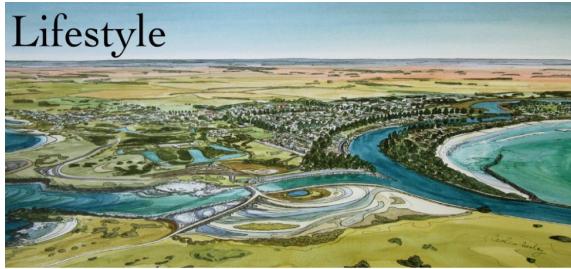


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Planning Report

CA 14 Sect 18 Township of Mortlake Parish of Mortlake – adj to 90 Dowling Street Mortlake Vic 3272.

Development of 3 dwellings on a lot.

Report prepared by Glenn Reddick

Date 10/12/25



DISCLAIMER

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DOCUMENT CONTROL

This document has been prepared to aid the submission of a planning permit application for development and subdivision at adj to 90 Dowling Street Mortlake, Vic. 3280.

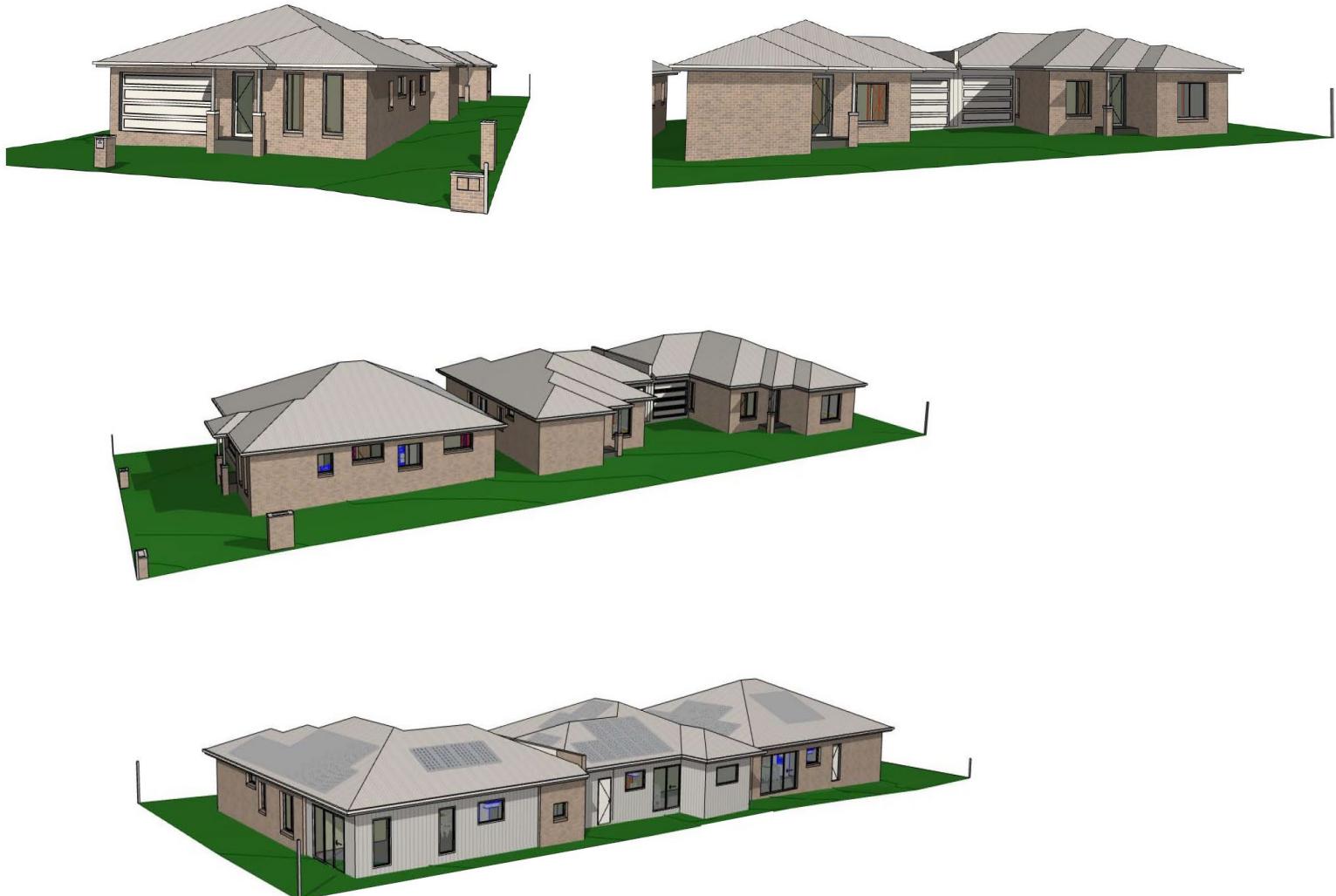
1. PROPOSAL

Planning approval is sought to construct 3 dwellings on a site having an overall area of approximately 1,019 sqm. The site is not being subdivided at this stage although indicative boundaries have been shown on the plans to assess the application against Clause 55.

The dwellings will be single storied with dwelling 1 fronting Dowling Street being detached with 4 bedrooms and a double garage, with dwellings 2 and 3 being semi-detached with a single garage each and 3 or 4 bedrooms.

The dwellings are arranged in a north/south linear configuration with dwelling 1 having direct access and crossover from Dowling Street and dwellings 2 and 3 off a single crossover and a 3m wide common property access driveway.

3d elevations

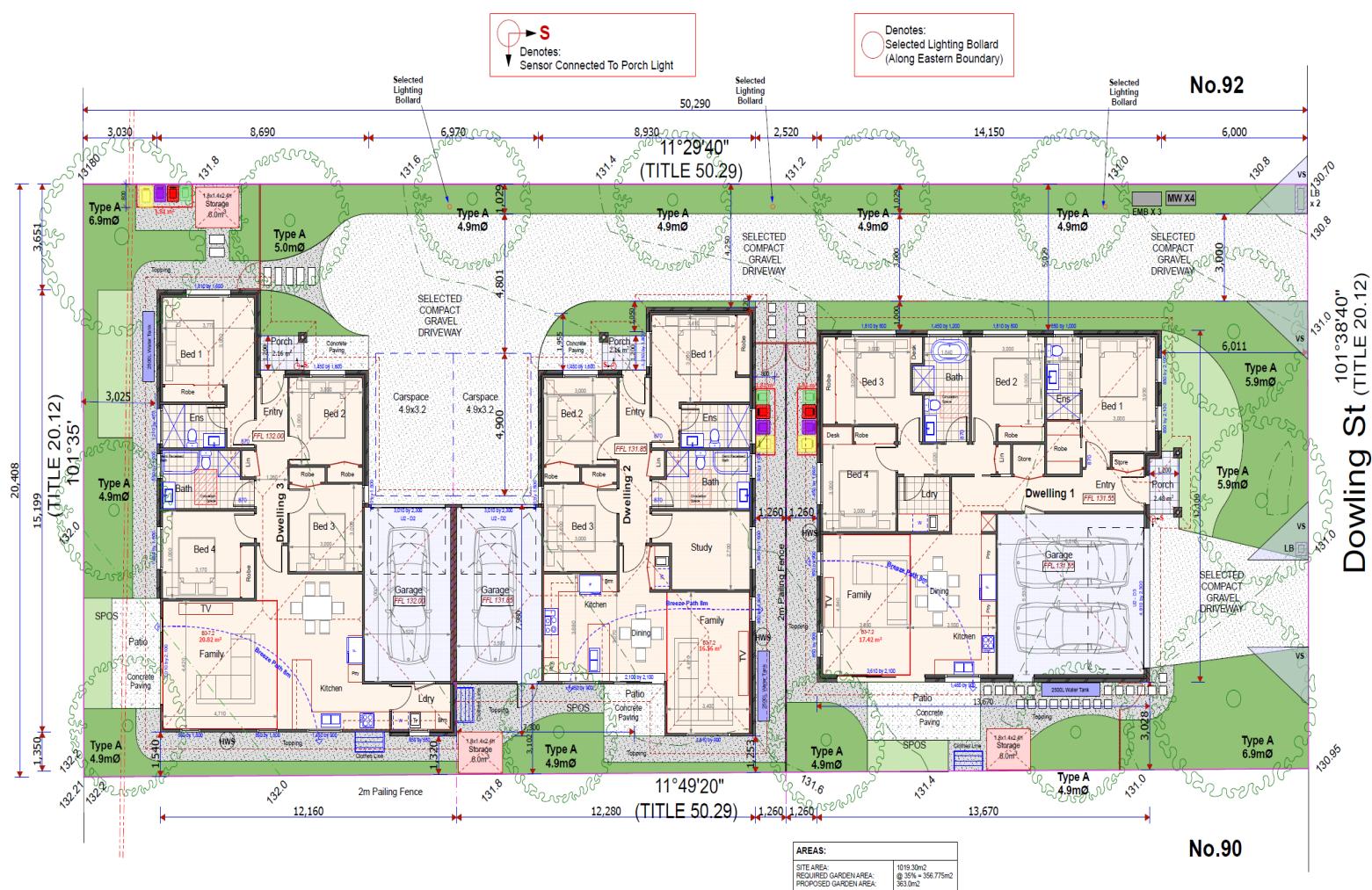


Floor plans and elevations

Dwelling 1 – entrance porch, entrance hall, open plan kitchen/dining/family room, 4 bedrooms (1 ensuite), bathroom, laundry, double garage and gardens.

Dwelling 2 - entrance porch, entrance hall, open plan kitchen/dining/family room, 3 bedrooms (1 ensuite), study/bedroom 4, bathroom, laundry cupboard, double garage and gardens.

Dwelling 3 - entrance porch, entrance hall, open plan kitchen/dining/family room, 4 bedrooms 1 ensuite, bathroom, laundry, double garage and gardens.



The dwellings will be finished externally in facing brickwork of a neutral colour to be selected, with aluminium windows in "Traffic White" under a pitched Colorbond roof covering in "Surfmist", Hardies Axon cladding also in "Surfmist" as a contrasting colour palette.

The combined site coverage of the 3 dwellings and garages is 455.8 sqm leaving open space and service areas of 483.4 sqm of which 52.6% sqm of the entire site permeable. The maximum height of the tallest dwelling is 5.733 (dwelling 1).

The breakdown for each dwelling is:

Dwelling 1

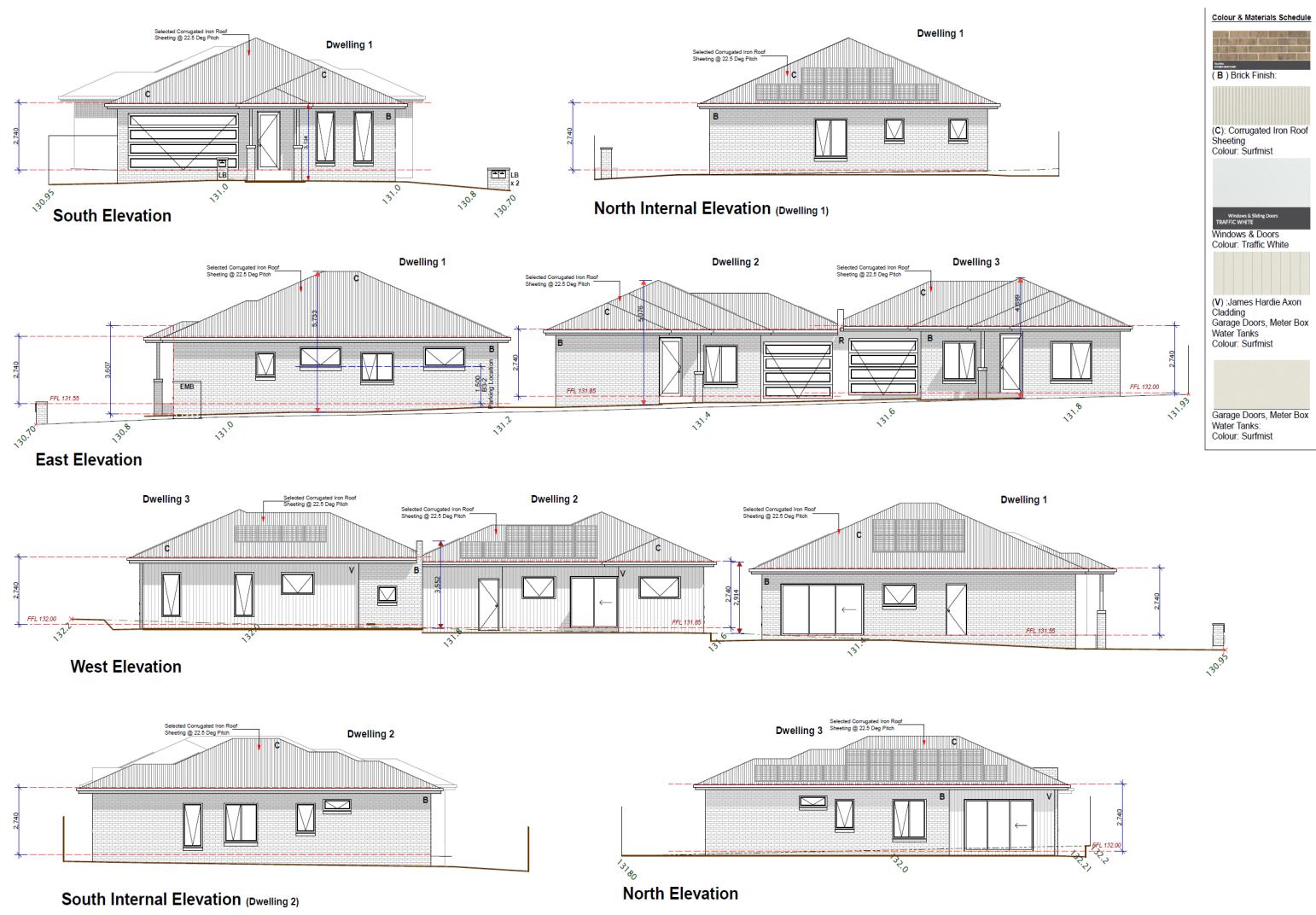
The overall building site coverage will be 170 sqm with 154.8 sqm of open space of which 41.9 sqm is secluded. The front setback from Dowling Street is 6.011m.

Dwelling 2

The overall building site coverage will be 136.5 sqm with 51.4 sqm of open space of which 26.5 sqm is secluded.

Dwelling 3

The overall building site coverage will be 149.3 sqm with 95.8 sqm of open space of which 77.9 sqm is secluded.



2. SITE ANALYSIS EXISTING CONDITIONS

The site is undeveloped and has an overall area of approximately 1,019 sqm situated on the northern side of Dowling Street adjacent to 90 Dowling Street. The site is generally flat with dwellings on the two abutting allotments to the east and west and a dwelling abutting at the rear (north). The site is enclosed by a timber paling fence on the eastern side and along the rear boundary and unfenced along the front and western boundaries.

There are a number of trees on the site of varying ages and condition all of which are proposed to be removed. There is an open swale drain along the frontage, no footpath, crossover, or kerb and channel. There is a sewerage connection in front of the site.

The prevailing character in Dowling Street is mostly single storied residential development with well vegetated gardens and road side with varied front setbacks and informal vehicle crossovers.

Dowling Street is situated 3 blocks south of the main street of Mortlake near the popular Tea Tree reserve and caravan park.

Dowling Street frontage looking north



Inside the site looking south towards Dowling Street



Looking along Dowling Street to the east towards Officer Street



Looking along Dowling Street to the West.



Aerial image



3. PLANNING CONTROLS

Zone

General Residential Zone (GRZ1).



Overlays

None.

Permit requirements

- A permit is required at **Clause 32.08-7** to construct two or more dwellings on a lot.

A Clause 55 assessment has been undertaken and submitted with the application which confirms that the application meets all objectives and standards of Clause 55.

Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

An application under clause 32.08-7 is exempt from the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act if all the applicable standards under clause 55.02, 55.04-1, 55.04-2, 55.04-3, 55.04-4 and 55.05-2 are met.

4. PLANNING ASSESSMENT

Clause 32.08 GENERAL RESIDENTIAL ZONE

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To encourage development that respects the neighbourhood character of the area.

To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

32.08-14

31/03/2025

VC267

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of this zone.*
- *The objectives set out in a schedule to this zone.*
- *Any other decision guidelines specified in a schedule to this zone.*
- *The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Housing Choice and Transport Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*

Dwellings, small second dwellings and residential buildings

- *For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings of three storeys or less, excluding a basement, the objectives, standards and decision guidelines of Clause 55.*

ASSESSMENT

Refer to the Clause 55 and Clause 56 assessment provided separately. The assessments confirm the proposed subdivision meets all required objectives and all standards with no variations sought.

Clause 52.17

NATIVE VEGETATION

Purpose

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):

- 1. Avoid the removal, destruction or lopping of native vegetation.*
- 2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.*
- 3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.*

To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

ASSESSMENT

An exemption to obtaining a permit is sought as the extent of native vegetation required to be removed is cumulatively less than 0.4ha (400 sqm) as set out in the table below from Clause 52.17-7. The total site area of the allotment is 1020sqm with the trees for removal estimated to equate to less than 400sqm, when combined with the arborists report has been submitted with the application which confirms that the majority of trees on the site are defective and should be removed. Refer to excerpt below.

Site area	Native vegetation that is to be removed, destroyed or lopped on land, together with all contiguous land in one ownership, which has an area of less than 0.4 hectares. This exemption does not apply to native vegetation on a roadside or rail reservation.
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MUNICIPAL PLANNING STRATEGY

Clause 02.03-1

03/10/2024

C69moyn

Settlement

Settlement hierarchy

The settlement pattern of the Shire comprises of several urban centres and many small settlements, located on the coast and within productive agricultural areas. Maintenance of a clear distinction between urban and rural areas is essential to efficient township development and continued agricultural production.

The district towns and predominant service centres are Port Fairy, Koroit and Mortlake. There are also the small service towns of Peterborough and Macarthur, and smaller villages and hamlets including Caramut, Cudgee, Ellerslie, Framlingham, Garvoc, Grassmere, Hawkesdale, Hexham, Illowa West, Killarney, Kirkstall, Mailors Flat, Nullawarre, Orford, Panmure, Purnim, Southern Cross, Towilla Way, Winslow, Woolsthorpe, Woorndoo and Yambuk. These smaller

settlements provide an important community focus, and, in some instances, a local convenience shopping role.

Each settlement within the Shire has a different capacity and role in providing for growth and services to their respective local community. Those settlements with larger populations and a greater variety of services have a greater opportunity to accommodate growth.

However, settlements that lack appropriate servicing infrastructure such as reticulated sewerage or have environmental constraints may have a low or constrained growth potential until such time as servicing limitations, such as effluent treatment and disposal, can be overcome or provided.

Mortlake

Mortlake is located at the foot of Mount Shadwell. It is a service centre for the surrounding farming country and the northern part of the Shire, providing a range of community and recreational facilities. It has excellent road access to other regional centres, including Warrnambool, Geelong and Hamilton. There is a regional livestock exchange and a regional quarry nearby, and a 550 megawatt (MW) gas-fired power station 12 kilometres to the west of the town. There are a number of historic bluestone buildings within Mortlake considered to be some of the finest in the State.

Strategic directions

- *Direct growth to settlements in accordance with their role and function specified in the Moyne Shire settlement hierarchy at Table 1.*
- *Encourage growth within clearly established boundaries of settlements to protect their character and adjoining farmland, and ensure that the environmental and landscape values are not compromised.*
- *Support Port Fairy as the primary district town for Moyne Shire and its role in accommodating a medium level of growth.*
- *Maintain and build Port Fairy as an economically sustainable settlement that provides jobs and services for the local community and continues to contribute to the regional economy through tourism.*
- *Preserve the cultural and historic character of Koroit, and strengthen its economic, social and cultural base in a sustainable manner.*
- *Promote Mortlake as an agribusiness, retail and service centre for the surrounding region.*
- *Maintain Peterborough as a small coastal town on the Great Ocean Road.*
- *Ensure stormwater and wastewater systems in Mailors Flat are effective.*
- *Strengthen Macarthur's economic and social functions in a sustainable manner.*
- *Discourage the expansion of Hawkesdale in areas within the buffer of the Hawkesdale Wind Farm.*
- *Contain growth and development in the villages and hamlets within the existing Township Zone, Low Density Residential Zone, and Rural Living Zone areas of the settlements.*

Table 1: Moyne Shire Settlement Hierarchy

Settlement status	Expansion and infill capacity	Name of settlement
District Town Settlements with large and diverse populations. These towns provide a variety of services to surrounding settlements. Variety of housing and moderate employment base. Popular visitor and retirement destinations	<ul style="list-style-type: none"> ■ Moderate growth capacity. ■ Identified potential for some growth beyond urban zoned land and through infill development within defined settlement boundaries. 	Port Fairy Koroit Mortlake

ASSESSMENT

The proposal is supported by the Clause as the site is located within reasonable walking or cycling distance to the centre of Mortlake and has existing infrastructure. These aspects lend weight to the proposal to make good use of surplus land without detriment to amenity.

Clause 02.03-6

03/11/2023

C70moyn

Housing

The population of the Shire is growing, however, it is ageing and household size is declining. A significant proportion of dwellings in the coastal towns are not permanently occupied, serving as holiday homes. This contributes to a lack of affordable worker accommodation, particularly during peak tourism periods.

Housing affordability and availability of long-term rental stock is declining in the Shire, and there is limited dwelling diversity, due to a low proportion of medium density and small dwellings in urban areas.

There is a need to provide well-located and accessible housing in the Shire to accommodate demand and attract new residents. However, housing growth is subject to infrastructure constraints, and can compromise environmental, heritage, landscape and neighbourhood character values.

The development of housing between settlements and in sensitive locations, such as areas of environmental or landscape significance, including the coastline, is an issue.

Ad hoc low density residential and rural living development has the potential to fragment productive agricultural land, cause land use conflicts and create demand for higher level services and infrastructure in rural areas. While a dwelling is generally needed to provide for

proper farming, dwellings should be limited to those that genuinely and permanently support agricultural production.

Strategic directions

- *Encourage population growth within all areas of the Shire.*
- *Encourage a range of accommodation opportunities in settlements, including medium density housing, to suit the needs of the Shire's residents.*
- *Facilitate aged and special care accommodation within the Shire.*
- *Support residential development densities that protect the heritage value and neighbourhood character of settlements.*
- *Direct rural living development to areas already zoned for this purpose within and on the periphery of existing settlements to enable access to available community facilities and physical infrastructure.*
- *Discourage rural residential development in areas of agricultural, cultural heritage, environmental or landscape value.*

ASSESSMENT

The proposal is consistent with the clause as it provides a modest increase in density, housing choice to cater for population growth in keeping with the single storey character of the neighbourhood.

PLANNING POLICY FRAMEWORK

Clause 11.02

MANAGING GROWTH

Clause 11.02-1S

Supply of urban land

Objective

To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Strategies

Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.

Ensure that sufficient land is available to meet forecast demand.

Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.

Planning for urban growth should consider:

- *Opportunities for the consolidation, redevelopment and intensification of existing urban areas.*
- *Neighbourhood character and landscape considerations.*
- *The limits of land capability and natural hazards and environmental quality.*

- *Service limitations and the costs of providing infrastructure.*

Monitor development trends and land supply and demand for housing and industry.

Maintain access to productive natural resources and an adequate supply of well-located land for energy generation, infrastructure and industry.

Restrict rural residential development that would compromise future development at higher densities.

ASSESSMENT

The proposal represents infill development to cater for population growth and to support key work housing in Mortlake which is in short supply. The land is serviced for water, electricity and sewerage, and has road frontage and excellent accessibility.

Clause 16.01-1S

Housing supply

Objective

To facilitate well-located, integrated and diverse housing that meets community needs.

Strategies

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Encourage the development of well-designed housing that:

- *Provides a high level of internal and external amenity.*
- *Incorporates universal design and adaptable internal dwelling design.*

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

ASSESSMENT

As discussed previously, the proposal is an almost textbook example of how infill development can be achieved in line with local and state government policies.

Clause 16.01-2S

Housing affordability

Objective

To deliver more affordable housing closer to jobs, transport and services.

Strategies

Improve housing affordability by:

- *Ensuring land supply continues to be sufficient to meet demand.*
- *Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.*
- *Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.*
- *Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.*

Increase the supply of well-located affordable housing by:

- *Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.*
- *Ensuring the redevelopment and renewal of public housing stock better meets community needs.*

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

ASSESSMENT

The proposed dwellings are anticipated to be suitable for the affordable housing market and are conveniently situated close to the centre of Mortlake.

Clause 65.01

APPROVAL OF AN APPLICATION OR PLAN

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- *The matters set out in section 60 of the Act.*
- *Any significant effects the environment, including the contamination of land, may have on the use or development.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the environment, human health and amenity of the area.*

- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*
- *The impact the use or development will have on the current and future development and operation of the transport system.*

This clause does not apply to a VicSmart application.

ASSESSMENT

The application is considered to meet the requirements of Clause 65 in the following ways:

- The land is of a suitable size and topography to be developed in a way that is consistent with the prevailing neighbourhood character.
- The future use will be residential which is compatible with surrounding land uses.
- There is a shortage of readily available affordable new homes available. This proposal contributes to that land supply in an orderly planned fashion.
- Off street parking is catered for.
- All services are available to each lot.
- The creation of an additional dwellings is not considered to have any significant impact on transport, or the current or future development of the area.

5. CONCLUSION

The proposal represents a low density compact infill development and offers a subtle increase in housing supply and potentially affordable housing in suitably serviced and zoned land.

The proposed dwellings are of a contemporary style which will be well connected to existing infrastructure and transport links. The proposal has been assessed against the requirements of the General Residential Zone, and the Standards and Objectives of Clause 55 and Clause 56 and found to be compliant.

The proposal is consistent with the PPF, LPPF and the requirements of Clause 65 and well supported by the local and state planning policies, it is therefore respectfully requested the application be considered favourably.