



Agenda

Planning Review Meeting Wednesday 17 August 2022 at 7:00pm

Via videoconference (ZOOM)

Distribution

Councillors

Cr Ross Ebbels (Mayor)

Cr Fleur Hewitt

Cr Donnie Grigau

Cr Michael Grout

Cr Isabelle Tolhurst

Officers

Martin Gill – Chief Executive Officer

Tim Crawford – Manager Planning and Community Safety

Brydon King – Senior Planner

In accordance with the Governance Rules of the Borough of Queenscliffe, the information contained within this Agenda is for the confidential and privileged use of Councillors until at least 48 hours prior to this meeting.

THIS MATERIAL DOES NOT NECESSARILY REFLECT THE VIEWS OF COUNCIL



Council Vision

Inspired by the Borough's Latin motto, 'Statio Tutissima Nautis', that translates as "the safest anchorage for seafarers", our vision for the future is that:

The Borough remains a safe haven defined by its unique heritage, rich culture and significant natural environment. It is a special and restorative place for an involved and caring community and our visitors.

Council acknowledges the Traditional Owners of these lands, waters and skies, the Wadawurrung People. We acknowledge and respect their continuing connections to their Lands, Waters, Skies, Culture and the contribution they make to the life and spirit of our community. We pay respect to their past and present Elders and their emerging leaders, and extend this respect to all Aboriginal and Torres Strait Islander peoples.



PLANNING REVIEW MEETING – A GUIDE TO UNDERSTANDING MEETING PROTOCOL

There is a need to cover some simple protocols as each meeting will often involve people attending for the first time.

1. Planning Review meetings are held to provide additional information to Councillors in preparation for the following formal council meeting. The meetings are informal and proponents and submitters to any planning matter are encouraged to address council.
 2. This is not a debating forum – we are trying to obtain the best possible understanding of the matter.
 3. We ask that parties addressing Council speak to the chair and not involve the gallery.
 4. Submitters are asked to elaborate on their written submissions – not just read out their letter/email – all councillors have a copy of written material.
 5. The meeting process will typically adopt the following sequence:
 - Introduction and welcome by the Chairperson.
 - Overview presentation by Council's Planning Officer.
 - The Applicant is given 5-10 minutes to outline their proposal – longer time may be given at the discretion of the chair depending on the complexity of the matter.
 - We ask submitters to limit their comments to 5 minutes bearing in mind we are seeking elaboration on the comments already received in their submission.
 - Following the last submitter the Applicant will be given an opportunity to clarify any matter of fact – but not to comment on matters of opinion.
 - Throughout this process Councillors will be able to ask questions of the Applicant, submitters or a Council Officer.
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1. OPENING OF MEETING

Council acknowledges the Traditional Owners of these lands, waters and skies, the Wadawurrung People. We acknowledge and respect their continuing connections to their Lands, Waters, Skies, Culture and the contribution they make to the life and spirit of our community. We pay respect to their past and present Elders and their emerging leaders, and extend this respect to all Aboriginal and Torres Strait Islander peoples.

The meeting opened at:

2. APOLOGIES

3. PECUNIARY INTEREST & CONFLICT OF INTEREST DISCLOSURES

Councillors:

Officers:



4. PLANNING & DEVELOPMENT

4.1 Application summary: 23 Williams Road, Point Lonsdale

Planning Permit application number: 2022/040

SUMMARY

| | |
|---------------------------------------|---|
| Proposal | Construction of a second dwelling, alterations to an existing dwelling, subdivision of the land into two (2) lots and removal of native vegetation. Refer <i>Appendix 1</i> |
| Zone/Overlays | General Residential Zone – Schedule 1 (GRZ1) Vegetation Protection Overlay – Schedule 1 (VPO1) Design and Development Overlay – Schedule 4 (DDO4) |
| Public Notification | <ul style="list-style-type: none"> • Advertised by registered post to adjoining property owners and occupiers • Two signs placed on site for 14 days • Application made available for viewing on Council’s website |
| Submissions | Number submissions received: 13 Copy of submissions provided to Councillors: Refer <i>Confidential Appendix 2</i> Applicants response to submissions: Refer <i>Appendix 3</i> |
| Key issues raised by submitter | <p>Lot size and shape Poor planning outcome Inadequate landscaping/garden area Removal of vegetation Amenity impacts Siting/setbacks Dominant garage, driveway/s Scale/height/design Overshadowing Precedent Neighbourhood character/streetscape Parking/road safety Site coverage Impact on property values Sustainability</p> |



4.1.1. Applicant to present to Council

4.1.2. Submitters to present to Council

4.1.3. Applicant to readdress Council



5. APPENDIX 1- APPLICATION DOCUMENTS: 23 Williams Road, Point Lonsdale



Enquiries:
Ph: (03) 5258 1377
Web: www.queenscliffe.vic.gov.au

Clear Form

Office Use Only

Application No.:

Date Lodged: / /

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the end of this form.

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987.

Questions marked with an asterisk (*) must be completed.

If the space provided on the form is insufficient, attach a separate sheet.

Click for further information.

The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.: St. No.: 23 St. Name: Williams Road
Suburb/Locality: Point Lonsdale Postcode: 3225

Formal Land Description *
Complete either A or B.

This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A Lot No.: 14 Lodged Plan Title Plan Plan of Subdivision No.: 020007
OR
B Crown Allotment No.: Section No.:
Parish/Township Name:

The Proposal

You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

For what use, development or other matter do you require a permit? *

Construction of a New dwelling, Two lot subdivision and removal of native vegetation

Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

Estimated cost of any development for which the permit is required *

Cost \$ 550,000

You may be required to verify this estimate. Insert '0' if no development is proposed.



No.23 Williams Road, Point Lonsdale, 3225

**Planning Permit
New Residence & Two Lot
Subdivision
April 2022**



Planning Amendment Application Report

For the Proposed New Residence & Two Lot Subdivision 23 Williams Road, Point Lonsdale

01 Introduction

This report supports the Planning Permit application and contains the following:

- Details the proposed new residence & subdivision development.
- Describes the planning development context of the wider area.
- Outlines the relevant planning controls and policies and the relevant decision guidelines of the Borough of Queenscliff Planning Scheme.
- Outlines the merits of the proposal having regard to the relevant decision guidelines.

This report is to accompany the Clause 55 assessment and Clause 56 assessment and support the planning permit application

02 Context and Design Response

The following sections of this report describe the site that is the subject of this application and its relationship to adjoining areas, and to the pattern of planned development within the surrounding area.

02.1 The Subject Site

The subject site is located within an established area of Point Lonsdale and is situated on the southern side of Williams Road and forms the south west corner of intersection of Killearn Avenue and Williams Road. The site is generally rectangular in shape, with a street frontage to the north and the longer boundaries to the east and west. The south boundary is 20.5m in length and the west 42.90m. There is a subtracted angle at the corner of Williams and Killearn resulting in a total site area of 880m².



Subject Site (Google Maps)

The slope of the site is highest to the south boundary and falls constantly to the north boundary with approximately 4.5m of fall.



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The site comprises of three distinct areas, a green zone in the northern most part, an existing double storey house with a low pitched roof to the middle of the site and a relatively clear flatter area to the southernmost part of the site.

The existing dwelling is a typical beach house of its time, late 60-70s 'CHI house' with Stegbar type glass wall to the living areas. The dwelling has three bedrooms to the south with north oriented living areas and covered deck that view the native garden and beyond to the roofscapes of Point Lonsdale.

The Williams Road frontage has a well-established 'green belt' garden of mature native trees contributing to a nature coastal environment of Williams Road and Point Lonsdale.

The existing house is serviced by a crossover and drive from Killlearn Avenue to a ground floor garage. The dwelling in good condition and has been extensively renovated.

The plot is covered by the urban character policy 'Point Lonsdale Natural Coastal Area'. The dwelling is to be retained as part of the subject application.



Subject Site (Existing House No. 23 – Viewed from Williams Road)



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Subject Site (Existing House No. 23 – Viewed from Killearn Avenue)



Subject Site (Existing 'Green belt' – viewed from Williams Road)



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Subject Site (Existing Rear area – potential house site)



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02.2 The Surrounding Context

The surrounding area is eclectic with a mix-built form which has evolved over a considerable time period. The area was traditionally characterised by large allotments, featuring both modest sized and larger sized dwellings which is reflective of its balance between permanent residents and holiday homes. Dwellings vary between single and double storey and roof profiles are mixed, with hipped, gabled and flat roof profiles present in the surrounding area. In terms of materials, brick, render and lightweight cladding is featured throughout this portion of Point Lonsdale. It is noted the surrounding house size is predominantly of 3-4 bedrooms dwellings.

To the northeast of the subject site is Queenscliff Cemetery and parkland.

The adjoining housing lot at 25 Williams Road to the west of the subject site was developed resulting in a large modern family home.



25 Williams Road



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Infill development is becoming more prevalent within Point Lonsdale.
An example of the compact infill development is the sites immediately to south and east of the subject site.
A unique cluster of small subdivided infill sites adjoins 23 Williams Road.
These sites have been subdivided to allow for further development and housing stock.

The houses at 06 Killearn and 23 Lockwood Street are as a result of a subdivision.



06 Killearn Avenue



23 Lockwood Street



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The house at 01 Killearn is the original dwelling with 21 Williams Road being developed with a small two storey gable roofed house.



21 Williams Road & 01 Killearn Avenue

The landscaping within the area is characterised by nature strips with mature canopy trees, native vegetated gardens and low level gardens.

The site is well-located being in close to many neighbourhood amenities. Examples of this are as follows.

- 800m to Point Lonsdale Village & 'Front Beach'
- 1000m to Bellarine Medical Group
- 1400m to Bellarine Hwy public transport route
- 300m to Fellows Road public transport route
- 300m to Point Lonsdale public transport route
- 700m to Springs Beach



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03 Proposal

It is proposed to retain the existing house, construct a new dwelling and subdivide the site into two lots. The property is 880m².

Of the proposed two lots, one located at the corner of Williams Road & Killearn Avenue, and one located to the rear of the existing site with frontage and access to Killearn Avenue. The dwellings are to be freestanding providing gapping between the buildings and address each with a street frontage. Further details of the proposal are as follows;

• **Existing Dwelling**

The existing three bedroom dwelling at 23 Williams Road is to be retained and is freestanding dwellings. The building was original constructed in the late 1960s or early 1970s and has been extensively renovated in the past five years. The house comprises three bedrooms, two bathrooms, kitchen, dining and two living areas. The dwelling has a north & east facing first floor deck for outdoor living. The house general area is 242m² plus decks.

• **Proposed New Dwelling**

The proposed new dwelling is a freestanding house. The house is designed as a small two bedroom alternative to the typically large houses being built on the coast.

The development seeks to offer diversity with a small house on a small low maintenance site. Comprising of three levels, a partial basement level, a living level directly over the basement level both accessible via Killearn Avenue and a bedroom split level on natural ground to the rear.

1. The basement level cut into the land to approximately 1500mm consists of a garage, storage, lift and stair. The garage is accessed on grade from Killearn Avenue via drive and crossover.

2. The living level consists of kitchen, dining, living space with east and north facing deck.

Comprising of a garage, storage at the basement level and directly over is the living level of kitchen, dining and living and a deck area facing the east and north.

A mid level to the rear of the building has two bedrooms, an ensuite/bathroom with all levels accessible via a lift.

The dwelling general area is 142m² including the garage plus decks.

The dwelling is a simple rectangle with a strong gable roof utilising the surrounding built forms for inspiration or the a holistic street character design approach.

• **Proposed Subdivision**

The proposal would result in a larger front lot and a small rear to the south of the existing house.

The logical boundary is intended to be the existing retaining wall to the rear of the existing house.

Each lot is provided with access via individual crossovers and drives from Killearn Avenue.

The front lot would be 660m² and the rear site would result in a 220m².

It is acknowledged the rear site is small but this provides an opportunity to offer diversity in lot size that is not available in Point Lonsdale.

• **Arborist Report**

An Arborist services have been engaged to produce a report for the purposes tree management.

It is proposed to remove several trees to the rear of the subject site and the nature reserve.

The Borough of Queenscliff infrastructure manager, Peter McLean and Shane Polter were consulted regarding the roads side reserve and were supportive of the strategy discussed.



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A report outlining the trees health, habit and suitability for reduction and removal is included as part of this application.

- **Landscape - Landscape Design Plan**

The site landscape to the Williams Road end of the property is intended to remain as is with no change however the area subject to the proposed new dwelling is to be landscaped with Indigenous native plantings as per the landscape design plan provided by Mia Cooke design.



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04 Planning Controls

An assessment according to the Planning Policy Framework, the Local Planning Policy Framework of the Borough of Queenscliff Planning Scheme, Council's Municipal Strategic Statement are carried out below. A Clause 55 Assessment pursuant to the Borough of Queenscliff Planning Scheme is included in this report.

04.1 Planning Policy Framework

Relevant policies within the Planning Policy Framework include:

- Clause 11 – Settlement;
- Clause 15 – Built Environment and Heritage
- Clause 16 – Housing
- Clause 18 – Transport

The policies provide broad strategic direction to land use, development, and subdivision issues. Consolidation of urban development is encouraged as is the efficient use of infrastructure, co-ordinated development and urban design outcomes that contribute positively to local neighbourhood character. The proposal is considered to appropriately respond to the above policy.

04.2 Local Planning Policy Framework

Strategies and Policy guidelines have been developed to guide development within Borough of Queenscliff and include the following:

Settlement and Housing Policy

The housing policy has been developed and is found at clause 21.06 of the Borough of Queenscliff Planning Scheme. The following objectives apply to infill housing proposals:

15.01-35 Subdivision design

Objective

To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Strategies

In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:

- *Creating compact neighbourhoods that have walkable distances between activities.*
- *Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.*
- *Creating neighbourhood centres that include services to meet day to day needs.*
- *Creating urban places with a strong sense of place that are functional, safe and attractive.*
- *Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.*
- *Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.*
- *Protecting and enhancing native habitat.*
- *Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.*
- *Reduce car dependency by allowing for:*
 - *Convenient and safe public transport.*



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- *Safe and attractive spaces and networks for walking and cycling.*
- *Subdivision layouts that allow easy movement within and between neighbourhoods.*
- *A convenient and safe road network.*
- *Being accessible to people with disabilities.*
- *Creating an urban structure and providing utilities and services that enable energy efficiency, resource conservation, integrated water management and minimisation of waste and air pollution.*

Clause 15.01-15 Urban design

Objective

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Strategies

- *Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.*
- *Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.*
- *Ensure the interface between the private and public realm protects and enhances personal safety.*
- *Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.*
- *Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.*
- *Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.*
- *Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.*
- *Promote good urban design along and abutting transport corridors.*

15.01-55 Neighbourhood character

Objective

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

Strategies

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.

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

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

Clause 22.03 Urban Character policy

This policy applies to all planning applications in the Queenscliffe Character Management Areas, as shown on Map 1, 2 and 3, forming part of this clause.



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Policy Basis

The Municipal Strategic Statement identifies the importance of urban character and the need to identify the distinctive qualities of Queenscliff and Point Lonsdale in order to ensure that new development maintains, enhances and harmonises with the prevailing character of the area.

The subject site is located within the Point Lonsdale Natural Coastal Areas Map 2 as illustrated in the map below from Clause 22.03.



Point Lonsdale Natural Coastal Areas

This policy applies to all land in the Point Lonsdale Natural Coastal Areas, as shown on the Character Management Area Map 2. It includes the core Point Lonsdale Natural Coastal Area and the Point Lonsdale Contributory Area.

Development Overlay Schedule 4 (Point Lonsdale Natural Coastal Area) apply to this Character Management Area.

Policy

Site Layout

It is policy that:

- *The layout of new development minimises any visual intrusion into the natural coastal appearance of the area.*
- *On land where vegetative screens are insubstantial, the layout of new development provides opportunities for landscaped areas in appropriate locations to be planted with Moonah and other indigenous trees to screen buildings from view, extend the roadside vegetation corridor into the site and reinstate the natural coastal environment.*
- *The layout of new development, paved areas and driveways, car parking, active outdoor living areas and landscape areas is site responsive, having regard to the land's physical, historic and environmental features, and the location and form of buildings on adjacent land.*
- *The layout of new development provides for a high quality of living for its occupants and maintains an appropriate standard of amenity for the occupants of adjoining dwellings.*



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- *The layout of new development minimises the removal of existing native or indigenous coastal vegetation that contributes to the natural vegetated setting of the area.*
- *New development is sited on the flattest portion of the land wherever possible, so as to minimise the need for earthworks and significant disturbance of the land.*
- *New development should:*
 - *where possible, provide north facing indoor and outdoor living areas, to maximise solar access;*
 - *avoid siting buildings on, or near ridgelines or more prominent parts of the site;*
 - *demonstrate regard for the protection and reasonable sharing of bay or landscape view lines from the site or across the site from other properties;*
 - *provide appropriate landscape opportunities shown on a landscape plan, which nominates the existing, proposed removal and additional landscaping for the site;*
 - *provide the opportunity for the retention and addition of indigenous coastal screen planting in front of buildings and between buildings;*
 - *position and layout buildings to minimise visibility from the street or from other private and public areas;*
 - *position and setback buildings to retain a uniform vegetative barrier along the street corridor.*

Building Design

It is policy that:

- *New development is designed to respect and blend in with the existing natural coastal character of the area.*
- *New development may express a contemporary coastal design, provided such design is respectful of, and interprets the variety of holiday building types and architectural styles that have developed in Point Lonsdale throughout the 20th Century, including the massing and articulation, scale, design features, materials and finishes of such buildings.*
- *New development is designed having regard for any features of the land, coastal conditions, the quality and intactness of existing vegetative cover, any view corridors from the streets, public spaces and surrounding properties, and the layout of adjacent buildings.*
- *New development is designed to make efficient use of sites and apply environmentally sustainable design principles, without compromising the natural coastal quality of the area.*
- *New development should:*
 - *retain as much of the existing vegetation on the land and road reserve along the front of the land as possible;*
 - *on sloping sites, use split level design to reduce the height and bulk of buildings, integrate the building into the site and minimise the need for earthworks;*
 - *use staggered and varied roof lines and pitches, and vary the setback of walls to reduce the visual bulk and impact of buildings on the natural surroundings;*
 - *adopt innovative building techniques and materials which reduce energy use, and are responsive to coastal conditions;*
 - *utilise traditional building materials in an innovative manner, including horizontal weatherboard wall cladding, light tone rendered brickwork, corrugated iron roofs, timber verandahs, door and window joinery, and painted finishes;*
 - *use building materials and finishes which are of natural and muted tones, and that blend into the surrounding natural coastal conditions;*
 - *emphasise the horizontal, rather than the vertical form of buildings to reduce the perception of height; and*
 - *avoid direct overlooking into neighbouring properties and minimise the loss of longer distance views across the site from neighbouring properties.*



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Building Height and Setback

It is policy that:

- *The height and setbacks of new development retain the prevailing rhythm, height and setback of existing buildings in the street.*
- *The height and siting of new development does not visually dominate the streetscape or coastal setting.*
- *The height of new development does not generally protrude above the tree canopy, particularly on elevated or highly visible sites.*
- *The height of new development does not protrude above ridgelines to form a silhouette against the sky when viewed from any significant public viewing point.*
- *The height and setbacks of new development ensures adequate daylight to all habitable rooms and private open spaces on the land.*
- *New development should:*
 - *limit roof height so that the roof height is not significantly higher than the prevailing height of buildings in the street;*
 - *provide a front setback which matches, or is greater than the setback of adjoining buildings, or where the setbacks are different a front setback which is between the setbacks of adjoining buildings, or equal to the average setback of buildings in the street, whichever is the lesser of the two (Point Lonsdale Natural Coastal Area only); and*
 - *avoids building across the width of the site, from boundary to boundary.*

Fencing, Driveways and Landscaping

It is policy that:

- *Where possible, new driveways and parking areas should not be visually prominent from the street or from public spaces, are screened by appropriate frontage landscaping, and minimise the extent of vegetation to be removed and hard surface areas.*
- *The design of new outbuildings should complement the existing building on the site, with regard to roof shape, wall and roofing materials, and are sited to the side or rear of the building to enable convenient access.*
- *Front fences are discouraged, but where required, are low in height and constructed of transparent materials.*
- *Existing vegetation, particularly tea tree, Moonah and coastal heath between the building and front boundary and within the road reserve along the front of the site is retained, and complemented by appropriate new planting using predominantly native or indigenous species.*
- *Side setback areas are appropriately landscaped to minimise the potential for overlooking of adjoining properties, whilst providing an important landscape link to rear garden and private open space areas.*
- *New development should:*
 - *use curved, narrow and unsealed driveways of minimal length and width;*
 - *minimise the extent of existing native vegetation to be removed, especially within 10 metres of any road frontage or reservation boundary;*
 - *incorporate coastal heath and Moonah in the landscaping of private gardens; and*
 - *use the natural slope of the land to screen buildings from view from roads*

Response

The proposed development responds to the housing diversity strategy and its coastal location. It is of a considered siting design approach fitting into the context of the locale. The existing scale of the dwellings allows for ample opportunity for the development of meaningful landscaping and the



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provision of a new street crossover. Car parking is allocated in way that offers easy site access from Killearn Avenue. The proposal meets and offers diversity of housing and block size whilst offering a sympathetic transition to the adjacent sites.

05 Zoning and Overlays

The subject site is within a General Residential Zone and the purpose of zone as set out at Clause 32.08 is:

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

32.08-3 Subdivision

Permit requirement

- *A permit is required to subdivide land.*
- *An application to subdivide land that would create a vacant lot less than 400 square metres capable of development for a dwelling or residential building, must ensure that each vacant lot created less than 400 square metres contains at least 25 percent as garden area. This does not apply to a lot created by an application to subdivide land where that lot is created in accordance with:*
- *An approved precinct structure plan or an equivalent strategic plan;*
- *An incorporated plan or approved development plan; or*

A permit for development.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- *Must meet all of the objectives included in the clauses specified in the following table.*
- *Should meet all of the standards included in the clauses specified in the following table*

Response

The proposal is considered to provide appropriate consolidation of the existing urban landscape of Point Lonsdale in a managed way. The subdivision of the site into two lots with one existing and one new dwelling offers a range of housing densities in the area. The design of the proposal is considered to be respectful of existing neighbourhood character in the area while also ensuring a transition to two separate sites increasing density in a manner in keeping with the clause.

This submission outlines a proposal to subdivide the parcel of land at 23 Williams Road, Point Lonsdale into two lots. The subject site currently has an existing dwelling within the property.

The submission considers the requirements of Local and State planning and addresses, in detail, the provisions of local overlay Clause 43.02-2 (DD05).

The proposal is considered an appropriate response within the context of the site. This report offers an assessment against the planning provisions of the Borough of Queenscliff Planning Scheme.



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Zoning

The subject site is in a General Residential Zone (GRZ) and General Residential Zone 1 (GRZ1) under the Borough of Queenscliffe Planning Scheme and is subject to Design Development Overlay Schedule 5 (DD05).

Report Overview

This planning report details:

- A description of the site and surrounding context
- The existing buildings of the site
- The planning Framework; and
- The relevant planning considerations.

Introduction

The subject land is located within a General Residential Zone & schedule 1 to the zone (GRZ1) under the Borough of Queenscliffe Planning Scheme.

The local Planning Policy of Queenscliffe Planning Scheme clause 22.04.1 is the relevant reference for this development.

Clause 32.08-3 states a permit is required to sub divide land.

Clause 43.02-3 states a permit is required to sub divide land.

This submission has been prepared as the support information in an application for the issue of a planning permit and assesses the proposal against the criteria of Design Development Overlay – Schedule 4 (DD04) of the planning scheme and, where relevant, reference is made to Clause 54 standards.

The site is covered by a Vegetation Protection Overlay (VPO) and Schedule 1 to the Vegetation Protection Overlay (VPO1).

General Project Description

Subject Site

The property forming the basis of this proposal comprises one existing two storey dwelling and proposes to construct a new dwelling of varying levels. The existing building is not classified individually nor covered by a heritage overlay. The plot is covered by the urban character policy 'Point Lonsdale Natural Coastal Area'.

The subject site and buildings is located on the South side of Williams Road.

Location and Site Description

- Site area is 880 square metres
- Located halfway between Point Lonsdale Road and Fellows Road
- Rectangular
- 17.53m North boundary frontage to Williams Road
- 42.98m long boundaries East & West
- The site is sloped of approximately 4.5m from the highest part to the South and the low part to the North



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The Proposal

Outline of the Proposal

The development intends subdivide the property in the with a larger lot to the North and a small lot to the South. The existing front dwelling (23 Williams Road) will form the larger site and the proposed new dwelling is to be part of the small site to the South.

The existing property crossover and drive on Killearn Avenue is intended to be retained and used for the access to the existing house.

A new crossover and drive are proposed for the new dwelling access from Killearn Avenue.

The site is currently serviced with all major services, refer services plan.

General Areas

| | | |
|---------------------------------|-------------------|-----|
| Total Site area | 880m ² | |
| Existing Site Coverage | 134m ² | 15% |
| Existing Site Permeability | 227m ² | 26% |
| Existing dwelling No. 23 | | |
| Ground Floor | 86m ² | |
| First Floor | 108m ² | |
| Garage | 48m ² | |
| Proposed dwelling No. 04 | | |
| Basement Level - Garage | 57m ² | |
| Living Level | 47m ² | |
| Bedroom Level | 45m ² | |
| No. 04 Gross Floor Area | | |
| | 149m ² | |
| Proposed Total Site area | 880m ² | |
| Proposed Site Coverage | 223m ² | 27% |
| Proposed Site Permeability | 538m ² | 61% |

Existing Conditions

The architecture of the existing front dwelling is of a 1970's light weight construction beach residence with low pitched roof. The living areas are generally found at the first floor level and the garage below.

The plot landscape is contains a well-established frontage 'green belt' garden of mature native trees contributing to a nature coastal environment of Williams Road and Point Lonsdale.

A copy of the Title for the property is included in this application.

Refer to Cover Sheet - Site Analysis - Site Plans - Existing and Proposed (TPO0, TPO1 & TPO2) for further detail and information on the site.

Zoning

The Site and its immediate neighbours are located in a 'General Residential' Zone 1 (GRZ1)



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Overlays

The site is subject to the following overlays:-

- Design Development Overlay – Schedule 4 (DDO4)
- Vegetation Protection Overlay – Schedule 01 (VPO1)

Surrounding Area

Williams Road and Killearn Avenue are residential streets. The adjoining neighbouring dwellings are a mix of brick, corrugated sheet and weatherboard clad and of a large scale all of which are double storey.

The adjoining property to the west has been developed with a modern family house. The property to the south has been subdivided with two lots and double storey houses facing Killearn Avenue. The property to the east at No. 01 Williams Road has also been subdivided with a small new house constructed with the last five or so years.

The site is within walking distance to the medical centre, major public transport, petrol station and beach. Further to the south is the Point Lonsdale shopping village.

Development Plans

It is proposed to subdivide the subject site in accordance with the following Planning Permit Application documentation drawings.

- TP00/ Site Context Plan
- TP01/ Site Analysis - Existing Site Plan
- TP02/ Existing Floor Plans
- TP03/ Existing Elevations
- TP04/ Proposed Site Plan
- TP05/ Proposed Floor Plans - Basement
- TP06/ Proposed Floor Plans – Living & Bedroom
- TP07/ Proposed Elevations
- TP08/ Perspectives
- TP09/ Street Elevations
- TP10/ Proposed Dwelling Sections
- TP11/ Shadow Studies - Existing
- TP12/ Shadow Studies - Proposed
- TP13/ Site - Existing Services
- TP14/ Proposed Plan of Subdivision

Details of Proposed Subdivision

Works will comprise.

1. Construction of new dwelling and associated works
1. No Demolition is proposed to existing house.
2. Subdivide the existing site of 880m² into 2x no. of lots.

Neighbourhood Character



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Williams Road comprises large size housing blocks and is a street in transition with several new buildings being constructed recently and infill development. The street has already seen some of these lots subdivided providing housing and lots size diversity.

The neighbourhood housing is varied with freestanding old brick or fibro beach houses. There has been transitional development within the last 10-15 years with the adoption of larger house with garages on boundaries. There are also newly constructed modern large suburban houses.

The proposal retains the existing double storey dwellings which have formed part of the street character for more than 45 years.

A new small dwelling is proposed to the rear of the site and has been designed drawings elements from the surrounding housing character. The development will not have any significant impact on the streetscape or neighbourhood character.

The proposed subdivision does not impact the existing character of the surrounding residential neighbourhood.

Zoning

The site is located within a General Residential Zone 1 (GRZ1) - Clause 32.01

43.02 Design Development Overlay – Schedule 4 (DDO4)

The proposal is covered by the Design and Development Overlay – Schedule 5.

The following outlines acceptable solutions to the design objectives and requirements of this schedule.

Building Height

The existing dwelling's overall height is within the standard (6.6m max), the proposed rear double storey has a maximum roof height of approximately 6.7m from natural ground and the front double storey house element and 5.5m to the single storey bedroom element from natural ground.

Building height provision is considered to meet the objective.

Building height provision is satisfied.

Building Setback

| No. 23 Williams Road (front house)- Setback | Existing Building | Proposed Boundaries |
|---|-------------------|---------------------|
| North Boundary (Williams Road) | 13.5m | Unchanged |
| Eastern Boundary | 3.0m | Unchanged |
| South Boundary | 10.3m | 1.3m |
| West Boundary | 4.1m | Unchanged |

| No. 04 Killlearn Avenue (rear house)- Setback | Proposed Building |
|---|-------------------|
| North Boundary | 1.22m |
| Eastern Boundary (Killlearn Avenue) | 3.8m |
| South Boundary | 1.22m |
| West Boundary | 1.5m |

The existing building setbacks are to be retained unchanged except for the South boundary.



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The proposed development setbacks are otherwise consistent with DDD4 & Clause 55 recommendations.

Site Coverage

The existing overall site coverage is 134m² equating to 15%.

The proposed subdivision sees an increase of building footprint.

The proposed site coverage of 233m² equating to 27% consistent with the allowable 40% set out in the DDD4 guidelines.

The clause 55.03-3 Standard B8 standard objective of a minimum of 60% is achieved.

The proposed development site coverage is consistent with the recommendations of clause 55.03-3 Standard B8.

Vegetation Protection Overlay – Schedule 01 (VPO1)

Several native and mature Indigenous trees are to be removed as part of the works.

The site and street tree strategy is outlined as per attached report from David Stevens Arborist.

The report states generally the trees to be removed are either in poor health of habit or will suffer no adverse effects from being reduced nor will the root line be damaged from the use of adjoining land as proposed new development and drive crossover.

Clause 55.01-1 Neighbourhood and site description

Clause 55.01-2 Design response

The design response must explain how the proposed design:

- Derives from and responds to the neighbourhood and site description.
- Meets the objectives of Clause 55.
- Responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood Character Overlay.

The design response must include correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings. If in the opinion of the responsible authority this requirement is not relevant to the evaluation of an application, it may waive or reduce the requirement.

Complies

The existing dwellings have been part of the character of the street for 45 years therefore the Williams Road Streetscape will be unaffected. The proposed development site configuration provides a mix of a mid size two storey residence and a small two storey two bed residence that is consistent with the scale and form of adjoining housing stock. The subject dwellings roof pitches vary but are not at odds to that within the surrounding area. The proposed subdivision maximises the site with efficient layouts and offers diversity in block and housing size. The current and proposed side setbacks and space between dwellings comply with the standard. The existing and proposed building materials and claddings are intended to be reflected that of the neighbouring



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houses. The garden areas provide opportunity to develop the garden space, the existing low level gardens are to be retained.



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Clause 55.02 Neighbourhood Character and Infrastructure

| Objectives and Standards | Comments |
|--|---|
| <p>55.02-1 Neighbourhood character objectives To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that development responds to the features of the site and the surrounding area.</p> | |
| <p>Standard B1 The design response must be appropriate to the neighbourhood and the site. The proposed design must respect the existing or preferred neighbourhood character and respond to the features of the site.</p> | <p>Complies The development responds to the character of the area with side and rear setbacks, scale and bulk of dwellings and materials. The gapping between boundaries is consistent with the neighbourhood with the modest existing second storey element set well back from Williams Road & Killearn Avenue.</p> |
| <p>55.02-2 Residential policy objectives To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. To support medium densities in areas where development can take advantage of public transport and community infrastructure and services.</p> | |
| <p>Standard B2 An application must be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.</p> | <p>Complies The proposal appropriately address' the design objectives sought by Municipal Strategic Statement and local planning policies being located close to major public transport bus route, Health Services centre and shopping strip.</p> |
| <p>55.02-3 Dwelling diversity objective To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</p> | |
| <p>Standard B3 Developments of ten or more dwellings should provide a range of dwelling sizes and types, including: Dwellings with a different number of bedrooms. At least one dwelling that contains a kitchen, bath or shower, and a toilet and wash basin at</p> | <p>N/A</p> |



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| ground floor level. | |
| 55.02-4 Infrastructure objectives To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure. | |
| Standard B4 Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas, if available. Development should not unreasonably exceed the capacity of utility services and infrastructure, including reticulated services and roads. In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure. | Complies Currently the existing dwelling and site is serviced by the required infrastructure. |
| 55.02-5 Integration with the street objectives To integrate the layout of development with the street. | |
| Standard B5 Developments should provide adequate vehicle and pedestrian links that maintain or enhance local accessibility. Development should be oriented to front existing and proposed streets. High fencing in front of dwellings should be avoided if practicable. Development next to existing public open space should be laid out to complement the open space. | Complies The existing dwelling currently is provided with direct access from Killearn Avenue. A second crossover is sited to the East side of the property with a drive to each proposed property offering good vehicular and pedestrian linkage from the dwelling occupants with Williams Road & Killearn Avenue. |
| Clause 55.03 Site Layout and Building Massing | |
| Objectives and Standards | Comments |
| 55.03-1 Street setback objective To ensure that the setbacks of buildings from a street respect the existing or preferred neighbourhood character and make efficient use of the site. | |
| Standard B6 Walls of buildings should be set back from streets the distance specified in Table B1. Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard. | Complies The proposal subdivision retains the front street setback to the existing dwelling unchanged. The side street, Killearn Avenue, with the building on the abutting property having a setback of 4.5m. Table B1 states the side street setback should be |



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| | the same as the setback as the building on the abutting site or 2.0m which ever is the lesser. The proposed dwelling front wall setback to Killearn Street is 3.8m and 2.65m to the deck handrailing. |
| 55.03-2 Building height objectives To ensure that the height of buildings respects the existing or preferred neighbourhood character. | |
| Standard B7 The maximum building height should not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land. If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres. Changes of building height between existing buildings and new buildings should be graduated. | Complies No change is proposed to the overall roof height of the existing dwelling. The maximum building height is below the 8.5 metres outlined in the Schedule to the zone & Standard. The proposed dwelling overall height to natural ground is well under the standard at 6.6m. |
| 55.03-3 Site coverage objective To encourage development that respects the landscape character of the neighbourhood. To encourage the retention of significant trees on the site. | |
| Standard B8 The site area covered by buildings should not exceed 60 per cent. | Complies The development has a maximum site coverage is 233m ² or 27%, which is well below the maximum 60 % permitted under this standard and is consistent with the 40% required under the DDO4. The site coverage is also consistent with DDO4 requirements. |
| 55.03-4 Permeability and stormwater management objectives To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration. To encourage stormwater management that maximises the retention and reuse of stormwater. | |
| Standard B9 | |



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| <p>The site area covered by the pervious surfaces should be at least: The minimum area specified in a schedule to the zone, or If no minimum is specified in a schedule to the zone, 20 percent of the site. 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). Contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.</p> | <p>Complies The proposed development has a pervious site cover is 61% well within the standard requirement.</p> |
| <p>55.03-5 Energy efficiency objectives To achieve and protect energy efficient dwellings and residential buildings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy.</p> | |
| <p>Standard B10 Buildings should be: Oriented to make appropriate use of solar energy. Sited and designed to ensure that the energy efficiency of existing dwellings on adjoining lots is not unreasonably reduced. Living areas and private open space should be located on the north side of the development, if practicable. Developments should be designed so that solar access to north-facing windows is maximised.</p> | <p>Complies The existing building have been completed for 45 years with no addition footprint works to be undertaken. The existing dwelling living areas are oriented to the north. The proposed dwelling living areas area orientated to the North.</p> |
| <p>55.03-6 Open space objective To Integrate the layout of development with any public and communal open space provided in or adjacent to the development.</p> | |
| <p>Standard B11 If any public or communal open space is provided on site, it should: Be substantially fronted by dwellings, where appropriate. Provide outlook for as many dwellings as practicable. Be designed to protect any natural features on the site. Be accessible and useable.</p> | <p>N/A</p> |



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| <p>55.03-7 Safety objective To ensure the layout of development provides for the safety and security of residents and property.</p> | |
| <p>Standard B12 Entrances to dwellings and residential buildings should not be obscured or isolated from the street and Internal accessways. Planting which creates unsafe spaces along streets and accessways should be avoided. Developments should be designed to provide good lighting, visibility and surveillance of car parks and Internal accessways. Private spaces within developments should be protected from inappropriate use as public thoroughfares.</p> | <p>Complies Complies Both entries are visible on approach from the driveway spaces. The entries are not obscured or isolated and are viewed to have a high level of surveillance and transparency.</p> |
| <p>55.03-8 Landscaping objectives To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site.</p> | |
| <p>Standard B13 The landscape layout and design should: Protect any predominant landscape features of the neighbourhood. Take into account the soil type and drainage patterns of the site. Allow for intended vegetation growth and structural protection of buildings. In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals. Provide a safe, attractive and functional environment for residents. Development should provide for the retention or planting of trees, where these are part of the character of the neighbourhood. Development should provide for the replacement of any significant trees that have been removed in the 12 months prior to the application being made. The landscape design should specify landscape themes, vegetation (location and species), paving and lighting.</p> | <p>Complies The siting of existing and proposed dwellings offers adequate areas for planting which can compliment the landscape character of the area. Refer to Arborist Report for tree management strategies.</p> |
| <p>55.03-9 Access objectives To ensure vehicle access to and from a development is safe, manageable and</p> | |



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| <p>convenient. To ensure the number and design of vehicle crossovers respects the neighbourhood character.</p> | |
| <p>Standard B14 Accessways should: Be designed to allow convenient, safe and efficient vehicle movements and connections within the development and to the street network. Be designed to ensure vehicles can exit a development in a forwards direction if the access way serves five or more car spaces, three or more dwellings, or connects to a road in a Road Zone. Be at least 3 metres wide. Have an internal radius of at least 4 metres at changes of direction. Provide a passing area at the entrance that is at least 5 metres wide and 7 metres long if the access way serves ten or more spaces and connects to a road in a Road Zone. The width of accessways or car spaces should not exceed: 33 per cent of the street frontage, or if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage. No more than one single-width crossover should be provided for each dwelling fronting a street. The location of crossovers should maximise the retention of on-street car parking spaces. The number of access points to a road in a Road Zone should be minimised. Developments must provide for access for service, emergency and delivery vehicles.</p> | <p>Complies The existing dwelling has a 3.5m wide driveway Williams Road on the East boundary with the existing crossover to be retained unchanged. We seek to obtain a 3.5m wide crossover to the front of the proposed dwelling from Killearn Avenue. The proposed Killearn Street frontage is considered to not be impacted by this addition and is consistent with the crossover and drives of No. 06 Killearn & 23 Lockwood Street. The proposed overall width of crossover and driveways is a total of 7.0m or 17.5% of the street frontage. This is consistent with the standard being less than the 40% and allow 60% of the frontage for street parking.</p> |
| <p>55.03-10 Parking location objectives To provide convenient parking for resident and visitor vehicles. To avoid parking and traffic difficulties in the development and the neighbourhood. To protect residents from vehicular noise within developments.</p> | |
| <p>Standard B15 Car parking facilities should: Be reasonably close and convenient to dwellings and residential buildings. Be secure. Be designed to allow safe and efficient movements within the development.</p> | <p>Complies The existing dwelling and the proposed have convenient, safe and secure carparking for residents that is accessible.</p> |



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| <p>Be well ventilated if enclosed. Large parking areas should be broken up with trees, buildings or different surface treatments. Shared accessways or car parks of other dwellings and residential buildings should be located at least 1.5 metres from the windows of habitable rooms. This setback may be reduced to 1 metre where there is a fence at least 1.5 metres high or where window sills are at least 1.4 metres above the accessway.</p> | |
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Clause 55.04 Amenity Impacts

| Objectives and Standards | Comments |
|---|--|
| <p>55.04-1 Side and rear setbacks objective To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p> | |
| <p>Standard B17 A new building not on or within 200mm of a boundary should be set back from side or rear boundaries: At least the distance specified in a schedule to the zone, or If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard. Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p> | <p>Complies The existing dwelling and the proposed dwelling are sited with all setbacks consistent with standard B17.</p> |
| <p>55.04-2 Walls on boundaries objective To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.</p> | |
| <p>Standard B18 A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the</p> | <p>Complies No walls are intended to be within 200mm of any boundary.</p> |



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| <p>boundary: For a length of more than the distance specified in a schedule to the zone; or If no distance is specified in a schedule to the zone, for a length of more than: 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, whichever is the greater. A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary. A building on a boundary includes a building set back up to 200mm from a boundary.</p> | |
| <p>55.04-3 Daylight to windows objective To allow adequate daylight into existing habitable room windows.</p> | |
| <p>Standard B19 Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot. Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window. Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p> | <p>N/A</p> |
| <p>55.04-4 North facing windows objective To allow adequate solar access to existing north-facing habitable room windows.</p> | |
| <p>Standard B20 If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of</p> | <p>N/A There is a north facing window within 3.0m of the site at No.06 Killearn Avenue noted on TP01 Existing Site Plan. The proposed dwelling setback allows for the</p> |



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| <p>height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.</p> | <p>required boundary offset as prescribed by the standard. TP10 Sections illustrates the compliance with blue dashed lines.</p> |
| <p>55.04-5 Overshadowing open space objective To ensure buildings do not significantly overshadow existing secluded private open space.</p> | |
| <p>Standard B21 Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September. If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.</p> | <p>Complies All adjoining properties secluded open space receive five hours of sunlight between 9am & 3pm on 22 September, refer TP11 & TP12.</p> |
| <p>55.04-6 Overlooking objective To limit views into existing secluded private open space and habitable room windows.</p> | |
| <p>Standard B22 A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level. A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either: Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. Have sill heights of at least 1.7 metres above floor level. Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. Have permanently fixed external screens to at least 1.7 metres above floor level and be no</p> | <p>Complies The proposed dwellings bedroom level has been designed to be no more than 800mm above nature ground including the decks. The windows to the south are either high level and/or obscured glazing. The overlooking condition is considered to comply by the subdivision proposal.</p> |



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| <p>more than 25 per cent transparent. Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard. Screens used to obscure a view should be: Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. Permanent, fixed and durable. Designed and coloured to blend in with the development. This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p> | |
| <p>55.04-7 Internal views objective To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</p> | |
| <p>Standard B23 Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.</p> | <p>Complies The existing dwelling has private open space to the north of the dwelling at first floor level with a deck directly off a living spaces. The proposal dwelling does not overview the existing dwellings private open space and complies with the standard.</p> |
| <p>55.04-8 Noise impacts objective To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise.</p> | |
| <p>Standard B24 Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings. Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties. Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.</p> | <p>N/A There are no unreasonable noise sources associated with the proposed development that will impact on the adjoining residential properties.</p> |
| <p>55.05-1 Accessibility objective To encourage the consideration of the needs of people with limited mobility in the design of developments.</p> | |
| <p>Standard B25 The dwelling entries of the ground floor of dwellings and residential buildings should be</p> | <p>N/A</p> |



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| accessible or able to be easily made accessible to people with limited mobility. | |
| 55.05-2 Dwelling entry objective To provide each dwelling or residential building with its own sense of identity. | |
| Standard B26 Entries to dwellings and residential buildings should: Be visible and easily identifiable from streets and other public areas. Provide shelter, a sense of personal address and a transitional space around the entry. | Complies The existing entry to both existing and proposed dwellings are identifiable from Killearn Avenue and on approach along the driveways. The existing and proposed dwelling entries offer shelter with eaves, a sense of personal address by use of hard surfaces approach and a transition space. |
| 55.05-3 Daylight to new windows objective To allow adequate daylight into new habitable room windows. | |
| Standard B27 A window in a habitable room should be located to face: An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or A verandah provided it is open for at least one third of its perimeter, or A carport provided it has two or more open sides and is open for at least one third of its perimeter. | Complies All existing habitable room windows are provided with access to appropriate daylight provision. All windows are located to face outdoor space with a minimum area of 3.0 square metres and 1.0m clear to sky. |
| 55.05-4 Private open space objective To provide adequate private open space for the reasonable recreation and service needs of residents. | |
| Standard B28 A dwelling or residential building should have private open space of an area and dimensions specified in the schedule to the zone. If no area or dimensions are specified in the schedule to the zone, a dwelling or residential building should have private open space consisting of: An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or A roof-top area of 10 square metres with a | Complies The existing dwelling has the area of secluded private open space of 40m ² to the north of the living spaces and a ground floor courtyard are to the west meeting the requirements of this standard. The proposed dwelling private open space is comprised a 15m ² balcony deck off the living spaces at the first floor level. |



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| <p>minimum width of 2 metres and convenient access from a living room.</p> <p>55.05-5</p> <p>Solar Access to Open Space</p> <p>To allow solar access into the secluded private open space of new dwellings and residential buildings.</p> | |
| <p>Standard B29</p> <p>The private open space should be located on the north side of the dwelling or residential building, if appropriate.</p> <p>The southern boundary of secluded private open space should be set back from any wall on the north of the space at least $(2+0.9h)$ metres, where 'h' is the height of the wall.</p> | <p>Complies</p> <p>The existing and proposed dwellings has open space areas to northern sunlight in accordance with the standard.</p> |
| <p>55.05-6 Storage</p> <p>To provide adequate storage facilities for each dwelling.</p> | |
| <p>Standard B30</p> <p>Each dwelling should have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p> | <p>Complies</p> <p>The existing and proposed dwellings have secure storage areas with their respective garages that are externally accessible.</p> |
| <p>55.06-1 Design Detail</p> <p>To encourage design detail that respects the existing or preferred neighbourhood character.</p> | |
| <p>Standard B31</p> <p>The design of buildings, including: Façade articulation and detailing, Window and door proportions, Roof form, and Verandahs, eaves and parapets, should respect the existing or preferred neighbourhood character.</p> <p>Garages and carports should be visually compatible with the development and the existing or preferred neighbourhood character.</p> | <p>Complies</p> <p>The proposed dwelling is design to reflect the nature of the existing character of the area with the main difference being the scale of the building means all is reduced in impact given the size. The eave deck roofing, built form and garage is all in keeping with the faced details of the street.</p> |
| <p>55.06-2 Front Fences</p> <p>To encourage front fence design that respects the existing or preferred neighbourhood character.</p> | |
| <p>Standard B32</p> <p>The design of front fences should complement the design of the dwelling or residential building and any front fences on adjoining properties.</p> <p>A front fence within 3 metres of a street should not exceed:</p> <p>Streets in a Road Zone, Category 1: 2 metres.</p> <p>Other streets: 1.5 metres.</p> | <p>Complies</p> <p>The existing site has no street fencing.</p> <p>The proposed dwelling and site is not intend to have a street boundary fence.</p> |
| <p>55.06-3 Common Property</p> <p>To ensure that communal open space, car parking, access areas and site facilities are</p> | |



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| practical, attractive and easily maintained. To avoid future management difficulties in areas of common ownership. | |
| Standard B33 Development should clearly delineate public, communal and private areas. Common property, where provided, should be functional and capable of efficient management. | N/A |
| 55.06-4 Site Services To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive. | |
| Standard B34 The design and layout of dwellings and residential buildings should provide sufficient space (including easements where required) and facilities for services to be installed and maintained efficiently and economically. Bin and recycling enclosures, mailboxes and other site facilities should be adequate in size, durable, waterproof and blend in with the development. Bin and recycling enclosures should be located for convenient access by residents. Mailboxes should be provided and located for convenient access as required by Australia Post. | Complies Sufficient area is provided on-site for the location of site services associated with each of the dwellings. The plans identify locations for meter boxes and bin storage. |



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56.0 RESIDENTIAL SUBDIVISION

Clause 32.09-3 a 2 lot subdivision must meet all of the objectives and should meet all of the standards outlined in Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

56.01-1 Subdivision site and context description

| Objectives and Standards | Comments |
|--|---|
| <p>56.03-5 Neighbourhood character objective To design subdivisions that respond to neighbourhood character.</p> | |
| <p>Standard C6 Subdivision should: Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme. Respond to and integrate with the surrounding urban environment.</p> | <p>Complies Refer response to Clause 55.01</p> |
| <p>56.04-2 Lot area and building envelopes objective To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.</p> | |
| <p>Standard C8 An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows: <ul style="list-style-type: none"> - That the lots are consistent or contain building envelope that is consistent with a development approved under this scheme, or - That a dwelling may be constructed on each lot in accordance with the requirements of this scheme. Lots of between 300 square metres and 500 square metres should: <ul style="list-style-type: none"> - Contain a building envelope that is </p> | <p>Complies The proposed subdivision will provide two lots one over 300 m² and one under 300 m². The larger lot would contain the existing dwelling and the smaller lot has a dwelling design to accommodate all aspects of the standard. Clause 55 compliance refer above. Clause 54 has been met with proposed development as submitted. Solar access has been optimised for proposed development and protected for adjoining properties. No existing easements are within the subject</p> |



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| <p>consistent with a development of the lot approved under this scheme, or</p> <ul style="list-style-type: none"> - If no development of the lot has been approved under this scheme, contain a building envelope <p>and be able to contain a rectangle measuring 10 metres by 15 metres, or 9 metres by 15 metres if a boundary wall is nominated as part of the building envelope.</p> <p>If lots of between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north unless there are significant physical constraints that make this difficult to achieve.</p> <p>Lots greater than 500 square metres should be able to contain a rectangle measuring 10 metres by 15 metres, and may contain a building envelope.</p> <p>A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless:</p> <ul style="list-style-type: none"> - The objectives of the relevant standards are met, and - The building envelope is shown as a restriction on a plan of subdivision registered under the <i>Subdivision Act 1988</i>, or is specified as a covenant in an agreement under Section 173 of the Act. <p>Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope:</p> <ul style="list-style-type: none"> - The building envelope must meet Standards A10 and A11 of Clause 54 in relation to the adjoining lot, and - The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement. <p>Lot dimensions and building envelopes should protect:</p> | <p>site.</p> <p>An easement for sewer supply and connection for the rear small lot is proposed and illustrated within the proposed Plan of Subdivision.</p> <p>The existing dwelling will retain the overhead power and data supply. The proposed rear small lot will have underground electrical supply and meter box proximal to the Killearn Avenue street frontage</p> |
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| <ul style="list-style-type: none"> - Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations. - Existing or proposed easements on lots. <p>Significant vegetation and site features.</p> | |
| <p>56.04-3 Solar orientation of lots objective To provide good solar orientation of lots and solar access for future dwellings.</p> | |
| <p>Standard C9 Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation. Lots have appropriate solar orientation when:</p> <ul style="list-style-type: none"> - The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south. - Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north. - Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street. | <p>Complies The long axis of the lot is within 25 degrees west of north. Solar access has been optimised for proposed development and protected for adjoining properties.</p> |
| <p>56.04-5 Common area objectives To identify common areas and the purpose for which the area is commonly held. To ensure the provision of common area is appropriate and that necessary management arrangements are in place. To maintain direct public access throughout the neighbourhood street network.</p> | |
| <p>Standard C11 An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</p> <ul style="list-style-type: none"> - The common area to be owned by the body corporate, including any streets and open space. - The reasons why the area should be commonly held. - Lots participating in the body corporate. - The proposed management | <p>N/A No common property proposed</p> |



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| arrangements including maintenance standards for streets and open spaces to be commonly held. | |
| 56.06-8 Lot access objective To provide for safe vehicle access between roads and lots. | |
| Standard C21 Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority. Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets. The design and construction of a crossover should meet the requirements of the relevant road authority | Complies Lots do not adjoin arterial roads. Vehicle access via individual driveway to each existing dwelling is provided. The proposed new crossover shall comply with the requirements of the relevant road authority. The Borough of Queenscliff Infrastructure Manager, Peter McLean & Shane Polter, have conducted a site visit and gave an in principal support of the development. |
| 56.07 INTEGRATED WATER MANAGEMENT To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water. | |
| Standard C22 The supply of drinking water must be: - Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority. - Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority. | Complies The existing dwelling and lot is serviced with reticulated mains water supply. |
| 56.07-2 Reused and recycled water objective To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water. | |
| Standard C23 Reused and recycled water supply systems must be: - Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health and Human Services. - Provided to the boundary of all lots in | N/A No requirement for the site. |



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| <p>the subdivision where required by the relevant water Authority.</p> | |
| <p>56.07-3 Waste water management objective To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner</p> | |
| <p>Standard C24 Waste water systems must be:</p> <ul style="list-style-type: none"> - Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority. - Consistent with a domestic waste water management plan adopted by the relevant council. <p>Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority</p> | <p>Complies The existing and proposed lots & dwellings is serviced with reticulated mains water supply and sewer services. Any further works is to be to the satisfaction of the responsible authority.</p> |
| <p>56.07-4 Stormwater management objectives To minimise damage to properties and inconvenience to residents from stormwater. To ensure that the street operates adequately during major storm events and provides for public safety. To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater. To encourage stormwater management that maximises the retention and reuse of stormwater. To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</p> | |
| <p>Standard C25 The stormwater management system must be: Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed. Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best</p> | <p>Complies The existing dwelling provided with on site soakage pits for disposal of stormwater. The proposed rear lot and dwelling is to have a soakage system designed by a suitably qualified person to the satisfaction of the authorities.</p> |



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| <p>Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999). Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts. Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces. The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design. For all storm events up to and including the 20% Average Exceedance Probability (AEP) standard: Stormwater flows should be contained within the drainage system to the requirements of the relevant authority. Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall. For storm events greater than 20% AEP and up to and including 1% AEP standard: Provision must be made for the safe and effective passage of stormwater flows. All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority. Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria $d_a V_{ave} < 0.35 \text{ m}^2/\text{s}$ (where, d_a = average depth in metres and V_{ave} = average velocity in metres per second). The design of the local drainage network should: Ensure stormwater is retarded to a standard required by the responsible drainage authority. Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, stormwater should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge. Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner. Include water sensitive urban design features to manage stormwater in streets and public open</p> | |
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| <p>space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs. Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.</p> | |
| <p>56.08 SITE MANAGEMENT 56.08-1 Site management objectives To protect drainage infrastructure and receiving waters from sedimentation and contamination. To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works. To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</p> | |
| <p>Standard C26 A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing:</p> <ul style="list-style-type: none"> - Erosion and sediment. - Dust. - Run-off. - Utter, concrete and other construction wastes. - Chemical contamination. - Vegetation and natural features planned for retention. - Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable. | <p>Complies Trenching and other site works by the Owner or Contractors is to be managed to the satisfaction of the relevant authorities and it would be expected that a condition requirement for outlining the site and asset protection be provided.</p> |
| <p>56.09-1 Shared trenching objectives To maximise the opportunities for shared trenching. To minimise constraints on landscaping within street reserves.</p> | |
| <p>Standard C27 Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.</p> | <p>Complies Public utilities reticulated services exist for this property. Any future sewer & electric services contained within the parcel will be covered by the required easements.</p> |
| <p>56.09-2 Electricity, telecommunications and gas objectives To provide public utilities to each lot in a timely, efficient and cost effective manner. To reduce greenhouse gas emissions by</p> | |



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| supporting generation and use of electricity from renewable sources. | |
| <p>Standard C28 The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority. Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged. The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority. Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.</p> | <p>Complies Electricity and telecommunications exist at the front of the property.</p> |

Car Parking

The development retains the existing dwelling has three bedrooms. Clause 52.06 requires two car parking spaces to be provided, with at least one of these spaces to be under cover each dwelling. The existing dwelling has an existing double garage.

The proposed rear dwelling has two bedrooms and requires 1 car space. The dwelling is designed with a single car garage accessible from Killeam Street.

Further, the car parking spaces and accessways meet the design requirements of Clause 52.06-9 as follows:

Design standard 1 – Accessways

- The driveway access arrangements to the proposed garages will be a minimum of 3.0 metres wide.

Design standard 2 – Car parking spaces

- The proposed garages meet the minimum width and length requirements of this standard.



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- The location of the tandem car space for the existing dwelling also meets the requirements of this standard.

Design standard 3: Gradients

- The access grades will be able to be met by the proposed driveways to the new garages.

Design standard 4: Mechanical parking

- N/A.

Design standard 5: Urban design

- The existing garage is integrated with the dwelling and will not visually dominate any public space.

Design standard 6: Safety

- The garage is able to easily access from the respective dwelling and will be able to provide with appropriate lighting.

Design standard 7: Landscaping

- The existing low level landscaping of the existing and proposed the driveway and car parking areas is considered sufficient for the dwellings.

Vegetation Protection Overlay – Schedule 01 (VPO1)

The subject site falls within Schedule 01 of the Vegetation Protection Overlay.

An Arborist report provides tree management and strategies.

It is proposed to remove several trees to the rear of the subject site and the nature reserve.

The Borough of Queenscliff Infrastructure manager, Peter McLean and Shane Polter were consulted regarding the roads side reserve and were supportive of the strategy discussed.

A report outlining the trees health, habit and suitability for reduction is included as part of this application.

The Williams Road front vegetation is to be retained unchanged.

A landscape design and plan is provided to illustrate the planting strategy for the sites.

Conclusion

The proposed site layout is a carefully considered solution that responds to the site context of the surrounding neighbourhood. The amenity to the residences is a balanced solution. The dwellings and siting maintain the integrity of the site and will integrate well with the neighbourhood, whilst the amenity of neighbouring residential properties is maintained.

The proposed subdivision protects the existing house maintains the nostalgic beach character. The proposed dwelling provides housing choice in an area predominately of three bedrooms dwelling and larger. The proposed house contributes a modern small house two bedroom dwelling, offering diversity of land and housing stock to Point Lonsdale.

We believe the proposal is an appropriate solution for the site and is worthy of council support.

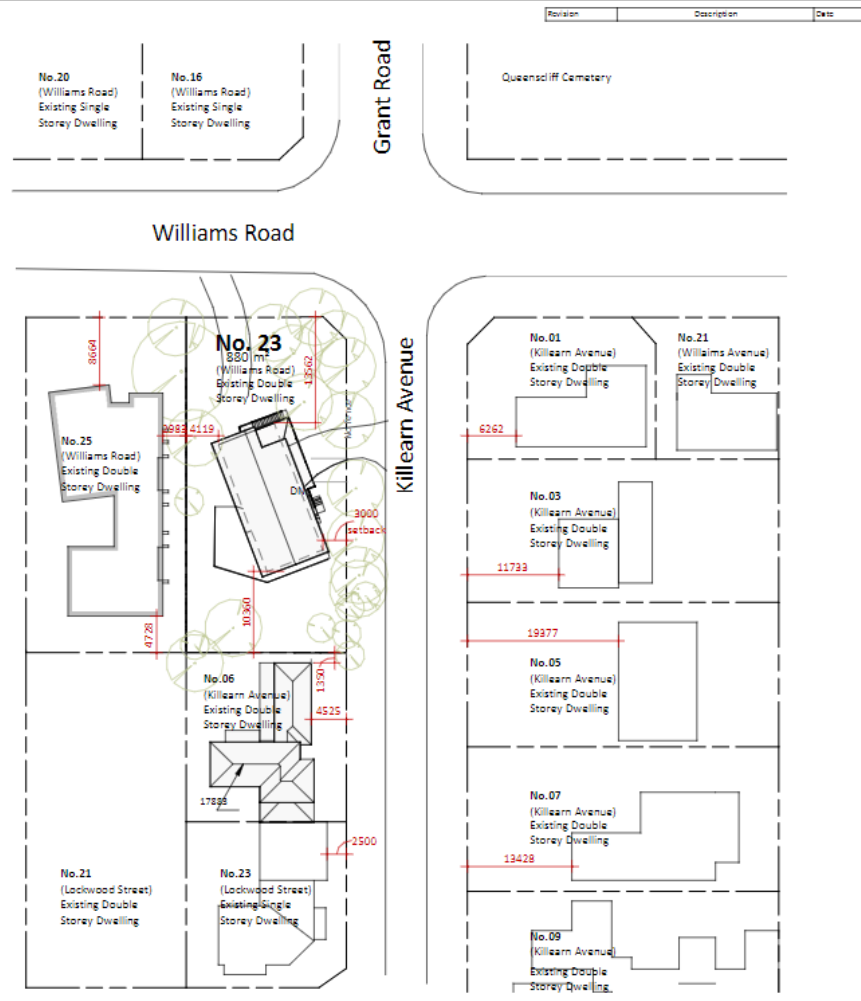




Williams Road, Point Lonsdale New Residence & Two Lot Subdivision

Documentation Drawing List

| No. | Title | Rev | Description | Date |
|------|-------------------------------|-----|-------------|------|
| TP00 | Site Context | | | |
| TP01 | Existing Site Plan | | | |
| TP02 | Existing Floor Plan | | | |
| TP03 | Elevations Existing | | | |
| TP04 | Site Plan | | | |
| TP05 | Proposed Basement Floor Plan | | | |
| TP06 | Proposed Living Level Plan | | | |
| TP07 | Perspectives | | | |
| TP08 | Elevations | | | |
| TP09 | Street Elevations | | | |
| TP10 | Sections | | | |
| TP11 | Shadow Studies - Existing | | | |
| TP12 | Shadow Studies - Proposed | | | |
| TP13 | Existing Site Plan - Services | | | |
| TP14 | Proposed Plan of Subdivision | | | |



| Revision | Description | Date |
|----------|-------------|------|
| | | |

Site - Context | 1:500

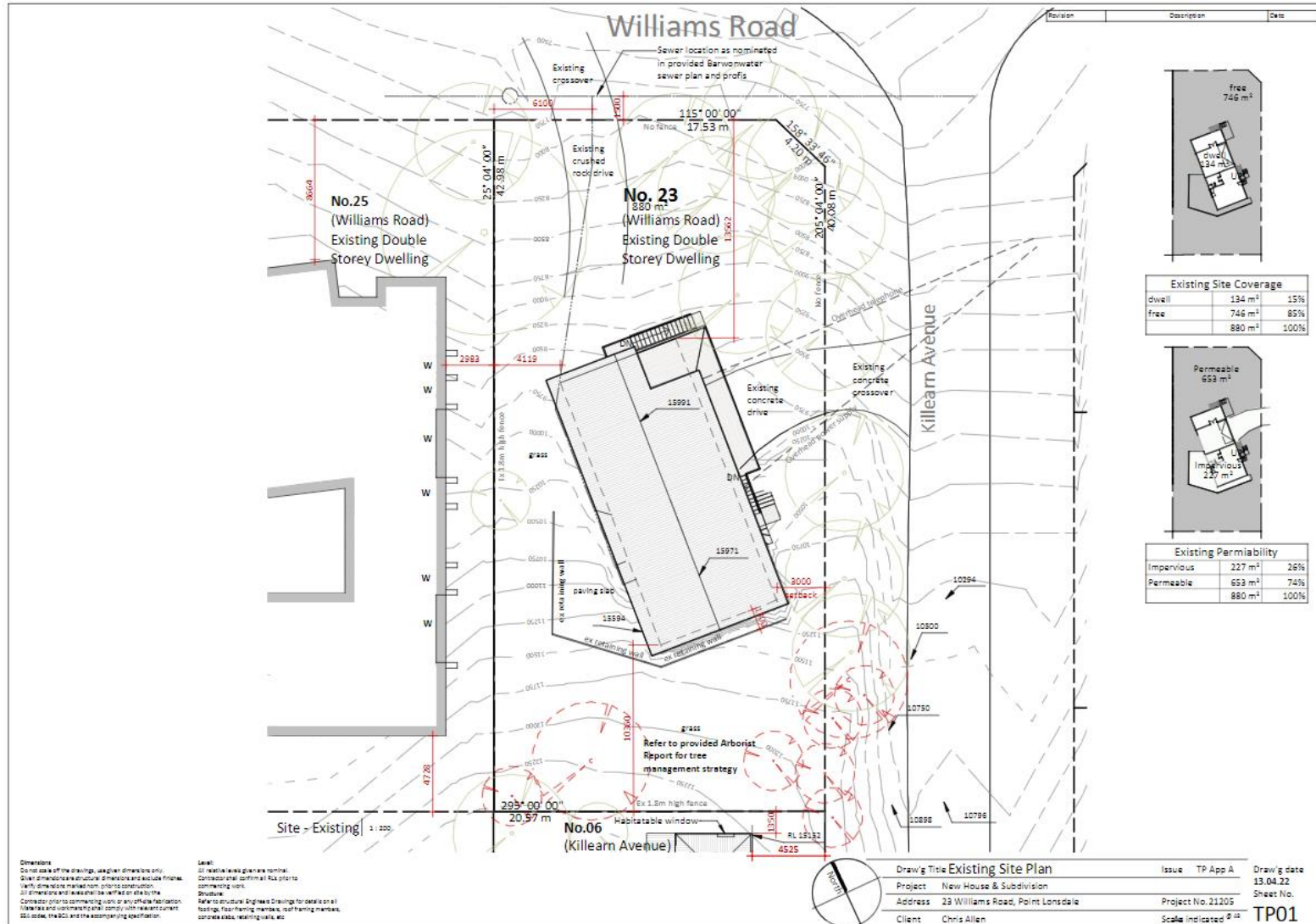
Dimensions
Do not scale off the drawings, use given dimensions only.
Given dimensions are structure dimensions and exclude frames.
Width dimensions measured from exterior construction.
All dimensions and levels shall be verified on site by the Contractor prior to commencing work or any off-site fabrication.
Utilities and components shall comply with relevant current S&S codes, the SCS and the accompanying specification.

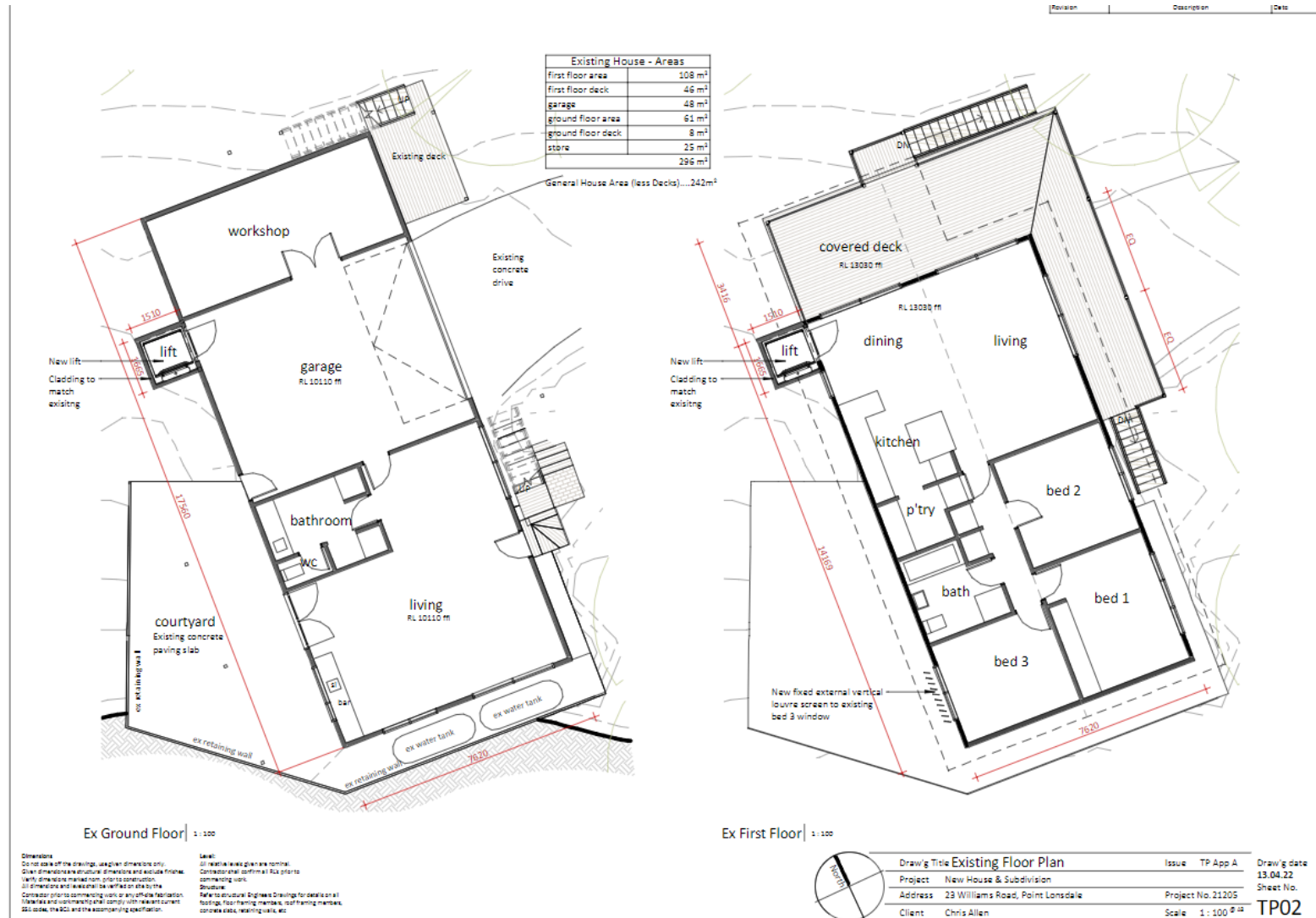
Level:
All heights/levels given are nominal.
Contractor shall confirm all RSL points on commencing work.
Structure:
Refer to structural Engineer Drawings for details on all footings, floor framing members, roof framing members, concrete slabs, retaining walls, etc.

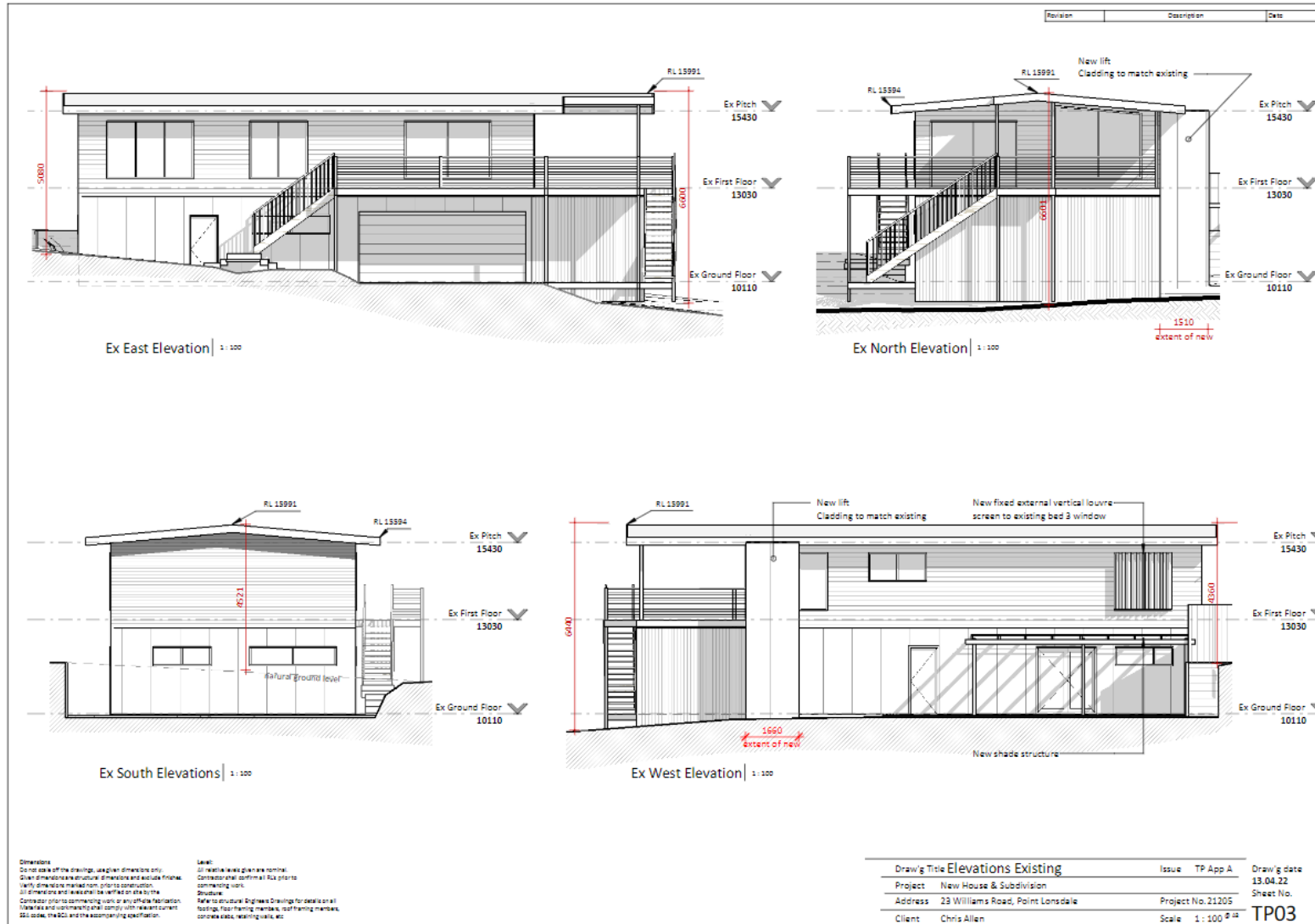


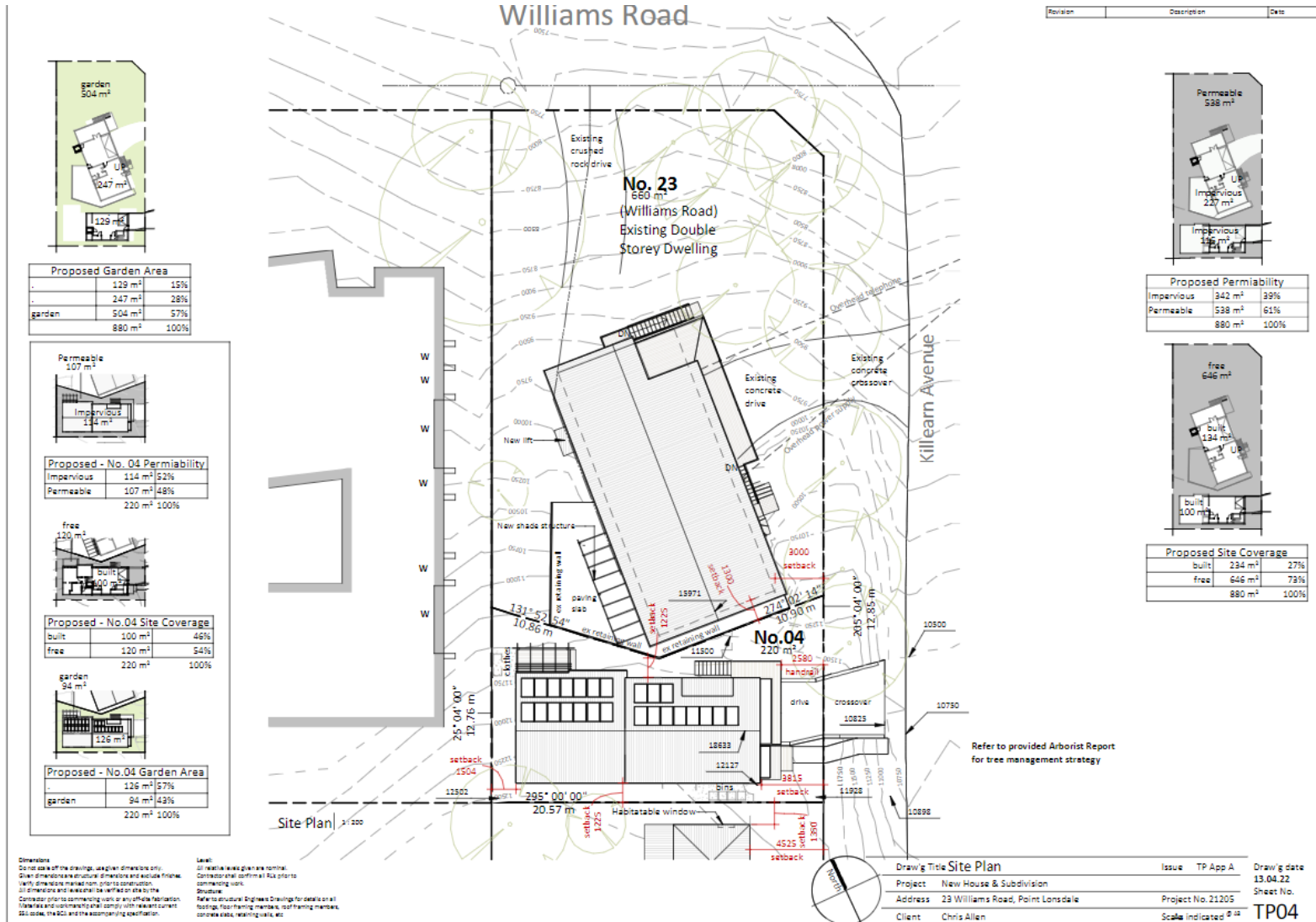
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|--------------|----------------------------------|-------------|------------|
| Draw/g Title | Site Context | Issue | TP App A |
| Project | New House & Subdivision | | |
| Address | 23 Williams Road, Point Lonsdale | Project No. | 21205 |
| Client | Chris Allen | Scale | 1:500 P 14 |

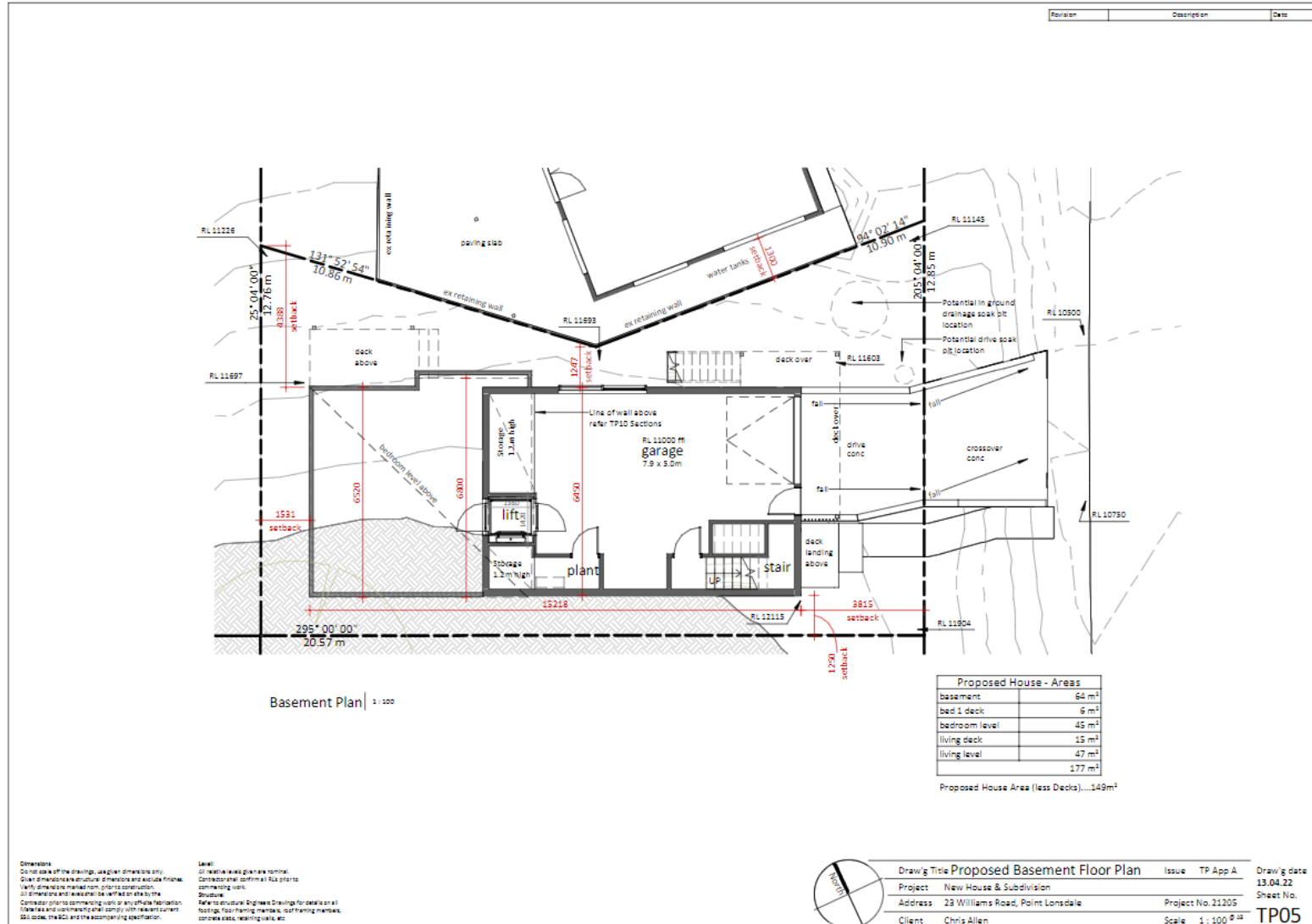
Draw/g date
13.04.22
Sheet No.
TP00











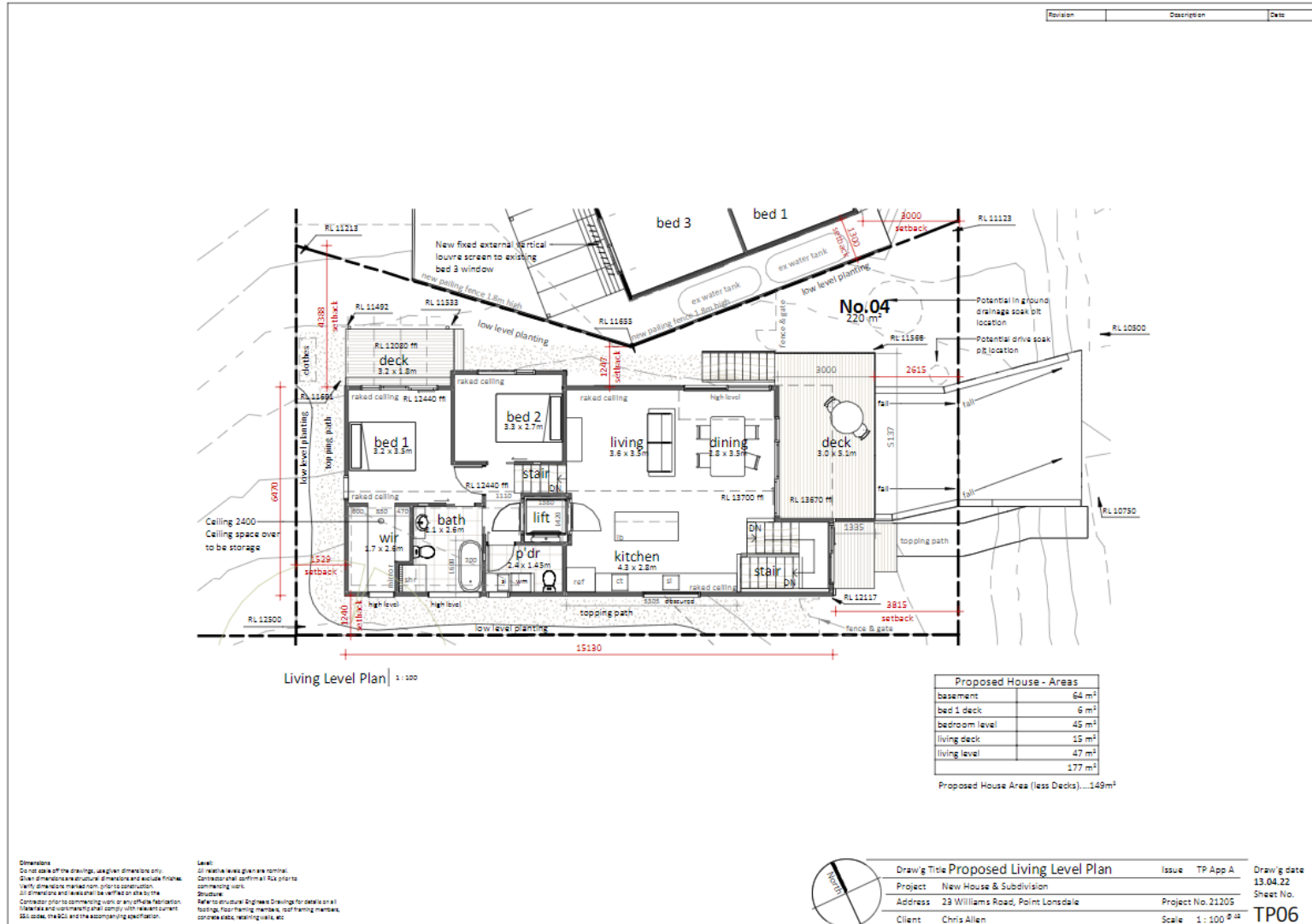




Image A

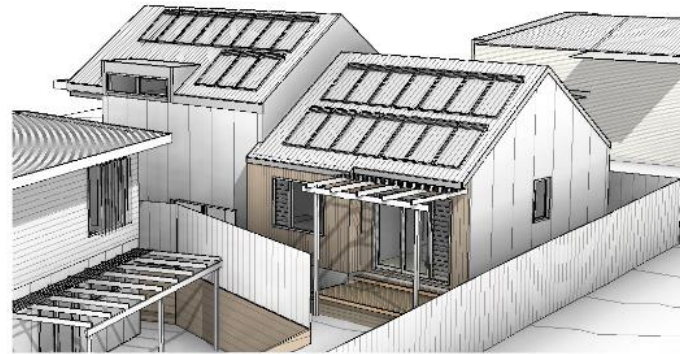


Image B

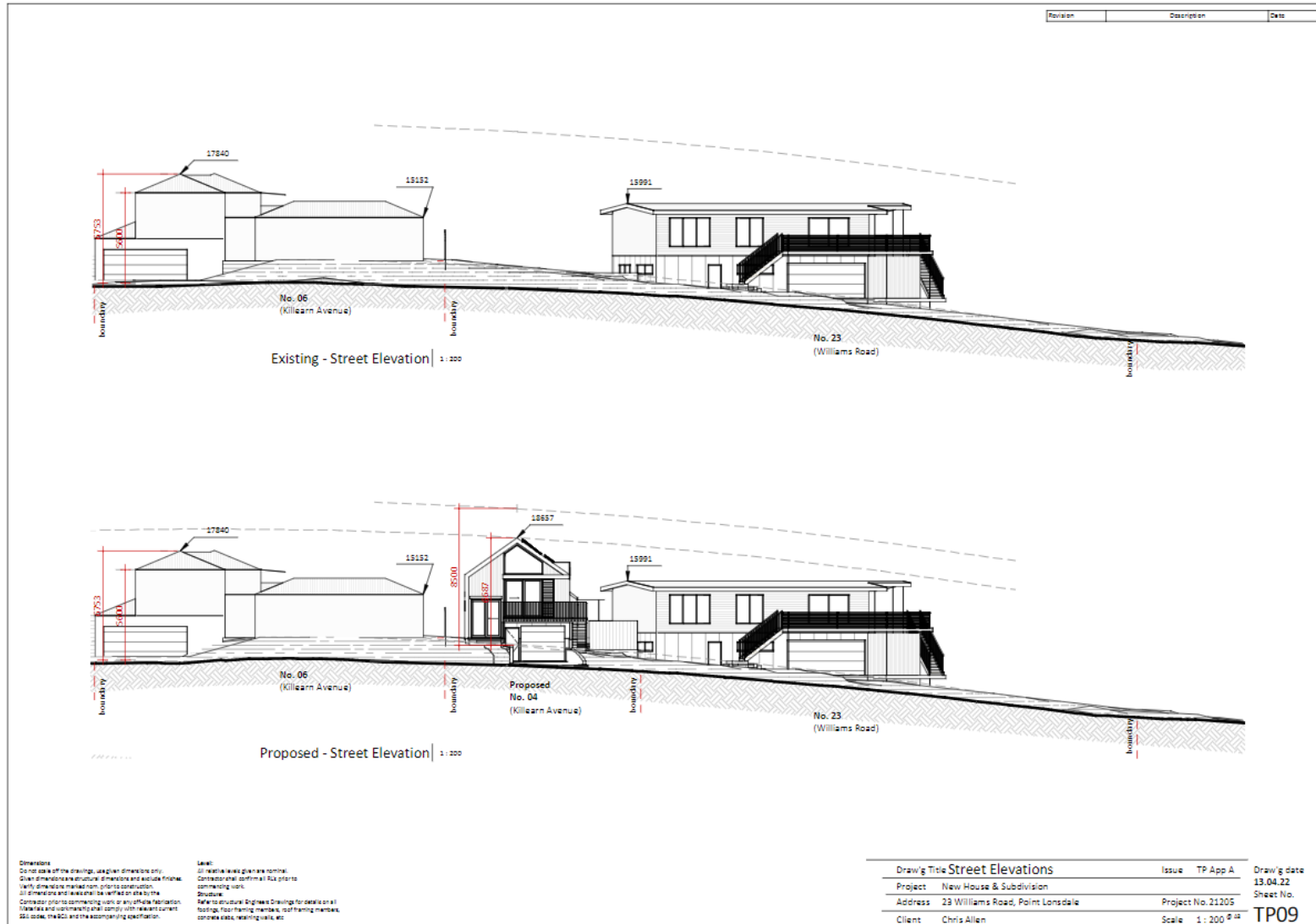
Dimensions
 Do not scale off the drawings, use given dimensions only.
 Give dimensions in structural dimensions and include frames.
 Verify dimensions marked from points of construction.
 All dimensions and elevations to be verified on site by the Contractor prior to commencing work or any off-site fabrication.
 Materials and workmanship shall comply with relevant current AS/NZS codes, the ABC and the accompanying specification.

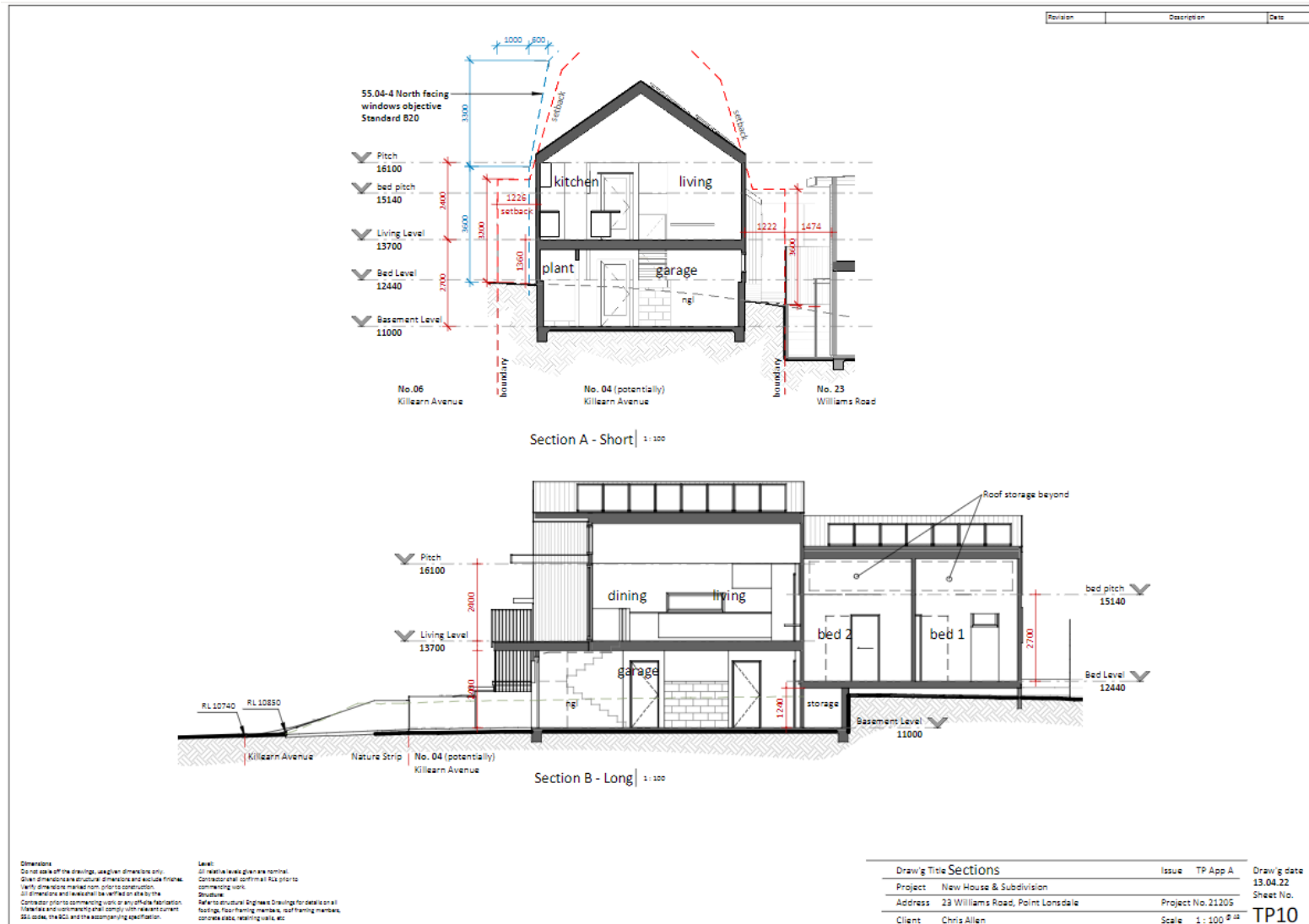
Level
 All heights unless given are nominal.
 Contractors must confirm all R/L points commencing work.
 Structures:
 Refer to structural Engineers Drawings for details on all footings, floor framing, members, roof framing members, concrete slabs, walling, walls, etc.

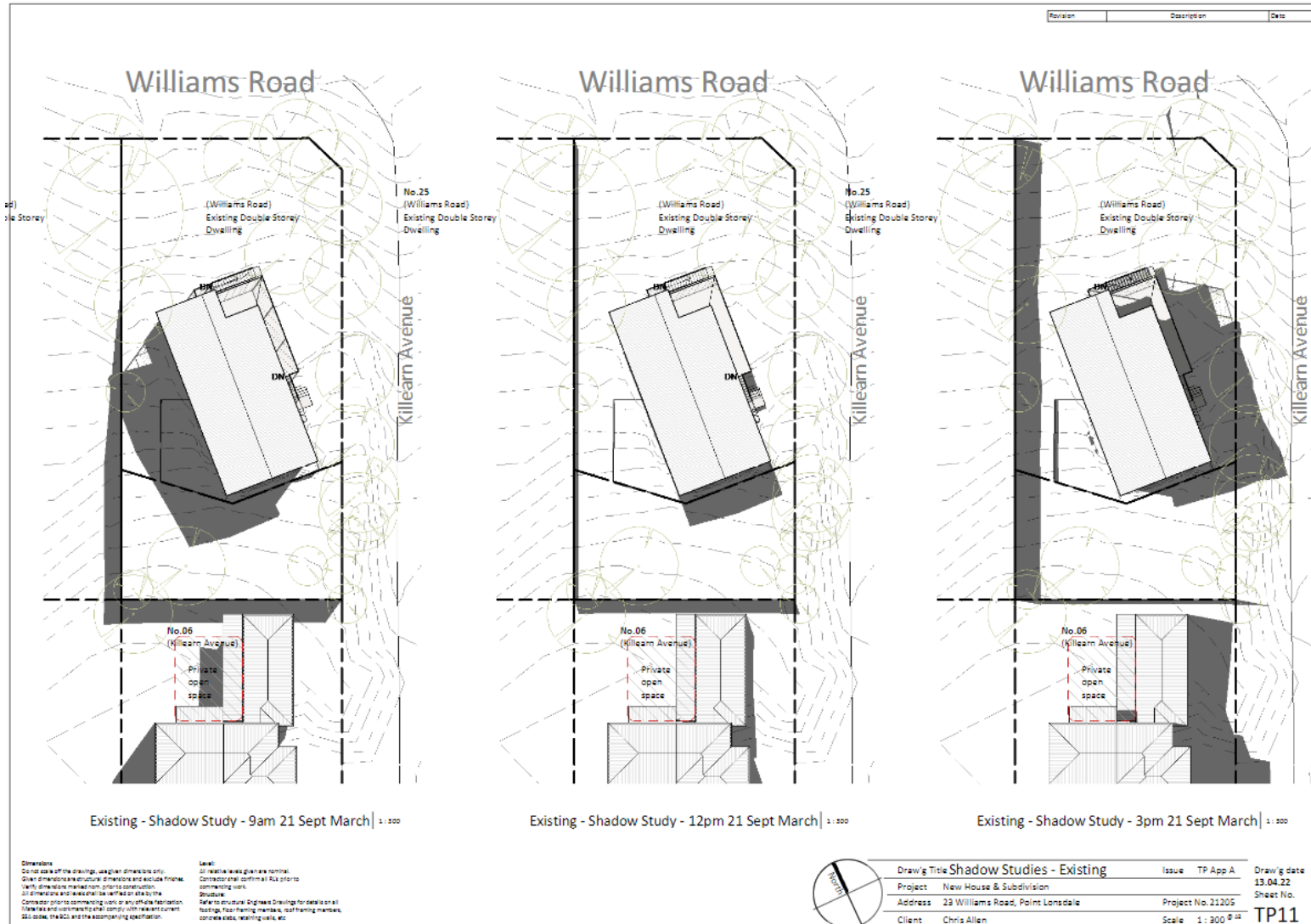
| Revision | Description | Date |
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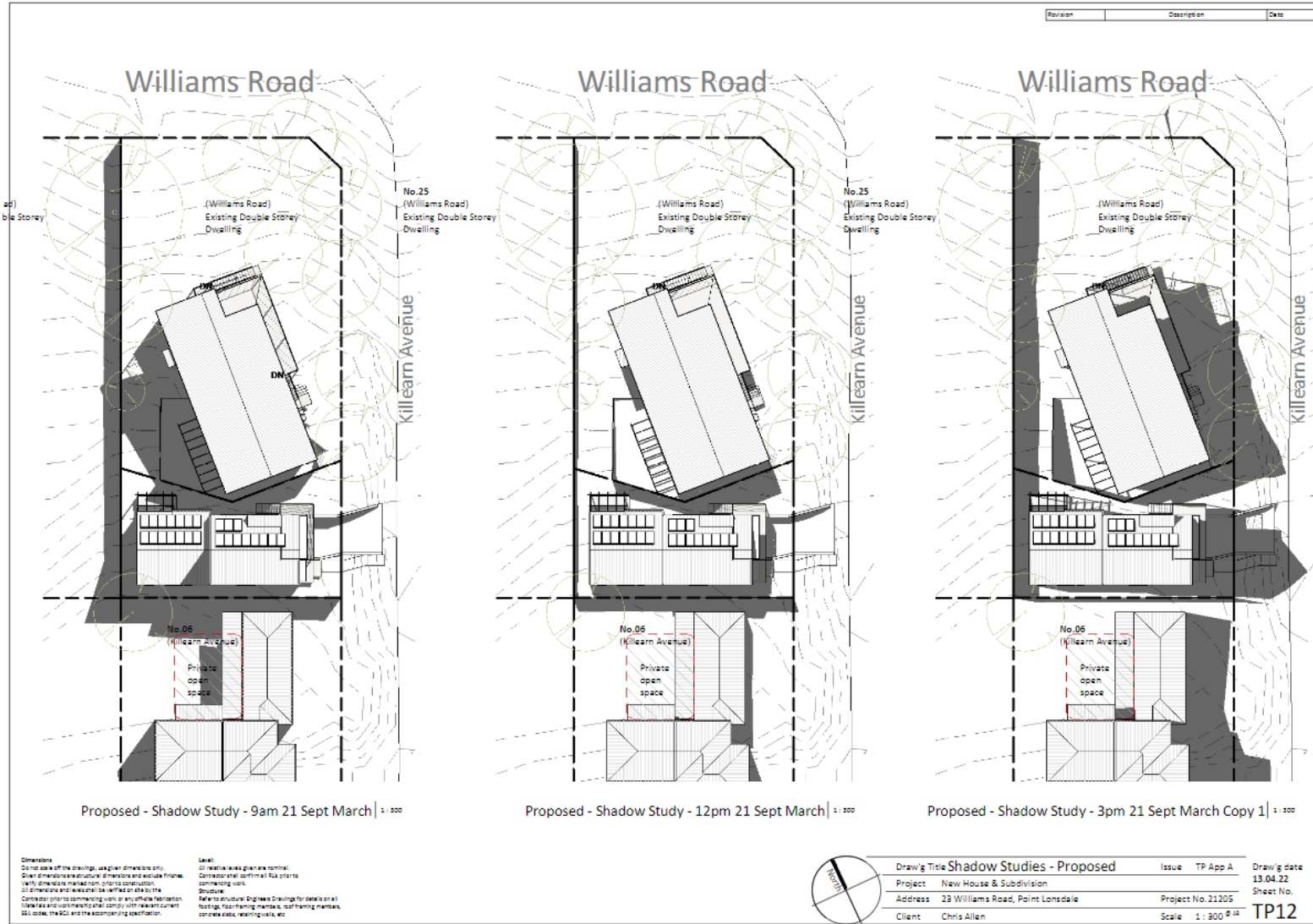
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|--------------|----------------------------------|-------------|----------|-------------|----------|
| Draw/g Title | Perspectives | Issue | TP App A | Draw/g date | 13.04.22 |
| Project | New House & Subdivision | Project No. | 21205 | Sheet No. | TP07 |
| Address | 23 Williams Road, Point Lonsdale | Scale | 1:100 | | |
| Client | Chris Allen | | | | |

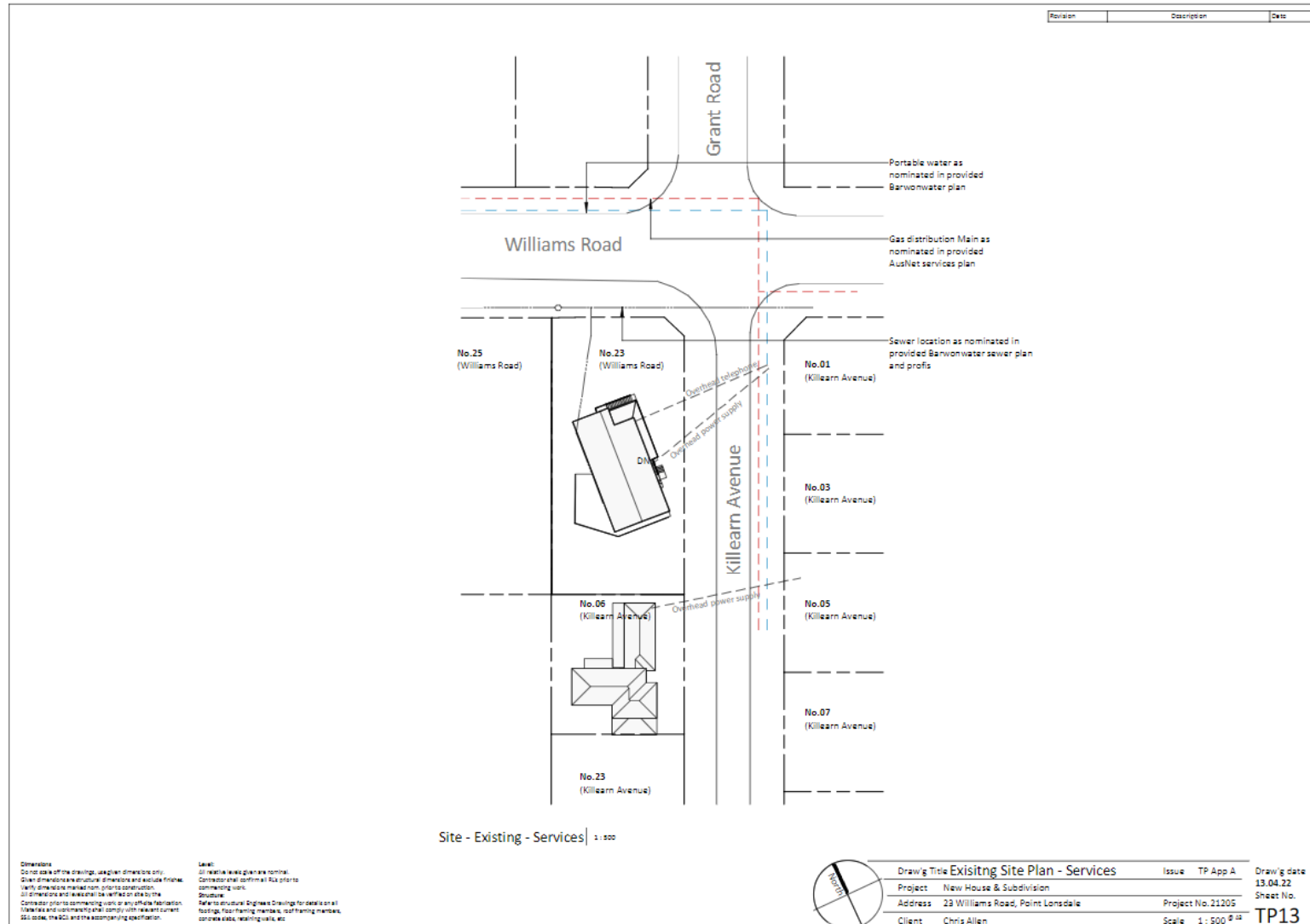


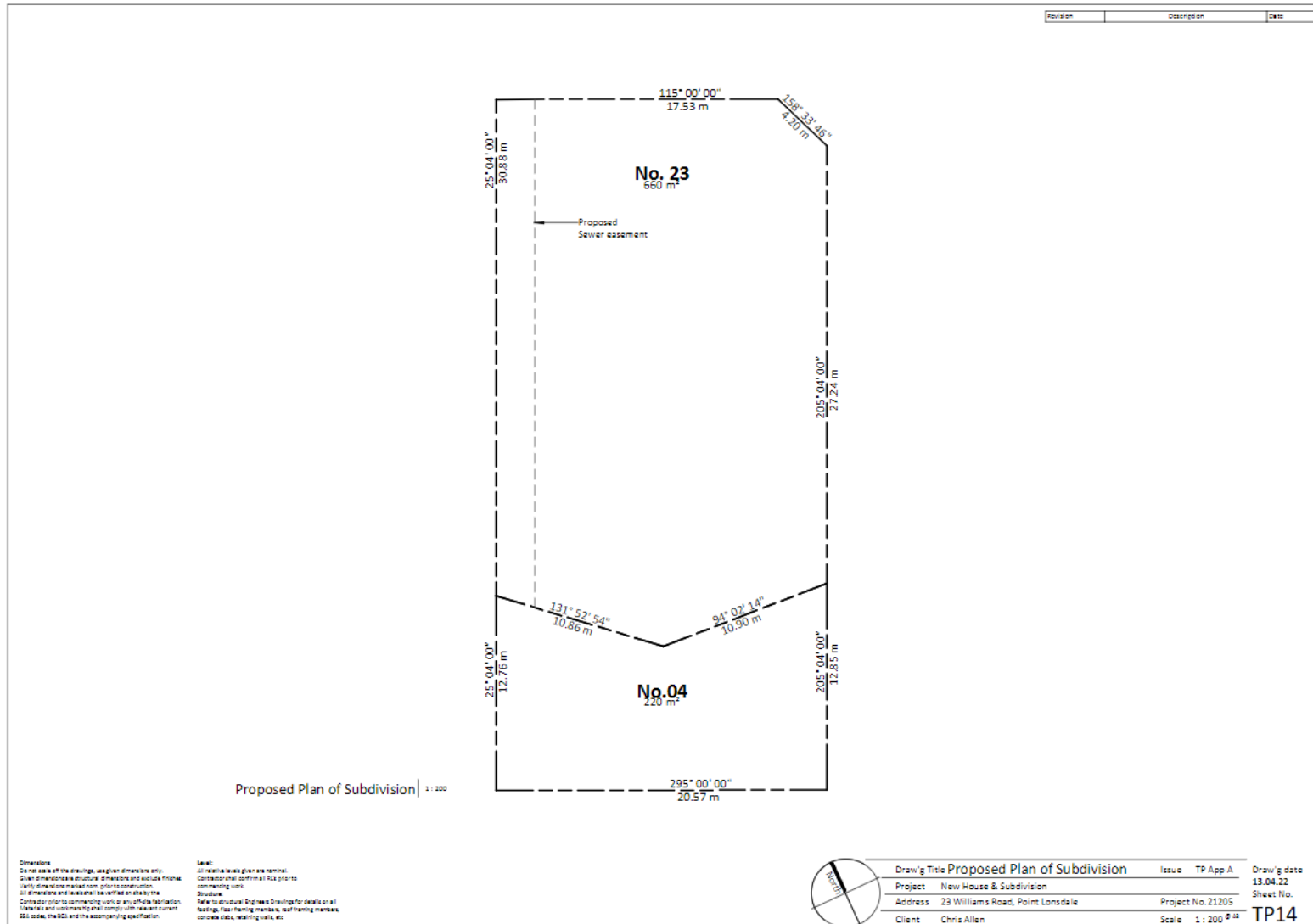


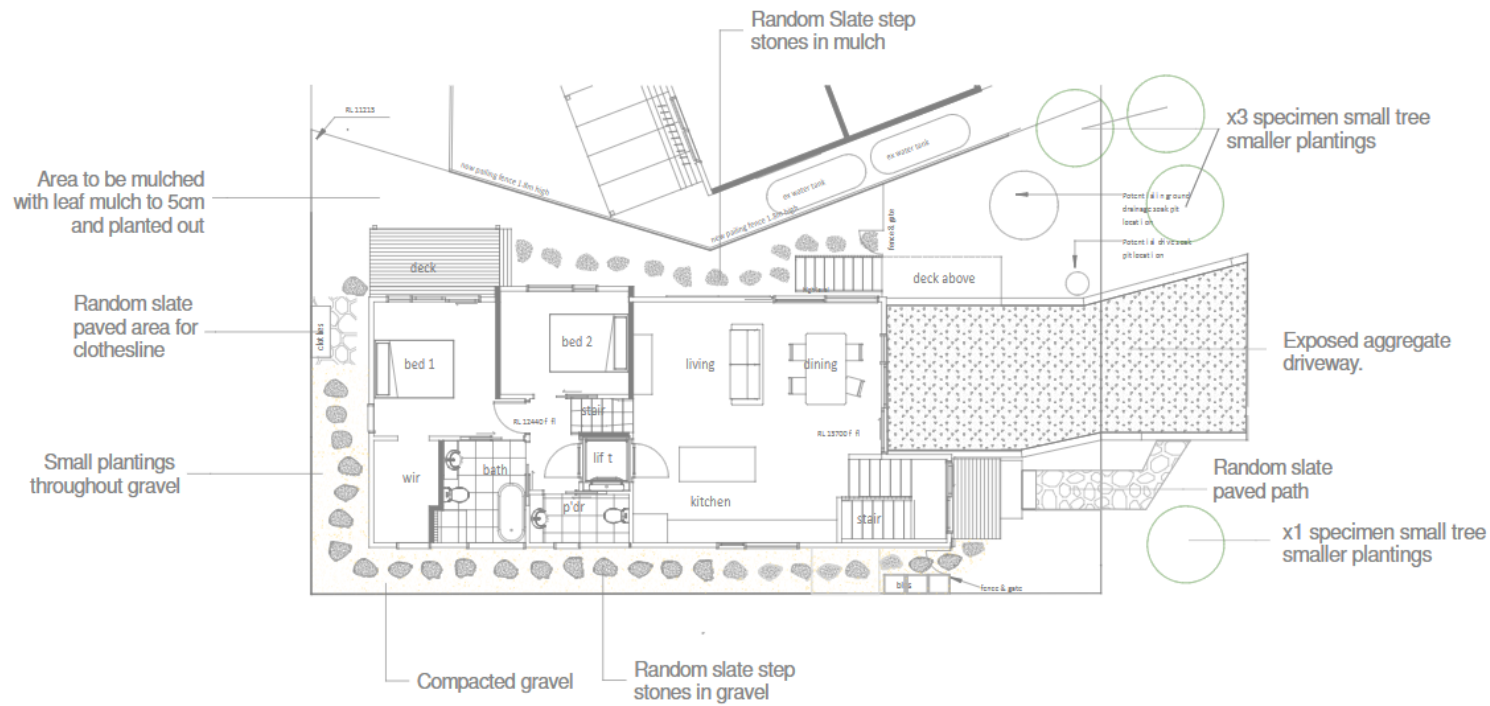


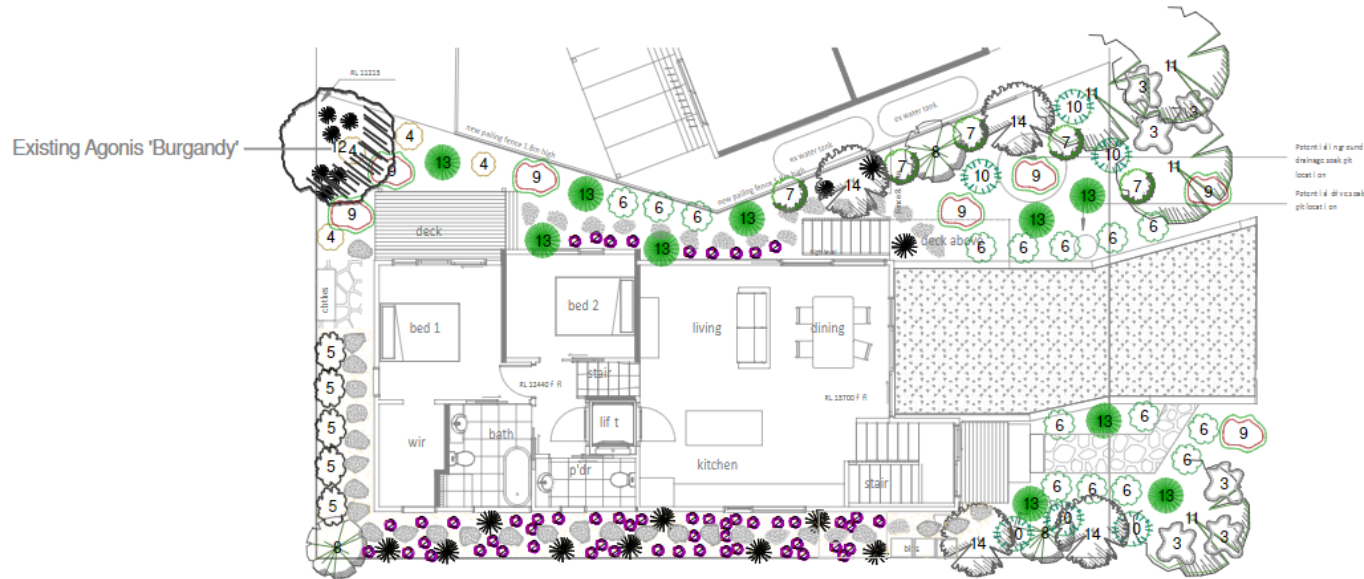












| Legend | | | | | | | |
|----------------|-----------------------------------|-------------------------|----------|---------------------------------|--------------------------|-------------------|---------|
| Botanical Name | Common Name | Qty | Pot/Size | Botanical Name | Common Name | Qty | Size |
| Grasses | | | | 6 | Correa nummularifolia | Round Leaf Correa | 15 14cm |
| 1 | Lomandra filiformis | Wattle Matt Rush | 18 14cm | 7 | Correa reflexa | Native Fuschia | 5 14cm |
| Groundcover | | | | 8 | Dodonea viscosa | Hopseed Bush | 3 14cm |
| 2 | Dichondra argentea 'Silver Falls' | Dichondra, Silver Falls | 55 Tube | 10 | Lasiopetalum baueri | Velvet Bush | 6 Tube |
| 3 | Rhagodia spinescens | Creeping Salt Bush | 6 14cm | Tree, Evergreen & Feature plant | | | |
| 9 | Myoporum parvifolium 'Yareena' | Creeping Boobialla | 7 Tube | 11 | Banksia marginata | Silver Banksia | 4 20cm |
| Shrubs | | | | 12 | Agonis flexuosa existing | Willow Myrtle | 1 - |
| 4 | Atriplex nummularia | Salt Bush | 4 14cm | 13 | Xanthorrhoea australis | Grass Tree | 10 Tube |
| 5 | Correa 'Canberra Bells' | Native Fuschia | 5 14cm | 14 | Leucopogon parviflorus | Bearded Heath | 4 Tube |





Plants, 23 Williams Rd, Point Lonsdale

Grasses



Botanical/Common Name
Lomandra longifolia 'Tanika'
Wattle Matt Rush
Size at Maturity (HxW m)
0.6 x 0.8

Groundcovers



Botanical/Common Name
Dichondra argentea 'Silver Falls'
Silver Kidney Weed
Size at Maturity (HxW m)
0.15 x 0.45



Botanical/Common Name
Rhagodia spinescens
Flat Salt Bush
Size at Maturity (HxW m)
1.0x 1.0



Botanical/Common Name
Myoporum parvifolium
Creeping Boobialla
Size at Maturity (HxW m)
0.1 x 0.6

Shrubs



Botanical/Common Name
Atriplex nummularia 'Silver Edge'
Salt Bush
Size at Maturity (HxW m)
1.0 x 0.8



Botanical/Common Name
Correa 'Canberra Bells'
Native Fuschia
Size at Maturity (HxW m)
1.2 x 1.0



Botanical/Common Name
Correa nummularifolia
Round Leaf Correa
Size at Maturity (HxW m)
0.2 x 1.0



Botanical/Common Name
Correa reflexa
Native Fuschia
Size at Maturity (HxW m)
1.0 x 1.0



Botanical/Common Name
Dodonea viscosa
Hop Bush
Size at Maturity (HxW m)
2.5 x 2.5



Botanical/Common Name
Lasiopetalum bæuri
Slender Velvet Bush
Size at Maturity (HxW m)
0.8 x 0.8

Trees/Feature plant



Botanical/Common Name
Banksia marginata
Silver Banksia
Size at Maturity (HxW m)
3.0 x 3.0



Botanical/Common Name
Xanthorrea australis
Grass Tree
Size at Maturity (HxW m)
Variable



Botanical/Common Name
Leucopogon parviflorus
Bearded Heath
Size at Maturity (HxW m)
2.5 x 2.0



Arboricultural Assessment

23 Williams Rd, Pt Lonsdale



24/12/21

Tree Rapport

David Stevens 0411 785 181
Dip. of Arboriculture Melb. Polytechnic
Cert 3 Arboriculture Melb. Polytechnic

Tree Rapport, Arboricultural Assessment, 23 Williams Rd, Pt Lonsdale, 24/12/21



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Introduction

Tree Rapport has been engaged by Dallas Leonard to carry out an Arboricultural Assessment at 23 Williams Rd, Pt Lonsdale, Victoria 3225, in line with modern arboricultural practices and AS4970-2009 "Protection of Trees on Development Sites".

This report will include:

- Tree Protection Zone (TPZ) and Structural Root Zone (SRZ) calculations
- Retention Values for onsite trees
- Comments on tree health, form and structure
- Potential encroachment within surveyed trees' TPZs by proposed driveway off Killlearn St

Methodology

David Stevens (AQF III and V (Dip) Horticulture (Arboriculture) Melbourne Polytechnic) from Tree Rapport collected data on 24/12/2021.

Eleven trees were assessed. These trees were nominated by the project architect. Six of these are on the subject site. One is on 6 Killlearn Ave. Four are nature strip trees (Borough of Queenscliffe assets).

Tree numbers have been assigned to the subject trees.

The tree species were identified, measured (height [estimated], width, Diameter at Breast Height {DBH}) 1.4m above ground level, Diameter Above Root Buttressing {DARB}, health, structure, and retention value were assessed.

A visual assessment of the trees was made from ground level in line with modern Arboricultural Practices and Principles, 'AS 4970 – 2009 Protection of Trees on Development Sites'; 'AS 4373 – 2007 – Pruning of Amenity Trees'; AS/NZS ISO 31000:2009 Risk Management. The trees were not climbed and no samples of the trees or site soil were taken.

Photographs (iPhone 10) were taken on the day of assessment. Equipment used was a DBH tape (measurements taken 1.4m above ground level unless stated).



Planning Controls

23 Williams Rd, Pt Lonsdale is located in the **Borough of Queenscliffe** and is subject to the following zones and overlays:

Planning Zone:

General Residential Zone – Schedule 1 (GRZ1)

Planning Overlays:

Design and Development Overlay – Schedule 4 (DDO4)

Vegetation Protection Overlay – Schedule 1 (VPO1) – (ie. A permit is required to remove, destroy or lop all native or indigenous vegetation).

Description of the Subject Site

23 Williams Rd, Pt Lonsdale is a residential property containing a double storey dwelling. Approximate property boundary is shown in blue.



Figure 1: Satellite image of 23 Williams Rd, Pt Lonsdale. Source VicPlan.



Site Drawing and Tree Numbers

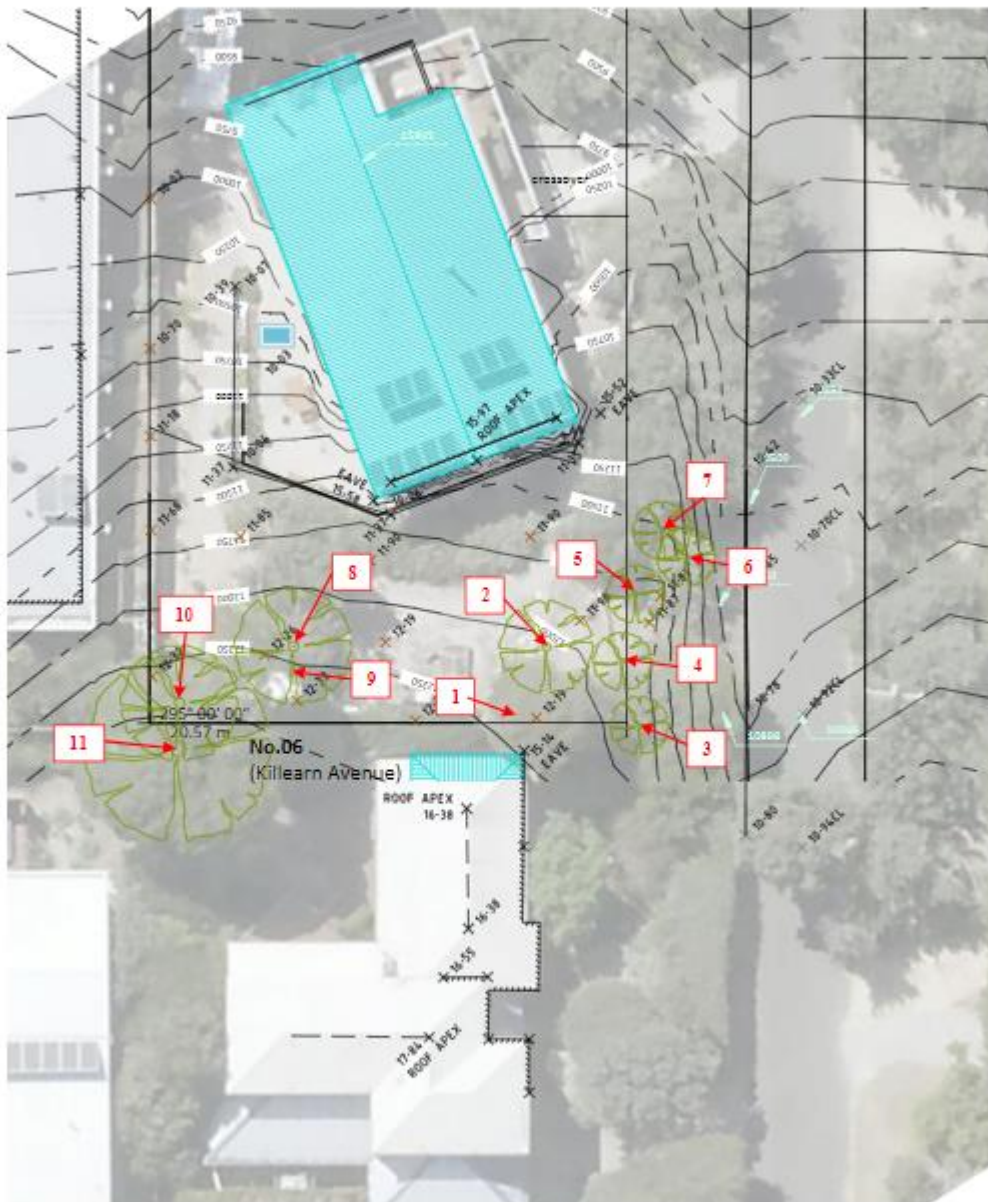


Figure 2: Site map and tree numbers.



Tree Data

The following table shows all tree data collected during the assessment.

- Nature strip trees and trees on neighbouring properties are shaded grey
- Calculated D.B.H. is for multi-stemmed trees only. $DBH = \sqrt{s1^2 + s2^2 + s3^2 + s4^2 + s5^2}$

| Tree # | Botanical Name | Common Name | Age | Origin | D.B.H (cm) | D.A.R.B (cm) | Height (m) | Width (m) | Health | Structure | Retention Value | U.L.E. (Years) | Hazard | Comments |
|--------|---------------------------------|-----------------------|-------------|--------|------------|--------------|------------|-----------|--------|-----------|-------------------|----------------|--------|---|
| 1 | <i>Melaleuca, armillaris</i> | Honey Bracelet Myrtle | Mature | Native | 26 | 33 | 6 | 4 | Fair | Fair | Nil | >20 | Medium | Onsite tree, not on survey, tall upright trunk, bifurcated at 4m, canopy over fence line. |
| 2 | <i>Leptospermum, laevigatum</i> | Coastal Tea Tree | Mature | Native | 34 | 55 | 2.5 | 3 | Fair | Poor | Low | 10-20 | Low | Onsite tree, laying down (6m), large decay pockets throughout the trunk, crosses neighbour's and nature strip boundary. |
| 3 | <i>Melaleuca, armillaris</i> | Honey Bracelet Myrtle | Mature | Native | 29 | 34 | 4 | 5 | Fair | Fair | Nature Strip Tree | >20 | Low | Nature strip tree, codominant stem with included bark, 6 Killearn Ave's power and phone lines cross over its crown, trunk laying on the ground for a metre, T2 is encroaching its canopy. |
| 4 | <i>Leptospermum, laevigatum</i> | Coastal Tea Tree | Mature | Native | 18 | 22 | 3 | 3 | Fair | Poor | Low | 10-20 | Low | Onsite tree, laying down (5m), major decay pockets throughout the trunk. |
| 5 | <i>Leptospermum, laevigatum</i> | Coastal Tea Tree | Mature | Native | 39 | 60 | 3 | 7 | Fair | Poor | Nature Strip Tree | 10-20 | Low | Nature strip tree, laying down (7m), bifurcated at 1.5m, large pockets of decay throughout the trunk, heavily pruned. |
| 6 | <i>Banksia, media</i> | Golden Stalk | Semi-mature | Native | 5 | 11 | 2.5 | 2 | Fair | Fair | Nature Strip Tree | >20 | Low | Nature strip tree, phototropic growth to the east, bifurcated with included bark. |
| 7 | <i>Banksia, media</i> | Golden Stalk | Semi-mature | Native | 6 | 12 | 3 | 2 | Fair | Poor | Nature Strip Tree | >20 | Low | Nature strip tree, bifurcated with included bark, phototropic growth to the east. |
| 8 | <i>Leptospermum, laevigatum</i> | Coastal Tea Tree | Mature | Native | 30 | 36 | 63 | 6 | Fair | Very Poor | Low | 10-20 | High | Onsite tree, propped at base, heavily weighted to the north, danger of failure over walkway, bifurcated at 1.2m with included bark, pruned heavily. |
| 9 | <i>Leptospermum, laevigatum</i> | Coastal Tea Tree | Mature | Native | 22 | 37 | 3 | 3 | Fair | Poor | Low | >20 | Low | Onsite tree, not on survey, phototropic growth to the west, pruned heavily, encroaching T8's canopy. |



| Tree # | Botanical Name | Common Name | Age | Origin | D.B.H (cm) | D.A.R.B (cm) | Height (m) | Width (m) | Health | Structure | Retention Value | U.L.E. (Years) | Hazard | Comments |
|--------|------------------------------|-----------------------|--------|--------|------------|--------------|------------|-----------|--------|-----------|----------------------------------|----------------|--------|---|
| 10 | <i>Melaleuca, armillaris</i> | Honey Bracelet Myrtle | Mature | Native | 36 | 48 | 12 | 7 | Fair | Poor | Nil | >20 | Medium | Onsite tree, half the tree has been removed, remaining crown over fence line, weed species, codominant stem with included bark. |
| 11 | <i>Melaleuca, armillaris</i> | Honey Bracelet Myrtle | Mature | Native | 41 | 54 | 10 | 8 | Fair | Poor | Located on neighbouring property | >20 | Medium | Offsite tree, bifurcated with included bark, leaning to the south. DBH estimated. |

Table 1: Tree Data



TPZ and SRZ Calculations

The following table shows the TPZ and SRZ calculations.

- All distances are measured from the centre of the trunk.
- Nature strip trees and offsite/neighbouring trees are shaded grey.

| Tree # | I.D. | TPZ radius (m) | SRZ radius (m) | Comments | TPZ Encroachment into Subject Site and Proposed Driveway |
|--------|---------------------------------|----------------|----------------|--------------------------|--|
| 1 | <i>Melaleuca, armillaris</i> | 3.12 | 2.08 | Onsite | NA |
| 2 | <i>Leptospermum, laevigatum</i> | 4.08 | 2.57 | Onsite | NA |
| 3 | <i>Melaleuca, armillaris</i> | 3.48 | 2.10 | Nature Strip | Yes |
| 4 | <i>Leptospermum, laevigatum</i> | 2.16 | 1.75 | Onsite | NA |
| 5 | <i>Leptospermum, laevigatum</i> | 4.68 | 2.67 | Nature Strip | Yes |
| 6 | <i>Banksia, media</i> | 2.00 | 1.50 | Nature Strip | Yes |
| 7 | <i>Banksia, media</i> | 2.00 | 1.50 | Nature Strip | Yes |
| 8 | <i>Leptospermum, laevigatum</i> | 3.60 | 2.15 | Onsite | NA |
| 9 | <i>Leptospermum, laevigatum</i> | 2.64 | 2.18 | Onsite | NA |
| 10 | <i>Melaleuca, armillaris</i> | 4.32 | 2.43 | Onsite | NA |
| 11 | <i>Melaleuca, armillaris</i> | 4.92 | 2.59 | Offsite (6 Killearn Ave) | Yes |

Table 2: TPZ & SRZ Calculations



Tree Protection Zones

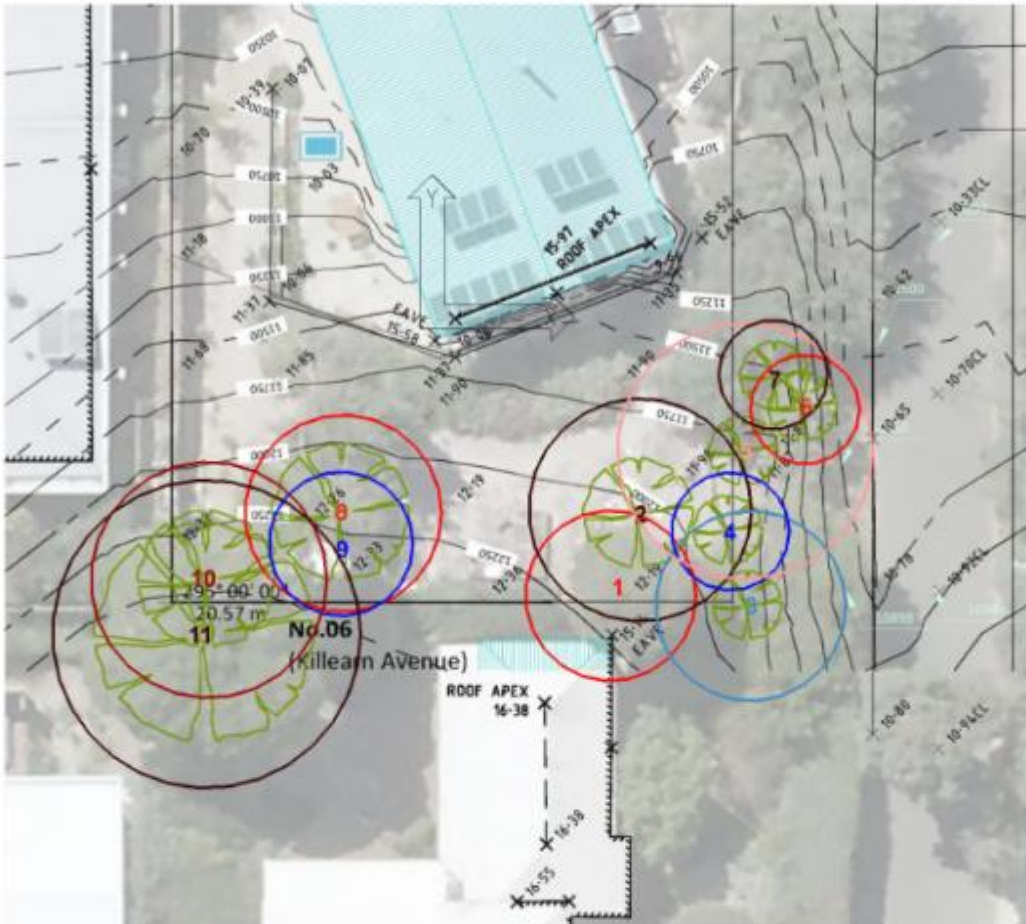


Figure 3: Tree Protection Zones, ArborCad V8



Drawing of Proposed Development, Encroachment into TPZ of Tree 11



Figure 4: Drawing of Proposed Development, Encroachment into TPZ of Tree 11



Discussion/Conclusions

Eleven trees were assessed. These trees were nominated by the project architect. Six of these are on the subject site. One is on 6 Killearn Ave. Four are nature strip trees (Borough of Queenscliffe assets).

Tree 1 was identified as a *Melaleuca armillaris* – Honey Bracelet Myrtle, a native tree to Victoria (a listed environmental weed within CoGG). T1 is an onsite tree. T1 presented Fair health and Fair structure. It has a tall upright trunk bifurcated at 4m mark. Its canopy crosses over the fence line. The tree's retention value is Nil. Its ULE is >20 years. The removal of this tree would be of benefit to the landscape.

Tree 2 was identified as a *Leptospermum laevigatum* - Coastal Tea Tree, a native tree to Victoria. T2 is an onsite tree. T2 presented Fair health and Poor structure. The tree is laying down (6m) and has large decay pockets throughout the trunk. It crosses the neighbour's and nature strip boundary. The tree's retention value of is Low. Its ULE is 10-20 years. This tree is not worthy of being a constraint to a development design proposal.

Tree 3 was identified as a *Melaleuca armillaris* – Honey Bracelet Myrtle, a native tree to Victoria (a listed environmental weed within CoGG). T3 is a nature strip tree. T3 presented Fair health and Fair structure. Its trunk is laying on the ground for a metre and has a codominant stem with included bark. 6 Killearn Ave's power and phone lines cross over its crown. T2 is encroaching its canopy. The tree's retention value is - Nature Strip Tree. To remove this tree an Application of Removal would need to be made to the Borough of Queenscliffe. Its ULE is >20 years. The TPZ of the tree enters the subject site and proposed driveway.

Tree 4 was identified as a *Leptospermum laevigatum* - Coastal Tea Tree, a tree native to Victoria. T4 is an onsite tree. T4 presented Fair health and Poor structure. the tree is laying down (5m) and has major decay pockets throughout its trunk. The tree's retention value is Low. Its ULE is 10-20 years. This tree is not worthy of being a constraint to a development design proposal.

Tree 5 was identified as a *Leptospermum laevigatum* - Coastal Tea Tree, a tree native to Victoria. T5 is nature strip tree. T5 presented Fair health and Poor structure. The tree is laying down (7m), and bifurcated at 1.5m. It has large pockets of decay throughout its trunk. It has been heavily pruned. The tree's retention value is - Nature Strip Tree. To remove this tree an Application of Removal would need to be made to the Borough of Queenscliffe. Its ULE is 10-20 years. The TPZ of the tree enters the subject site and proposed driveway.

Tree 6 was identified as a *Banksia media* – Golden Stalk, a native tree to Western Australia. T6 is nature strip tree. T6 presented Fair health and Fair structure. It has phototropic growth to the east. The tree is bifurcated with included bark. The tree's retention value is - Nature Strip Tree. To remove this tree an Application of Removal would need to be made to the Borough of Queenscliffe. Its ULE is >20 years. The TPZ of the tree does not enter the subject site. The TPZ of the tree enters the proposed driveway.



Tree 7 was identified as a *Banksia media* – Golden Stalk, a native tree to Western Australia. T7 is nature strip tree. T7 presented Fair health and Poor structure. It is bifurcated with included bark. It has phototropic growth to the east. The tree's retention value is - Nature Strip Tree. To remove this tree an Application of Removal would need to be made to the Borough of Queenscliffe. Its ULE is >20 years. The TPZ of the tree enters the subject site and proposed driveway.

Tree 8 was identified as a *Leptospermum laevigatum* - Coastal Tea Tree, a native tree to Victoria. T8 is an onsite tree. T8 presented Fair health and Very Poor structure. It is propped at the base of its trunk and is heavily weighted to the north. There is an imminent possibility of failure over the walkway. It is bifurcated at 1.2m with included bark. It has been pruned heavily. The tree's retention value is Low. Its ULE is 10-20 years. This tree is not worthy of being a constraint to a development design proposal.

Tree 9 was identified as a *Leptospermum laevigatum* - Coastal Tea Tree, a native tree to Victoria. T9 is an onsite tree. T9 presented Fair health and Poor structure. The tree is not on the survey. It has phototropic growth to the west. It has been pruned heavily. The tree's retention value is Low. Its ULE is >20 years. This tree is not worthy of being a constraint to a development design proposal.

Tree 10 was identified as a *Melaleuca armillaris* – Honey Bracelet Myrtle, a native tree to Victoria (a listed environmental weed within CoGG). T10 is an onsite tree. T10 presented Fair health and Poor structure. Half the tree has been removed; the remaining section is over the fence line. The tree's retention value is Nil. Its ULE is >20 years. The removal of this tree would be of benefit to the landscape.

Tree 11 was identified as a *Melaleuca armillaris* – Honey Bracelet Myrtle, a native tree to Victoria (a listed environmental weed within CoGG). T11 is an offsite tree. T11 presented Fair health and Poor structure. It is bifurcated with included bark. The tree's retention value is – Located on Neighbouring Property. The TPZ of the tree enters the subject site. The tree will incur a 9.9% TPZ encroachment (SRZ is not encroached) from the proposed development (see Figure 4: Drawing of Proposed Development, Encroachment into TPZ of Tree 11). This is considered a Minor Encroachment. AS 4970 – 2009 Protection of Trees on Development Sites, section 3.3.2 Minor Encroachments states: 'If the proposed encroachment is less than 10% of the area of the TPZ and is outside the SRZ (see Clause 3.3.5), detailed root investigations should not be required. The area lost to this encroachment should be compensated for elsewhere and contiguous with the TPZ.'

The tree's vitality will not be impacted from this level of encroachment.



Recommendations

- T1 and T10 are onsite trees. They have a retention value of Nil. These trees should be removed. The subject site has a Vegetation Protection Overlay – Schedule 1 (VPO1). A permit is required to remove, destroy or lop all native or indigenous vegetation.
- T2, T4, T8 and T9 are onsite trees. They have a retention value of Low. These trees are not worthy of being a constraint to a development design proposal. These trees could be considered for removal. The subject site has a Vegetation Protection Overlay – Schedule 1 (VPO1). A permit is required to remove, destroy or lop all native or indigenous vegetation.
- T3, T5, T6 and T7 are nature strip trees. These trees' TPZs enter the subject site and proposed driveway. To remove these trees, you will need to lodge an 'Application to Plant/Remove Trees on Council Land (Local Law 303) (see Appendix 1).
- T11 is an offsite tree (6 Killearn Ave). The TPZ of this tree enters the subject site. The tree will incur a 9.9% TPZ encroachment. This level of encroachment will not impact the tree's vitality. The existing fence will suffice as a TPZ barrier.

This report recommends the removal of trees **HOWEVER** this report **DOES NOT** give permission for removal. These permissions must be sought from other authorities. Heavy penalties for removal of vegetation without the correct permission may apply in some areas



Terms and Limitations of the Report

- Any legal information in this report has been provided to *Tree Rapport* by an external source and it is assumed to be correct. All references to property title and/or control or ownership of land are assumed to be correct as *Tree Rapport* has been advised.
- Great care has been taken in sourcing information for this report so as it is correct. *Tree Rapport* cannot be responsible for information provided which is not directly under control of its staff.
- No *Tree Rapport* employee shall be required to give testimony or attend court for any matter in relation to this report, unless further contractual arrangements have been made.
- This report must not be altered in any shape or form. It has been written as a whole document and is intended for use as a whole document. Any changes or modifications to this report not undertaken by *Tree Rapport* shall render this report invalid in its entirety.
- In no way is this report biased or weighted. The content of the report is written in the full, honest opinion of *Tree Rapport* consulting arborist.
- No diagrams, pictures, graphs or other reference material in this report is said to be to scale or value unless stipulated. All measurements and values are made to the best of the author's ability at the time of reporting and should be checked before using as final measurements for whatever reason.
- This report is developed around the information provided by our client in the project brief. Only issues covered by the project brief are discussed in this report.
- All details, information and advice contained in this report have been researched and referenced. Where no reference is included, it is the author's learned opinion, experience and observations.

**THIS REPORT IS WRITTEN UNDER FULL COPYRIGHT.
NO SECTION MAY BE REPRODUCED FOR ANY REASON WHATSOEVER, UNLESS WITH
THE WRITTEN PERMISSION OF TREE RAPPORT.**



Appendix 1: Application Form to Remove a Council Tree



BOROUGH OF QUEENSCLIFFE

Application To Plant / Remove Trees on
Council Land (Local Law 303)

Name:

Postal Address:

Postcode:

Address where works is to be carried out:

Do you wish to plant or remove vegetation? Plant / Remove

Please state the type of vegetation: Tree / Shrub / Plant

Please specify the name of the plant if known:

Number of plants:

Please draw a sketch displaying distance from property fence and/or road along with any other assets in this location.

(View)

Signed: Date:

•MUNICIPAL OFFICES: 50 Learmonth Street Queenscliff, PO Box 93, Queenscliff 3225
•GENERAL ENQUIRIES: (03) 5258 1377 •FACSIMILE: (03) 5258 3315 •Office Hours: 9.00 am - 4.00 pm
•EMAIL: info@queenscliffe.vic.gov.au •INTERNET: www.queenscliffe.vic.gov.au •ABN: 47 294 157 406



Office Use Only:

Date Property Inspected:/...../.....

Comments:

.....

.....

.....

.....

.....

.....

.....

Approved as per application:

Approved with following conditions:

.....

.....

.....

.....

.....

.....

Declined because:

.....

.....

.....

.....

Name of Inspecting Officer:



Appendix 2: Tree Photos



T1: *Melaleuca armillaris* – Honey Bracelet Myrtle



T2: *Leptospermum laevigatum* – Coastal Tea Tree



T3: *Melaleuca armillaris* – Honey Bracelet Myrtle



T4: *Leptospermum laevigatum* – Coastal Tea Tree



T5: *Leptospermum laevigatum* – Coastal
Tea Tree



T6: *Banksia media* – Golden Stalk



T7: *Banksia media* – Golden Stalk



T8: *Leptospermum laevigatum* – Coastal
Tea Tree



T9: *Leptospermum laevigatum* – Coastal
Tea Tree



T10: *Melaleuca armillaris* – Honey Bracelet
Myrtle



T11: *Melaleuca armillaris* – Honey Bracelet
Myrtle



Glossary of Terms

Age Class

| | |
|--------------------|--|
| Juvenile | A Seedling or Sapling |
| Young | A tree that is actively growing and shows significant increases in annual growth. The duration and extent of the growth is dependent on the species and cultural conditions in which the tree is growing. |
| Semi-Mature | A tree that shows active annual growth and has not yet reached its genetic potential with regard to canopy height and width. The onset and duration of semi-maturity is dependent on the species and cultural conditions in which the tree is growing. |
| Mature | A tree that shows minor annual growth and has reached close to its maximum genetic potential. The onset and duration of maturity is dependent on the species and cultural conditions in which the tree is growing. |
| Senescent | A mature tree that is in physiological decline showing little or no annual growth. The onset of senescence is dependent on the species and cultural conditions in which the tree is growing. |
| Decline | A tree with reduced vigour or showing no signs of annual growth due to environmental stress, pathogenic or natural causes. |

Calculated DBH

Used to calculate the total DBH for multi-stemmed trees only.

Formula used: $DBH = \sqrt{s1^2 + s2^2 + s3^2 + s4^2 + s5^2}$

Decurrent

Tree form which develops when the lateral branches grow as fast or faster than the terminal shoot. This results in a tree with a broad spreading form and multiple trunks.

Defect

An injury, growth pattern/habit, decay or other conditions that may reduce the tree's structural integrity or affect its health.

Diameter at Breast Height (DBH)

The trunk diameter measured at 1.4m above ground level determined from the circumference of the trunk divided by pi (π).

Diameter at Root Buttress (DARB)

The trunk diameter measured from the point at which the tree's root buttressing/flare initiates.

Dieback

The progressive death of shoots or roots starting at the extremities.

Dynamic Load

A force created by a moving load or a load that changes with time and/or motion.

Encroachment

An incursion into a tree's TPZ from a proposed development or existing structure or buildings.

Energy Production

The production of energy resulting from photosynthetic material that converts sunlight into carbohydrates and oxygen which is then used for tree growth, root development, root exudates for soil associates, reproduction, storage and defence.



Excurrent

Tree form which develops when a dominant leading shoot outgrows the lateral branches. This results in a narrow, cone-shaped crown with a clearly defined central trunk.

Form

| | |
|-------------|---|
| Good | A tree with a typical canopy shape for its species. |
| Fair | A tree with a canopy presenting with signs of an altered shape such as a minor canopy bias, previous pruning or phototropic growth habit. |
| Poor | A tree with a significantly atypical or altered shape. |

Health

| | |
|------------------|--|
| Good | A tree that presents with a full, dense canopy, with no signs of pest or disease and strong vigour. |
| Fair | A tree which may show signs of reduced vigour with some small diameter deadwood. It may have some pest or disease damage that is not causing a significant impact to the tree. |
| Poor | A tree which may be in decline with little to no annual growth. Pests and disease may be widespread throughout the tree and/or die-back present, sparse canopy. |
| Very Poor | A tree in significant decline showing no annual growth. Large sections of die-back are present and is very unlikely to recover. |
| Dead | A tree with no signs of life and a completely dead canopy. |

Load

A term used to indicate the magnitude of a force.

Lopping

The indiscriminate cutting of a tree to reduce its size. (Not regarded as an acceptable practice and does not comply with AS4373-2007 'Pruning of Amenity Trees').

Nutrient Uptake

The process in which a tree captures elements that are essential for growth.

Nutrients

Molecules that all organisms need to make energy, grow, develop and reproduce.

Origin

| | |
|-------------------|--|
| Indigenous | A species found in a specific region as a result of only natural process with no human intervention. |
| Native | A species found in a broader region or country. |
| Exotic | A species that is native to a country other than Australia. |

Pathogen

A bacterium, virus or other microorganism that can cause disease or infection.

Percentage (%) Encroachment

The calculated level of encroachment into a tree's TPZ.

Primary Disorder

An initial, inhibiting or abnormal condition that impairs the performance of one or more vital functions of a tree.



Pruning

The process of removing branches or occasionally roots from a tree using approved arboricultural practices, to achieve a specified objective.

Secondary Disorder

A disorder that develops after a tree is stressed by a primary disorder.

Significance/Retention Value

| | |
|---------------|--|
| High | A mature tree that contributes positively to a site due to its botanical, historical or local significance in combination with good physiological characteristics such as health, form, structure and future development. Significant efforts should be made to retain this tree and it should be considered for retention within a proposed development. |
| Medium | A semi-mature to mature tree which exhibits fair or good characteristics of health, structure or form and/or may provide some amenity value to the surrounding area or habitat value. Should be considered for retention if possible within a development design proposal and may be modified to allow for construction (eg: canopy pruning, root pruning etc). |
| Low | A tree that provides minimal contribution to the surrounding landscape and/or may be in poor or declining health. This tree may have a poor structure, poor form, be a noxious/poisonous or listed weed species or a combination of these characteristics. It may be in an inappropriate location. This tree is not worthy of being a constraint to a development design proposal. |
| Nil | A tree with no landscape significance and its retention is inappropriate. The removal of this tree would be of benefit to the landscape. |

Signs

Objective physical evidence of a causal agent (eg: insect eggs, borer holes, frass).

Soil Compaction

The compression of soil resulting in reduced macropore space and soil volume. This restricts the infiltration of water through the soil profile, impedes the efficiency of nutrient and water uptake, restricts new root development and root exploration and impedes gaseous exchange between root cells and the atmosphere.

Static Load

A constant load exerted by a mass due to its weight.

Strain

The extent to which a material deforms under an applied force or stress.

Stress

A factor that negatively affects the health of a tree and stimulates a physiological response.

Structural Root Zone (SRZ)

The area around the base of a tree required for stability in the ground. Woody root growth and soil cohesion in this area are necessary to hold the tree upright. The SRZ is normally circular with the trunk at its centre and is expressed by its radius in metres.



This zone considers a tree's structural stability only and not the root zone required to maintain vigour and long-term viability. (A54970-2009 Protection of Trees on Development Sites).

Formula Used: SRZ radius = $(D \times 50)^{0.42} \times 0.64$

D = Trunk Diameter, in meters, measured above the root buttress.

Structure

| | |
|------------------|--|
| Good | A tree with structure that is typical of its species with no defects such as decay, included bark, cracks, splits, tears outs. Generally, with a single defined trunk with secondary limbs presenting with good attachments. |
| Fair | A tree with minor defects in its canopy but is generally free of any significant structural issues. Pruning may be required to fix minor defects. Its canopy will mostly be symmetrical and typical of its species. |
| Poor | A tree presenting with 1 or more defects such as included bark, co-dominant stems, poor attachments and may also have an atypical or asymmetrical canopy. The defects may be able to be rectified with pruning. |
| Very Poor | A tree with significant defects related to its primary stem or secondary scaffold limbs that cannot be rectified with pruning or other measures. This removal of this tree may be required in the short term. |
| Hazardous | A tree with major defects that is likely to fail and should be removed as soon as possible. |

Symptoms

Subjective reactions to a disease or disorder (eg: wilting, dieback, defoliation).

Tree Protection Zone (TPZ)

A specified area above and below ground and at a given distance from the centre of the trunk set aside for the protection of a trees roots and crown to provide for the viability and stability of a tree to be retained where it is potentially subject to damage by development. (A54970-2009 Protection of Trees on Development Sites).

Formula Used: TPZ radius = DBH x 12

Useful Life Expectancy (ULE)

| | |
|---------------------|---|
| 0 years | A dead, dying or dangerous tree with significant defects, poor health or requires removal in the short term. |
| <5 years | A poor example of the species that is in decline or will likely die or requires removal within 5 years. |
| 5-10 years | A tree in fair condition that contributes to the amenity of the landscape in which it is growing, can be retained with a tolerable level of management. |
| 10-20 years | A tree in fair-good condition that contributes to the amenity of the landscape in which it is growing and can be retained with an appropriate level of management. |
| >20 years | A healthy tree in good condition that will contribute to the amenity of the landscape in which it is growing for at least another 20 years with an appropriate level of management. |

Vigour

The overall health, condition and resilience of a tree, reflected in the ability of the whole tree to grow.



Work(s)

Any physical activity in relation to land that is specified by the determining authority.

Wound Response

New wood developing in response to a wound.

Woundwood

Strong woody tissue that grows behind a callus which replaces it in that location. Woundwood closes wounds, then normal wood continues to form. After wounding, a callus forms around the margins of the wound. Woundwood forms later as the cells become lignified. It is not meristematic but is high in lignin.

Glossary

| Term | Definition |
|--------------------------------|--|
| Non-woody roots | Roots where the primary function is the absorption of water and nutrients in solution. Smallest non-woody roots also referred to as 'fibrous' or 'fine' roots. |
| Wound wood | Refers to the tissue formed at the margins of a cavity or wound. The margins of this new tissue may eventually meet, closing off the face of the wound. |
| Scaffold branch/root | A primary structural branch of the crown or primary structural root of the tree. |
| Epicormic | Shoots which arise from adventitious or latent buds. These shoots often have a weak point of attachment. They are often a response to stress in the tree. Epicormic growth/shoots are generally a survival mechanism, often indicating the presence of a current, or past stress event such as fire, pruning, drought, etc. |
| Included Bark | The pattern of development at branch or stem junctions where bark is turned inward rather than pushed out. This fault is located at the point where the stems/branches meet. This is normally a genetic fault and potentially a weak point of attachment as the bark obstructs healthy tissue from joining together to strengthen the joint. |
| Lion tailed | Branches that are long with a crown on the end far from the trunk. Giving slenderness problems. |
| Root plate | Generally, the area and the conditions in which tree root growth may occur or is occurring. Normally the minimum rooting environment is defined by the Tree Protection Zone (TPZ), however, as root growth can be restricted by structures, pavements, rock, soil type, soil moisture, etc, the area available for root growth may not be evenly distributed or develop in a symmetrical manner out from the tree. |
| Bi-furcated | Natural division of a branch or stem into two or more stems or parts. |
| Borer (longhorn beetle) | Bora is an insect that chews through the wood. This happens in the vascular system, this is where the tree function through water and nutrients. This can ring bark the tree or branch causing it to die. This happens in the larvae stage. |



References

AS 4970-2009 Protection of trees on development sites

AS 4373 – 2007 – Pruning of Amenity Trees

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Mattheck.C, Bethge.K, Weber.K; The Body Language of Trees 2015

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mapshare.vic.gov.au

ArborCad V8

Vegetation Protection Overlay – Schedule 1 (VPO1)



6. APPENDIX 2 (CONFIDENTIAL) SUBMISSIONS: 23 Williams Road, Point Lonsdale

PLEASE SEE APPENDIX 2 (FOR CONFIDENTIAL DISTRIBUTION TO COUNCILLORS ONLY)



7. APPENDIX 3: APPLICANTS RESPONSE TO SUBMISSIONS: 23 Williams Road, Point Lonsdale

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Wednesday, 29 June 2022

Via Email: fiona.hunter-evans@queenscliffe.vic.gov.au

Dear Fiona

Application for Planning Permit No: 2022/040

Address: 23 Williams Road, Point Lonsdale

Proposal: Construction of a second dwelling, alterations to an existing dwelling, subdivision of the land into two (2) lots and removal of native vegetation

PURPOSE

We write in response to a number of objections receive to the abovementioned application.

Please see the following response to the summarised points of objection.

Lot is too small

From a strategic planning perspective there is a general direction now proposed for towns in the Bellarine Peninsular to contain growth within existing settlement boundaries and support infill development opportunities within existing serviced towns rather than developing new greenfield areas.

This policy direction is reflected in Clause 11.02-15 Supply of urban land of the Queenscliffe Planning Scheme which includes the following strategy. Planning for urban growth should consider:

- Opportunities for the consolidation, redevelopment and intensification of existing urban areas.

Clause 15.01-35 Subdivision design also supports this strategic direction by recommending the creation of compact neighbourhoods within walkable distance to the town's activities.

The subject land is in the General Residential 1 Zone where there is no minimum lot size. There are also a number of small lots nearby that contain houses within this area. The application demonstrates that a dwelling can be constructed on a lot of this size which is not prohibited in the zone or overlays that effect this land. Nor is the lot effected by any restriction on title that prevents its subdivision.

The creation of smaller lots results in a more sustainable use of available vacant land within an existing serviced area and represents the only opportunity for some town growth within Point Lonsdale which is supported in the planning scheme.

An example of approved compact infill development utilising small lot development is illustrated in sites immediately located to the south and east of the subject site.



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The dwelling is out of character

The proposed dwelling is designed to reflect the nature of the existing character of the area. The surrounding area has evolved from the older informal single story fibro design to more modern style homes and landscaped surrounds.

Some lots are enveloped by native vegetation whilst others are clearly visible from the public realm along lot and street frontages. Examples of the dwelling varieties are included in the planning report submitted as part of this application.

The proposed dwelling like some other dwellings in this precinct has gabled roofed and is a lightweight building design proposed to be constructed with materials that are reflective of neighbouring houses and are often used to assimilate new built form with the existing character of dwellings in coastal towns.

Landscaping with indigenous species is proposed to be planted surrounding the new dwelling which will also assimilate and compliment the treed surrounds of parts of this precinct.

Inadequate setbacks

As indicated in the Planning reports assessment of clause 55.04-1 side and rear setbacks the existing dwelling and proposed dwelling are sited with all setbacks that are consistent with Standard B17. The site context plan provided as part of this application also illustrates considerable variety of dwelling setbacks in this area with no established consistent setback theme.

Over shadowing

All adjoining properties secluded open space will receive five hours of sunlight between 9am and 3pm on 22 September as illustrated in TP11 and TP12 provided as part of this application. The application is also considered to comply with the overlooking standard of Clause 55.04-6.

Dangerous traffic conditions

The application entails the addition of one dwelling at this location which is serviced by a local road network where speed restrictions are low, and all lots have direct access to this road network. Therefore, it is acceptable that drivers would anticipate and expect vehicular access from all developed lots in this area and one additional driveway would not change these existing conditions.

In addition, Williams Road and Killearn Avenue are not a main through way or a connector road category where traffic conditions and direct vehicle access considerations are more significant. It also should be noted that the proposed new cross over will be located a considerable distance from the Williams Road and Killearn Avenue corner which is claimed to be a dangerous intersection.

Impact on the visual amenity

As previously advised the neighbourhood character displays a variety of housing types including those well disguised by boundary landscaping and those where the built form is clearly visible with little or managed landscaping adjoining road frontages.



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The visual impact of this development is limited to the immediate area surrounding the site and will not dominate the overall visually amenity of the surrounding area. This impact is considered acceptable and not out of character with other dwelling frontages in this area.

As advised the dwelling will be constructed with material that is reflected by surrounding dwellings and the addition of landscaping will further assimilate the development of this site consistent with the broader neighbourhood landscapes. Also please note that the existing vegetation surrounding the existing dwelling will be retained at the corner of Killearn Avenue and Williams Road which is the most prominent frontage at this location.

If you wish to discuss these matter further please don't hesitate to call.

Yours sincerely

Chris Marshall
Principal Town Planner



8. CLOSE OF MEETING
