

Planning Report

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

Subdivision of land into 3 lots
and common property in
accordance with the approved
development.



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DOCUMENT CONTROL

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

Planning approval is sought to subdivide the land into 3 lots and common property in accordance with the approved development of PL25/173 for 3 dwellings.

MOYNE
SHIRE



The dwellings will be single storied having 4 bedrooms and either a single or double garage.



The proposed lot configuration lines up with the approved development.

Lot 1 – 16.64m x 21.49m – 356sqm.

Lot 2 – 16.52m x 13.72m max. – 200sqm.

Lot 3 – 15.16m x 20.25m max – 260sqm.

Common property – 217sqm.

MGA2020 ZONE 54



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.

The site has been cleared of significant vegetation. 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 west



Looking along Dowling Street to the east towards Officer Street



Looking north from Dowling Street



Abutting shed and dwelling on the allotment to the west



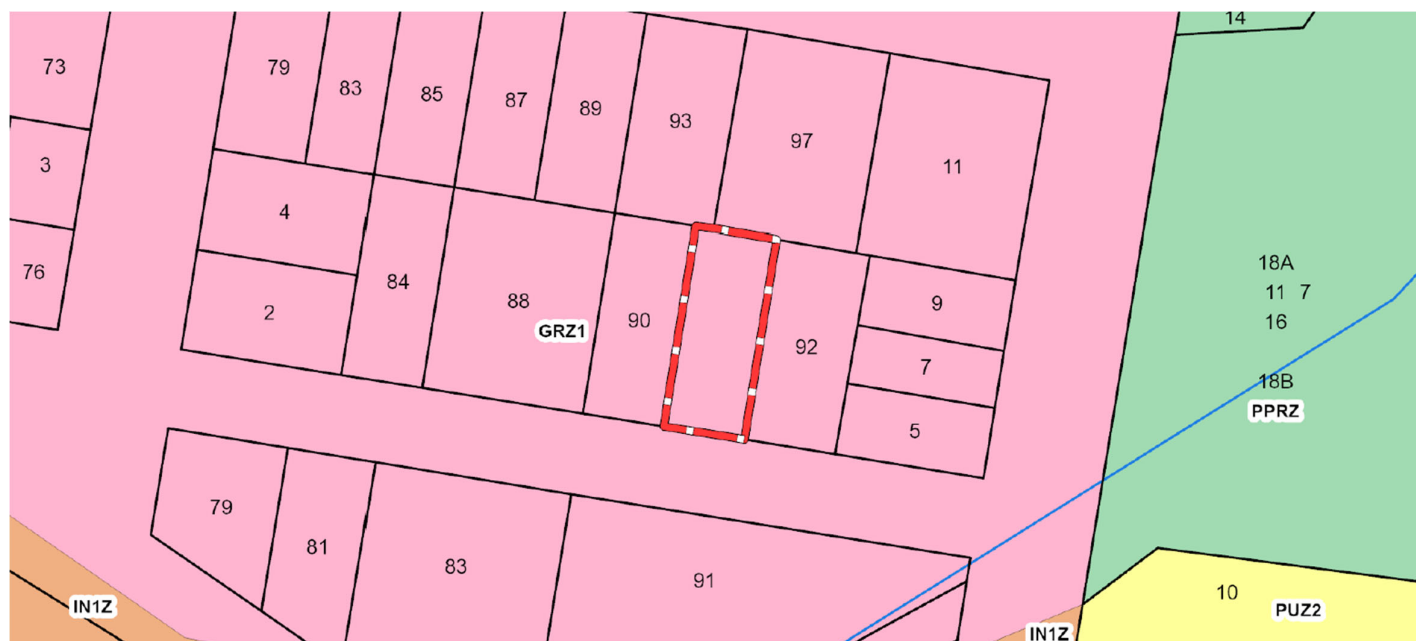
Aerial image



3. PLANNING CONTROLS

Zone

General Residential Zone (GRZ1).



Overlays

None.

Permit requirements

- **Clause 32.08-3** - A permit is required to subdivide land. Three (3) lot subdivisions must meet the following:

Class of subdivision	Objectives and standards to be met
60 or more lots	All except clause 56.03-5.
16 – 59 lots	All except clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	All except clauses 56.02-1, 56.03-1 to 56.03-4, 56.03-5 (unless the land is in the Neighbourhood Character Overlay), 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5 (only if the land is in the Neighbourhood Character Overlay), 56.04-2, 56.04-5, 56.06-8 and 56.07-4.

Clause 56 assessment has been undertaken and submitted with the application.

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.

Clause 32.08-13

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, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

Subdivision

The pattern of subdivision and its effect on the spacing of buildings.

For subdivision of land for residential development, the objectives and standards of Clause 56.

ASSESSMENT

The proposed subdivision is consistent with the purpose of the zone in that it creates an additional lots that broadly fits with the neighbourhood character of the area. The proposal provides diversity of housing choice with the benefit of existing infrastructure such as reticulated services and existing transport links, and road frontage. There is a bus service available in Mortlake which connects to Warrnambool station and surrounding districts.

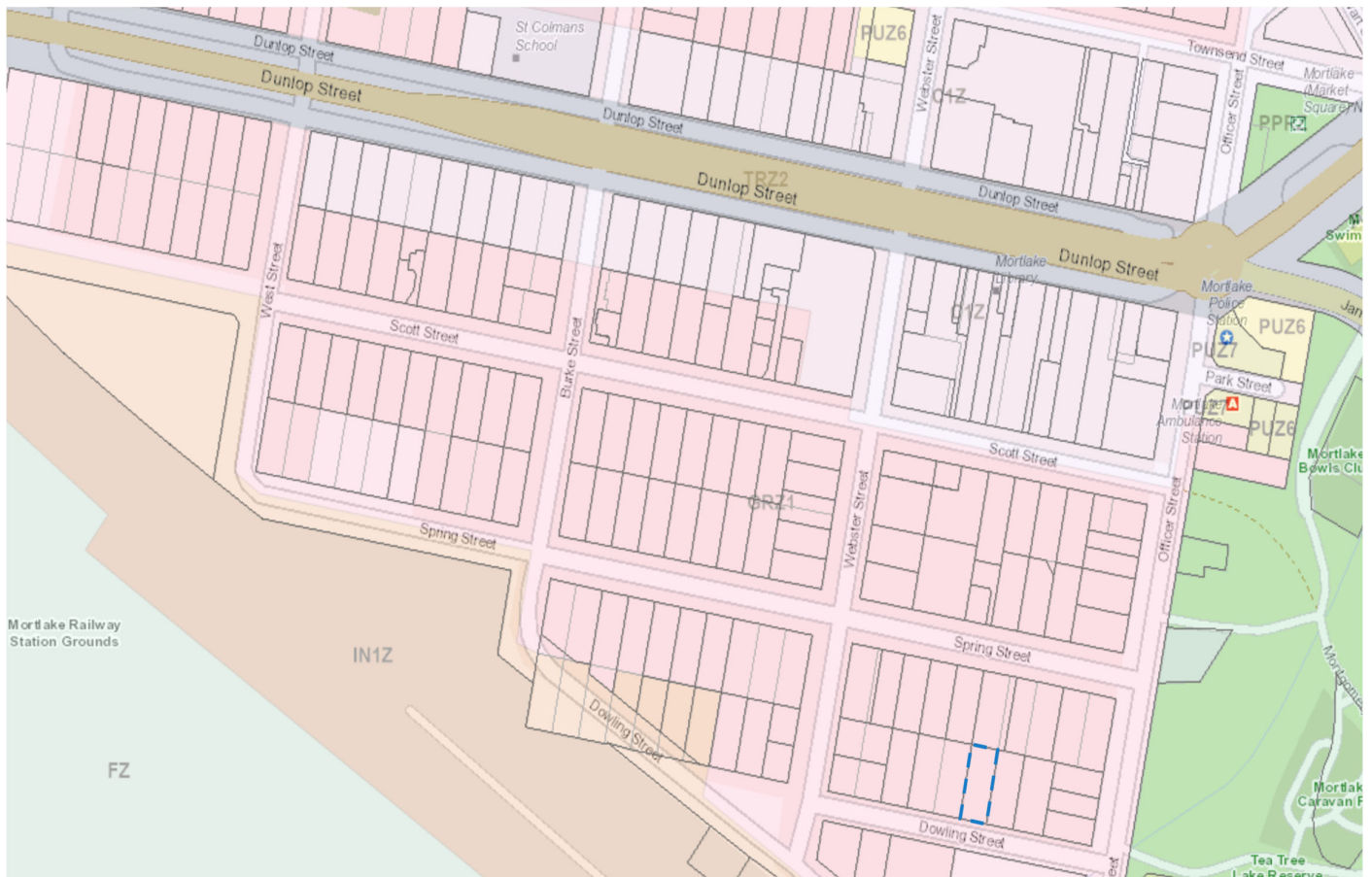
Proposed Lot 1 is 356 square metres, proposed Lot 2 is 200 square metres and proposed lot 3 is 260 sqm. The pattern of subdivision is quite uniform with the proposed lot being smaller than the prevailing pattern but not to the extent of being anomalous.

The proposed vehicular access points have a combined width of 6m are in keeping with the prevailing character and do not occupy more than 30% (26%) of the 23m frontage.

An assessment of the proposal against the objectives and standards of Clause 55 and Clause 56 has been undertaken which confirms each proposed lot meets the required standards and objectives and does not impact on solar access for adjoining properties.

The proposal meets the decision guidelines in the following ways:

- The proposed allotments are suitably sized and orientated to meet Clause 55 and Clause 56.
- Off street car parking is available for all lots.
- Each lot has its own identity in keeping with the pattern of development, adjacent buildings and streetscape.



Clause 56

RESIDENTIAL SUBDIVISION

Purpose

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

To create liveable and sustainable neighbourhoods and urban places with character and identity.

To achieve residential subdivision outcomes that appropriately respond to the site and its context for:

*Metropolitan Melbourne growth areas. Infill sites within established residential areas.
Regional cities and towns.*

To ensure residential subdivision design appropriately provides for:

Policy implementation.

Liveable and sustainable communities.

Residential lot design. Urban landscape.

Access and mobility management.

Integrated water management.

Site management.

Utilities.

ASSESSMENT

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

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	■ 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
C70moyne

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. The subdivision

simply places lines on a plan in accordance with the development that has already been assessed and approved.

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

Clause 65.02

APPROVAL OF AN APPLICATION TO SUBDIVIDE LAND

Before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:

- *The suitability of the land for subdivision.*
- *The existing use and possible future development of the land and nearby land.*
- *The availability of subdivided land in the locality, and the need for the creation of further lots.*

- *The effect of development on the use or development of other land which has a common means of drainage. The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.*
- *The density of the proposed development.*
- *The area and dimensions of each lot in the subdivision.*
- *The layout of roads having regard to their function and relationship to existing roads.*
- *The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.*
- *The provision and location of reserves for public open space and other community facilities.*
- *The staging of the subdivision.*
- *The design and siting of buildings having regard to safety and the risk of spread of fire.*
- *The provision of off-street parking.*
- *The provision and location of common property.*
- *The functions of any body corporate.*
- *The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.*
- *If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.*
- *Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.*
- *The impact the 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 and subdivided. The subdivision and development represents infill development that is consistent with the prevailing neighbourhood character.
- The future use will be residential in accordance with an approved planning permit 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.
- The proposal is generally consistent with the pattern of subdivision, lot sizes and density of the area.
- Off street parking is catered for.
- All services are available to each lot.
- The creation of an additional lots is not considered to have any impact on transport, or the current or future development of the area.

5. CONCLUSION

The proposal represents a low density compact infill subdivision 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 from the development application approval 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.