARKING REQUIRED | 1 |

- SURROUNDING INFRASTRUCTURE**
 KOO WEE RUP PRIMARY SCHOOL - 0.750M
 KOO WEE RUP SECONDARY COLLEGE - 0.790M
 PAKEMHAM TRAIN STATION - 15.90M
 WOODWORTH'S KOO WEE RUP - 0.790M
 ACCESS TO SOUTH GERRARD HWY - 2.2KM
 COCHRANES PARK - 0.200M
 AMERICAN CHURCH - 0.29KM
 LIFEING CHURCH - 0.54KM
 KOO WEE RUP HOSPITAL - 0.350M
- LEGEND**
 1.65H TIMBER PALING FENCE U.I.O.
 EXISTING VEGETATION
 EXISTING VEGETATION TO BE REMOVED
 PROPOSED VEGETATION BROTHERLY CHRY
 EXISTING BUILDINGS/STRUCTURES TO BE REMOVED
 NON-HAB NON-HABITABLE WINDOW
 HAB HABITABLE WINDOW
 CLOTHES LINE
 RUBBISH BIN STORE
 WASTE COLLECTION AREA

TP.02
 MULTI UNIT DEVELOPMENT

GREENTRACK PTY LTD
 No. 9 SYBELLA AVENUE, KOO WEE RUP

13-07-2019 REV DATE AMENDMENTS DRAWN



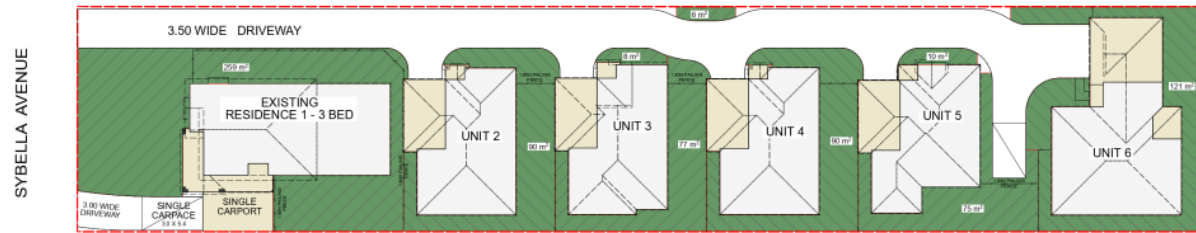


TP.03
MULTI UNIT DEVELOPMENT

GREENTRACK PTY LTD
No. 9 SYBELLA AVENUE, KOO WEE RUP

1:200-07 REV DATE AMENDMENTS DRAWN 13/05/19





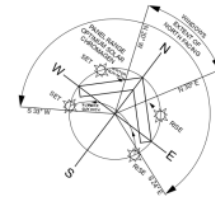
GARDEN AREA SITE PLAN
1:200

GARDEN ANALYSIS

| | |
|----|----------------------|
| 1 | 17.61 m ² |
| 2 | 16.51 m ² |
| 3 | 17.76 m ² |
| 4 | 17.25 m ² |
| 5 | 18.12 m ² |
| 6A | 14.75 m ² |
| 6B | 15.85 m ² |
| 6C | 17.55 m ² |
| 6D | 17.36 m ² |
| 6E | 17.52 m ² |
| 6F | 17.52 m ² |

LEGEND: ■ DENOTES CALCULATED GARDEN SPACE AREA = 11M

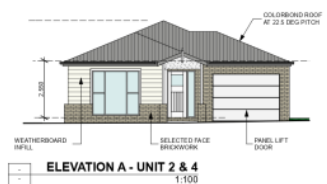
| | |
|-------------------|------------------------|
| SITE AREA | 2024.50 m ² |
| TOTAL GARDEN AREA | 125.24 m ² |
| GARDEN AREA RATIO | 36.9% |



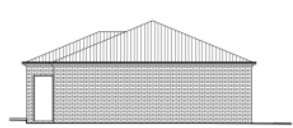
FLOOR PLAN - UNIT 2 & 4
1:100

SIZE ANALYSIS - UNIT 2/4

| | | |
|---|------------------|--------------|
| 4 | UNIT 2 REFERENCE | 35.7% |
| 5 | UNIT 2 GARAGE | 23.5% |
| 6 | UNIT 2 PORCH | 2.2% |
| | TOTAL | 61.4% |



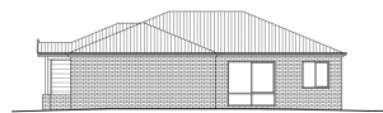
ELEVATION A - UNIT 2 & 4
1:100



ELEVATION C - UNIT 2 & 4
1:100



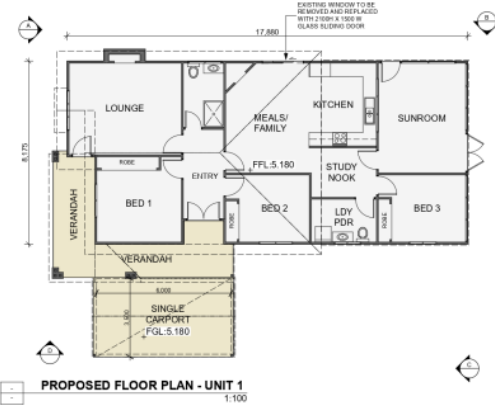
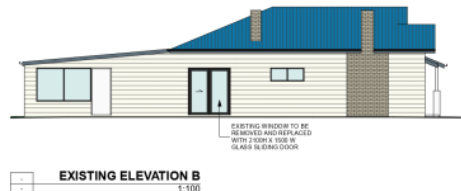
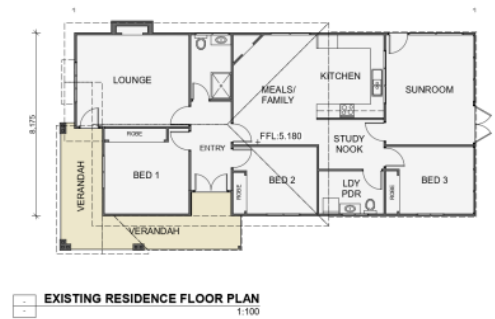
ELEVATION B - UNIT 2 & 4
1:100



ELEVATION D - UNIT 2 & 4
1:100

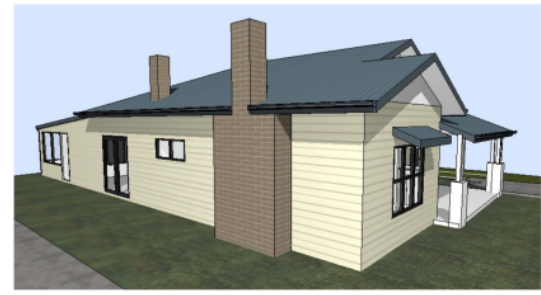
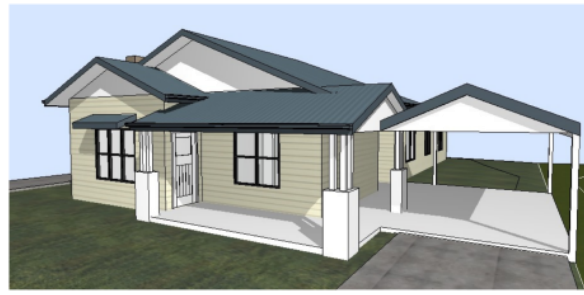
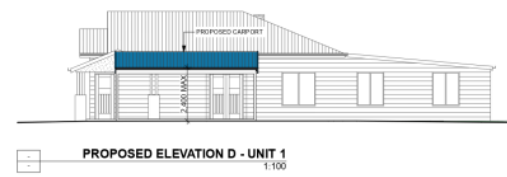


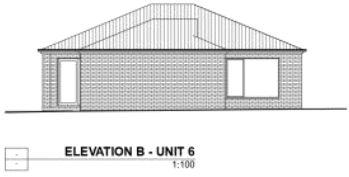
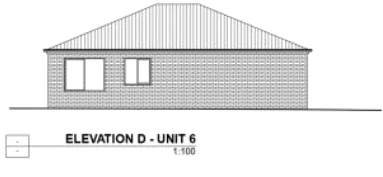
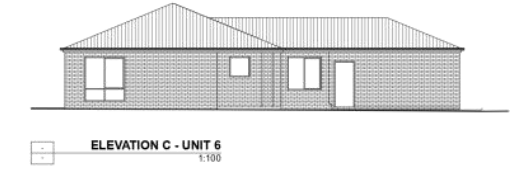
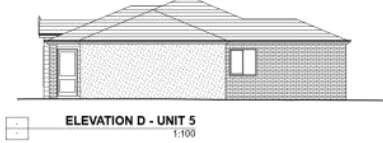
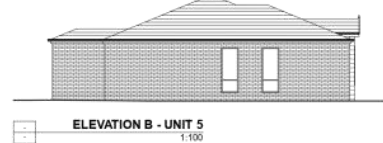
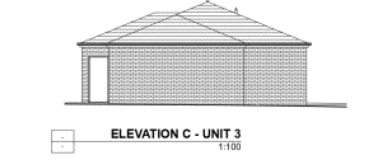
UNITS 2 & 4 3D VIEW
1:100



SIZE ANALYSIS - UNIT 1

| | | |
|---|------------------|---------|
| 1 | UNIT 1 RESIDENCE | 142 SQM |
| 2 | UNIT 1 VERANDAH | 20 SQM |
| 3 | UNIT 1 CARPORT | 181 SQM |



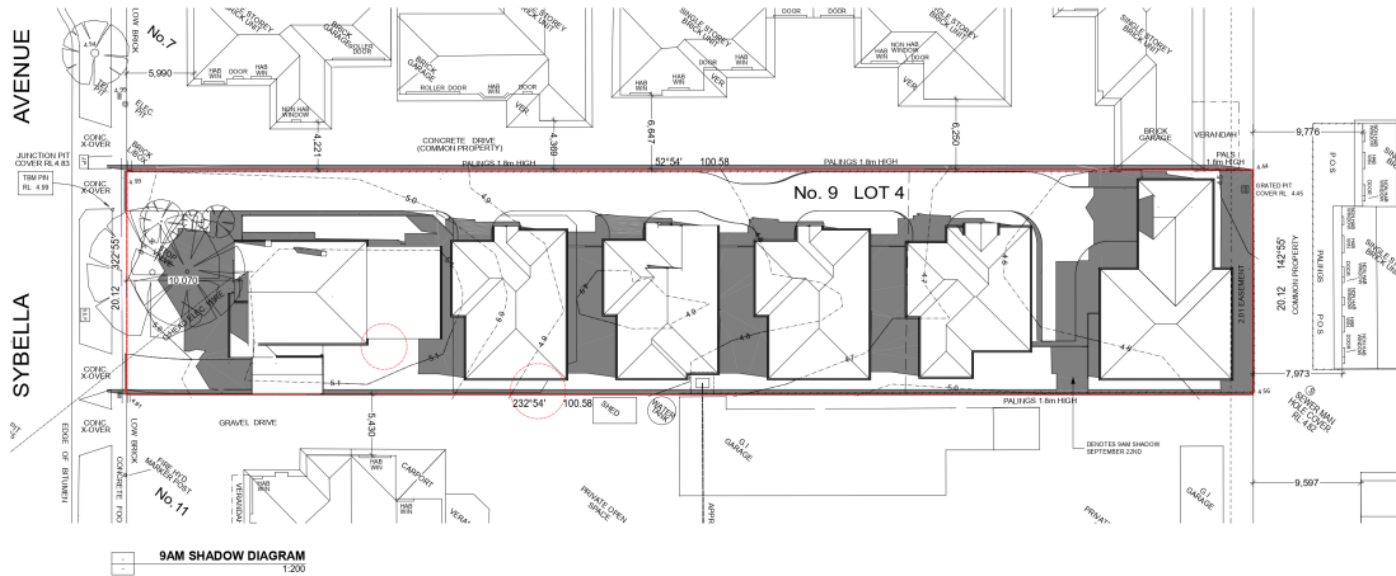
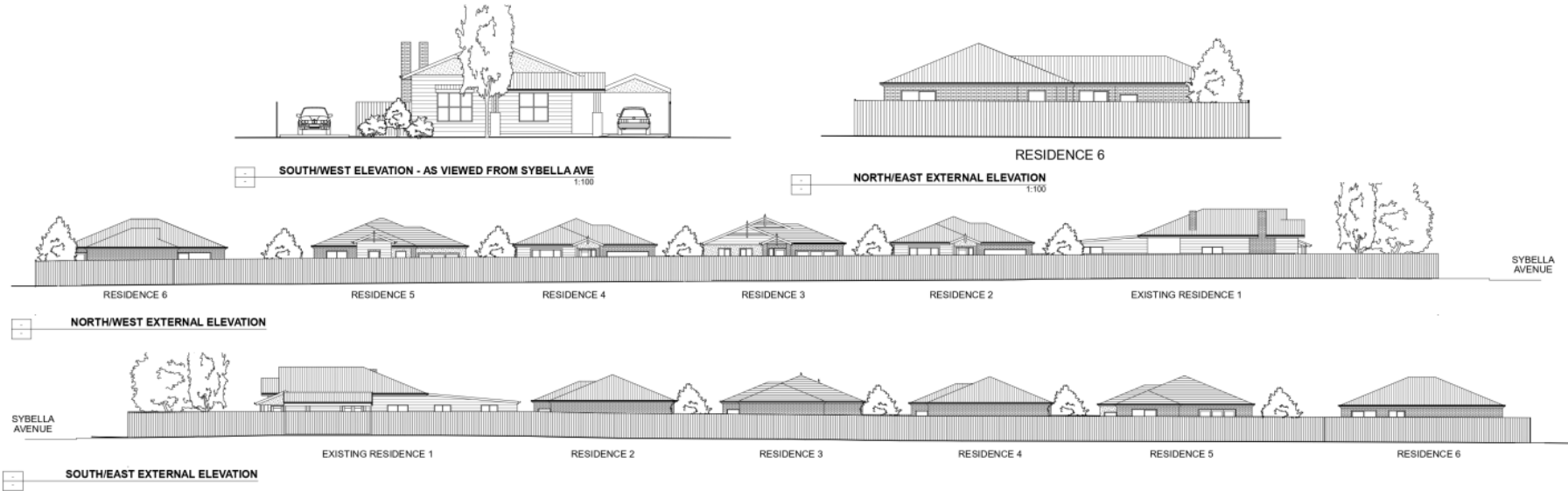


TP.06
MULTI UNIT DEVELOPMENT

GREENTRACK PTY LTD
No. 9 SYBELLA AVENUE, KOO WEE RUP

FOR SET
13/05/19



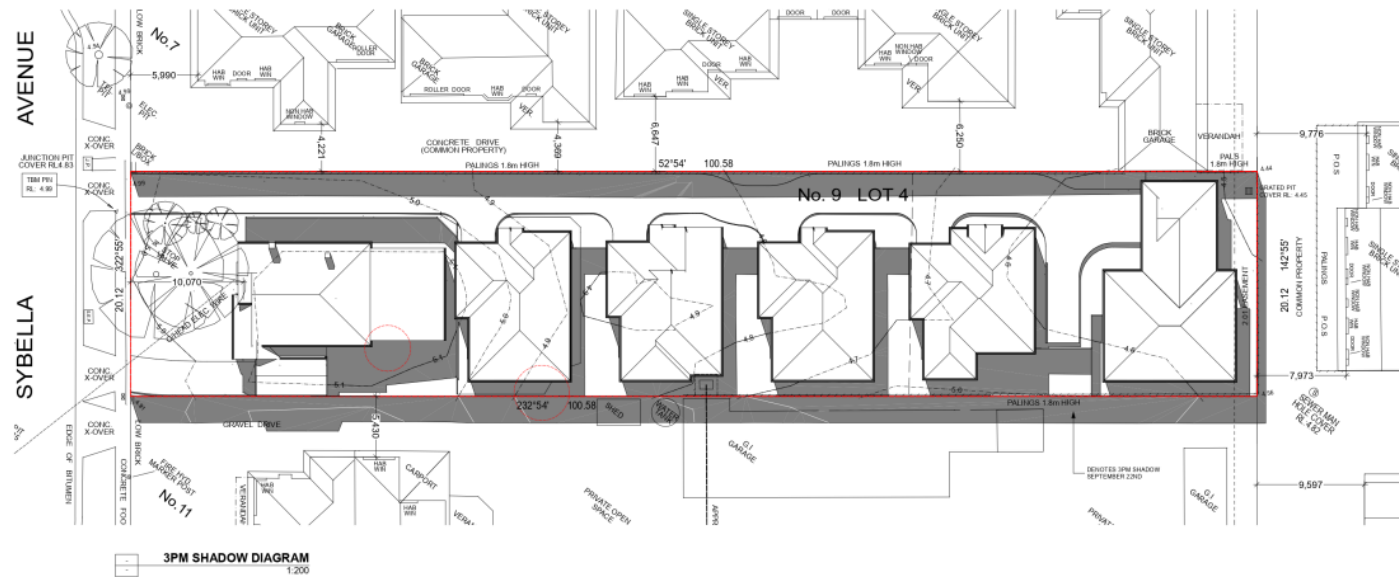
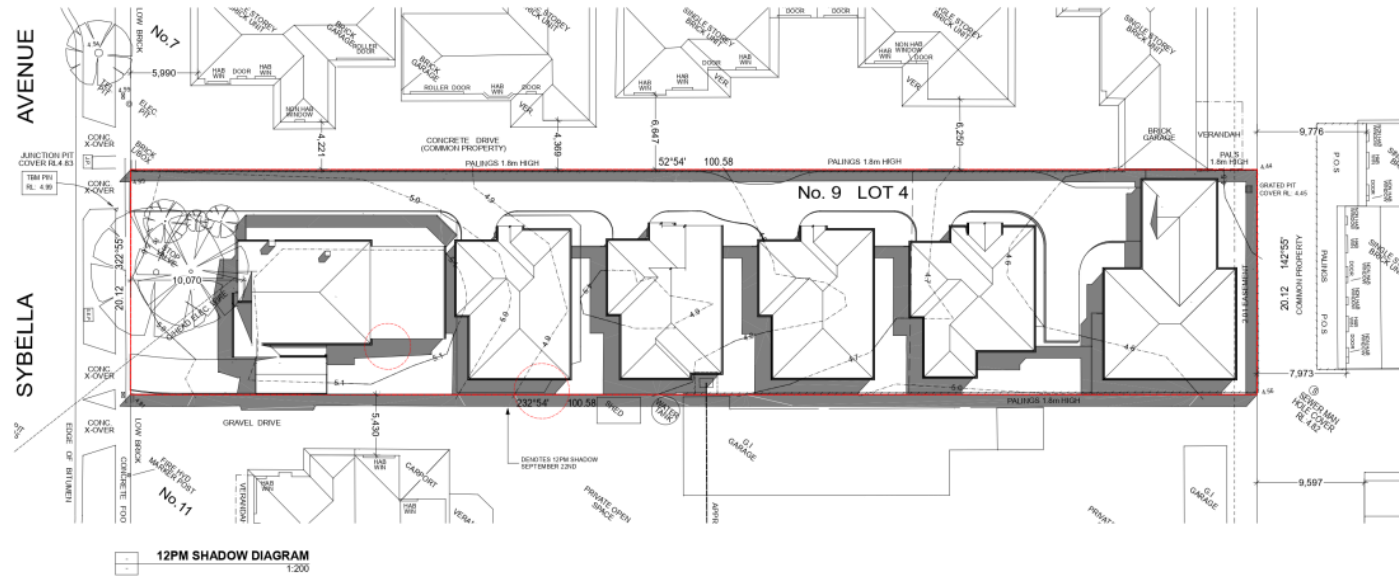


TP.07
MULTI UNIT DEVELOPMENT

GREENTRACK PTY LTD
No. 9 SYBELLA AVENUE, KOO WEE RUP

1/28/21 REV. DATE AMENDMENTS DRAWN
13/05/19



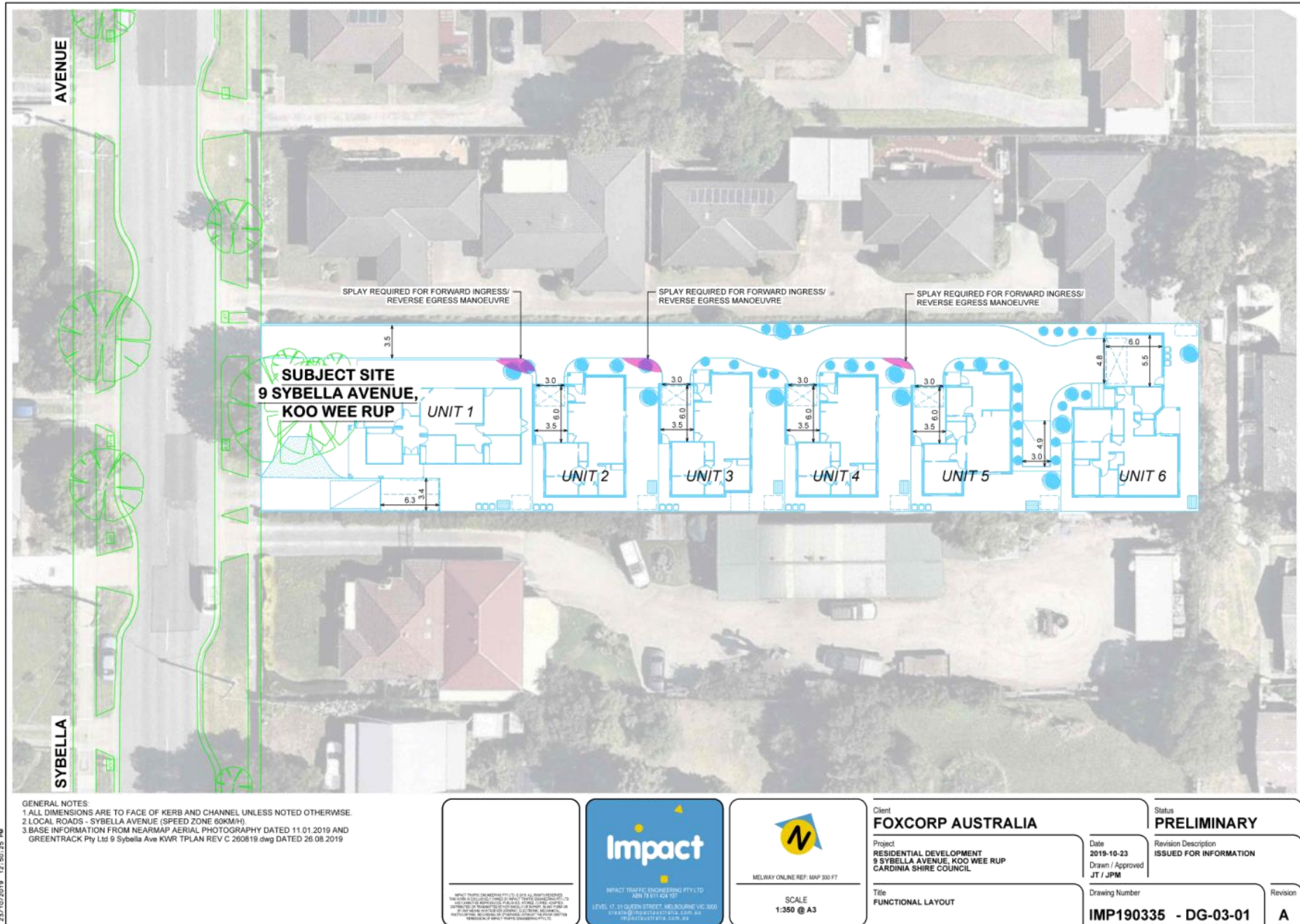


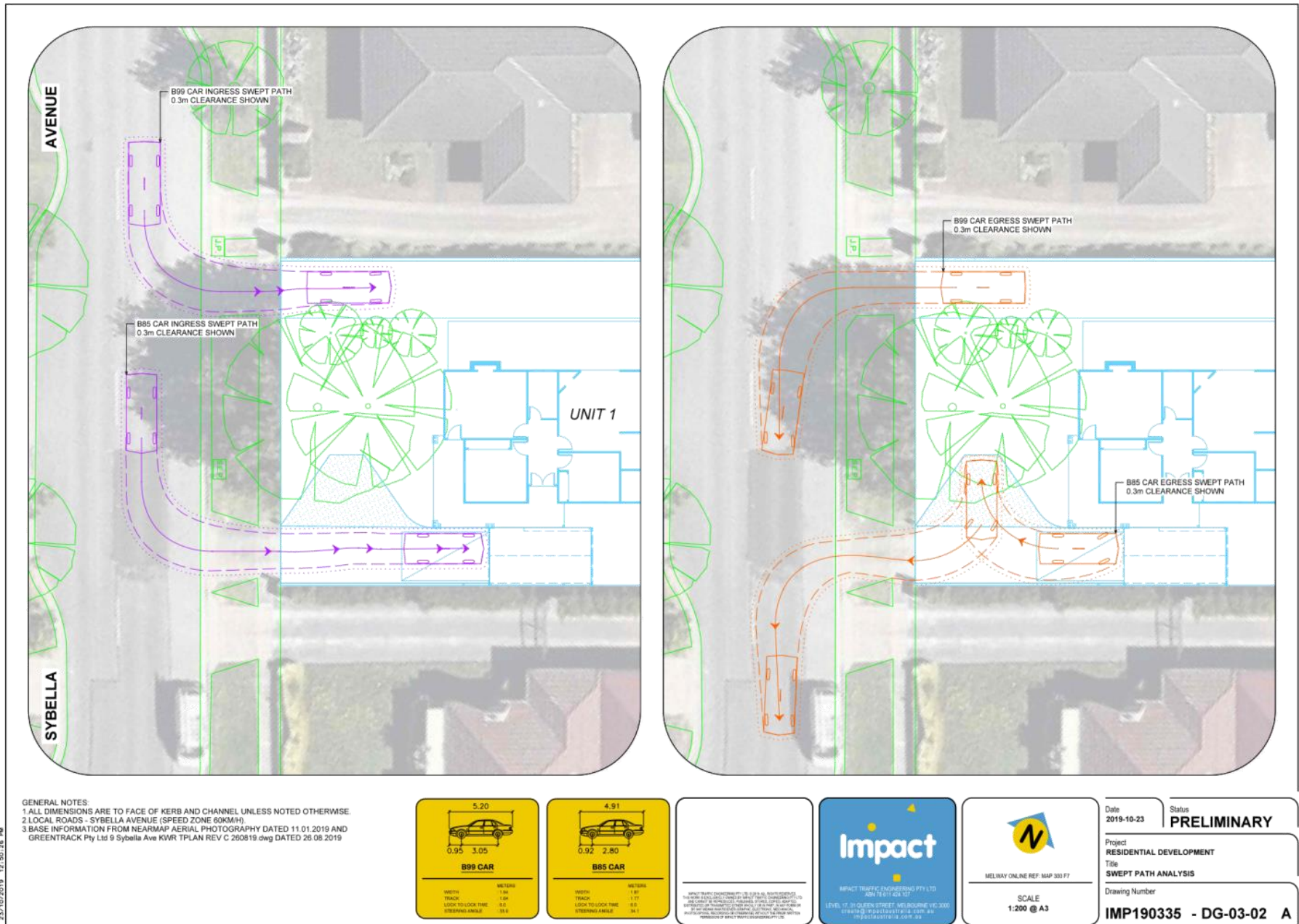
TP.08
MULTI UNIT DEVELOPMENT

GREENTRACK PTY LTD
No. 9 SYBELLA AVENUE, KOOWEE RUP

12B-07 REV DATE AMENDMENTS DRAWN
13/05/19

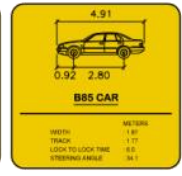




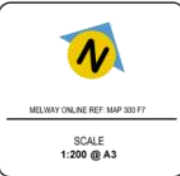


GENERAL NOTES:
 1 ALL DIMENSIONS ARE TO FACE OF KERB AND CHANNEL UNLESS NOTED OTHERWISE.
 2 LOCAL ROADS - SYBELLA AVENUE (SPEED ZONE 60KM/H)
 3 BASE INFORMATION FROM NEARMAP AERIAL PHOTOGRAPHY DATED 11.01.2019 AND GREENTRACK Pty Ltd 9 Sybella Ave KWR TPLAN REV C 260819.dwg DATED 26.08.2019

23/10/2019 12:50:26 PM



IMPACT TRAFFIC ENGINEERING PTY LTD
 400 TULLAGH ST
 LEVEL 17, 31 QUEEN STREET, MELBOURNE VIC 3000
 039498 0111 | P: 039498 0111 | F: 0394 98 0111
 www.impacttraffic.com.au



| | |
|---|------------------------------|
| Date 2019-10-23 | Status PRELIMINARY |
| Project RESIDENTIAL DEVELOPMENT | |
| Title SWEEP PATH ANALYSIS | |
| Drawing Number IMP190335 - DG-03-02 A | |

