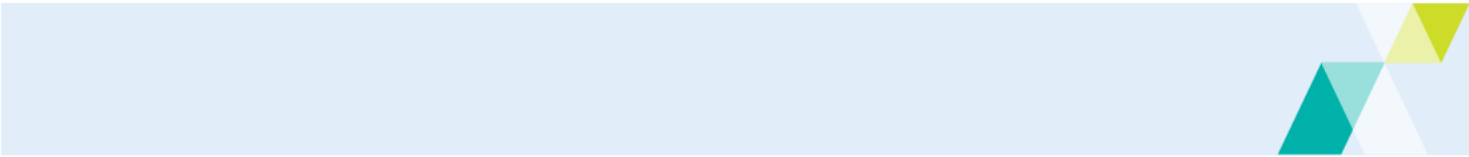


PA2604358,  
7 & 22 Sebastopol Road,  
Maryborough





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# Executive Summary



| Key Information                  |                                                                                                                                                                                                                                  | Details                                    |                                                                                                                                           |       |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-------|
| Application No:                  | PA2604358                                                                                                                                                                                                                        |                                            |                                                                                                                                           |       |
| Received:                        | 23 April 2026                                                                                                                                                                                                                    |                                            |                                                                                                                                           |       |
| Applicant:                       | JCP Property Pty Ltd c/- Contour Consultants                                                                                                                                                                                     |                                            |                                                                                                                                           |       |
| Planning Scheme:                 | Central Goldfields Shire                                                                                                                                                                                                         |                                            |                                                                                                                                           |       |
| Land Address:                    | 7 & 22 Sebastopol Road, Maryborough                                                                                                                                                                                              |                                            |                                                                                                                                           |       |
| Proposal:                        | Construction of 34 single-storey dwellings, removal of canopy trees and native vegetation, creation of an easement and drainage reserve.                                                                                         |                                            |                                                                                                                                           |       |
| Development Value:               | \$ 5.0 m                                                                                                                                                                                                                         |                                            |                                                                                                                                           |       |
| Why is the Minister responsible? | The Minister for Planning is the responsible authority for this application because it is a matter under Division 1 of Part 4 of the Act and Clause 53.23 (Significant Residential Development with affordable housing) applies. |                                            |                                                                                                                                           |       |
| Why is a permit required?        | Clause                                                                                                                                                                                                                           | Control                                    | Trigger                                                                                                                                   |       |
| Zone:                            | Clause 32.08                                                                                                                                                                                                                     | General Residential Zone Schedule 1 (GRZ1) | Construct two or more dwelling on a lot                                                                                                   |       |
|                                  | Clause 34.02                                                                                                                                                                                                                     | Commercial 2 Zone (C2Z)                    | N/A<br>(Pursuant to Clause 62.01 and 62.02, exemptions apply to for the use and development of the land for a minor utility installation) |       |
| Overlays:                        | Clause 44.06                                                                                                                                                                                                                     | Bushfire Management Overlay (BMO)          | Construct a building or construct or carry out works associated with accommodation (dwellings).                                           |       |
| Particular Provisions:           | Clause 52.02                                                                                                                                                                                                                     | Easements, Restrictions and Reserves       | To enable the creation of an easement under Section 23 of the Subdivision Act 1988.                                                       |       |
|                                  | Clause 52.17                                                                                                                                                                                                                     | Native Vegetation                          | Removal of native vegetation                                                                                                              |       |
|                                  | Clause 52.37                                                                                                                                                                                                                     | Canopy Trees                               | Removal of canopy trees                                                                                                                   |       |
| Cultural Heritage:               | The land is not identified as an Aboriginal Cultural Heritage Sensitivity area.                                                                                                                                                  |                                            |                                                                                                                                           |       |
| Total Site Area:                 | 1.037 ha (main development site) - 22 Sebastopol Road<br>2.52 ha (secondary lot, drainage basin) - 7 Sebastopol Road<br>4.04ha (combined)                                                                                        |                                            |                                                                                                                                           |       |
| Gross Floor Area:                | 3,988 sqm                                                                                                                                                                                                                        |                                            |                                                                                                                                           |       |
| Height:                          | 1                                                                                                                                                                                                                                | Storey                                     |                                                                                                                                           |       |
|                                  | 4.485m                                                                                                                                                                                                                           | Metres (maximum height)                    |                                                                                                                                           |       |
| Land Uses:                       | Dwellings                                                                                                                                                                                                                        | Office                                     | Retail                                                                                                                                    | Other |
|                                  | 34                                                                                                                                                                                                                               | 0                                          | 0                                                                                                                                         | 0     |



| Parking:                     | Cars                                                                                                                                                                                     | Motorcycles | Bicycles |
|------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------|
|                              | 40                                                                                                                                                                                       | 0           | 34       |
| <b>Referral Authorities:</b> | Country Fire Authority (s55 – Determining)<br>Goulburn Murray Water (s55 – Determining)<br>DEECA (Environment) – (s55 – Recommending)<br>Central Goldfields Shire Council (s52 – Notice) |             |          |
| <b>Public Notice:</b>        | Notice of the application was undertaken by the applicant at the direction of the Minister.<br>42 objections have been received.                                                         |             |          |
| <b>Delegates List:</b>       | Approval to determine under delegation received on 4 August 2026                                                                                                                         |             |          |





## Application Process

1. The land is not identified as within an area of Aboriginal Cultural Heritage sensitivity, and the preparation of a Cultural Heritage Management Plan is therefore not required.
2. The key milestones in the application process were as follows:

| Milestone                                 | Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Pre-application meeting (DTP & applicant) | 16 March 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Application lodgement                     | 24 April 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Further information requested             | 21 May 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Further information received              | 31 July 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Decision Plans                            | Architectural Plans prepared by Tony James Design Pty Ltd (Revision 18), dated 16 June 2026                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Other Assessment Documents                | <p><b>Design Response Plan</b> prepared by Beveridge Williams (Revision 06), dated 8 October 2025</p> <p><b>Functional Layout Plans</b> prepared by Beveridge Williams (Revision P6) and dated 18 July 2026.</p> <p><b>Landscape Master Plan</b>, prepared by Beveridge Williams (Revision D) and dated 8 October 2025</p> <p><b>Traffic Impact Assessment</b>, prepared by Salt<sup>3</sup>, Revision 03 and dated 26 May 2026.</p> <p><b>Waste Management Plan</b>, prepared by prepared by Salt<sup>3</sup>, Revision F03 and dated 3 October 2025.</p> <p><b>Arboricultural Impact Assessment</b>, prepared by Axiom Tree Management Pty Ltd, dated 12 August 2025.</p> <p><b>Native Vegetation Report</b> prepared by Mark Trengove Ecological Services, Revision 4 and dated 13 August 2025</p> <p><b>Stormwater Management Plan</b>, prepared by Dryside Engineering (Aust) Pty Ltd (Revision V08), dated 22 June 2026.</p> <p><b>YWCA Housing Letter of Offer</b>, prepared by Homes Victoria and dated 24 June 2025.</p> <p><b>Materials and Finishes Schedule</b>, prepared by G.J Gardner Homes, not dated.</p> |

3. The subject of this report is the decision plans (as described above).

## Proposal Summary

4. The proposal can be summarised as follows:

| Key Information                        | Details                                                                                                                                    |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Proposal:</b>                       | Construction of 34 single-storey dwellings, removal of canopy trees and native vegetation, creation of an easement and drainage reserve.   |
| <b>Total Site Area:</b>                | 1.037 ha (main development site) - 22 Sebastopol Road<br>2.52 ha (secondary lot, drainage basin) - 7 Sebastopol Road<br>4.04ha (combined)  |
| <b>Gross Floor Area:</b>               | 3,988 sqm                                                                                                                                  |
| <b>Height:</b>                         | 4.485m (maximum height) - All single storey dwellings                                                                                      |
| <b>Setbacks:<br/>(minimum)</b>         | 1.183m – northern boundary<br>1.75m – southern boundary<br>3.147m – eastern boundary (Sebastopol Road frontage)<br>1.1m – western boundary |
| <b>Land Uses:</b>                      | Dwellings<br>Detention Basin (Minor Utility Installation)                                                                                  |
| <b>Car Parking:</b>                    | 40 spaces total (34 single garages and 6 visitor spaces)                                                                                   |
| <b>Bicycle Parking:</b>                | 34 (wall mounted bike rack within each garage)                                                                                             |
| <b>Motorcycle Parking:</b>             | Nil                                                                                                                                        |
| <b>Total Parking:</b>                  | 74 spaces                                                                                                                                  |
| <b>Loading and Waste arrangements:</b> | Waste collection to be undertaken by Council.<br>Loading proposed via Sebastopol Road and common property vehicle accessway.               |

5. Specific details of the application are described as follows.

### Development of 34 dwellings

6. The proposal seeking to develop the land at 22 Sebastopol Road, for 34 dwellings. The proposed dwellings are designed as single storey, detached and semi-detached and consisting of 2- or 3-bedrooms.
7. The development is being undertaken in partnership with Homes Victoria and dwellings are sought to be managed by YWCA Housing Australia, who have been granted funding through the Commonwealth's Housing Support Program – Priority Works Stream. YWCA is a registered community housing provider which specialises in supporting women and gender diverse people, through provision of long-term tenancy agreements. As the development is intended to be managed collectively by YWCA, the land is not proposed to be subdivided.
8. The design response incorporates nine dwellings with direct frontage to Sebastopol Road, while all other dwellings with front the internal common property accessway. The internal road is to be minimum 9-metres wide, with dual way access to Sebastopol Road.
9. Each dwelling is provided with private entrance, rear courtyard, driveway and single garage. Visitor carparking is also provided through six parallel parking spaces along the internal accessway.



10. Dwelling configurations vary, with 11 layout types proposed. All dwellings are designed to incorporate hipped colorbond roofing, face brickwork, rendered or weatherboard cladding and aluminium windows. Four colour palettes are to be integrated across the dwellings, providing some variations in materials across the development.



Figure 1 Proposed design response site layout

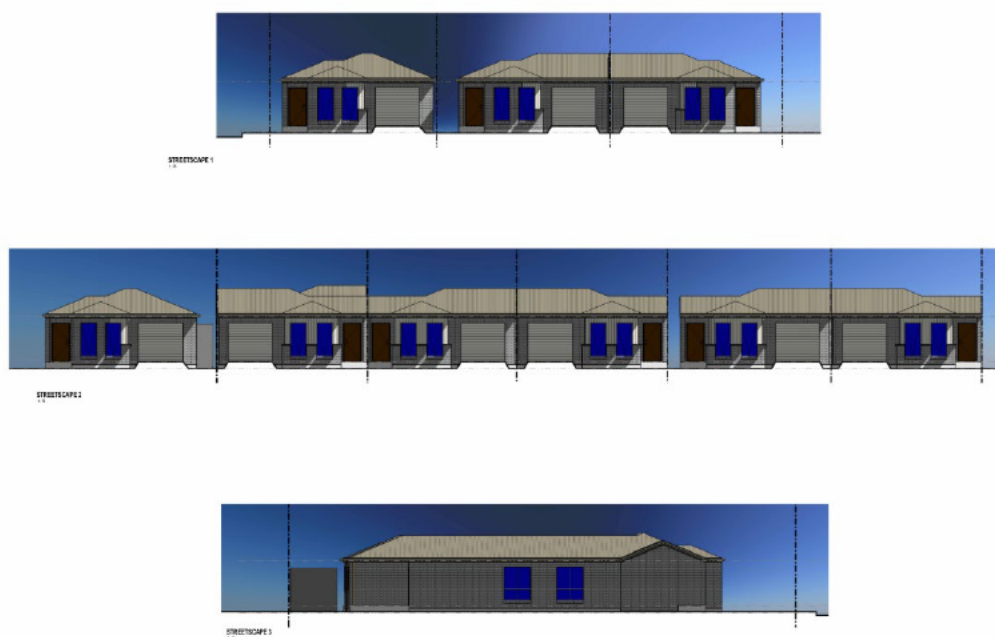


Figure 2 Typical streetscape elevation



## Servicing upgrades

11. The subject sites are currently undeveloped and are not provided with utility servicing. The submitted functional layout plan demonstrates the proposed installation of utility services as follows.

- Potable water – connected from existing main within the Derby Road reserve, extended along Sebastopol Road frontage and within the internal common property accessway.
- Reticulated sewerage – connected from existing main located at 20-24 Derby Road (approximately 162 metres northeast). The extended main is to be constructed along the southeastern side of Sebastopol Road, before traversing below at the northeast corner of the subject site. The sewer main will be constructed within the internal accessway and at the rear of the central dwellings 24 – 27.
- Electricity – underground electricity connections to be provided within common property accessway.
- Telecommunications - underground telecommunications network connection to be provided within common property accessway.

All detailed functional layout matters are subject to approval by Central Goldfields Shire and relevant utility service providers.

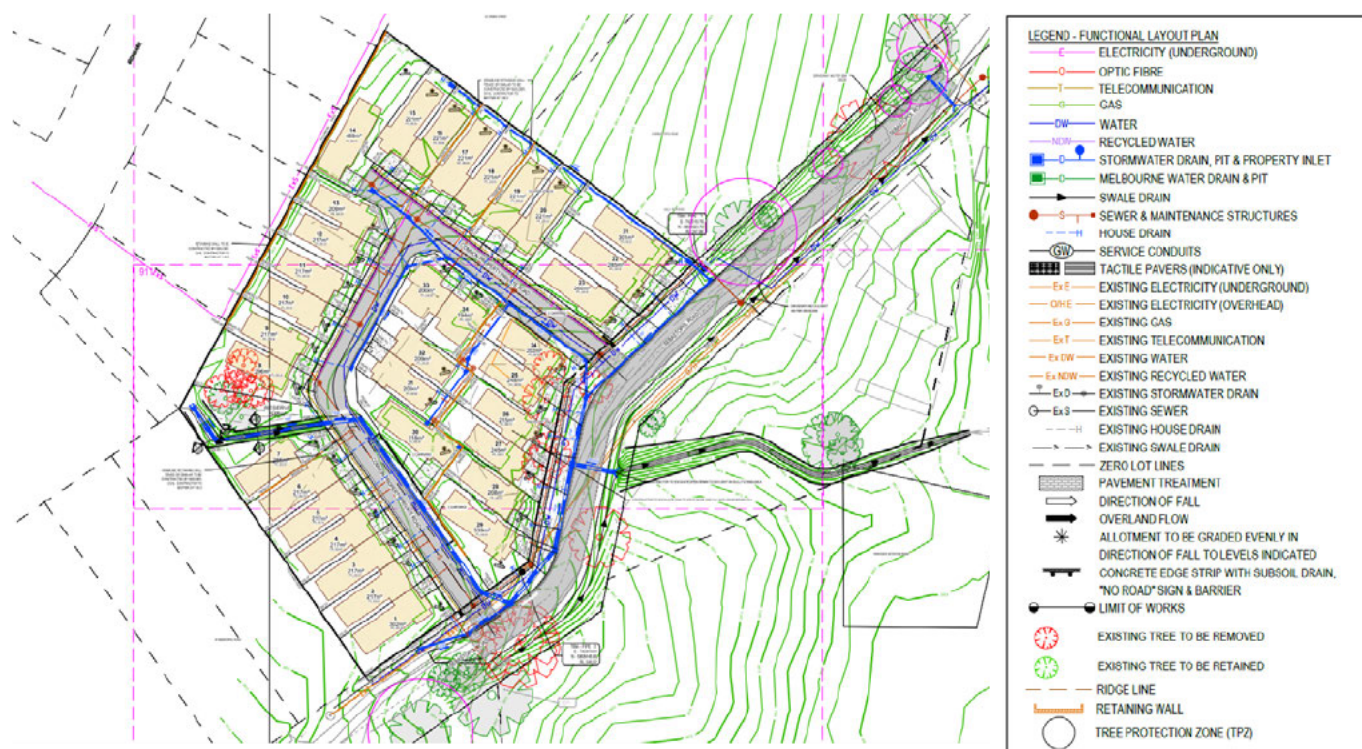


Figure 3 Proposed functional layout plan

## Road upgrades

12. The southern portion of Sebastopol Road beyond the intersection with Crimea Street is currently an unmade gravel road. To service the proposed development, upgrades to Sebastopol Road are proposed to create typical 20.24-metre-wide urban access road, consistent with Central Goldfields Shire Infrastructure Design Manual requirements. The approximately 220-metre extension is to be created from Crimea Road and extend beyond the proposed southern crossover from the internal common property crossover.

13. The internal common property road is to be constructed as 10.1-metre-wide corridor, with parallel carparking in some areas.



14. Proposed cross sections diagrams of both accessways are provided in Figures 4 & 5 below.

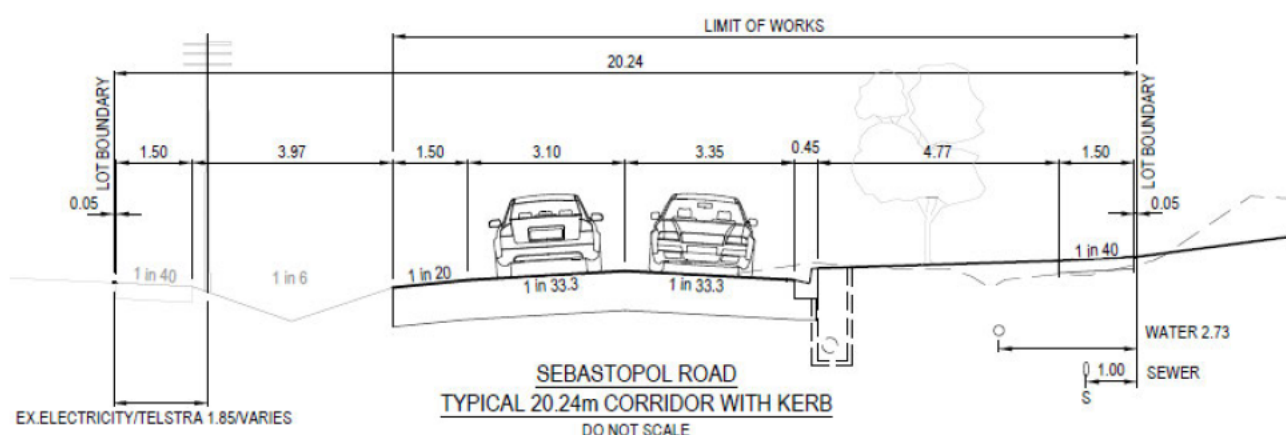


Figure 4 Proposed Sebastopol Road cross section

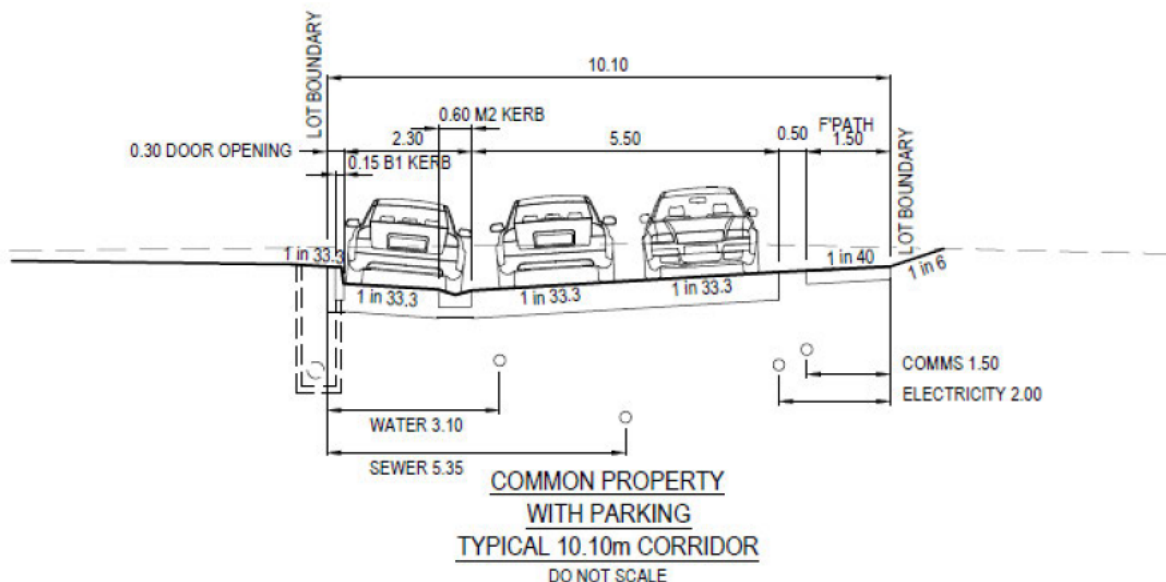


Figure 5 Proposed internal common property accessway cross section

### Drainage infrastructure and easement

15. The primary development site at 22 Sebastopol Road slopes southeast and the design response integrates stormwater management infrastructure to manage flows, to be directed to the opposite parcel at 7 Sebastopol Road, to be captured in detention basin proposed to be constructed on this site.
16. A 348sqm drainage reserve is proposed to be provided at the west of the primary development site, draining through 750mm diameter pipe through the southern portion of the common property accessway to the Sebastopol Road frontage. A 3-metre-wide drainage easement is sought to be created to protect this portion of drainage assets along the internal road, as shown in Figure 6 below.
17. The drain will connect to assets within the Sebastopol Road reserve and drain under the roadway into gully and detention basin constructed at 7 Sebastopol Road.

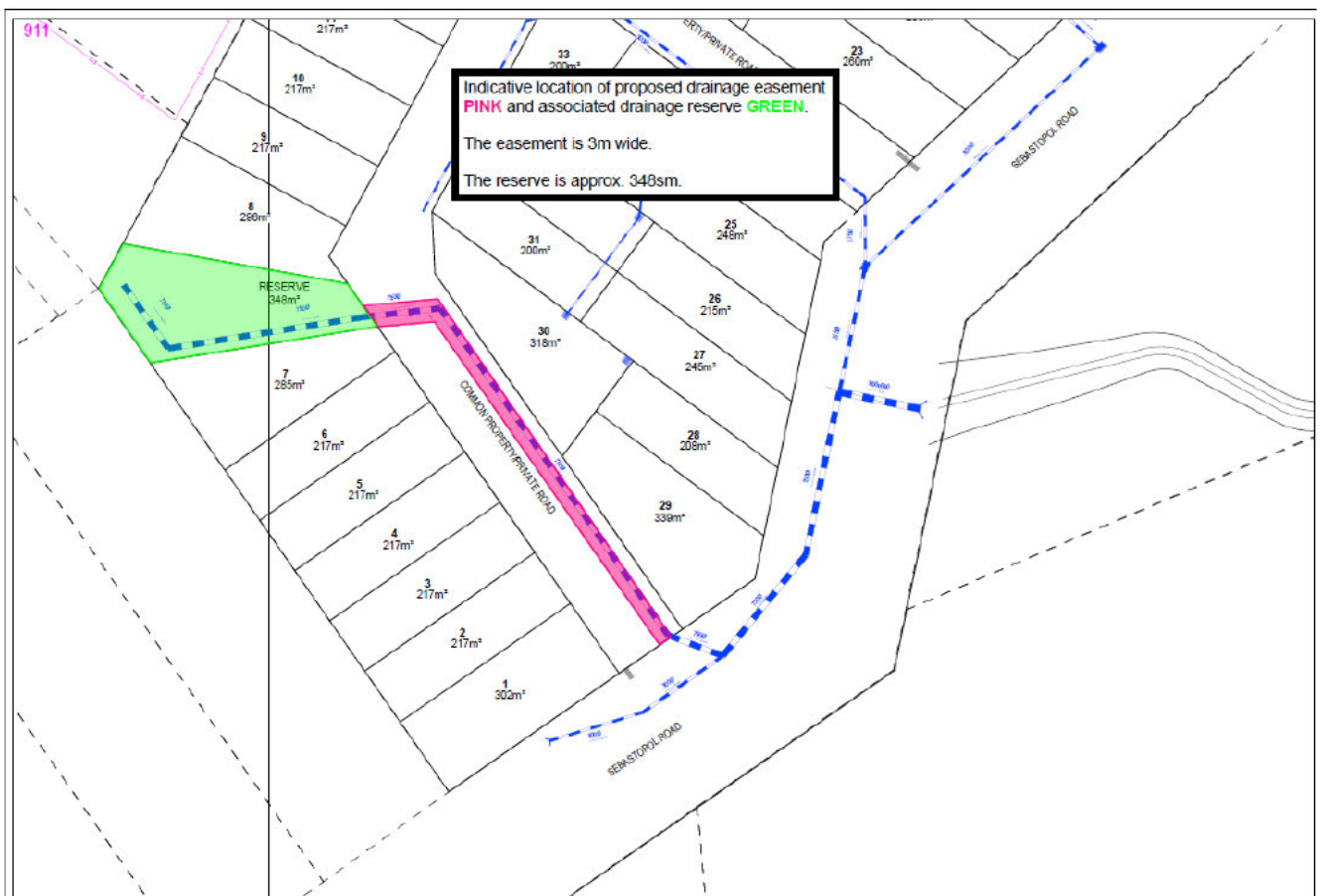


Figure 6 Proposed drainage reserve and easement configuration

## Vegetation Removal

18. The proposal necessitates the removal of 21 trees. Several trees are proposed to be removed on the primary development site, while the removal of 8 trees are proposed along Sebastopol Road, where road and drainage works will encroach on structural root zones.
19. Sixteen of the trees proposed to be removed are indigenous, specifically Trees 1-9, 12, 13, 24 - 27 and 32 require consent under Clause 52.17. Overall, 0.364 hectares of native vegetation is lost.
20. Ten of the trees to be removed meet the size requirements to be classified as canopy trees, specifically Trees 1 - 4, 13, 24, 26, 27, 32 and 34.



## Site Description

21. The subject land consists of two parcels: 22 Sebastopol Road, which is the primary development site and 7 Sebastopol Road, which is sought to be developed for drainage basin to service the development.



*Figure 7 Aerial image - subject land and surrounds*

### 22 Sebastopol Road

22. The site is located on the western side of Sebastopol Road, approximately 256 metres southwest of intersection of Derby and Sebastopol Roads.
23. The irregular shaped parcel has frontage of approximately 137.5 metres to Sebastopol Road, minimum depth of 80.2 metres and total area of 10,375sqm.
24. The land of slopes gently from northwest to southeast and is largely vacant, aside from horse stable structure adjoining the northern boundary, shallow dam central to the site, internal fencing and patches of vegetation.
25. The site is included within the General Residential Zone, Schedule 1 and is affected by the Bushfire Management Overlay.
26. The site is formally described Lots 2 and 3 on Title Plan 171995B. The parcels are not affected by any easements, restrictions or reserves.





Figure 8 Survey Plan - 22 Sebastopol Road

## 7 Sebastopol Road

27. The site is located on the eastern side of Sebastopol Road, approximately 88 metres southwest of intersection of Derby and Sebastopol Roads.
28. The irregular shaped parcel has frontage of approximately 265 metres to Sebastopol Road, total area of 25,207sqm.
29. The site consists of two parcels, formally described as Lot 1 on Title Plan 171995B and Crown Allotment 14 Section 12A, Parish of Maryborough. The parcels are not affected by any easements or restrictions. Reservation TP690344A applies to the land, which entitles the owner to sink wells and shafts for mining of gold, silver or minerals.
30. Lot 1 is developed with a brick dwelling and associated outbuildings. Crown Allotment 14 is a vacant, open paddock. Both parcels are generally flat.
31. The site is included within the Commercial 2 Zone and is partially affected by the Bushfire Management Overlay.



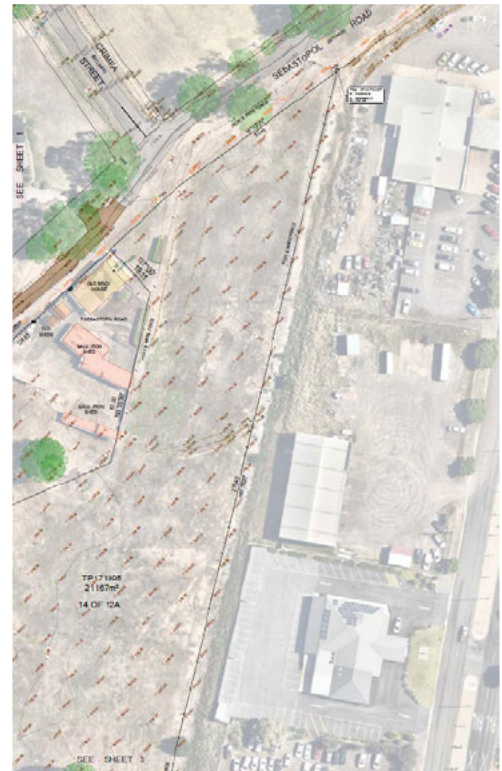
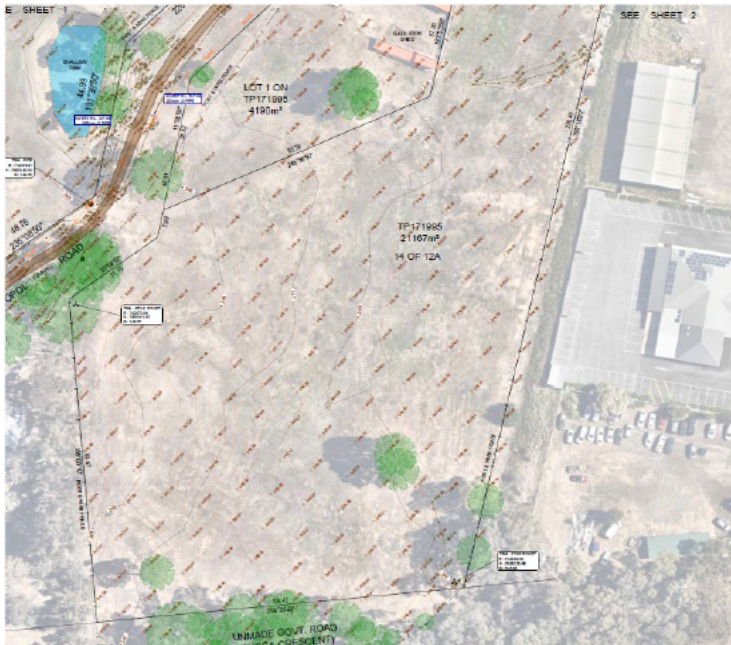


Figure 9 Survey Plan - 7 Sebastopol Road (southern and northern portions)



Figure 10 Applicable zones and extent of BMO



## Site Surrounds

32. The subject land is located on the southwestern edge of the Maryborough township, adjoining the boundary of the Maryborough Regional Park conservation area.
33. The land in the immediate area is other characterised by residential development, including a mix of conventional residential lots and low-density residential dwellings.
34. Sebastopol Road is narrow and unsealed in the southern portion, beyond the intersection with Crimea Street.
35. Development surrounding the site can be described as follows:
  - To the **north** of the site: Residential development and Ron Sinclair Reserve, including club rooms and sports oval.
  - To the **south** of the site: Railway line, residential development and Maryborough Regional Park conservation area beyond.
  - To the **east** of the site: Commercial and light industrial development fronting Derby Road, with residential development beyond.
  - To the **west** of the site: Low density residential lots and access to Maryborough Regional Park conservation area beyond.



Figure 11 Aerial image - subject site and broader surrounds





## Municipal Planning Strategy

36. The following objectives and strategies of the Municipal Strategic Statement of the scheme are relevant to the proposal:

| Clause  | Description                        |
|---------|------------------------------------|
| 02.02   | Vision                             |
| 02.03-1 | Settlement                         |
| 02.03-2 | Environmental and landscape values |
| 02.03-3 | Environmental risks and amenity    |
| 02.03-5 | Built environment and heritage     |
| 02.03-3 | Housing                            |

## Planning Policy Framework

37. The following objectives and strategies of the Planning Policy Framework of the scheme are relevant to the proposal:

| Clause 11   | Settlement                                      |
|-------------|-------------------------------------------------|
| 11.01-1R    | Settlement – Regional Victoria                  |
| 11.01-1R    | Settlement – Loddon Mallee South                |
| 11.01-1L    | Settlement – Central Goldfields                 |
| 11.03-6S    | Regional and local places                       |
| 11.03-6L-01 | Maryborough                                     |
| Clause 12   | Environmental and Landscape Values              |
| 12.01-1S    | Protection of Biodiversity                      |
| 12.01-1L    | Protection of Biodiversity – Central Goldfields |
| 12.01-2S    | Native Vegetation Management                    |
| 12.05-2S    | Landscapes                                      |
| 12.06-1S    | Urban Forests                                   |
| Clause 13   | Environmental Risks and Amenity                 |
| 13.01-1S    | Natural hazards and climate change              |
| 13.02-1S    | Bushfire Planning                               |
| 13.07-1S    | Land use compatibility                          |
| Clause 14   | Natural Resource Management                     |
| 14.02-2S    | Water Quality                                   |
| 14.02-2L    | Water Quality – Central Goldfields              |
| 14.02-3S    | Protection of Declared Irrigation Districts     |
| Clause 15   | Built Environment and Heritage                  |
| 15.01-1S    | Urban Design                                    |
| 15.01-2S    | Building Design                                 |
| 15.01-4S    | Healthy Neighbourhoods                          |



|           |                                                          |
|-----------|----------------------------------------------------------|
| 15.01-5S  | Neighbourhood Character                                  |
| Clause 16 | Housing                                                  |
| 16.01-1S  | Housing Supply                                           |
| 16.01-2S  | Housing Affordability                                    |
| Clause 18 | Transport                                                |
| 18.01-1S  | Land Use and Transport Integration                       |
| 18.01-1L  | Land Use and Transport Integration – Central Goldfields  |
| Clause 19 | Infrastructure                                           |
| 19.03-2S  | Infrastructure Design and Provision                      |
| 19.03-2L  | Infrastructure Design and Provision – Central Goldfields |
| 19.03-3S  | Integrated Water Management                              |
| 19.03-3L  | Integrated Water Management – Loddon Mallee South        |
| 19.03-3L  | Integrated Water Management – Central Goldfields         |

38. The assessment section of this report provides a detailed assessment of the relevant planning policies

## Zoning and Overlays

### General Residential Zone – Schedule 1 (GRZ1)

39. The site at 22 Sebastopol Road is included in the General Residential Zone, Schedule 1. This land is the primary development site, with 34 dwellings proposed to be constructed on this site.

40. A planning permit is required to construct two or more dwellings on a lot in accordance Clause 32.08- with the General Residential Zone. The purpose of the zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that is responsive to 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.*

41. The following sections include a discussion of how the proposal responds to these requirements.

### Commercial 2 Zone (C2Z)

42. The site at 7 Sebastopol Road is included in the Commercial 2 Zone. This land is to be developed for a drainage retarding basin only, which is included in the Minor Utility Installation land use as per Clause 73.03.

43. A planning permit is required to construct a building or construct or carry out works in accordance with Clause 34.02-4. The purpose of the zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.*
- *To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.*



- 
44. Pursuant to Clause 62.01, any requirement relating to the use of the land does not apply to Minor Utility Installation. Similarly, pursuant to Clause 62.02 any requirement for construction of a building or carrying out of works for a Minor Utility Installation does not apply.
45. On this basis, no permit is required for the use and development of the land of a retarding basin (minor utility installation).

### **Bushfire Management Overlay**

46. A planning permit is required to construct a building or construct or carry out works associated with accommodation in accordance with Clause 44.06-2.
47. The purpose of the Bushfire Management Overlay is:
- To implement the Municipal Planning Strategy and the Planning Policy Framework.
  - To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
  - To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
  - To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.
48. The following sections include a discussion of how the proposal responds to these requirements.

## **Particular and General Provisions**

### **Clause 52.02 - Easements, Restrictions and Reserves**

49. Pursuant to Clause 52.02, a permit is required to create an easement under Section 23 of the *Subdivision Act 1988*.
50. This application seeks consent to create new easement within the site at 22 Sebastopol Road. The easement is proposed to be 3 metres wide, for the purpose of protecting drainage assets which discharge stormwater between the proposed western drainage reserve and legal point of discharge at the Sebastopol Road frontage.
51. Additional easements protecting the drainage reserve and off-site detention basin footprint are also recommended.

### **Clause 52.06 - Carparking**

52. Pursuant to Clause 52.06, a permit is required to reduce the minimum number of car parking spaces required. This provision also sets out the requirements of carparking design standards.
53. The subject site is included in Category 1, with a carparking provision requirement of 1.2 spaces per dwelling, equating to 40 spaces overall.
54. Each dwelling is provided with secure single garage, providing 34 spaces. An additional six visitor spaces are also provided within the internal accessway. The development is therefore provided with the required 40 spaces, and no reduction is required to be sought.

### **Clause 52.17 – Native Vegetation**

55. Pursuant to Clause 52.17-1, a permit is required to remove, destroy or lop native vegetation, including dead vegetation.
56. A permit is sought for the removal of 0.364ha of native vegetation, including 3 large, scattered trees is required to facilitate the development.
57. The native vegetation removal and required offsets have been considered through an intermediate assessment pathway.



## Clause 52.34– Bicycle Facilities

58. Pursuant to Clause 52.34-2 a permit may be granted to vary, reduce or waive requirement for required bicycle facilities set out by Clause 52.34-5.
59. The required provision of bicycle spaces for new dwellings applies to developments of four or more storeys, which is not applicable to this application.
60. While there is no minimum statutory requirement, the development seeks to provided hanging bicycle rack in each garage, equating to 34 bicycle spaces.

## Clause 52.37– Canopy Trees

61. Pursuant to Clause 52.37-2, a permit is required to remove, destroy or lop a canopy tree in the General Residential Zone. A canopy tree is defined as a tree with a height of more than 5 metres above ground level; trunk circumference of more than 0.5 metres, measured at 1.4 metres above ground level; and a canopy diameter of at least 4 metres.
62. 10 of the trees sought to be removed meet the definition of a canopy tree and trigger consent for removal.
63. Pursuant to Clause 52.37-3, the number of canopy trees on a site exceeding 1000sqm should equate to at least 20% of the site area. A total of 21.2% of the site is proposed to be planted with canopy trees, complying with this requirement.

## General Requirements and Performance Standards

### Clause 53.02 – Bushfire Planning

64. Clause 53.02 applies to an application made under Clause 44.06 (Bushfire Management Overlay).
65. The provision sets out Approved Measures specific to siting, design, setbacks, defensible space, construction, water supply objectives for developments, having regard to the bushfire risk in the landscape. These measures have been addressed in submitted Bushfire Management Plan, which has been deemed to be satisfactory by the CFA.

### Clause 53.18 – Stormwater Management in Urban Development

66. Clause 53.18 applies to the buildings and works of this application. The clause includes standards and objectives relating to stormwater management during construction works and through retention and reuse measures in new developments.

### Clause 53.23 – Significant Residential Development with Affordable Housing

67. The application is made under Clause 53.23, Category 2. The development meets the relevant requirements of this pathway, specifically:
- The project is funded by the State of Victoria - *The project has been approved to received \$24.63 million in funding from Homes Victoria.*
  - The project is carried out by or on behalf of the State of Victoria - *The project is being undertaken in partnership with Homes Victoria and YWCA as the registered housing provider.*
  - The application is made on behalf of the CEO, Homes Victoria and includes at least 10 dwellings - *The application proposes the development of 34 dwellings and is supported by a letter from the Chief Executive Officer, Homes Victoria providing conditional consent to seek permit under this pathway.*
68. The development is to be delivered as 100% affordable housing, with YWCA providing housing for women and gender diverse people. The affordable housing contribution is to be secured through a condition on permit, requiring the landowner to enter into a Section 173 Agreement for the purpose of delivering affordable housing.





## Referrals

69. The application was referred to the following groups:

| Provision / Clause                 | Organisation                                                              | Response and date received                         |
|------------------------------------|---------------------------------------------------------------------------|----------------------------------------------------|
| Section 55 Referral – Determining  | Country Fire Authority                                                    | No objection, subject to conditions<br>19 May 2026 |
| Section 55 Referral – Determining  | Goulburn Murray Water (GMW)                                               | No objection<br>21 May 2026                        |
| Section 55 Referral – Recommending | Department of Energy, Environment and Climate Action (DEECA, Environment) | No objection, subject to conditions<br>13 May 2026 |
| Section 52 – Notice                | Central Goldfields Shire Council                                          | Objection<br>7 July 2026                           |

## Municipal Council Comments

70. The **Central Goldfields Shire Council** (the council) submitted a letter of objection on 7 July 2026, signed by the Council Mayor, Cr Ben Green. Concerns raised are summarised and responded to in the table below.

71. Separately, it is noted Council officers have recommended DTP consider the recommended permit conditions previously prepared as part of the previous Council assessment of the application.

| Key issue                                 | Concerns detailed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | DTP response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Previous Council decision on the proposal | <ul style="list-style-type: none"> <li>Councillors (by majority vote) resolved not to approve officers' recommendation in respect to planning permit and opposed the application at Council meeting in February 2026.</li> <li>This determination was made following a comprehensive assessment of the application and extensive community consultation.</li> <li>The decision reflected the significant number of written objections received, together with a petition signed by hundreds of residents expressing strong opposition to the proposed development.</li> </ul>                                                         | <p>DTP note the proposal was previously opposed by Central Goldfields Shire Councillors, who determined to overturn the planning officer's recommendation to support the proposal.</p> <p>The merits of the application have been considered thoroughly and independently through the separate application made to DTP. The application has undergone separate public advertising process and the submissions received have been considered as part of this assessment (refer to Appendix 2).</p> <p>It has been determined the application is appropriate on balance and should be supported.</p>                                                                                                                                                                                                    |
| Dwelling density                          | <ul style="list-style-type: none"> <li>The proposal seeks a substantially increase in density and councillors continue to hold concerns regarding the proposal's scale, intensity and compatibility with the surrounding area.</li> <li>The density is inconsistent with the established neighbourhood character.</li> <li>Council recognises and supports the need for additional housing and greater housing diversity within Central Goldfields Shire, but this must be balanced with good planning outcomes that respect local context, infrastructure capacity, environmental constraints and community expectations.</li> </ul> | <p>It is recognised the proposal seeks an increase in dwelling density compared with current conditions in the immediate locality. The proposed density is considered appropriate and acceptable based on the following considerations:</p> <ul style="list-style-type: none"> <li>The development is single storey, maintains opportunities for vegetated street setbacks which are responsive to surrounding neighbourhood character.</li> <li>The dwellings are designed with materials and built forms which are responsive to surrounding dwellings.</li> <li>The subject site is a large, vacant development site within the GRZ. This zoning encourages residential development with a diversity of housing types, and the consistent development of large, free-standing dwellings</li> </ul> |



|                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>does not provide housing typologies which are appropriate for all households.</p> <ul style="list-style-type: none"> <li>• Infrastructure upgrades to utility services, road and drainage infrastructure are being provided to service the development and the increased density will not place unreasonable burden on existing services.</li> <li>• The development is proposed to be provided as 100% affordable housing, delivered in partnership with YWCA Housing and Homes Victoria. Provision of new homes to accommodate vulnerable or low-income households is encouraged and the application is deemed to effectively balance increasing residential yield with neighbourhood character considerations.</li> </ul>                                                                                              |
| <b>Current subdivision permit approval on the land</b> | <ul style="list-style-type: none"> <li>• Council had previously supported application for construction of 21 dwellings and subdivision of the site.</li> <li>• This demonstrates that Council and the community are not opposed to the appropriate development of the land.</li> <li>• The previous approval for a lower-density development better aligns with the site's characteristics and the surrounding neighbourhood.</li> <li>• In contrast, the current proposal represents a significantly more intensive form of development that does not adequately address the planning issues or concerns consistently expressed by the local community.</li> </ul> | <p>DTP note the Council previously supported a 21-lot subdivision of the subject site, and this planning permit has not been acted on.</p> <p>This proposal seeks to allow 13 additional dwellings and is supported by revised functional layout, traffic, stormwater and waste management plans which demonstrate the additional yield can be accommodated and serviced on the land.</p> <p>The development remains single storey and responsive to the surrounding character, while providing improved yield and dwelling diversity, noting the development is to be delivered entirely as affordable housing, which is a key public benefit.</p>                                                                                                                                                                          |
| <b>Traffic impacts</b>                                 | <ul style="list-style-type: none"> <li>• The increased traffic generation and associated parking demand will have impact on the surrounding road network.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>The application is supported by a traffic impact assessment which estimates the development will generate an additional 256 vehicle movements daily. The calculations consider approximate maximum of 28 peak hour trips. This increase is anticipated to be readily accommodated by the surrounding road network, particularly noting the extent of Sebastopol Road which is to be upgraded to Council Urban Access 1 road standard.</p> <p>Overall, the development is not expected to have any adverse effects on the operation of the surrounding road network.</p> <p>The development is provided with 40 parking spaces, including 34 residential spaces and 6 visitor spaces, which is compliant with the requirements of Clause 52.06. There is no statutory requirement to exceed this carparking provision.</p> |
| <b>Flooding and drainage impacts</b>                   | <ul style="list-style-type: none"> <li>• Flooding and drainage issues that have the potential to adversely affect both the development and neighbouring properties.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>It is recognised the land is partially affected by the 1% AEP flood extent; however, the land is not affected by any overlays which trigger planning consent in relation to flood management. A detailed stormwater management plan has been submitted which considers flood hazard and provided recommended floor levels and drainage infrastructure.</p> <p>DTP consider flood risk can be effectively managed on the land, and note permit conditions are recommended to require functional design and</p>                                                                                                                                                                                                                                                                                                             |



|               |                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|               |                                                                                                                                                                                                                                                                                                       | stormwater management calculations to be submitted to the satisfaction of Central Goldfields Shire Council.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Public safety | <ul style="list-style-type: none"><li>Public safety considerations are a concern, particularly given the site's proximity to bushland and the limited evacuation routes available in the event of a bushfire or other emergency (including bushfire, notwithstanding apparent CFA support).</li></ul> | <p>The Council's concerns with evacuation routes are noted.</p> <p>The subject land is affected by the Bushfire Management Overlay and has been referred to the CFA as a Section 55 determining referral authority. The CFA have provided conditional support for the application, based on the proposed bushfire mitigation measures, which include demonstrating accessibility to the common property road for emergency vehicles.</p> <p>It is recognised evacuation from the site is provided via Sebastopol Road only, however the bushfire hazard risk is appropriately managed by proposed measures, demonstrated by the CFA support for the proposal.</p> <p>In addition, the submitted Bushfire Management Assessment notes the residents should be encouraged to prepare of individual bushfire survival plans and consistently adopt a 'leave early' approach on high bushfire risk days.</p> |

## Country Fire Authority

72. The Country Fire Authority (CFA) provided referral response on 19 May 2026, providing conditional support for the application.

### **Part A: Bushfire Management Overlay Component**

*CFA, as a Referral Authority pursuant to Section 55 of the Planning and Environment Act 1987 (Act) has considered and does not object to the grant of a permit for the above proposal subject to –*

- Any mandatory conditions specified within the planning scheme; and*
- The following conditions being included on any planning permit that may be issued.*

#### **– Start of Conditions –**

#### **Endorsement of Bushfire Management Plan**

*Before the development starts, the Bushfire Management Plan prepared by BAL Assessments, Version 7 dated 22/05/2025 must be endorsed by the Responsible Authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the Responsible Authority.*

#### **– End of Conditions –**

#### **Further Comments**

*CFA support the variation to the standard Table 4 to Clause 53.02-5 water supply requirements as referenced in the Bushfire Management Plan, provided fire hydrant coverage is provided in accordance with the multi dwellings on a single lot component of this response.*

*CFA notes that Amendment VC248 was gazetted on 5 May 2026, updating the application requirements for development within the Bushfire Management Overlay. CFA acknowledge the application documentation predates VC248 however are satisfied that the updated bushfire provisions have been addressed.*

*CFA requests that a copy of any permit and a copy of any notice given under section 64 or 65 of the Act be sent to CFA pursuant to section 66 of the Act.*

### **Part B: Multiple Dwellings on a Single Lot Component**





CFA, as a Referral Authority pursuant to Section 52 of the Planning and Environment Act 1987 (Act) has considered and does not object to the grant of a permit for the above proposal subject to –

- The following conditions being included on any planning permit that may be issued.

**– Start of Conditions –**

**Fire hydrants**

Before the statement of compliance is issued under the Subdivision Act 1988, the following requirements must be met to the satisfaction of CFA:

- a) Above or below ground operable hydrants must be provided. The maximum distance between these hydrants and the rear of all buildings must be 120 metres and the hydrants must be no more than 200 metres apart. These distances must be measured around lot boundaries and other obstacles.
- b) The hydrants must be identified with marker posts or vertical surface markers, white road triangles and blue road reflectors (as applicable).

Note – CFA's requirements for the identification of hydrants are specified in 'Identification of Street Hydrants for Firefighting Purposes' (available under publications on the CFA website [www.cfa.vic.gov.au](http://www.cfa.vic.gov.au)).

**Common Property Access**

- a) Roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.
- b) The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 meters. Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.
- c) Curves in driveway must have a minimum radius of 10 metres.
- d) Must provide a minimum trafficable width of 3.5 metres, be clear of encroachments 4 metres vertically and have no obstructions within 0.5 metres either side of the formed width of the road, to the satisfaction of the Responsible Authority.

**– End of Conditions –**

**Further Comments:**

Please note the response to construct 34 dwellings on a single lot is provided under Section 52 as no road as defined by the Planning & Environment Act 1987 is being created in Country Area of Victoria.

The existing fire hydrants do not provide adequate fire hydrant coverage for the development. To ensure both future resident safety and safety of operational firefighters, CFA believes additional fire hydrants need to be installed and maintained within the development.

CFA requests that a copy of any permit and a copy of any notice given under section 64 or 65 of the Act be sent to CFA pursuant to section 66 of the Act.

73. It is noted fire hydrants condition refers to 'before statement of compliance is issued under the Subdivision Act 1988', which is not relevant given subdivision is not proposed as part of this application. In email correspondence on 12 August 2026, CFA officers consented to the alternative wording 'prior to occupation of the development'. Aside from this minor update, all CFA conditions are to be adopted in full.

**DEECA**

74. DEECA provided referral response on 13 May 2026, providing conditional support for the application. DEECA comments are provided below.

The application is for the development of 34 dwellings on a lot and associated works, removal of native vegetation, and creation of easements. The subject land is zoned Commercial 2 Zone and General Residential Zone and is affected by the Bushfire Management Overlay under the Central Goldfields Planning Scheme.

The application was referred to the Secretary to the Department of Energy, Environment and Climate Action (DEECA) pursuant to Section 55 of the Planning and Environment Act 1987. The Secretary to DEECA is a recommending referral authority under Clause 66.02-2 – Native Vegetation.



*An iteration of this application was referred to DEECA on the 23 September 2025 by Central Goldfields Shire Council. DEECA's previous response issued a No Objection Subject to Conditions. It appears the current application proposal was updated in response to a request for further information by Council. The native vegetation proposed for removal remains the same.*

*The Department of Energy, Environment and Climate Action does not object to a planning permit being granted subject to the following conditions and permit notes being included on the permit:*

**Notification of works**

*Before work starts, the permit holder must advise all persons undertaking the vegetation removal or works on site of all relevant permit conditions.*

**Endorsed plans**

*Wildlife that is not sick or injured must not be captured or relocated without a licence, permit or authority under the Wildlife Act 1975. This includes eggs and chicks.*

*Additional conditions apply if threatened species are detected and are intended to be salvaged. Any translocation of threatened species must adhere to authorisation conditions and the Procedure statement for translocation of threatened native fauna in Victoria.*

*Before works start, an environmental management plan for the construction of the development, to the satisfaction of the department, must be submitted to and approved by the responsible authority. When approved, the plan is to be endorsed and will then form part of the permit. The development must be conducted in accordance with the endorsed plan. The environmental management plan must be prepared in accordance with the Civil construction building and demolition guide, Publication 1834 (EPA, 2020) and is to include but is not limited to:*

- a) *Overview of construction methods including management zones and construction zones, site preparation, access, construction activities, schedule and timing of works, and contractor briefing,*
- b) *Management Structure and Roles including an environmental audit process,*
- c) *Applicable planning and legislative requirements,*
- d) *Environmental considerations; management of and/or mitigation of impacts on:*
  - i. *surface water pollution,*
  - ii. *erosion and sediment,*
  - iii. *waterway crossings,*
  - iv. *terrestrial ecology,*
  - v. *aquatic ecology,*
  - vi. *land management, reinstatement and rehabilitation,*
  - vii. *visual impacts,*
  - viii. *dust, odour and air quality,*
  - ix. *noise and vibration,*
  - x. *waste management,*
  - xi. *hazardous materials,*
  - xii. *environmental incidents and emergencies,*
  - xiii. *fire hazards.*

**Protection of native vegetation to be retained**

*Before works start, a native vegetation protection fence must be erected around all native vegetation to be retained within 15 metres of the works area. This fence must be erected at:*

- a) *A radius of 12 times the diameter of the tree trunk at a height of 1.4 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the tree; and*
- b) *Around the patch(es) of native vegetation at a minimum distance of 2 metres from retained native vegetation.*





*The fence must be constructed of star pickets and paraweb or similar, to the satisfaction of the responsible authority and the Department of Energy, Environment and Climate Action. The protection fence must remain in place until all works are completed to the satisfaction of the department.*

*Except with the written consent of the department, within the area of native vegetation to be retained and any Notional Root Zone associated with the permitted use and/or development, the following is prohibited:*

- a) vehicular or pedestrian access;*
- b) trenching or soil excavation;*
- c) storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products;*
- d) construction of entry and exit pits for underground services; or*
- e) any other actions or activities that may result in adverse impacts to retained native vegetation.*

### **Native vegetation offsets**

#### **Offset requirement**

*To offset the removal of 0.364 hectares of native vegetation, as identified in Native Vegetation Removal Report 313\_20250513\_6Z5 the permit holder must secure a native vegetation offset, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017) as specified below:*

#### **General offset**

*A general offset of 0.067 general habitat units:*

- a) located within the North Central Catchment Management Authority boundary or Central Goldfields municipal district.*
- b) with a minimum strategic biodiversity score of at least 0.185.*
- c) provide protection for at least three (3) Large Trees.*

#### **Offset evidence and timing**

*Before any native vegetation is removed, evidence that the required offset for the project has been secured must be provided to the satisfaction of the responsible authority. This evidence is one or both of the following:*

- a) credit extract(s) allocated to the permit from the Native Vegetation Credit Register and/or*
- b) an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site.*

*A copy of the offset evidence must be endorsed by the responsible authority and will form part of this permit.*

#### **Monitoring and reporting for onsite offset implementation**

*If a security agreement is entered into as per condition 9 b), the applicant must provide the annual offset site report to the responsible authority by the anniversary date of the execution of the offset security agreement, for a period of 10 consecutive years. After the tenth year, the landowner must provide a report at the reasonable request of a statutory authority.*

#### **Tree pruning**

*Any pruning that is required to be done to the canopy of trees to be retained must be done by a qualified arborist to Australian Standard – Pruning of Amenity Trees AS4373-1996, to the satisfaction of the department and responsible authority.*

*Any pruning of the root system of any trees to be retained must be done by hand by a qualified arborist, to the satisfaction of the responsible authority.*

#### **Enhancing ground habitat**





*Felled timber containing hollows or dead timber must be retained and located within the road reserve to the satisfaction of the department.*

#### **Weed control**

*All vehicles, earth-moving equipment and other machinery must be cleaned of soil and plant material before entering and leaving the site to prevent the spread of weeds and pathogens to the satisfaction of the responsible authority.*

#### **Soil erosion control**

*All earthworks are to be designed and constructed to avoid soil erosion. All fill is to be compacted, and batters are to be topsoiled and revegetated to the satisfaction of the responsible authority. All drainage is to be diverted around the disturbed areas. Drainage from benched areas, batters and access tracks is to be diverted on non-scouring grades to stable vegetated areas. Several drainage points are to be used to avoid concentration of drainage water.*

#### **Control of light spill**

*External lighting must be designed, baffled and located to prevent any adverse effect on wildlife to the satisfaction of the department.*

#### **Permit Notes**

*If a planning permit is granted, would you please include the following permit note/s:*

- The department advises that works or other activities on public land, which may affect protected native plants, will require a Protected Flora Permit under the Flora and Fauna Guarantee (FFG) Act 1988. All native vegetation likely to be affected should be checked against the Protected Flora List (DELWP 2019) to determine whether FFG approvals are required. Protected Flora Permits can be obtained from the regional DEECA office ([loddonmallee.environment@deeca.vic.gov.au](mailto:loddonmallee.environment@deeca.vic.gov.au)). Traditional Owners are exempt from certain requirements under the FFG Act and may not require a Protected Flora Permit.*
- The department advises that if live capture and relocation of native fauna is required, it must be undertaken with authorisation under the Wildlife Act 1975. Any translocation of threatened native fauna is to follow the process detailed in the Procedure Statement available on the department's website: [https://www.wildlife.vic.gov.au/\\_\\_data/assets/pdf\\_file/0021/621255/TEP-Procedure-Statement-January-2023-FINAL-External.pdf](https://www.wildlife.vic.gov.au/__data/assets/pdf_file/0021/621255/TEP-Procedure-Statement-January-2023-FINAL-External.pdf). Further advice can be obtained from [environmental.research@delwp.vic.gov.au](mailto:environmental.research@delwp.vic.gov.au)*

75. All permit conditions and notes are recommended to be adopted in full.

#### **Goulburn Murray Water**

76. **Goulburn Murray Water (GWM)** provided referral response on 21 May 2026, raising no objection to the planning permit being granted. GWM comments are provided below.

*Goulburn-Murray Water's (GMW) areas of interest are surface water and groundwater quality, use and disposal. GMW requires that development proposals do not impact detrimentally on GMW's infrastructure and the flow and quality of surface water and groundwater. Applicants must ensure that any required water supplies are available from an approved source.*

*GMW understands that the applicant is seeking planning permission for the development of 34 dwellings, removal of native vegetation and creation of easements and council reserve. The property is zoned GRZ1 and C2Z. The property is located in the Loddon River (Laanecoorie) Special Water Supply Catchment area and subject to BMO. There is a determined that a waterway exists alongside the eastern boundary of Crown Allotment 14 Section 12A Parish of Maryborough. It is understood that the proposed dwellings will all be connected to reticulated water supply and sewerage services.*

*It is understood that the proposed dwellings will be located on Lot 2 and 3 on TP171995, and that future development has been marked on Crown Allotment 14 Section 12A Parish of Maryborough and Lot 1 on Title Plan 171995B. Please note that any future development on this land will require a 30-metre building setback from the determined waterway*



*in accordance with the objectives of Clause 14.02-1S of the Scheme which was previously advised in GMW's response to planning application 038-25 through Central Goldfields Shire Council.*

*Based on the information provided and in accordance with Section 56 (a) of the Planning and Environment Act 1987, GMW has no objection to this planning permit being granted.*

## Notice

77. The application is not exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the *Planning and Environment Act 1987* pursuant to the following provisions:

- Clause 32.08 – Construction of two or more dwellings on a lot
- Clause 52.02 – Creation of an easement under Section 23 of Subdivision Act 1988.

78. The application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the *Planning and Environment Act 1987* pursuant to the following provisions:

- Clause 44.06 – Construct a building or carry out works for accommodation (dwellings).
- Clause 52.17 – Removal of native vegetation.
- Clause 52.37 – Removal of canopy trees.

79. The applicant was directed to give notice by way of erecting a sign on the Sebastopol Road frontage and notifying adjoining owners and occupiers.

80. Overall, 42 objections were received, raising the following issues:

- Bushfire risk
- Overdevelopment of the site and dwelling density impacts
- Incompatibility with neighbourhood character
- Traffic, parking and congestion
- Flooding and drainage impacts
- Access for emergency vehicles
- Variations to Clause 55 standards
- Environmental impacts
- Concentration of social housing
- Pressure on local infrastructure services
- Loss of residential amenity
- Previous Council decision to refuse the proposal
- Reduction in surrounding property values.

81. These concerns are considered and responded to in Appendix 2 to this report.



## Key Considerations

82. The following are deemed the key considerations in assessing the acceptability of the proposal:

- Provision of affordable housing
- Neighbourhood Character
- Bushfire risk
- Drainage and stormwater management

## Municipal Planning Strategy (MPS)

83. The proposal has been assessed against relevant MPS policies and is generally considered to align.

84. The development is proposed to be delivered as 100% affordable housing, to be managed by YWCA Australia. The provision of affordable housing, connected to services and facilities within the Maryborough township is considered to align with the municipal vision to create a supported, cohesive community.

85. The development of the site requires removal of 0.364 ha of native vegetation, which is proposed to be offset to the satisfaction of DEECA. In addition, the development is to be landscaped with 128 new canopy trees with the planting schedule to include indigenous species. While the proposal necessitates the removal of native vegetation, the proposal is considered to respond effectively to the requirements of Clause 02.03-2 (Environmental and Landscape Values) and will not unreasonably impact remnant vegetation of wildlife corridors in the region.

86. The application is supported by a detailed Bushfire Management Assessment to identify bushfire hazard and required mitigation strategies to prioritise the protection of life and property in a bushfire event. The development has been designed to integrate relevant bushfire protection measures including construction to required BAL ratings, inclusion of non-combustible building materials, provision of static water supply for each dwelling and accessways accommodating emergency vehicles. These mitigation measures meet the requirement of the CFA and respond to Clause 02.03-3 (Environmental risks and amenity – Bushfire).

87. Similarly, drainage and flooding risks are managed through the detailed functional layout, which is demonstrated to manage the 1% AEP flood hazard, consistent with objective of Clause 02.03-3 (Environmental risks and amenity – Flooding).

88. The proposed development is single storey and is considered to respond to existing residential development in the surrounding area. The development will not adversely impact visual amenity of character of the locality and is generally responsive to Clause 02.03-5 (Built environment and heritage).

89. Clause 02.03-6 (Housing) identifies the municipality has a high proportion of separate houses and limited medium density dwelling types. The objective notes the need to cater for more diverse housing close to services, given changes family structures and ageing population. The proposed development seeks to deliver 2-bed and 3-bedroom dwellings which meet this strategic need for more dwelling diversity. The proposal will deliver affordable housing, managed by YWCA as the registered housing provider, providing new, energy efficient and accessible dwellings for members of the community which may have difficulty securing a private rental.

## Planning Policy Framework (PPF)

90. The proposal is well aligned with relevant PPF policies within the Central Goldfields Shire Planning Scheme.

91. Clause 11.01-1S and 11.01-1R (Settlement – Victoria and Regional Victoria) refer to providing housing choices and appropriately located supply of residential development which meets community needs. The proposal seeks to development residential zoned land for the delivery of affordable housing within a 5-minute drive of the Maryborough town centre. The units will provide dwelling diversity and affordable product which meets demographic needs, noting the surrounding development is largely characterised by large family homes.





92. Clause 11.01-1R (Settlement – Loddon Mallee South) encourages supporting ground in regional service centres including Maryborough. Additionally, Clause 11.02-1L (Settlement – Central Goldfields) encourages sustainable urban form by containing development within the township boundaries, provide a diverse range of lot sizes and housing options. The subject site is included in the General Residential Zone and is currently undeveloped, presenting key opportunity for increased housing options within the township boundary. The density proposed is deemed to appropriately balance the demand for affordable housing with the neighbourhood character and pattern of development in the locality.
93. Clause 11.03-6S (Regional and local places) requires distinctive characteristics and needs of the region to be considered in planning for development. The need for well serviced affordable housing in regional centres and recognised and sought to be addressed through this development.
94. Clause 11.03-6L-01 (Maryborough) sets out specific strategies for the township, in particular seeking to support medium density housing, including townhouses in Maryborough's residential zones close to the central business area. The proposed development is located within the township boundary, approximately 1.15km from the Central Business Area boundary, as identified by the structure plan. While not immediately adjoining the town centre, the subject site is deemed to be appropriately serviced and capable of supporting increased dwelling densities, generally aligning with this strategy.
95. The development does not create unreasonable habitat fragmentation or impacts on ecological values of the area. The subject site is largely cleared and extent of the native vegetation lost by the proposal is considered acceptable. The native vegetation offsets proposed have been approved by DEECA (Environment) and are to be secured by permit condition. On this basis, the proposal is generally consistent with Clauses 12.01-1S (Protection of Biodiversity), 12.01-1L (Protection of biodiversity – Central Goldfields) and 12.01-2S (Native vegetation management).
96. The landscape masterplan provided is deemed appropriate to improve landscape qualities of the area, delivering substantial increase in canopy coverage. The landscaping proposed will contribute to character of the area and improve the presentation to the Sebastopol Road streetscape, consistent with Clause 12.05-2S (Landscapes) and Clause 12.06-1S (Urban forests).
97. The development has been designed to respond to climate change hazard, particularly relating to bushfire risks. The design response integrates various design responses to minimise the identified bushfire risk and has supported by the CFA, subject to permit conditions. There is no capacity to amend the siting of the development to reduce the bushfire risk, and the proposed measures are sufficient to protect human life and property. On this basis, the application is considered to effectively respond to Clause 13.01-1S (Natural hazards and climate change), 13.02-1S (Bushfire planning).
98. The development is considered appropriately compatible with the surrounding development, noting the land is included in the General Residential Zone and adjoins existing development to the north, west and east. The land to the south is included in the Commercial 2 Zone, however, is currently undeveloped and is owned by the same landowner as the main development site. Risks of land use compatibility issues are considered low, and amenity impacts anticipated are deemed appropriately manageable, as per Clause 13.07-1S (Land use compatibility).
99. The design response integrates connection to reticulated sewerage and appropriate stormwater management measures and will not result in discharge of polluted water into Council's drainage network. Subject to detailed design and approvals of functional infrastructure, the development acceptably responds to Clause 14.02-2S (Water quality), 14.02-2L (Water quality – Central Goldfields), 14.02-3S (Protection of declared irrigation districts) and 19.03-3S and 19.03-3L, relating to integrated water management.
100. The developments effectively respond to the surrounding context in terms of detached residential development, vegetated setbacks and functional public realm. The proposed dwellings are anticipated to contribute positively to the local context and deliver energy and water efficiency. On this basis, the application aligns with Clause 15.01-1S (Urban Design), 15.01-2S (Building Design) and 15.01-5S (Neighbourhood Character).
101. The proposed streetscape works are designed to be consistent with Central Goldfields Shire design requirements and is anticipated to substantially improve the capacity for active and healthy connections, consistent with Clause



15.01-4S (Healthy neighbourhoods) and 18.01-1S (Land use and transport integration), noting the current road reserve is unmade and provide poor accessibility connections.

102. Clause 16.01-1S seeks to facilitate well-located diverse housing that meets community needs and encourage higher housing in urban areas, including underutilised urban land. This subject site is a large, undeveloped lot zoned for residential and certainly presents as under-utilised. The provision identifies a housing target 1,700 new dwellings to be delivered in Central Goldfields Shire Council and the development of large, ready-zoned parcels should be encouraged to facilitate this growth. The density and dwelling type proposed is responsive to these strategies and is well placed to meet the needs to the community, particularly low-income women and family which are assisted by YWCA Australia, consistent with Clause 16.01-2S (Housing Affordability).
103. As discussed, the various infrastructure upgrades are required to be service the development, including the provision of reticulated sewerage, water, drainage and public road assets. These services are designed to meet relevant Council requirements and are to be endorsed through functional layout plans approved by Central Goldfields Shire. On this basis, there is no concerns with the capacity of the development to meet the requirements of Clause 19.03-2S (Infrastructure design and provision) and 19.03-2L (Infrastructure design and provision – Central Goldfields).

## **Buildings and Works**

### **General Residential Zone – Schedule 1**

104. The proposed development responds effectively to the purpose and decision guidelines of the General Residential Zone, Schedule 1.
105. The development is responsive to the neighbourhood character of the area, delivering single-detached and semi-detached dwellings with vegetated front setbacks which are generally consistent with established residential development in the area. The siting and scale are responsive to the pattern of development in the area, and the application is not anticipated to result in unreasonable impacts to adjoining residents, given the setbacks provided to all boundaries.
106. The subject site is generally well located, within 2 kilometres of the Maryborough town centre, major supermarkets, train station and community infrastructure including Ron Sinclair Reserve, Phillip Gardens and Maryborough Leisure Centre. The proposal will deliver a diversity of housing types, including two- and three-bedroom dwelling to service demand for affordable housing which is considered a priority in the region.
107. Pursuant to Clause 32.08-4, development on a lot exceeding 650sqm is required to achieve 35% garden area. The development meets this requirement, providing approximately 3,713 sqm of garden area, equating to 35.7% of the site area.
108. The design response proposes a maximum building height of 4.485 metres, with all dwellings to be single storey. This height is well within the maximum height of 11 metres or 3 storeys allowable under the zone as specified at Clause 32.08-11.
109. The development is considered to meet all relevant objectives at Clause 55. Minor variations to the following standards are proposed and have been determined to be acceptable. A detailed assessment against relevant provisions of Clause 55 is provided at Appendix 1.
- Clause 55.02-1 – Street setback (Standard B2-1)
  - Clause 55.03-1 – Dwelling diversity (Standard B3-1)
  - Clause 55.03-7 – Functional Layout (Standard B3-7)
  - Clause 55.05-3 – Rooftop solar generation area (Standard B5-3)
  - Clause 55.05-5 – Waste and recycling (Standard B5-5)
110. Overall, the proposal is appropriate in the zone, sitting comfortably within the surrounding context and delivering diverse and affordable housing product.



## Commercial 2 Zone

111. As discussed, the secondary parcel at 7 Sebastopol Road is included in the Commercial 2 Zone. This land is to be developed for a drainage retarding basin only, which is classified as Minor Utility Installation.
112. Any requirement for use or construction of a building or carrying out of works for a Minor Utility Installation is exempt pursuant to Clauses 62.01 and 62.02. An assessment against the C2Z has not been undertaken on this basis.

## Design Detail

113. The architectural plans include details of proposed external materials and finishes. The development is to incorporate four standard colour schemes, summarised in the table below:

| Colour Scheme        | Materials included                                                                                                                                                                                             | Dwellings                                        |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <b>Midnight</b>      | <ul style="list-style-type: none"><li>Brickworks – Austral Bricks in Chestnut</li><li>Roof – Colorbond Monument</li><li>Render – Haymes Basalt</li><li>Cladding – Shale Grey</li></ul>                         | 1, 2, 15, 16, 24, 25,                            |
| <b>Neutral Earth</b> | <ul style="list-style-type: none"><li>Brickworks – Austral Bricks in Oasis</li><li>Roof – Colorbond Woodland Grey</li><li>Render – Haymes Muted Musk</li><li>Linea Board – Modesty White</li></ul>             | 5, 6, 12, 13, 26, 27, 31, 32,                    |
| <b>Inkstone</b>      | <ul style="list-style-type: none"><li>Brickworks – Austral Bricks in Domain Retreat</li><li>Roof – Colorbond Basalt</li><li>Render – Colorbond Ironstone Basalt</li><li>Cladding – Haymes Shale Grey</li></ul> | 8, 9, 17, 18, 23, 29, 20,                        |
| <b>Salt Bush</b>     | <ul style="list-style-type: none"><li>Brickworks – Austral Bricks in Domain Sanctuary</li><li>Roof – Colorbond Ironstone</li><li>Render – Colorbond Windspray</li><li>Cladding – Colorbond Surfmist</li></ul>  | 3, 4, 7, 10, 11, 14, 19, 20, 21, 22, 28, 33, 34. |

114. The proposed materials are suitably durable and are visually responsive to the neighbourhood character of the area. The proposed materials are recommended to be supported and condition on permit recommended to require plan for endorsement demonstrates proposed scheme for each dwelling more clearly.

## Bushfire Management Overlay

115. The development is considered to appropriately respond to the purpose and decision guidelines of the Bushfire Management Overlay.
116. A detailed Bushfire Management Assessment has been prepared in accordance with the application requirements, which includes assessment of bushfire hazard and recommends mitigation measures to ensure risk is managed to an acceptable level to protect life and property.
117. The development incorporates brick dwellings, which are to be constructed to BAL-12.5 and -29, based on proximity to bushfire hazards in the surrounding landscape. Each dwelling is to be provided with the static water supply of 2,500 litres, accessible to emergency services in a bushfire event. The areas surrounding the dwellings to



property boundaries are to be appropriately managed as defensible space. The applicable measures are shown on the Bushfire Management Plan included as Figure 13 below.

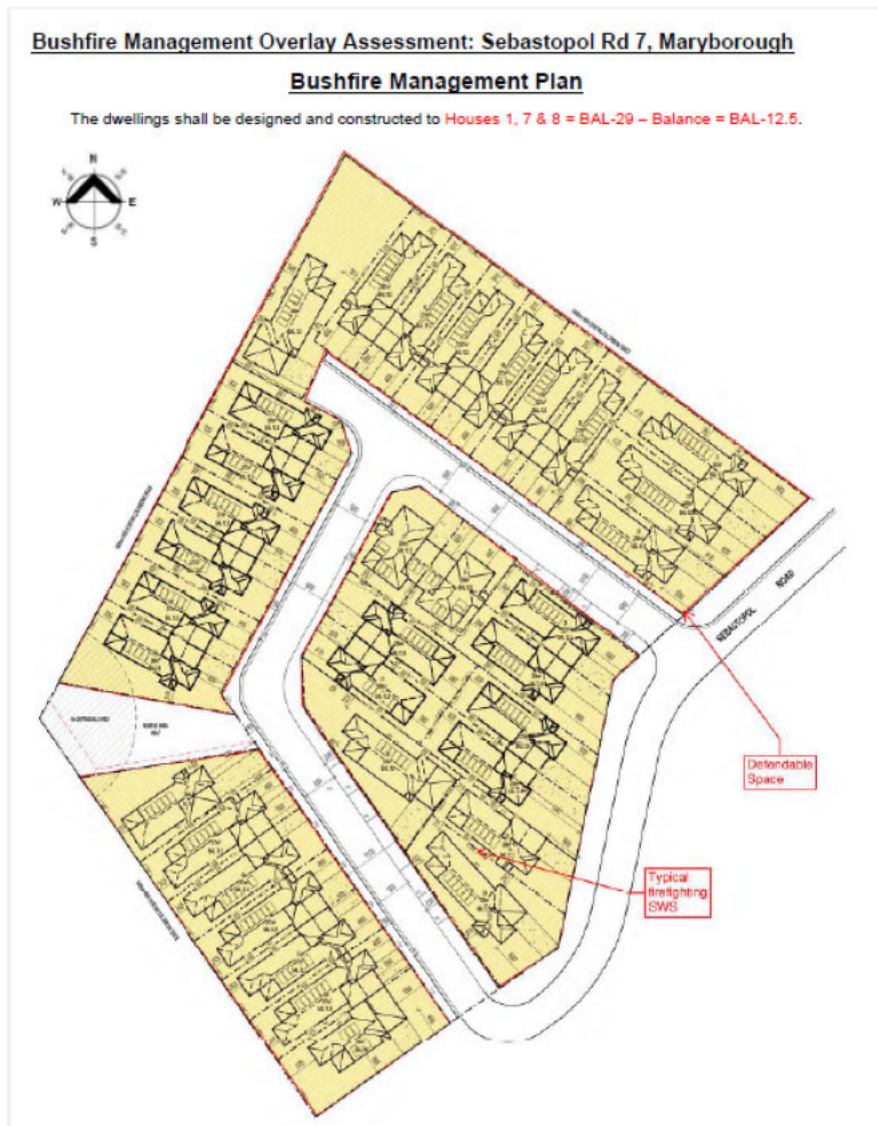


Figure 12 Bushfire Management Plan

118. The CFA are supportive of the proposal and the recommendations included in the assessment, subject to the inclusion of permit conditions which require to install hydrants every 200 metres and construction of common property accessway consistent with CFA specifications. The recommended permit conditions are recommended to be adopted in full, as well as mandatory permit condition provided at Clause 44.06-5.
119. Based on the above assessment, the development is considered to achieve an acceptable bushfire outcome. The risk to life and property from bushfire can be reduced to an acceptable level through the proposed design and recommended permit conditions, and the development is not expected to adversely affect community resilience to bushfire.



## Amenity and Microclimate

### Amenity Impacts (offsite)

120. The development is not anticipated to create any unreasonable amenity impacts for surrounding properties.
121. The dwellings are single storey and are provided with setbacks from all site boundaries. Additionally, the design response integrates vegetated frontages and visual permeable fencing to improve integration with the surrounding streetscape. While the development is substantial compared with existing conditions, the visual impact of the proposal is reasonable and acceptable.
122. The dwellings are designed with typical services such as water tanks, hot water services and air conditioning condensers, located immediately adjoining the buildings. These services are standard and located to be separated from existing dwellings. These services will have no acoustic impact on surrounding properties.
123. The traffic generated from the development has been considered in the submitted traffic impact assessment, within an estimated 256 daily trips estimated to be generated by the development on an average day. These trips would be distributed throughout the day with peaks in the morning and evening. The assessment concludes this increase can be readily accommodated by the surrounding road network and will not result in significant congestion or amenity implications for existing residents.
124. Similar, waste management can be accommodated by Council collection vehicles and will not generate offsite impacts.

### Amenity Impacts (internal)

125. The design response is anticipated to achieve an appropriate level of amenity for future residents. Dwellings are configured to maximise solar access, with most units provided secluded private open space which is orientated north or east.
126. The movement of vehicles is not anticipated to create adverse amenity impacts, noting the habitable rooms are well separated from the road frontage or internal accessway.
127. The units are appropriately functional and provide sufficient solar access, storage and natural ventilation. Given the development is entirely single storey and all dwellings are provided with 1.8-metre-high boundary fencing, there is no opportunities for internal overlooking.
128. The proposal seeks to variation Standard B3-7 (Clause 55.03-7 – Functional layout), with minor reductions to the minimum bedroom and living room areas proposed. On balance, the floor plans proposed are considered to be acceptable, noting the dwellings have been designed to meet Homes Victoria standards and the needs of YWCA Housing who will be managing the dwellings. The development is considered to effectively balance internal amenity areas while maximising residential yield to assist in meeting demand for affordable housing. A detailed assessment of the proposal against Clause 55 standards is provided as Appendix 1.

### Overshadowing

129. The development is will not create any unreasonable overshadowing impacts to habitable room windows or private open space on adjoining properties. There is no existing residential development to the south of the subject site. In addition, all development is single storey and well setback from site boundaries.
130. Shadow diagrams are provided for the September equinox, demonstrating compliance with Clause 55.04-3 (Overshadowing secluded private open space).

### Weather Protection

131. Each dwelling is provided separate entrance, with covered porch for weather protection.



## Public Realm

### Ground Level Activation & Public interfaces

132. The design response provides nine dwellings with direct frontage to Sebastopol Road, specifically Dwellings 21-29. These dwellings are provided separate vehicle and pedestrian access to this frontage, as well landscaped front setback. This layout is considered to provide appropriate street integration and provide opportunities for passive surveillance of the streetscape.
133. Dwelling 1 presents a side frontage to the Sebastopol Street frontage, however, is considered an acceptable outcome, noting inclusion of windows on the southeastern wall and provision of lower 1.2-metre-high side fencing to improve presentation to the streetscape.
134. The application seeks minor variation to Clause 55.02-1 – Street setback (Standard B2-1), providing a minimum street setback of 4 metres rather than the 6 metres sought by the standard. This variation is acceptable, noting the neighbourhood character of the area is not clearly defined, with no dominant streetscape pattern, aside for landscaped front setback delivered by adjoining dwellings. This characteristic will continue to be provided by the design response and is a considered acceptable balance with the efficient development of the land.
135. Overall, the development presents as single storey residential development, effectively balanced by building separations and setbacks which provided for canopy tree planting and is considered to deliver an appropriate public interface within the context.

### Landscaping

136. The application includes Landscape Masterplan which demonstrates the extent of planting proposed to be delivered. In total, 21.1% of the site is to be provided with canopy coverage.
137. Each dwelling is to be provided with Type A tree canopy planting within the dwelling frontage and rear garden. In total, 114 Type A trees are proposed throughout the development including Crepe Myrtle, Chinese Pistachio, Cherry Plum and Lilly Pilly species.
138. In addition, 14 larger Type B trees are proposed within common property areas, including within the drainage reserve and along the internal accessway road. Type B species proposed include Illawarra Flame Tree, Rusty Gum, Honey Locust, Weeping Lilly Pilly and Native Frangipani.
139. Eleven street trees are also proposed along Sebastopol Road, to be planted as part of the upgrades to this public road reserve.
140. The masterplan notes species selection has considered bushfire resilience and compliance with Homes Victoria's Liveable Housing Design Guidelines.
141. A detailed landscape plan is recommended to be sought through planning permit condition, to include all plantings, groundcover and hard landscaping details.





Figure 13 Landscape Masterplan

## Car and Bicycle Parking, Loading, and Other Services

### Car Parking

142. The subject land is identified within Category 1 on carparking requirements mapping, with a minimum requirement for 1.2 spaces to be provided per dwelling, equating to total requirement of 40 (rounded down to nearest whole number).
143. The design response provides a single garage for each dwelling, equating to 34 carparking spaces. The central accessway also accommodates 6 parallel visitor spaces. Overall, 40 spaces are provided, complying with the minimum statutory requirement. No motorcycle spaces are proposed.
144. The layout achieves the required design standards set out at Clause 52.06-9. Each of the garages are provided with internal dimensions of 6.0 x 3.5 metres and accessway with minimum width of 3.4 metres. Parallel spaces are designed to be 2.3 x 6.7 metres. The internal road reserve has a total width of 10.1 metres, with minimum carriageway width of 5.5 metres. The accessway gradient does not exceed 1:10.

### Access, Traffic Movement and Circulation

145. The internal accessway provides two crossovers to Sebastopol Road, each with width of 5.5 metres. In addition, separate crossovers are provided for dwellings 21 – 29, which are provided direct access from Sebastopol Road.

These accessways are shown to have widths ranging from of 3.44 – 3.59 metres. The architectural plans are recommended to be updated to show detailed crossover designs to be required through permit conditions.

146. The traffic impact assessment estimates the following traffic generation from the development:

- AM peak hour: 28 trips (6 in / 22 out)
- PM peak hour: 29 trips (17 in / 12 out)
- Daily: 256 trips (128 in / 128 out)

147. The assessment assumes traffic will be distributed by residents using the closest access point from their dwelling, demonstrated by the diagram at Figure 15 below. The report concludes the traffic generated during peak hours will equate to one vehicle every two minutes on average and is not expected to have any adverse effects on the operation of the surrounding road network.

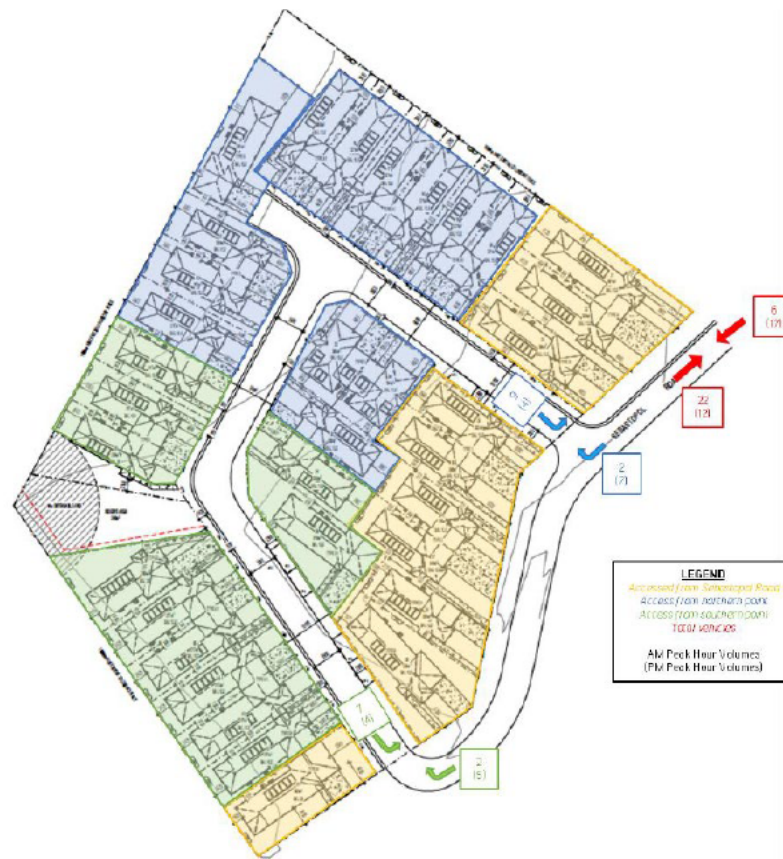


Figure 14 Estimate peak hour traffic distribution

### Bicycle Facilities

148. Clause 52.34-1 of the Scheme requires bicycle parking facilities to be provided in developments of four or more storeys as follows:

- Residents - 1 space per 5 dwellings
- Visitors - 1 space per 10 dwellings.

149. Given this proposal seeks to develop 34 single storey dwellings, this statutory requirement is not applicable.

150. Regardless, it is proposed to provide a wall-mounted bike rack within each garage, ensuring opportunities for secure bicycle parking within each dwelling.



## Waste

151. A waste management plan has been provided as part of the application, which confirms waste collection for the development will be undertaken by Central Goldfields Shire Council.
152. Each dwelling is to be provided individual garbage bin, collected weekly and comingled recycling and organics bin to be collected fortnightly. Residents will be required to present bins to the property frontage for collection by Council vehicle using side-lift. Swept path diagrams are provided demonstrating 12.5-metre-long collection vehicle can circulate the internal accessway.
153. Bins will otherwise be stored in the rear service yard of each dwelling and can be transported through the garage for collection.

## Environmental Risks

### Flood Mitigation

154. The subject site is not affected by any overlays specific to the management of flood hazard. The design response has however been informed by 1% AEP flood modelling by the North Central Catchment Management Authority, which shows flows across both parcels.



Figure 15 – Estimated 1% AEP Event Flood Extent (NCCMA)

155. The external drainage flows from the broader catchment are to be managed through hard infrastructure, specifically through the 750mm diameter pipe within easement along the internal accessway, connecting between 348sqm drainage reserve at the west of the development site and discharge point further at Sebastopol Road frontage, to convey 1% AEP flooding across the site.
156. Dwellings floor levels have designed above flood levels, with detailed flooding considerations to be managed through the building permit process.





## Bushfire Risk

157. A Bushfire Management Assessment has been prepared in accordance with the application requirements of Clause 44.06-3, Bushfire Management Overlay and considerations set out at Clause 53.02, Bushfire Planning.
158. The report includes bushfire hazard landscape assessment, which identifies surrounding land consists of grassland, modified vegetation, woodland and managed low-threat vegetation areas. The landscape risk is not extreme, classified as Landscape Type 2. The hazard can be mitigated to an acceptable level through the application of approved measures required.
159. The assessment recommends the following measures to respond to the bushfire risk:
- **Constructions standards** - Dwellings 1, 7, and 8 are constructed at BAL rating-29, with all other dwellings to be constructed to BAL 12.5. All dwellings are to be constructed from masonry with colorbond roofing, without any external timber. This requirement is annotated on the architectural plans submitted and is consistent with Clause 53.02-5, Approved Measure 3.1.
  - **Defendable space** – provided to the property boundary and vegetation managed in accordance with Table 4 at Clause 53.02-5, including short, maintained grass, vegetation debris removed regularly, no shrubs located under canopy trees.
  - **Water supply** – Each dwelling is provided with 4000 litre rainwater tanks, 2500 litres of which must be reserved for static firefighting purpose. The tanks are above ground and be provided a separate outlet reserved fire firefighting, as per the requirements of Clause 53.02-4.3, Approved Measure 4.1. In addition, permit conditions provided by the CFA include requirement to install hydrants every 200 metres, consistent with CFA specifications.
  - **Access** – Dwellings will be in close proximity to the common property road which links to the public road, where safe egress and access is easily available. The internal accessway which is accessible for a CFA vehicle access. The emergency services will be able to access static water supply from the road, complying with Approved Measure 4.1.
  - **Development siting** –alternative siting of the development has not been recommended as amendments would not improve fire protection.
160. Regarding Approved Measure 6.1, the bushfire management measures are considered appropriate to minimise risk to vulnerable people. Future residents of the affordable housing development may include vulnerable people, however, are not anticipated to present significant challenges regarding evacuation compared with typical residential developments. The assessment identifies a bushfire safe place within 5-minute drive of the subject site, where last minute bushfire evacuation is required, however preparation of individual bushfire survival plans and adopting 'leave early' approach is recommended.
161. As discussed, the submitted Bushfire Management Assessment has been reviewed by the CFA as a S55 determining referral authority. The CFA are supportive of the proposal and the recommendations included in the assessment, subject to the inclusion of permit conditions which are to be adopted in full.
162. Based on the above, the bushfire hazard is considered able to be suitably managed in a manner which reduces risk to life and property to an acceptable level.

## Sustainability

### Sustainability & Water Sensitive Urban Design (WSUD)

163. The architectural plans notate dwellings are designed to comply with National Construction Code (NCC). The NCC requires minimum energy efficiencies for appliances, thermal performance and ventilation. A condition on permit is recommended to require submission of Sustainability Management Plan (SMP) for endorsement which identifies specific measures proposed to meet efficiency requirements.

164. The development is supported by a stormwater management plan which details provision of onsite water tanks, 1,500-litres of which will be available for on site reuse through toilet flushing and landscape irrigation. This initiative will reduce potable water demand within the development and reduce discharge into Council's network. These measures are also sought to be detailed in the SMP for endorsement.

### Stormwater Management

165. The application is supported by Stormwater Management Plan which sets out the proposed capture, retention, reuse and discharge of stormwater runoff from the development.
166. Internal drainage has been designed to drain internal flows to discharge point at the centre of the Sebastopol Road frontage, via 300m pipe under the road reserve, to connect to a 0.5-metre-deep grassed swale and retention basin to be constructed on the land at 7 Sebastopol Road.
167. The retention basin is designed to accommodate 1,200 sqm area, with capacity of 787 cubic metres, and setback a minimum of 43 metres from the Sebastopol Road frontage. The stormwater management plan shows initiative capacity for future residential development on this lot around the detention basin; however, development of this land is not being considered as part of this development.

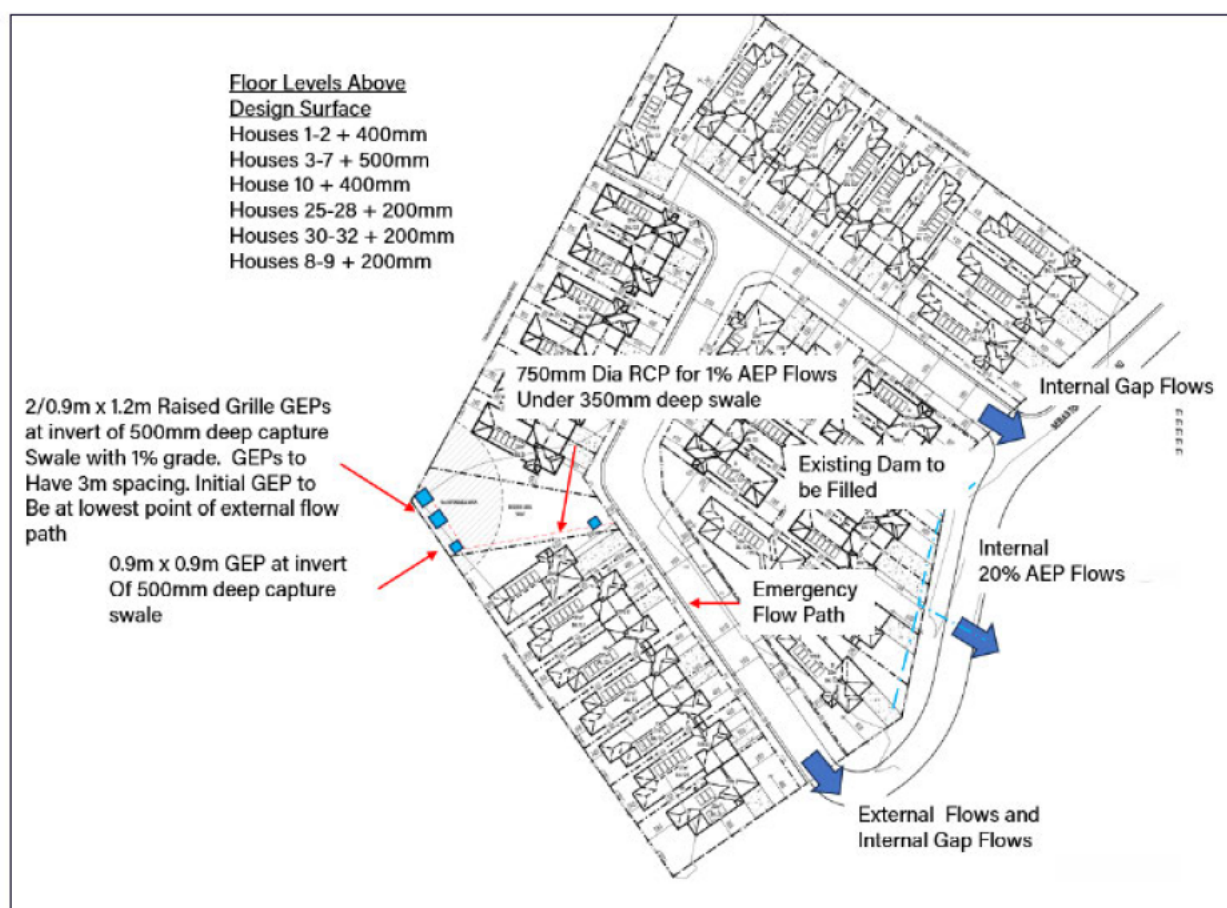


Figure 16 Proposed stormwater flows



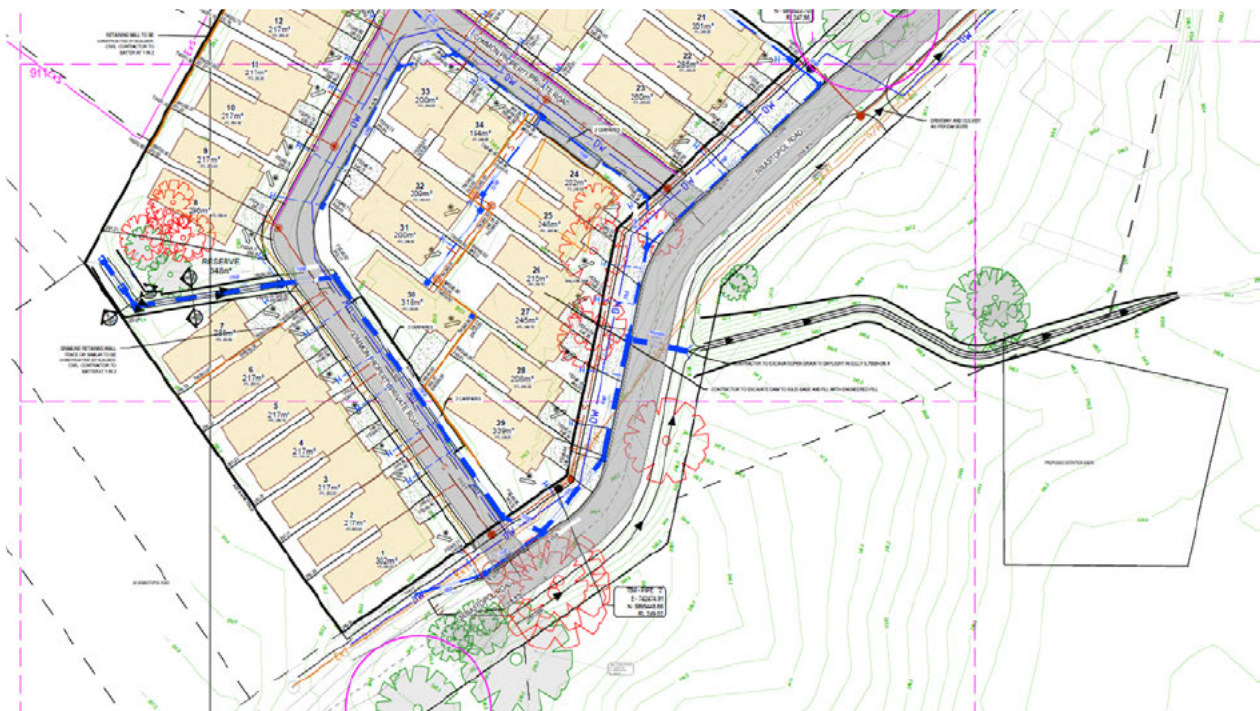


Figure 17 Functional layout, flows directed to grassed swale and detention basin

168. Each dwelling is provided with 4000 litre water tanks, which provides 1,500-litre static supply for firefighting purposes and the remaining 2,500-litres to be available for reused within the household for toilet flushing and landscaping irrigation. An estimated rainwater re-use of 125 litres per day has been assumed.
169. MUSIC modelling is provided to demonstrate the development meets best practice performance objectives for stormwater quality and meets the objectives of Clause 53.18-5.
170. The following erosion and sediment control measures to prevent litter, concrete, chemical and other contaminants from entering the stormwater drainage system are proposed, to meet the objectives of Clause 53.18-6:
  - Sediment fencing
  - Stabilised site access points
  - Protection of drainage pits
  - Designated washdown areas
  - Covered material stockpiles
  - Appropriate waste storage.
171. Overall, the proposed development is capable of managing stormwater flow and subject to the recommended permit conditions, will result in appropriate stormwater outcomes.

#### Canopy Tree Removal

172. The submitted arborist report observed 40 trees on the subject land, all but two being indigenous or native species. The proposal necessitates the removal of 21 trees overall.
173. Ten of the trees to be removed meet the size requirements to be classified as canopy trees and require consent for removal under Clause 52.37, specifically Trees 1 - 4, 13, 24, 26, 27, 32 and 34.
174. The removal of canopy trees sought to facilitate the development is considered acceptable, given the need to balance residential development to meet growing population demand in residential zones.



175. The proposed development is suitably climate responsive and support tree canopy objectives, based on the landscape masterplan which shows planting of 138 new trees, including Type A and B sizes. The Landscape masterplan demonstrates overall canopy coverage of 21.1%, which exceeds the 20% requirement set out at Clause 52.37-3.

#### Native Vegetation

176. The application requires the removal of 0.364 ha of native vegetation, including three large, scattered trees. Specifically, sixteen of the trees proposed to be removed are indigenous:

- Trees 1 - 4 (shown as Patch 2 in Native Vegetation Assessment)
- Trees 5 – 9, 12 (shown as part of Patch 1)
- Tree 13 (shown as Tree A)
- Trees 24 - 26 (shown as part of Patch 1)
- Tree 27 (Shown as Tree D)
- Tree 32 (shown as Tree B)

177. The application is supported by a Native Vegetation Assessment report, which identifies the subject land includes areas of partially intact native vegetation, including mature Eucalypt trees and native riparian vegetation in the shallow dam. The native vegetation on the land is classified within the EVC class 61 - Box Ironbark Forest, with surveys identifying Hairy Willow-Herb, Yellow Gum, Grey Box, Finger Rush, Creeping Knot-Weed species.

178. Avoidance of vegetation clearance is not practical given the extent of works proposed and defensible space requirements within the Bushfire Management Overlay. The vegetation removal has been assessed via the intermediate assessment pathway.

179. The total native vegetation sought to be removed is located within the land at 22 Sebastopol Road, as well as along the road reserve, required to facilitate road upgrades to facilitate the development.



Figure 18 Location of remnant vegetation patches (purple) and trees (pink) to be removed



180. Vegetation offsets are to be achieved by purchase of third party offset, equating to 0.067 general habitat units within the North Central CMA or Central Goldfields Shire Council.
181. DEECA (Environment) are supportive of the proposed native vegetation removal and have provided conditions to secure this offset, which are recommended to be adopted in full.
182. On balance, the proposed removal of native vegetation is considered acceptable having regard to the bushfire risk affecting the site, the development outcomes sought by the proposal and the provision of offsets in accordance with the *Guidelines for the Removal, Destruction or Lopping of Native Vegetation*. The submitted Landscape Plan also provides for replacement planting throughout the site. A condition on permit is recommended to revise the planting schedule to include more native and indigenous species to improve ecological values.

## Other Matters

### Creation of drainage easement

183. The application seeks planning permission under Clause 52.02 to create a new drainage easement on the land at 22 Sebastopol Road. The proposed easement, shown in pink in Figure 20 below will protect drainage assets connecting from the proposed drainage reserve (green area) at the west of the site and the point of discharge at the Sebastopol Road frontage.

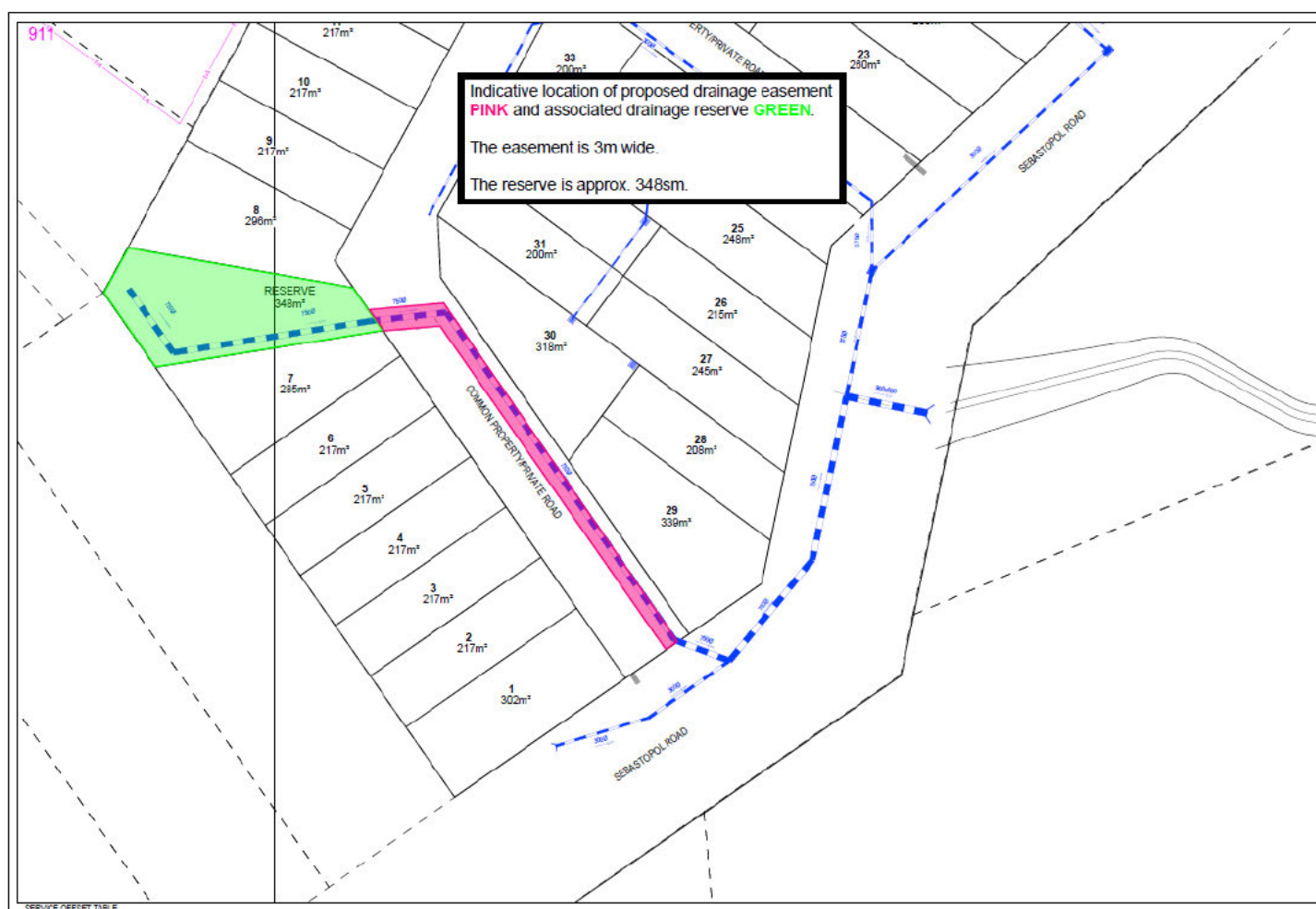


Figure 19 Proposed drainage reserve and easement



184. The proposed easements are required to facilitate the ongoing management, maintenance and upgrade of stormwater infrastructure associated with the development. The easements will ensure appropriate access to drainage assets and support the long-term operation of the stormwater management system.
185. The Council are considered the only party which are affected by the proposed easement creation. While Council has objected to the application, DTP has had regard to the engineering requirements previously identified by Council officers during the assessment of the earlier planning permit application. These requirements include the creation of easements in favour of Council and provisions relating to the off-site retarding basin.
186. The formal registration of the easements on title is proposed to occur through this separate application. On the basis the interests of the affected party (the Council) have been appropriately considered and requirements for creation of the easements over the drainage reserve, assets under the common property accessway and detention basin will be secured by permit conditions, the proposed easements are considered appropriate.
187. A detailed plan of easement creation is to be required by condition to be approved prior to the subdivision is certified under the Subdivision Act 1988.

#### **Significant Residential Development with Affordable Housing**

188. The application is made under Category 2 of Clause 53.23, as the proposal seeks to develop the land for 100% affordable housing.
189. The project has secured funding through Homes Victoria and is being carried out on behalf of the State of Victoria (Homes Victoria).
190. An alternative condition is recommended to be imposed under Category 2 to Clause 53.23, which allows for the landowner to enter into a Section 173 Agreement prior to occupation of the development. This alternative timing is considered reasonable given due extenuating circumstances, in particular the lengthy previously application process which has already occurred through Central Goldfields Shire. Evidence has been provided the development has been approved for funding by Homes Victoria and the housing provider will enter into a state contribution agreement.
191. All 34 proposed dwellings are to be managed by YWCA Housing, which primarily provide affordable housing for women. The delivery of affordable housing dwellings in regional Victoria is considered to respond to existing and future needs of the Maryborough community, aligning with the purpose of this provision. The proposal will make a meaningful contribution to the supply of affordable housing in regional Victoria and delivers a significant public benefit.



# Recommendation



193. The proposal is generally consistent with the relevant planning policies of the Central Goldfields Shire Planning Scheme and will contribute to the provision of affordable housing within the Maryborough township area.
194. The proposal is generally supported by the various referral agencies, other than Central Goldfields Shire Council.
195. It is recommended that Planning Permit No. PA2604358 for the development of 34 dwellings, creation of an easement, removal of canopy trees and native vegetation at 7 and 22 Sebastopol Road, Maryborough be issued subject to conditions.
196. It is recommended that the applicant and the council be notified of the above in writing.



Prepared by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- ☒ **No Conflict**
- ☐ Conflict and have therefore undertaken the following actions:
- ☐ Completed the **Statutory Planning Services declaration of Conflict/Interest form**.
- ☐ Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
- ☐ Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Reviewed / Approved by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

- ☒ **No Conflict**
- ☐ Conflict and have therefore undertaken the following actions:
- ☐ Completed the **Statutory Planning Services declaration of Conflict/Interest form**.
- ☐ Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.
- ☐



# Appendix 1: Clause 55 Assessment



The following tables comprise an assessment of the proposed dwellings against clause 55 of the planning scheme.

## Neighbourhood and site description

| Clause 55.01-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Assessment                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li><i>The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:</i><ul style="list-style-type: none"><li><i>In relation to the neighbourhood:</i><ul style="list-style-type: none"><li><i>The pattern of development of the neighbourhood.</i></li><li><i>The built form, scale and character of surrounding development including front fencing.</i></li><li><i>Architectural and roof styles.</i></li><li><i>Any other notable features or characteristics of the neighbourhood.</i></li></ul></li><li><i>In relation to the site:</i><ul style="list-style-type: none"><li><i>Site shape, size, orientation and easements.</i></li><li><i>Levels of the site and the difference in levels between the site and surrounding properties.</i></li><li><i>The location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site.</i></li><li><i>The use of surrounding buildings.</i></li><li><i>The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres.</i></li><li><i>Solar access to the site and to surrounding properties.</i></li><li><i>Location of significant trees existing on the site and any significant trees removed from the site 12 months prior to the application being made, where known.</i></li><li><i>Any contaminated soils and filled areas, where known.</i></li><li><i>Views to and from the site.</i></li><li><i>Street frontage features such as poles, street trees and kerb crossovers.</i></li><li><i>The location of local shops, public transport services and public open spaces within walking distance.</i></li><li><i>Any other notable features or characteristics of the site.</i></li></ul></li></ul></li><li><i>If in the opinion of the responsible authority a requirement of the neighbourhood and site description is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.</i></li></ul> <p><b>Satisfactory neighbourhood and site description</b></p> <ul style="list-style-type: none"><li><i>If the responsible authority decides that the neighbourhood and site description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.</i></li><li><i>The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the neighbourhood and site description meets the requirements of Clause 55.01-1 and is satisfactory.</i></li><li><i>This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.</i></li></ul> | <p><b>MET</b></p> <p>The application is supported by a design response plan, which overlays the proposed development over the existing conditions aerial image of the site, showing the surrounding pattern of development, built form, and neighbourhood features. The surrounding properties are generally single storey and are well separated from site boundaries.</p> |

## Design response

| Clause 55.01-2                                                                                                                                                                                                                                                                                                                                                                                                                                         | Assessment                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"><li><i>The design response must explain how the proposed design:</i><ul style="list-style-type: none"><li><i>Derives from and responds to the neighbourhood and site description.</i></li><li><i>Meets the objectives of Clause 55.</i></li><li><i>Responds to any neighbourhood character features for the area identified in a local planning policy or a Neighbourhood Character Overlay.</i></li></ul></li></ul> | <p><b>MET</b></p> <p>The application is supported by a design response plan and planning report which provide context of the surrounding neighbourhood, key features of the locality and how the proposal responds to this context, including compliance with the objectives and standards of Clause 55, relevant local policy. The plans do not include detailed</p> |



- If the application is for an apartment development, the design response must explain how the proposed design selects materials and finishes for the external walls.
- 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.

streetscape elevations which include adjoining buildings, however the level of detail provided is considered to be sufficient to demonstrate how the design response will relate to the surroundings.

## Neighbourhood character objectives

### Street setback objectives

| Clause 55.02-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                       | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objectives</b> <ul style="list-style-type: none"> <li>• To ensure that the setbacks of a buildings form a street respond to the existing or preferred neighbourhood character and make efficient use of the site.</li> </ul>                                                                                                                                                                                                                                                                |                                                                                                                                                                       | <b>MET</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Standard B2-1</b><br>Walls of buildings are set back from streets: <ul style="list-style-type: none"> <li>• At least the distance specified in a schedule to the zone if the distance specified in Table B2-1; or</li> <li>• If no distance is specified in a schedule to the zone, the distance specified in Table B2-1.</li> </ul> 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. |                                                                                                                                                                       | <b>VARIATION REQUIRED</b><br><p>The design response included 9 dwellings which front Sebastopol Road, and one dwelling which presents side wall to the Sebastopol Road frontage.</p> <p>The dwellings front the road are setback a minimum of 4.0 metres, with setbacks ranging between 4.0 – 4.8 metres.</p> <p>The streetscape does not provide a consistent pattern of development, with the dwelling on the adjoining lot to the southwest setback approx. 7.1m from the frontage and the dwelling on the adjoining lot to the north is setback 9.2m, resulting in a minimum setback of 6 metres.</p> <p>The proposed minimum setback of 4 metres encroaches on this standard, seeking to vary the setback by 2 metres. This variation is not anticipated to adversely impact the neighbourhood character of the area, noting each dwelling continues to be provided a front garden with capacity for canopy tree planting, as demonstrated by the site plan and landscape concept plan. The character of the area is not entirely established noting the subject parcel are vacant and do not provide any dominant streetscape pattern, aside for landscaped front setback delivered by adjoining dwellings. This characteristic will continue to be provided by the design response and is a considered acceptable balance with the efficient development of the land.</p> <p>The side wall of Dwelling 1 which fronts the road is setback side boundary is setback 3.14 metres, which exceeds the minimum 2 metres required.</p> |
| <b>Table B2-11 Street setback</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Development Context                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Minimum setback from front street (metres)                                                                                                                            | Minimum setback from a side street (metres)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.                                                                                                                                                                                                                                                                                                                                                                         | The same distance as the lesser front wall setback of the existing buildings on the abutting allotments facing the front street or 6 metres, whichever is the lesser. | Not applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.                                                                                                                                                                                                                                                                                               | The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.   | Not applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.                                                                                                                                                                                                                                                                                                                                                                    | 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.                                                                                            | Not applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| The site is on a corner.                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | If there is a building on the abutting                                                                                                                                | Front walls of new development                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |



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|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 6 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Transport Zone 2 and 4 metres for other streets.</p> | <p>fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p> <p>Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p> |
|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Building height objectives

| Clause 55.02-2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Assessment                                                                                                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objectives</b> <ul style="list-style-type: none"> <li>To ensure that the height of buildings respond to the existing or preferred neighbourhood character.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>MET</b>                                                                                                                                                           |
| <b>Standard B2-2</b> <ul style="list-style-type: none"> <li>The maximum building height does not exceed the maximum height specified in the zone, schedule to the zone or an overlay that applies to the land.</li> <li>If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height does 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 does not exceed 10 metres.</li> </ul> | <b>COMPLIES</b><br>All the dwellings are single storey with a maximum height of 4.485m, less than the maximum height of 11 metres and 3 storeys set out in the zone. |

### Side and rear setbacks objective

| Clause 55.02-3                                                                                                                                                                                                                                                                          | Assessment                                                                                                                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective</b> <ul style="list-style-type: none"> <li>To ensure that the height and setback of a building from a boundary responds the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings or small second dwellings.</li> </ul> | <b>MET</b>                                                                                                                                           |
| <b>Standard B2-3</b> <ul style="list-style-type: none"> <li>A new building not on or within 200mm of a boundary should be set back from side or rear boundaries in accordance with either B2-3.1 or B2-3.2.</li> </ul>                                                                  | <b>COMPLIES</b><br>All proposed dwellings are single storey and separated at least 1.10m from side and rear boundaries, complying with the standard. |





- Standard B2-3 is met if the building is set back in accordance with either B2-3.1 or B2-3.2, rather than needing to comply with both of these provisions:
  - B2-3.1:  
The building is setback at least 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.
  - B2-3.2  
If the boundary is not to the south of the building, the building is setback at least 3 metres up to a height not exceeding 11 metres and at least 4.5 metres for a height over 11 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.

## Walls on boundary objective

| Clause 55.02-4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Assessment                                                                                                                                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective</b> <ul style="list-style-type: none"> <li>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 and small second dwellings.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>MET</b>                                                                                                                                                                 |
| <b>Standard B2-4</b> <ul style="list-style-type: none"> <li>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 does not abut the boundary for a length that exceeds the greater of the following distances:               <ul style="list-style-type: none"> <li>10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</li> <li>The length of existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot.</li> </ul> </li> <li>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.</li> <li>A building on a boundary includes a building set back up to 200mm from a boundary.</li> <li>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</li> </ul> | <b>COMPLIES</b><br>No walls to external boundaries are proposed. Some dwellings are to be constructed as semi-attached, with shared walls, which comply with the standard. |

## Site coverage objective

| Clause 55.02-5                                                                                                                                                                                           | Assessment |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <b>Objective</b> <ul style="list-style-type: none"> <li>To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site.</li> </ul> | <b>MET</b> |



#### Standard B2-5

- The site area covered by buildings should not exceed:
  - The maximum site coverage specified in a schedule to the zone; or
  - If no maximum site coverage is specified in a schedule to the zone, the percentage specified in Table B2-5.
- If the maximum site coverage is specified in a schedule to the zone, it must be greater than the percentage specified in Table B2-5.

Table B2-5 Site Coverage

| Zone                              | Area        |
|-----------------------------------|-------------|
| Neighbourhood Residential Zone    | 60 per cent |
| Township Zone                     |             |
| General Residential Zone          | 65 per cent |
| Residential Growth Zone           |             |
| Mixed Use Zone                    | 70 per cent |
| Housing Choice and Transport Zone |             |

#### COMPLIES

The development proposes maximum site coverage of 40.16%, which is well within the allowable maximum of 65% permitted.

### Access objective

#### Clause 55.02-6

##### Objectives

- To ensure the number and design of vehicle crossovers responds to the neighbourhood character.

#### Assessment

MET

#### Standard B2-6

- The width of accessways or car spaces (other than to a rear lane) does not exceed:
  - 33 per cent of the street frontage, or
  - 40 per cent of the street frontage if the width of the street frontage is less than 20 metres.
- The number of access points to a road in a Transport Zone 2 or a Transport Zone 3 is not increased.
- The location of a vehicle crossover or accessway does not encroach the tree protection zone of an existing tree, that is proposed to be retained in a road by more than 10 per cent.

#### COMPLIES

The internal accessway is provided two access points to Sebastopol Road, plus the private crossovers provided to dwellings 21- 29. Overall, approximately 42 metres of the frontage is sought for the purpose of accessways, which equates to 30.7% and complies with the standard.

### Tree canopy objective

#### Clause 55.02-7

##### Objective

- To provide tree canopy that responds to the neighbourhood character of the area and reduces the visual impact of buildings the streetscape.
- To preserve existing canopy cover and support the provision of new canopy cover.
- To ensure new canopy trees are climate responsive, support biodiversity, wellbeing and amenity, and help reduce urban heat.

#### Assessment

MET

#### Standard B2-7

- Provide a minimum canopy cover as specified in Table B2-7.1.

Table B2-7.1

| Site area                    | Canopy cover         |
|------------------------------|----------------------|
| 1000 square metres or less   | 10% of the site area |
| More than 1000 square metres | 20% of the site area |

- Existing trees to be retained meet all the following:
  - Has a height of at least 5 metres,

#### COMPLIES

The submitted landscape plan identifies canopy tree planting covering 21.1% of the site area, exceeding the required 20%.

The tree planting includes a combination of Type A and Type B tree canopy planting.



- *Has a trunk circumference of 0.5 metres or greater at 1.4 metres above ground level,*
- *Has a trunk that is located at least 4 metres from proposed buildings.*
- *The minimum canopy cover is met using any combination of trees specified in Table B2-7.2*
- *Existing trees that are retained can be used in calculating canopy cover.*

**Table B2-7.2 Tree type, canopy cover, deep soil planter requirements**

| Tree type | Minimum canopy diameter at maturity | Minimum height at maturity | Minimum mature canopy cover | Tree in deep soil<br>Area of deep soil                | Tree in planter<br>Volume of planter                 | Minimum depth of planter soil |
|-----------|-------------------------------------|----------------------------|-----------------------------|-------------------------------------------------------|------------------------------------------------------|-------------------------------|
| A         | 4 metres                            | 6 metres                   | 12.6 sqm                    | 12 cubic metres<br>(min. plan dimensions 2.5 metres)  | 12 cubic metres<br>(min. plan dimensions 2.5 metres) | 0.8 metre                     |
| B         | 8 metres                            | 8 metres                   | 50.3 sqm                    | 49 cubic metres<br>(min. plan dimensions 4.5 metres)  | 28 cubic metres<br>(min. plan dimensions 4.5 metres) | 1 metre                       |
| C         | 12 metres                           | 12 metres                  | 131.1 sqm                   | 121 cubic metres<br>(min. plan dimensions 6.5 metres) | 64 cubic metres<br>(min. plan dimensions 6.5 metres) | 1.5 metre                     |

- *Provide at least one new or retained tree in the front setback and the rear setback.*
- *Trees are located in either:*
  - *An area of deep soil as specified in Table B2-7.2; or*
  - *A planter as specified in Table B2-7.2.*

*Any tree required to be planted under this standard must be of species to the satisfaction of the responsible authority, having regard to the location and relevant geographic factors.*

## Front fences objective

| Clause 55.02-8                                                                                                                                                                                                                                                                                                                                                                  | Assessment                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| <b>Objective</b> <ul style="list-style-type: none"> <li>• <i>To encourage front fence design that responds to the existing or preferred neighbourhood character.</i></li> </ul>                                                                                                                                                                                                 | <b>MET</b>                                       |
| <b>Standard B2-8</b> <ul style="list-style-type: none"> <li>• <i>A front fence within 3 metres of a street is:</i> <ul style="list-style-type: none"> <li>○ <i>The maximum height specified in a schedule to the zone, or</i></li> <li>○ <i>If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B2-8.</i></li> </ul> </li> </ul> | <b>COMPLIES</b><br>No front fencing is proposed. |

| Table B2-8 Maximum front fence height |                            |
|---------------------------------------|----------------------------|
| Street context                        | Maximum front fence height |
| Streets in a Transport Zone 2         | 2 metres                   |
| Other streets                         | 1.5 metres                 |





## Liveability

### Dwelling diversity objective

| Clause 55.03-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Assessment                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective</b> <ul style="list-style-type: none"><li>To encourage a range of dwelling sizes and types in developments of ten or more dwellings.</li></ul>                                                                                                                                                                                                                                                                                                                             | <b>MET</b>                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Standard B3-1</b> <ul style="list-style-type: none"><li>Developments include at least:<ul style="list-style-type: none"><li>One dwelling that contains a kitchen, bath or shower, bedroom and a toilet and wash basin at round floor level for every 10 dwellings.</li><li>One dwelling that includes no more and no less than 2 bedrooms for every 10 dwellings.</li><li>One dwelling that includes no more and no less than 3 bedrooms for every 10 dwellings.</li></ul></li></ul> | <b>VARIATION REQUIRED</b> <p>The development response includes a combination of 2 and 3-bedroom dwellings only. While no one-bedroom dwellings are provided, the mixture of dwellings is considered appropriate in the context of the development, which is located in the regional centre rather than an inner urban centre where larger amenity prospects are provided externally.</p> |

### Parking location objectives

| Clause 55.03-2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Assessment                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objectives</b> <ul style="list-style-type: none"><li>To minimise the impact of vehicular noise within developments on residents.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>MET</b>                                                                                                                                                                                           |
| <b>Standard B3-2</b> <ul style="list-style-type: none"><li>Habitable room windows with sill heights of less than 3 metres above ground level are setback from accessways and car parks by at least:<ul style="list-style-type: none"><li>1.5 metres; or</li><li>If there is a solid fence with a height of at least 1.5 metres between the accessway or car park and the window, 1 metre; or</li><li>1 metre where window sills are at least 1.5 metres above ground level.</li></ul></li><li>This standard is met if an accessway or relevant car parking space is used exclusively by the resident of the building with the habitable room.</li></ul> | <b>COMPLIES</b> <p>All provided their own private driveway and single garage. Habitable room windows are not located within 1.5 metres of shared accessways or carparks used by other residents.</p> |

### Street integration objectives

| Clause 55.03-3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Assessment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objectives</b> <ul style="list-style-type: none"><li>To integrate the layout of development with the street to support the safety and amenity of residents.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>MET</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Standard B3-3</b> <ul style="list-style-type: none"><li>Where a development fronts a street, a vehicle accessway or abuts public open space:<ul style="list-style-type: none"><li>Passive surveillance is provided by a direct view from a balcony or a habitable room windows to each street, vehicle accessway and public open space.</li><li>The total cumulative width of all site services to be located within 3 metres of a street, do not take up more than 20 per cent of the width of the frontage and are screened from view from the street or located behind a fence. Screens or fences are to provide no more than 25 per cent transparency.</li></ul></li><li>Lighting is provided to all external accessways and paths.</li><li>Mailboxes are provided for each dwelling and can be communally located.</li></ul> | <b>COMPLIES</b> <p>Passive surveillance of Sebastopol Road provided by dwellings 21-29 which have direct street frontage. The side wall of dwelling 1 fronts Sebastopol Road to at the southwest of the site, however habitable room windows are proposed on the eastern elevation which will provide some opportunity for passive surveillance from this dwelling.</p> <p>All other dwellings are orientated toward the internal road, providing sufficient surveillance of this thoroughfare.</p> <p>Side boundary of dwelling 1 but provides passive surveillance of internal streets. Dwellings 7 and 8 are</p> |



provided side boundaries which adjoin the drainage reserve proposed at the west of the site. Each dwelling is provided habitable room windows along the adjoining elevation to ensure some visibility of this area. Each dwelling is provided with separate external pathway lighting and mailbox in the front garden.

## Entry objective

| Clause 55.03-4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Assessment                                                                                                                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective</b> <ul style="list-style-type: none"><li>To provide each dwelling, apartment development or residential building with its own sense of identity.</li><li>To provide entries with weather protection, safe design, natural light and ventilation.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>MET</b>                                                                                                                                                                                                                        |
| <b>Standard B3-4</b><br><b>Dwellings (other than a dwelling in or forming part of an apartment development) and residential buildings</b> <ul style="list-style-type: none"><li>Each dwelling and each residential building has a ground level entry door that:<ul style="list-style-type: none"><li>Has a direct line of sight from a street, accessway or shared walkway.</li><li>Is not accessed through a garage.</li><li>Has an external covered area of at least 1.44 square metres with a minimum dimension of least 1.2 metres over the entry door.</li></ul></li></ul><br><b>Apartment development and residential building with a shared entry</b> <ul style="list-style-type: none"><li>An apartment development and each residential building has:<ul style="list-style-type: none"><li>A ground level entry door, gate or walkway with a direct line of sight from a street, accessway or shared walkway.</li><li>An external covered area of at least 144 square metres with a minimum dimension of at least 1.2 metres over the entry door of the building.</li><li>Shared corridors and common areas have at least one source of natural light and natural ventilation.</li></ul></li></ul> | <b>COMPLIES</b><br>All dwellings are provided with an at-grade porch with direct line of sight from the street or internal accessway. The entrance porches have a minimum area exceeding 1.2 metres, complying with the standard. |

## Private open space objective

| Clause 55.03-5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Assessment                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective</b> <ul style="list-style-type: none"><li>To provide adequate private open space for the reasonable recreation and service needs of residents.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>MET</b>                                                                                                                                         |
| <b>Standard B3-5</b> <ul style="list-style-type: none"><li>A dwelling or residential building has private open space of an area and dimensions specified in a schedule to the zone.</li><li>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building has private open space with direct access from a living area, dining area or kitchen consisting of:<ul style="list-style-type: none"><li>An area of 25 square metres of secluded private open space with a minimum dimension of 3 metres width;</li><li>A balcony with at least the area and dimensions specified in Table 3-5; or</li><li>An area on a podium or similar of at least 15 square metres, with a minimum dimension of 3 metres width; or</li><li>An area on a roof of at least 10 square metres, with a minimum dimension of 2 metres width.</li></ul></li></ul> | <b>COMPLIES</b><br>All dwellings are provided with a secluded private open spaces area compliant with or exceeding the minimum 25 sqm requirement. |



- If the area and dimensions of the private open space or secluded private open space is specified in a schedule to the zone;
  - The area and dimensions specified in the schedule must be 25 square metres or less; and
  - The area and dimension specified for a podium, balcony or an are on a roof must be less than the area and dimensions specified in this standard.
- If a cooling or heating unit is located in the secluded private open space or private open space the required area is increased by 1.5 square metres.
- Where ground level private open space is provided an area for clothes drying is provided.

| Orientation of dwelling                                        | Dwelling type                | Minimum area     | Minimum dimension |
|----------------------------------------------------------------|------------------------------|------------------|-------------------|
| North (between north 20 degrees west to north 30 degrees east) | All                          | 8 square metres  | 1.7 metres        |
| South (between south 30 degrees west to south 20 degrees east) | All                          | 8 square metres  | 1.2 metres        |
| Any other orientation                                          | Studio or 1 bedroom dwelling | 8 square metres  | 1.8 metres        |
|                                                                | 2 bedroom dwelling           | 8 square metres  | 2 metres          |
|                                                                | 3 bedroom dwelling           | 12 square metres | 2.4 metres        |

## Solar access to open space objective

| Clause 55.03-6                                                                                                                                                                                                                                                | Assessment                                                                                                                            |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective</b> <ul style="list-style-type: none"><li>• To allow solar access into the secluded private open space of new dwellings and residential buildings.</li></ul>                                                                                     | <b>MET</b>                                                                                                                            |
| <b>Standard B3-6</b> <ul style="list-style-type: none"><li>• The southern boundary of secluded private open space is set back from any wall on the north of the space at least <math>(2 + 0.9h)</math> metres, where 'h' is the height of the wall.</li></ul> | <b>COMPLIES</b> <p>The secluded private open space areas provided to each dwelling will be provided with sufficient solar access.</p> |

## Functional layout objective

| Clause 55.03-7                                                                                                                                                                                                                                                                                           | Assessment                                                                                                                                                                                                                                                                                                                                    |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objectives</b> <ul style="list-style-type: none"><li>• To ensure dwellings provide functional areas that meet the needs of residents.</li></ul>                                                                                                                                                       | <b>MET</b>                                                                                                                                                                                                                                                                                                                                    |
| <b>Standard B3-7</b> <ul style="list-style-type: none"><li>• Bedrooms:<ul style="list-style-type: none"><li>○ Meet the minimum internal room dimensions specified in Table B3-7.1; and</li><li>○ Provide an additional area of at least 0.8 square metres to accommodate a wardrobe.</li></ul></li></ul> | <b>VARIATION REQUIRED</b> <p>All dwellings seek to vary the minimum internal dimensions for bedrooms sought by the standard. The main bedroom for all dwellings are designed within internal dimensions of 3.14 x 3.1m, while secondary bedrooms have a minimum dimension ranging from 2.7 – 3.0 metres, with additional areas for robes.</p> |





Table B3-7.1 Bedroom dimensions

| Bedroom type       | Minimum width | Minimum depth |
|--------------------|---------------|---------------|
| Main bedroom       | 3 metres      | 3.4 metres    |
| All other bedrooms | 3 metres      | 3 metres      |

- *Living areas (excluding dining and kitchen areas) meet the minimum internal room dimensions specified in Table B3-7.2.*

Table B3-7.2 Living area dimensions

| Dwelling type                 | Minimum width | Minimum area |
|-------------------------------|---------------|--------------|
| Studio and 1 bedroom dwelling | 3.3 metres    | 10 sqm       |
| 2 or more bedroom dwelling    | 3.6 metres    | 12 sqm       |

The living areas for dwelling types C, C1, D, D1 and F (16 instances) are proposed to vary the minimum living room standards as follows:

- C, C1, D, D1 (14 instances)— 3.56 x 3.33m – 11.8sqm
- F (two instances)— 2.4 x 3.24m – 7.8sqm

The variation to bedrooms are generally minor. The proposed living areas are provided with open plan dining and kitchen areas and the reduced areas and deemed to be suitably functional.

The proponent has advised the dwellings were designed to achieve a high level of internal amenity, while balancing development efficiency and number of dwellings which can be delivered on the land as affordable housing. The response confirms the internal dimensions meet the requirement of Homes Victoria and YWCA who will be managing the dwellings. While the dimensions do not achieve the standard, the design is considered acceptable and will meet the needs of future residents.

## Room depth objective

| Clause 55.03-8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Assessment                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| <b>Objective</b> <ul style="list-style-type: none"><li>• <i>To allow adequate daylight into single aspect habitable rooms.</i></li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>MET</b>                                                                                                   |
| <b>Standard B3-8</b> <ul style="list-style-type: none"><li>• <i>The depth of a single aspect habitable room does not exceed 2.5 times the ceiling height measured from the external surface of the habitable room window to the rear wall of the room.</i><ul style="list-style-type: none"><li>○ <i>The room combines the living area, dining area and kitchen; and</i></li><li>○ <i>The kitchen is located furthest from the window; and</i></li><li>○ <i>The ceiling height is at least 2.7 metres measured from finished floor level to finished ceiling level, this excludes where services are provided above the kitchen; and</i></li><li>○ <i>An overhang extends no more than 2m beyond the window of the single aspect habitable room.</i></li></ul></li><li>• <i>In Clause 55.03-8 a single aspect habitable room is a habitable room with windows on only one wall.</i></li></ul> | <b>COMPLIES</b> <p>All dwellings are provided with habitable room depths which comply with the standard.</p> |

## Daylight to new windows objective

| Clause 55.03-9                                                                                                                        | Assessment                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective</b> <ul style="list-style-type: none"><li>• <i>To allow adequate daylight into new habitable room windows.</i></li></ul> | <b>MET</b>                                                                                                                                           |
| <b>Standard B3-9</b> <p>Dwelling (other than a dwelling in or forming part of an apartment development)</p>                           | <b>COMPLIES</b> <p>All dwellings are provided with habitable room windows which achieve the external light court space required by the standard.</p> |



- A window in an external wall of the building is provided to all habitable rooms.
- Habitable rooms in a dwelling have a window that faces:
  - 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.

**Dwelling in or forming part of an apartment development**

- A window in an external wall of the building is provided to all habitable rooms.
- Where daylight to a bedroom is provided from a smaller secondary area within the bedroom, the secondary area is to have:
  - A minimum width of 1.2 metres.
  - A maximum depth of 1.5 times the width, measured from the external surface of the window.
  - A window clear to the sky.

## Natural ventilation objectives

| Clause 55.03-10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Assessment                                                                        |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Objectives</b> <ul style="list-style-type: none"><li>• To encourage natural ventilation of dwellings.</li><li>• To allow occupants to effectively manage natural ventilation of dwellings.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>MET</b>                                                                        |
| <b>Standard B3-10</b><br><br><b>Dwelling (other than a dwelling in or forming part of an apartment development)</b> <ul style="list-style-type: none"><li>• Dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide;<ul style="list-style-type: none"><li>◦ A maximum breeze path through the dwelling of 18 metres.</li><li>◦ A minimum breeze path through the dwelling of 5 metres.</li><li>◦ Ventilation openings with approximately the same area.</li></ul></li><li>• The breeze path is measured between the ventilation openings on different orientations of the dwelling.</li></ul><br><b>Dwelling in or forming part of an apartment development</b> <ul style="list-style-type: none"><li>• At least 40 percent of dwellings have openable windows, doors or other ventilation devices in external walls of the building that provide:<ul style="list-style-type: none"><li>◦ A maximum breeze path through the dwelling of 18 metres.</li><li>◦ A minimum breeze path through the dwelling of 5 metres.</li><li>◦ Ventilation openings with approximately the same area.</li></ul></li><li>• The breeze path is measured between the ventilation openings on different orientations of the dwelling.</li></ul> | <b>COMPLIES</b><br>All dwellings are provided appropriate cross ventilation paths |

## Storage objective

| Clause 55.03-11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Assessment                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objectives</b> <ul style="list-style-type: none"> <li>To provide adequate storage facilities for each dwelling.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                 | <b>MET</b>                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Standard B3-11</b> <p><b>Dwelling (other than a dwelling in or forming part of an apartment development)</b></p> <ul style="list-style-type: none"> <li>Each dwelling has exclusive access to at least 6 cubic metres of externally accessible storage space.</li> </ul> <p><b>Dwelling in or forming part of an apartment development</b></p> <ul style="list-style-type: none"> <li>Each dwelling has exclusive access to storage at least the total minimum storage volume that is specified in Table B3-11.</li> </ul> | <b>COMPLIES</b> <p>All dwellings are provided with internal storage including built-in robes in each bedroom, storage within the kitchen and bathrooms. Each dwelling is also provided with an external shed with storage capacity of 6 cubic metres shed. A notation is provided on the overall siting plan confirming all dwellings are designed to be compliant with the standard.</p> |

Table B3-11 Storage

| Dwelling type              | Total minimum storage volume | Minimum storage volume within the dwelling |
|----------------------------|------------------------------|--------------------------------------------|
| Studio                     | 8 cubic metres               | 5 cubic metres                             |
| 1 bedroom dwelling         | 10 cubic metres              | 6 cubic metres                             |
| 2 bedroom dwelling         | 14 cubic metres              | 9 cubic metres                             |
| 3 or more bedroom dwelling | 18 cubic metres              | 12 cubic metres                            |

## Accessibility for apartment developments objective

| Clause 55.03-12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Assessment                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| <b>Objective</b> <ul style="list-style-type: none"> <li>To ensure the design of dwellings meets the needs of people with limited mobility.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>MET</b>                                  |
| <b>Standard B3-12</b> <ul style="list-style-type: none"> <li>At least 50 per cent of dwellings in or forming part of an apartment development have: <ul style="list-style-type: none"> <li>A clear opening width of at least 850mm at the entrance to the dwelling and main bedroom.</li> <li>A clear path with a minimum width of 1.2 metres that connects the dwelling entrance to the main bedroom, an adaptable bathroom and the living area.</li> <li>A main bedroom with access to an adaptable bathroom.</li> <li>At least on adaptable bathroom that meets all of the requirements of either Design A or Design B specified in Table B3-12.</li> </ul> </li> </ul> | <b>N/A</b> <p>Not apartment development</p> |





Table B3-12 Bathroom design

|                          | Design option A                                                                                                                                                                                                                                                                                                          | Design option B                                                                                                                                                                                                                                                                                   |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Door opening             | A clear 850mm wide door opening.                                                                                                                                                                                                                                                                                         | A clear 820mm wide door opening located opposite the shower.                                                                                                                                                                                                                                      |
| Door design              | Either: <ul style="list-style-type: none"> <li>■ A slide door, or</li> <li>■ A door that opens outwards, or</li> <li>■ A door that opens inwards that is clear of the circulation area and has readily removable hinges.</li> </ul>                                                                                      | Either: <ul style="list-style-type: none"> <li>■ A slide door, or</li> <li>■ A door that opens outwards, or</li> <li>■ A door that opens inwards and has readily removable hinges.</li> </ul>                                                                                                     |
| Circulation area         | A clear circulation area that is: <ul style="list-style-type: none"> <li>■ A minimum area of 1.2 metres by 1.2 metres.</li> <li>■ Located in front of the shower and the toilet.</li> <li>■ Clear of the toilet, basin and the door swing.</li> </ul> <p>The circulation area for the toilet and shower can overlap.</p> | A clear circulation area that is: <ul style="list-style-type: none"> <li>■ A minimum width of 1 metre.</li> <li>■ The full length of the bathroom and a minimum length of 2.7 metres.</li> <li>■ Clear of the toilet and basin.</li> </ul> <p>The circulation area can include a shower area.</p> |
| Path to circulation area | A clear path with a minimum width of 900mm from the door opening to the circulation area.                                                                                                                                                                                                                                | Not applicable.                                                                                                                                                                                                                                                                                   |
| Shower                   | A hobless (step-free) shower.                                                                                                                                                                                                                                                                                            | A hobless (step-free) shower that has a removable shower screen and is located on the furthest wall from the door opening.                                                                                                                                                                        |
| Toilet                   | A toilet located in the corner of the room.                                                                                                                                                                                                                                                                              | A toilet located closest to the door opening and clear of the circulation area.                                                                                                                                                                                                                   |

## External Amenity

### Daylight to existing windows objective

| Clause 55.04-1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Assessment                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective</b> <ul style="list-style-type: none"> <li>• To allow adequate daylight into existing habitable room windows.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <b>MET</b>                                                                                                                                                                                                  |
| <b>Standard B4-1</b> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</li> </ul> | <b>COMPLIES</b> <p>As above, the height and configuration of the proposed development does not create any material overshadowing impacts to adjoining dwellings or impact daylight to existing windows.</p> |



## Existing north-facing windows objective

| Clause 55.04-2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Assessment                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <b>Objective</b> <ul style="list-style-type: none"> <li>To allow adequate solar access to existing north-facing habitable room windows.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>MET</b>                                                                                                         |
| <b>Standard B4-2</b> <ul style="list-style-type: none"> <li>Where a north-facing habitable room window of a neighbouring dwelling or small second dwelling is within 3 metres of a boundary on an abutting lot: <ul style="list-style-type: none"> <li>A new building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.</li> <li>For new buildings that meet the Standard B2-3.2 setback, the building is set back from the boundary by at least 6 metres up to a height not exceeding 11 metres and at least 9 metres for a height over 11 metres between south 30 degrees west to south 30 degrees east to south 30 degrees east. This setback is to be provided for a distance of at least 3 metres from the edge of each side of the window.</li> </ul> </li> <li>For this standard a north facing window is a window with an axis perpendicular to its surface orientated from north 20 degrees west to north 30 degrees east.</li> </ul> | <b>COMPLIES</b><br>There are no north facing windows on adjoining properties within 3 metres of the site boundary. |

## Overshadowing secluded open space objective

| Clause 55.04-3                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Assessment                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective</b> <ul style="list-style-type: none"> <li>To ensure buildings do not significantly overshadow existing secluded private open space.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>MET</b>                                                                                                                                                       |
| <b>Standard B4-3</b> <ul style="list-style-type: none"> <li>The area of secluded private open space that is not overshadowed by the new development is greater than 50 per cent, or 25 square metres with minimum dimension of 3 metres, whichever is the lesser area, for a minimum of five hours between 9 am and 3 pm on 22 September.</li> <li>If existing sunlight to the secluded private open space of an existing dwelling or a small second dwelling is less than the requirements of this standard, the amount of sunlight will not be further reduced.</li> </ul> | <b>COMPLIES</b><br>As above, the height and configuration of the proposed development does not create any material overshadowing impacts to adjoining dwellings. |

## Overlooking objective

| Clause 55.04-4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Assessment                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective</b> <ul style="list-style-type: none"> <li>To limit views into existing secluded private open space and habitable room windows.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>MET</b>                                                                                                                                                                                                                                                                                   |
| <b>Standard B4-4</b> <ul style="list-style-type: none"> <li>In Clause 55.04-4 a habitable room does not include a bedroom.</li> <li>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.</li> </ul> | <b>COMPLIES</b><br>The development does not provide opportunities for overlooking of private open space or habitable room windows on adjoining land. All proposed dwellings are single storey with boundary fencing to a height of 1800mm, limiting sight lines into surrounding properties. |



- 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; or
  - Has sill heights of at least 1.7 metres above floor level; or
  - Has fixed, obscure glazing in any part of the window below 1.7 metre above floor level.
  - Has permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.
  - Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.
- 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 are:
  - 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.

## Internal views objective

| Clause 55.04-5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Assessment                                                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective</b> <ul style="list-style-type: none"><li>• To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.</li></ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>MET</b>                                                                                                                                        |
| <b>Standard B4-5</b> <ul style="list-style-type: none"><li>• In Clause 55.04-5 a habitable room does not include a bedroom.</li><li>• Within the development, a habitable room window, balcony, terrace, deck or patio that is located with a direct view into the secluded private open space of another dwelling:<ul style="list-style-type: none"><li>◦ Is offset a minimum of 1.5 metres from the edge of the secluded private open space; or</li><li>◦ Has a sill height of at least 1.7 metres above floor level; or</li><li>◦ Has a fixed, visually obscure balustrade to at least 1.7 metres above floor level; or</li><li>◦ Has fixed elements that prevent the direct view, such as horizontal ledges or vertical fins.</li></ul></li><li>• Direct views are managed at a height of 1.7 metres above floor level and within:<ul style="list-style-type: none"><li>◦ A 45 degree horizontal angle from the edge of the new window or balcony.</li><li>◦ A 45 degree angle in the downward direction.</li></ul></li><li>• Screens provided for overlooking are no more than 25 per cent transparent. Screens may be openable provided that this does not allow direct views as specified in this standard.</li></ul> | <b>COMPLIES</b> <p>All dwellings proposed are single storey and provided boundary fencing to a height of 1800mm within limits internal views.</p> |

## Sustainability

### Permeability and stormwater management objective

| Clause 55.05-1 | Assessment |
|----------------|------------|
|----------------|------------|





|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objectives</b> <ul style="list-style-type: none"> <li>To reduce the impact of increased stormwater run-off on the drainage system and downstream waterways.</li> <li>To facilitate on-site stormwater infiltration.</li> <li>To encourage stormwater management that maximises the retention and reuse of stormwater.</li> <li>To contribute to urban cooling.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>MET</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Standard B5-1</b> <ul style="list-style-type: none"> <li>The site area covered by the pervious surfaces is at least 20 percent of the site.</li> <li>The development includes a stormwater management system designed to: <ul style="list-style-type: none"> <li>Meet the best practice quantitative performance objectives for stormwater quality specified in the Urban stormwater management guidance (EPA Publication 1739.1, 2021) of: <ul style="list-style-type: none"> <li>Suspended solids 80% reduction in mean annual load.</li> <li>Total phosphorus and Total Nitrogen 45% reduction in mean annual load.</li> <li>Litter 70% reduction of mean annual load.</li> </ul> </li> <li>Allow for intended vegetation growth and structural protection of buildings.</li> <li>In locations of habitat importance, maintain existing habitat and provide for new habitat for plants and animals.</li> <li>Provide a safe, attractive and functional environment for residents.</li> </ul> </li> </ul> <p><b>Note:</b><br/>A certificate generated from a stormwater assessment tool including Stormwater Treatment Objective – Relative Measurement (STORM), Model for Urban Stormwater Improvement Conceptualisation (MUSIC) or an equivalent product accepted by the responsible authority may be used to demonstrate the performance objectives for stormwater quality are met.</p> <ul style="list-style-type: none"> <li>Direct flows of stormwater into treatment areas, garden areas, tree pits and permeable surfaces, with drainage of residual flows to the legal point of discharge.</li> </ul> | <b>COMPLIES</b> <p>The design response provides 45 % of the site area as pervious surface.</p> <p>The application is supported by a Stormwater Management Plan which provides details of best practice stormwater management, including installation of 4,000-litre water tanks for each dwelling, with capacity for 2,500 litres for re-use within the dwelling (remaining 1,500-litres for static fire-fighting supply). Overland flows are to be managed through the western drainage reserve, outlet through the site and to the drainage basin on the adjoining land at 7 Sebastopol Road.</p> <p>The Stormwater Management Plan includes MUSIC model which demonstrates reduction to suspended solids, phosphorus, nitrogen and gross pollutants, compliant with best practice.</p> |

## Overshadowing domestic solar energy systems objective

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Clause 55.05-2</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Assessment</b>                                                                 |
| <b>Objectives</b> <ul style="list-style-type: none"> <li>To ensure that the height and setback of a building from a boundary allows reasonable solar access to existing domestic solar energy systems on the roofs of buildings.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>MET</b>                                                                        |
| <b>Standard B5-2</b> <ul style="list-style-type: none"> <li>Any part of a new building that will reduce the sunlight at any time between 9am and 4 pm on 22 September to an existing domestic solar energy system on the roof of a building on an adjoining lot be set back from the boundary to that lot by at least 1 metre at 3.6 metres above ground level, plus 0.3 metres for every meter of building height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.</li> <li>This standard applies to an existing building in a Township Zone, General Residential Zone or Neighbourhood Residential Zone.</li> <li>In Clause 55.05-2 domestic solar energy system means a domestic solar energy system that existed at the date the application was lodged.</li> </ul> | <b>COMPLIES</b> <p>There are no overshadowing impacts to adjoining dwellings.</p> |

## Rooftop solar energy generation area objective

### Clause 55.05-3

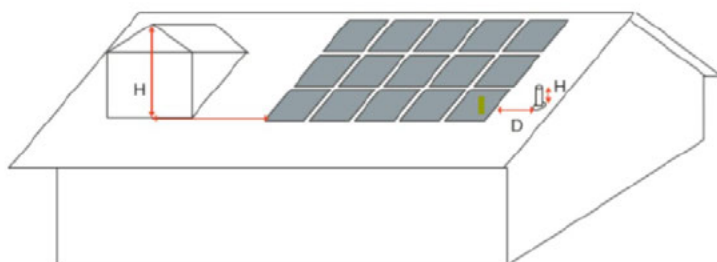
#### Objectives

- To support the future installation of appropriately sited rooftop solar energy systems for a dwelling.

#### Standard B5-3

- In Clause 55.05-3 rooftop solar energy area means an area provided on the roof of a dwelling to enable the future installation of a solar energy system.
- An area on the roof is capable of siting on a rooftop solar energy area for each dwelling which:
  - Has a minimum dimension of 1.7 metres.
  - Has a minimum area in accordance with Table B5-3
  - Is orientated to the north, west or east.
  - Is positioned on the top two thirds of a pitched roof.
  - Can be a contiguous area or multiple smaller areas
  - Is free from obstructions on the roof of the dwelling within twice the height of each obstruction (H), measured horizontally (D) from the centre point of the base of the obstruction to the nearest point of the rooftop solar energy area.

Diagram B5-3 Allowable distance between obstructions and the rooftop solar energy area



- Obstructions located south of all points of the rooftop solar energy area are not subject to the horizontal distance requirements.

Table B5-3 Minimum rooftop solar energy generation area

| Number of bedrooms         | Minimum roof area |
|----------------------------|-------------------|
| 1 bedroom dwelling         | 15 square metres  |
| 2 or 3 bedroom dwelling    | 26 square metres  |
| 4 or more bedroom dwelling | 34 square metres  |

### Assessment

#### MET

#### VARIATION REQUIRED

A solar panel plan is provided within the architectural plan set, which demonstrates the rooftop area available for solar panel installation on each dwelling.

Dwellings 1, 3, 5, 14-23, 30, 32 (16 dwelling in total) are provide with the minimum 26sqm required by the standard.

There are 18 dwellings which do not have capacity for 26sqm required for 2 and 3-bedroom dwellings, with available north, west or east facing roof areas ranging from 15 - 24sqm.

This variation is considered acceptable, noting the variation extent is generally minor and all dwellings are provided with the 15sqm required for a one-bedroom dwelling, providing some capacity for solar energy should they be installed in future.

## Solar protection to new north-facing windows objective

| Clause 55.05-4                                                                                                                                                                                                                      | Assessment                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective</b> <ul style="list-style-type: none"> <li>To encourage external shading of north facing windows to minimise summer heat gain.</li> </ul>                                                                              | <b>MET</b>                                                                                                                                                                                     |
| <b>Standard B5-4</b> <ul style="list-style-type: none"> <li>North facing windows are shaded by eaves, fixed horizontal shading devices or fixed awnings with a minimum horizontal depth of 0.25 times the window height.</li> </ul> | <b>COMPLIES</b><br>A notation provided on the site plan confirms all north facing windows are to be shaded by eaves, fixed horizontal shading devices or awnings, compliant with the standard. |

## Waste and recycling objectives

Clause 55.05-5

Objectives

- To ensure dwellings are designed to facilitate waste recycling.
- To ensure that waste and recycling facilities are accessible and are of sufficient size to manage organic and general waste, and mixed and glass recycling.
- To ensure that waste and recycling facilities are designed and managed to minimise impacts on residential amenity.

Standard B5-5

Dwelling (other than a dwelling in or forming part of an apartment development)

- The development includes an individual bin storage area for use by each dwelling, of at least the applicable area, depth and height specified in Table B5-5.1.

| Type of bin storage area                         | Minimum area                                     | Minimum depth | Minimum height |
|--------------------------------------------------|--------------------------------------------------|---------------|----------------|
| Individual bin storage area for a dwelling.      | 1.8 square metres                                | 0.8 metre     | 1.8 metres     |
| Shared bin storage area for 3 dwellings or less. | 5.4 square metres                                | 0.8 metre     | 1.8 metres     |
| Shared bin storage area for 4 or more dwellings. | 1 square metre per dwelling plus 4 square metres | 0.8 metre     | 1.8 metres     |

- If the development includes a shared bin storage area:
  - The shared bin storage area:
    - Is located within 40 metres of a kerbside collection point.
    - Includes a tap for bin washing.
  - There is a continuous path of travel free of steps and obstructions from dwellings to the bin storage area.

Assessment

MET

VARIATION REQUIRED

All dwellings are provided with dedicated bin storage area at the rear, with capacity for

- 1 x 80L garbage bins (once per week collection)
- 1 x 240 litres recycling bins (once per fortnight)
- 1 x 140 L organic bins (optional, on request)
- 1 cubic metre area of hard rubbish collection point (shared for whole development)

Bins are to be stored at the rear of each dwelling, with access through the garage. Collection is to be undertaken by Central Goldfields Shire Council.

All dwellings meet the minimum 1.8sqm bin storage area, other than type F (2 occurrences) which is provided 1.36sqm only. This variation is considered generally acceptable given there is additional capacity adjoining the hot water service and in the rear garden, should additional storage area be required.





- Where access is provided for private bin collection on the land the design of access ways must allow the vehicle to enter and exit in a forward direction.
- Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.

#### Dwelling in or forming part of an apartment development

- The development includes a shared bin storage area for by each dwelling of at least the applicable area, depth and height specified in Table B5-5.2.

| Number of dwellings  | Minimum area                                                                         | Minimum depth | Minimum height |
|----------------------|--------------------------------------------------------------------------------------|---------------|----------------|
| 15 or less dwellings | 0.7 square metres per dwelling in a shared waste storage area                        | 0.8 metres    | 2.7 metres     |
| 16 to 55 dwellings   | 0.5 square metres per dwelling, plus 5 square metres in a shared waste storage area. | 1 metre       | 2.7 metres     |
| 56 or more dwellings | 0.5 square metres per dwelling in a shared waste storage area.                       | 1 metre       | 2.7 metres     |

- Enclosed bin storage areas are ventilated by:
  - Natural ventilation openings to the external air with an area of at least 5 per cent of the area for the bin storage area; or
  - A mechanical exhaust ventilation system.
- A tap and drain is provided to wash bins.
- A continuous path of travel is provided from each dwelling to bin storage areas.
- Each dwelling includes an internal waste and recycling storage space of at least 0.07 cubic metres with a minimum depth of 250 millimetres.

## Noise impacts objective

| Clause 55.05-6                                                                                                                                                                                                                                                                                                                                                                                     | Assessment                                                                                                             |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| <b>Objectives</b> <ul style="list-style-type: none"> <li>• To minimise the impact of mechanical plant noise located in the development.</li> </ul>                                                                                                                                                                                                                                                 | <b>MET</b>                                                                                                             |
| <b>Standard B5-6</b> <ul style="list-style-type: none"> <li>• Mechanical plant, including mechanical car storage and lift facilities are not located immediately adjacent to bedrooms of new or existing dwellings or small second dwellings, unless a solid barrier is in place to provide a line of sight barrier to transmission of noise and the location of all relevant bedrooms.</li> </ul> | <b>COMPLIES</b><br>Dwellings services are provided externally and are not anticipated to impact noise within bedrooms. |

## Energy efficiency for apartment development objectives

| Clause 55.05-7                                                                                                                                                                                 | Assessment                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| <b>Objectives</b> <ul style="list-style-type: none"> <li>• To achieve energy efficient dwellings and buildings.</li> <li>• To ensure dwellings achieve adequate thermal efficiency.</li> </ul> | <b>N/A</b>                  |
| <b>Standard B5-7</b>                                                                                                                                                                           | No apartments are proposed. |



- *Dwellings in or forming part of an apartment development located in a climate zone identified Table B5-7 do not exceed the maximum NatHERS annual cooling load.*

| NatHERS climate zone        | NatHERS maximum cooling load<br>MJ/M <sup>2</sup> per annum |
|-----------------------------|-------------------------------------------------------------|
| Climate zone 21 Melbourne   | 30                                                          |
| Climate zone 22 East Sale   | 22                                                          |
| Climate zone 27 Mildura     | 69                                                          |
| Climate zone 60 Tullamarine | 22                                                          |
| Climate zone 62 Moorabbin   | 21                                                          |
| Climate zone 63 Warrnambool | 21                                                          |
| Climate zone 64 Cape Otway  | 19                                                          |
| Climate zone 66 Ballarat    | 23                                                          |

**Note:**

- *Refer to NatHERS zone map, Nationwide House Energy Rating Scheme (Commonwealth Department of Environment and Energy).*

# Appendix 2: Objections Summary



The following tables comprise an assessment of the proposed dwellings against clause 55 of the planning scheme.

| Key theme                                                         | Concerns raised                                                                                                                                                                                                                                                                                                                                                                                                                                    | DTP response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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| <b>Bushfire risk</b>                                              | <ul style="list-style-type: none"> <li>The site is adjacent to bushland/state forest and is located within a neighbourhood with limited evacuation routes</li> <li>Significant concerns are raised with congestion and associated safety risks during a bushfire event.</li> <li>Increasing the residential population in a bushfire prone area will create more difficulties for emergency services accessing and protecting the area.</li> </ul> | <p>The subject site is included within a Bushfire Management Overlay, triggering consent for development of dwellings and requiring detailed bushfire hazard assessment and management measures to be provided to support the proposal.</p> <p>These details have been provided to the satisfaction of the CFA, who have provided conditional support for the application. The following key bushfire management measures are proposed to be integrated into the development:</p> <ul style="list-style-type: none"> <li>Dwellings 1, 7, and 8 are constructed at BAL rating-29, with all other dwellings to be constructed to BAL 12.5.</li> <li>All dwellings are to be constructed from masonry with colorbond roofing, without external timber.</li> <li>Defendable space and managed vegetation to be provided to the property boundary, including short, maintained grass, vegetation debris removed regularly, no shrubs located under canopy trees.</li> <li>Each dwelling is provided with 4000 litre rainwater tanks, 2500 litres of which must be reserved for static firefighting purpose. The tanks are above ground and be provided a separate outlet reserved fire firefighting</li> <li>CFA permit conditions include requirement to install hydrants every 200 metres, consistent with CFA specifications.</li> <li>Dwellings will be in close proximity to the common property road which links to the public road, where safe egress and access is easily available.</li> <li>The internal accessway which is accessible for a CFA vehicle access. The emergency services will be able to access static water supply from the road.</li> </ul> <p>Based on the measures proposed and support of the CFA, the bushfire risk is considered to be effectively managed to an acceptable level, which minimises risk to life and property. In the event of severe bushfire conditions, the 'leave early' approach is always recommended to avoid last minute evacuations.</p> |
| <b>Overdevelopment of the site and excessive dwelling density</b> | <ul style="list-style-type: none"> <li>The development of 34 dwellings constitutes an overdevelopment of the land, which is approximately 1ha in area.</li> <li>The proposal is inconsistent with the established low-density character.</li> <li>The scale of development is excessive relative to surrounding residential development</li> <li>The units are overly crowded and undersized dwellings with poor internal layout.</li> </ul>       | <p>Concerns regarding the increased dwelling densities are recognised and DTP note the proposal is significant for the locality, given the land is currently land.</p> <p>Despite the increased density, the proposed design response makes appropriate response to surrounding neighbourhood character, noting the dwellings are single storey in scale, maintains vegetated streetscape setbacks and integrate materials and built form which is responsive to surrounding dwellings.</p> <p>The site is included in the General Residential Zone, which encourages the development of diverse dwelling types, up to 3 storeys in height, which meet the needs of the community. This large, vacant site presents opportunity for cohesive design response which delivers housing diversity which can sit comfortably within the site context.</p> <p>The development is proposed to be provided as 100% affordable housing and the application is deemed to effectively balance increased residential yield with neighbourhood character considerations. Infrastructure upgrades to utility services, road and drainage infrastructure are being provided to service the development and the increased density will not place unreasonable burden on existing services.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |





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|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                               | The internal amenity of the dwellings have been assessed against the standards at Clause 55 and variation are considered generally minor and acceptable (refer to appendix 1).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Neighbourhood character and amenity impacts</b> | <ul style="list-style-type: none"> <li>The surrounding area is characterised by spacious, low-density, family-oriented streetscapes which are quiet and leafy.</li> <li>The proposal is inconsistent with the established character and would permanently alter the residential amenity of the area.</li> <li>The associated noise, overcrowding, reduced privacy and reduced enjoyment of neighbouring properties is key concern.</li> </ul> | <p>As above, the design response is considered to strike an appropriate balance between increasing dwelling density and responding to surrounding neighbourhood character.</p> <p>It is recognised Sebastopol Road is not a typical residential streetscape, and the development will provide present transformation of the area, however, is proposed to deliver road and services upgrades to support the residential growth.</p> <p>Amenity concerns associated with the development have been considered as part of this assessment and are deemed able to be managed to an appropriate level, in particular it is noted:</p> <ul style="list-style-type: none"> <li>The dwellings are single storey and are provided with setbacks from all site boundaries, ensuring there is no overshadowing impacts to adjoining dwellings.</li> <li>The design response integrates vegetated frontages and visual permeable fencing to improve integration with the surrounding streetscape. While the development is substantial compared with existing conditions, the visual impact of the proposal is reasonable and acceptable.</li> <li>Dwellings are designed with typical services such as water tanks, hot water services and air conditioning condensers, located immediately adjoining the buildings. These services are standard and located to be separated from existing dwellings. These services will have no acoustic impact on surrounding properties.</li> <li>Traffic generated from the development has been considered in the submitted traffic impact assessment, within an estimated 256 daily trips estimated to be generated by the development on an average day. These trips would be distributed throughout the day with peaks in the morning and evening. The assessment concludes this increase can be readily accommodated by the surrounding road network and will not result in significant congestion or amenity implications for existing residents.</li> <li>Waste management can be accommodated by Council collection vehicles and will not generate offsite impacts.</li> </ul> |
| <b>Traffic, parking and congestion</b>             | <ul style="list-style-type: none"> <li>The development is provided with insufficient visitor parking and carparking parking will overflow into surrounding streets</li> <li>The increased traffic volumes are a concern.</li> </ul>                                                                                                                                                                                                           | <p>The application is supported by a traffic impact assessment which estimates the development will generate an additional 256 vehicle movements daily. The calculations consider approximate maximum of 28 peak hour trips. This increase is anticipated to be readily accommodated by the surrounding road network, particularly noting the extent of Sebastopol Road which is to be upgraded to Council Urban Access 1 road standards.</p> <p>Overall, the development is not expected to have any adverse effects on the operation of the surrounding road network. The development is provided with 40 parking spaces, including 34 residential spaces and 6 visitor spaces, which is compliant with the requirements of Clause 52.06-. There is no statutory requirement to exceed this carparking provision.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Flooding and drainage impacts</b>               | <ul style="list-style-type: none"> <li>The area already experiences flooding and overland flow issues.</li> <li>Additional hard surfaces will create increased stormwater runoff, and</li> </ul>                                                                                                                                                                                                                                              | As discussed, a detailed stormwater management plan has been submitted which considers flood hazard and provided recommended floor levels and drainage infrastructure.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |



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|                                                                    | <p>the development provided inadequate drainage infrastructure.</p> <ul style="list-style-type: none"> <li>The drainage network will not cope with the excess runoff, and surrounding properties may be flooded as a result.</li> </ul>                                  | <p>The land is partially affected by the 1% AEP flood extent; however, the land is not affected by any overlays which trigger planning consent in relation to flood management.</p> <p>DTP consider flood risk can be effectively managed on the land and note permit conditions are recommended to require functional design and stormwater management calculations to be submitted to the satisfaction of Central Goldfields Shire Council.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Access for emergency services and waste collection services</b> | <ul style="list-style-type: none"> <li>The internal road layout is narrow and would impede fire trucks, ambulances, police and waste collection vehicles.</li> </ul>                                                                                                     | <p>DTP note CFA have provided conditional support for the proposal, including the proposed common property accessway which can accommodate emergency vehicles in the event of a bushfire or other emergency.</p> <p>Additionally, the traffic impact assessment provided swept path diagrams which demonstrate the application can be serviced by Council waste collection vehicle.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Variations with Clause 55 standards</b>                         | <ul style="list-style-type: none"> <li>The development seeks several variations to Clause 55 standards and concerns are held with the undersized dwellings, inadequate parking provision, setbacks, access issues and functional layout concerns.</li> </ul>             | <p>The proposed development seeks variations to the following Clause 55 Standards:</p> <ul style="list-style-type: none"> <li>Clause 55.02-1 – Street setback (Standard B2-1)</li> <li>Clause 55.03-1 – Dwelling diversity (Standard B3-1)</li> <li>Clause 55.03-7 – Functional Layout (Standard B3-7)</li> <li>Clause 55.05-3 – Rooftop solar generation area (Standard B5-3)</li> <li>Clause 55.05-5 – Waste and recycling (Standard B5-5)</li> </ul> <p>These variations have been considered in detail within Appendix 1 to this report and are deemed to be acceptable. The dwellings have been designed to meet the requirements of YWCA as the housing provider and are deemed to deliver an acceptable level of internal amenity.</p> <p>As discussed, the development meets the statutory carparking requirement and design standards for accessways.</p> <p>The development meets minimum setback requirements.</p>                                                                                                                                                                                                                                      |
| <b>Environmental impacts</b>                                       | <ul style="list-style-type: none"> <li>The proposal will have adverse environmental impacts given the extensive loss of native vegetation and loss of habitat.</li> <li>The application will result in degradation of the area's natural landscape character.</li> </ul> | <p>The environmental impacts of the development have been considered, in particular the proposed removal of native vegetation and canopy trees proposed.</p> <p>The application is supported by a Native Vegetation Assessment report, which identifies the subject land includes areas of partially intact native vegetation, including mature Eucalypt trees. The avoidance of vegetation clearance is not practical given the extent of works proposed and defensible space requirements within the Bushfire Management Overlay. However, the extent of removal is considered acceptable, noting native offsets are to be secured through permit condition (supported by DEECA).</p> <p>Similarly, the removal of canopy trees sought to facilitate the development is considered acceptable, given the need to balance residential development to meet growing population demand in residential zones.</p> <p>The proposed the landscape plan submitted also shows extensive planting of the land, including planting of 138 new trees, including Type A and B sizes, achieving a overall canopy coverage of 21.1% and providing habitat for native fauna.</p> |



|                                                                   |                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Pressure on local infrastructure and services</b>              | <ul style="list-style-type: none"> <li>Concerns are raised with the capacity of existing services to accommodate increase in dwellings.</li> <li>In particular, the impacts on roads, drainage, health services, police resources and community facilities.</li> </ul>                                                                              | <p>DTP note the development includes infrastructure upgrades to utility services, road and drainage infrastructure to service the development.</p> <p>On this basis, the increased density will not place unreasonable burden on existing services.</p> <p>Regarding larger municipal health and community services, the addition of 34 dwellings within the township is not anticipated to result in any adverse burden on established services and Council has not identified any concerns with servicing these residents.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Social impacts associated with concentrated social housing</b> | <ul style="list-style-type: none"> <li>Concentrated public housing development could create social issues, crime, anti-social behaviour, or increased demand for policing and support services.</li> <li>If community housing is required, it should be dispersed throughout the municipality rather than concentrated on a single site.</li> </ul> | <p>Social cohesion concerns raised are noted.</p> <p>The development is sought to be delivered as affordable housing, managed by YWCA Housing, which assist women in securing long term, secure housing.</p> <p>While the project is sought to be delivered in partnership and funded by Homes Victoria, the proposal is not public housing.</p> <p>DTP consider the proposal will deliver excellent outcome through providing high quality, safe and well-located dwellings for low income or vulnerable women who may experience challenges in securing a private rental. The development is not considered to result unreasonable offsite impacts.</p> <p>While the preference to disperse social housing throughout the community is recognised, the development of a large site which delivered efficiently to meet the needs of the registered housing provider is often deemed more cost effective and efficient. There is no statutory requirement to disperse affordable housing across residential areas.</p> |
| <b>Previous Council decision</b>                                  | <ul style="list-style-type: none"> <li>The Central Goldfields Shire Council's refused the proposal earlier in 2026 and concerns are held the Minister making an alternative decision would undermine this outcome.</li> </ul>                                                                                                                       | <p>DTP note the proposal was previously opposed by Central Goldfields Shire Councillors, who determined to overturn the planning officer's recommendation to support the proposal.</p> <p>The merits of the application have been considered thoroughly and independently through the separate application made to DTP and it has been determined the application is appropriate and should be supported.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Reduction to property values</b>                               | <ul style="list-style-type: none"> <li>The proposal could reduce nearby property values or negatively affect the area's market appeal.</li> </ul>                                                                                                                                                                                                   | <p>DTP note property values are not a relevant planning consideration and cannot influence planning recommendations.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |