PLANNING REPORT

Application for:
Construction of a single dwelling

Site address:
8 Cayley Court, San Remo

February 2019
## Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Introduction</td>
<td>3</td>
</tr>
<tr>
<td>2. Site Analysis</td>
<td>3</td>
</tr>
<tr>
<td>3. Surrounding Area</td>
<td>3</td>
</tr>
<tr>
<td>4. Proposal</td>
<td>4</td>
</tr>
<tr>
<td>5. Planning Controls</td>
<td>4</td>
</tr>
<tr>
<td>5.1. Zoning</td>
<td>4</td>
</tr>
<tr>
<td>5.2. Overlays</td>
<td>5</td>
</tr>
<tr>
<td>6. Planning Policy</td>
<td>5</td>
</tr>
<tr>
<td>6.1. Planning Policy Framework</td>
<td>5</td>
</tr>
<tr>
<td>6.2. Local Planning Policy Framework</td>
<td>8</td>
</tr>
<tr>
<td>6.3. Planning Policy Assessment</td>
<td>13</td>
</tr>
<tr>
<td>7. Significant Landscape Overlay Assessment</td>
<td>14</td>
</tr>
<tr>
<td>8. Conclusion</td>
<td>16</td>
</tr>
<tr>
<td>Attachment 1 – Title documents</td>
<td></td>
</tr>
<tr>
<td>Attachment 2 – Development plans</td>
<td></td>
</tr>
</tbody>
</table>

Looking south into the subject site from Cayley Court.
1 INTRODUCTION

This report has been prepared to accompany a planning permit application to Bass Coast Shire for the construction of a dwelling and garage on the land at 8 Cayley Court, San Remo.

This report is prepared in response to the relevant provisions of the Bass Coast Planning Scheme, and demonstrates how the proposal is consistent with the zoning provisions, overlays, and the relevant state and local planning policy within the Bass Coast Planning Scheme.

The report is to be read in conjunction with development plans for the proposal, reference ‘Job No. 3288’ by Langford Jones Homes, dated 11/2/19.

In summary, the development proposed will comprise an efficient and responsive use of a site enjoying good access to a range of services and facilities, located within the established residential area of San Remo township.

The proposal achieves the desired balance between the policies of sensitive development within the coastal landscape and use of the land for residential purposes, and therefore should be supported.

2 SITE ANALYSIS

The site comprises a single parcel with a frontage to Cayley Court of 27.4 metres, and maximum depth of 114.07 metres. It has an area of 4000sqm. It is undeveloped, and features a coverage of mostly pasture and weed cover. There are eight mature trees and shrubs located adjacent to the west boundary, all of which are to remain.

The land slopes moderately, falling from north to south.

A concrete crossover provides access from Cayley Court, centrally on the south boundary. Cayley Court is a sealed road.

The property is fenced with low post and wire on all boundaries.

3 SURROUNDING AREA

The site is located on the eastern edge of the San Remo township, in the Low Density Residential Zone. This part of San Remo features a mostly open landscape comprising farmland to the east, and low density lots to the east, west, north and south. Prominent in this landscape are a number of two storey buildings in the surrounding, some of which formed part of the failed Bass Coast Golf Club, now known as the Bass Coast Resort. Essentially these are now simply townhouses, with the golf course concept now defunct. These dwellings are set in a mostly cleared landscape, and are visually prominent.

To the north, east and south are low density residential lots. The lot to the east is vacant, while the property to the west is vacant and is part of the Bass Coast Resort. To the south, on the opposite side of Cayley Court, are a number of Low Density Residential allotments, some of which are vacant, and others developed with prominent dwellings. Abutting the site to the north is a Low Density Residential allotment currently undeveloped.
4 PROPOSAL

It is proposed to construct a two-storey dwelling on the land, to be located within the building envelope. The dwelling is to be set back 39.824m, 13.766m and 6.501m from the south, west and east boundaries respectively.

The proposed dwelling is of a contemporary design, with flat roofs behind parapet walls. Construction materials are to include:

- Walls constructed from lightweight cladding including Axon cladding, rendered foam panelling and weatherboards
- Powdercoated Aluminium window frames
- Steel roofing
- Steel and glass balustrades
- Timber posts

The ground floor plan features a two-car garage, three bedrooms, rumpus, art studio, covered verandah to the north, and service rooms.

The upper floor plan features open plan kitchen, living and dining room accessing north and south-facing covered balconies, one bedroom, WC and bathroom.

The proposed dwelling construction will not require removal of vegetation from the site.

5 PLANNING CONTROLS

The development and use of the site is controlled by the Bass Coast Planning Scheme.

Specific provisions of this scheme that are relevant to this proposal are explained in the following.

5.1 Zoning

Low Density Residential Zone

Under the provisions of the Bass Coast Planning Scheme the subject site is included within the Low Density Residential Zone. The stated purpose of the Low Density Residential Zone is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

Pursuant to Clause 32.03-1 of this zone use of the land for a dwelling is as-of-right, subject to there being only one dwelling and that dwelling meeting the utility provision and servicing connection requirements of Clause 32.03-2. Therefore a permit is not required for construction of a dwelling, in this instance.
5.2 Overlays

The site is affected by the following overlays:

**Significant Landscape Overlay.** A permit is required to construct a building or carry out works. Schedule 1 to the overlay does not exempt construction of a building from permit requirements. A permit is also required to remove vegetation.

Before deciding on an application, the responsible authority must consider the following decision guidelines:

- The siting and design of a proposed development in response to Council’s adopted Design and Siting Guidelines for Coastal Areas and Rural Hinterland 1999.
- The need for building materials to be non-reflective or of colours that complement the surrounding landscape.
- The preservation of the quality of long distance views from the surrounding hills over the Bass River valley.
- Whether the proposal is consistent with maintaining the landscape significance of the area.
- Whether the proposed buildings and works, and its siting, design, materials and general appearance will meet the landscape character objectives of this schedule.
- The extent of landscaping around buildings and throughout the site using indigenous species to minimise the visual impact of buildings.
- The impact of the proposed buildings or works on the landscape significance, scenic views or amenity of the landscape.
- Whether the sitting, height, bulk and general appearance of the proposed buildings or works are designed to have the least visual effect on the landscape.
- The protection of landscapes and seascapes, having regard to:
  - Conservation and enhancement of significant areas of natural vegetation and significant stands of trees.
  - Visual impact from scenic vantage points.

6 PLANNING POLICY

6.1 Planning Policy Framework

A central principle of the Planning Policy Framework at Clause 11 relates to settlement and provides the following:

*Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.*

*Planning is to recognise the need for, and as far as practicable contribute towards:*

- Health, wellbeing and safety.
- Diversity of choice.
- Adaptation in response to changing technology.
- Economic viability.
- A high standard of urban design and amenity.
- Energy efficiency.
- Prevention of pollution to land, water and air.*
• Protection of environmentally sensitive areas and natural resources.
• Accessibility.
• Land use and transport integration.

Planning is to prevent environmental and amenity problems created by siting incompatible land uses close together.

Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services.

The Planning Policies that are relevant to the proposal are as follows:

11.03-4S  Coastal settlement

**Objective**
To plan for sustainable coastal development.

**Strategies**

Plan and manage coastal population growth and increased visitation so that impacts do not cause unsustainable use of coastal resources.

Support a network of diverse coastal settlements that provide for a broad range of housing types, economic opportunities and services.

Encourage urban renewal and redevelopment opportunities in existing settlements to reduce the demand for urban sprawl.

Identify a clear settlement boundary around coastal settlements to ensure that growth in coastal areas is planned and coastal values are protected. Where no settlement boundary is identified, the extent of a settlement is defined by the extent of existing urban zoned land and any land identified on a plan in the planning scheme for future urban settlement.

Direct new residential and other urban development and infrastructure to locations within defined settlement boundaries of existing settlements that are capable of accommodating growth.

Support the sustainable management of growth around coastal, estuary and marine assets to protect environmental values, and to achieve regional economic and community benefits.

Avoid linear urban sprawl along the coastal edge and ribbon development in rural landscapes.

Protect areas between settlements for non-urban use.

Avoid development on ridgelines, primary coastal dune systems and low lying coastal areas.

Encourage the restructure of old and inappropriate subdivisions to reduce development impacts on the environment.

Ensure a sustainable water supply, stormwater and sewerage treatment for all development.
Minimise the quantity and enhance the quality of stormwater discharge from new development into the ocean, bays and estuaries.

12.05-2S Landscapes

Objective
To protect landscapes and significant open spaces that contribute to character, identity and sustainable environments.

Strategies
Ensure sensitive landscape areas such as the bays and coastlines are protected and that new development does not detract from their natural quality.

Improve the landscape qualities, open space linkages and environmental performance in green wedges and conservation areas and non-urban areas.

Recognise the natural landscape for its aesthetic value and as a fully functioning system. Ensure natural key features are protected and enhanced.

13.01-2S Coastal inundation and erosion

Objective
To plan for and manage the potential coastal impacts of climate change.

Strategies
In planning for possible sea level rise, an increase of 0.2 metres over current 1 in 100 year flood levels by 2040 may be used for new development in close proximity to existing development (urban infill).

Plan for possible sea level rise of 0.8 metres by 2100, and allow for the combined effects of tides, storm surges, coastal processes and local conditions such as topography and geology when assessing risks and coastal impacts associated with climate change.

Ensure that land subject to coastal hazards are identified and appropriately managed to ensure that future development is not at risk.

Ensure that development or protective works seeking to respond to coastal hazard risks avoids detrimental impacts on coastal processes.

Avoid development in identified coastal hazard areas susceptible to inundation (both river and coastal), erosion, landslip/landslide, acid sulfate soils, bushfire and geotechnical risk.

15.01-1S Urban design

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

Strategies
Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.
Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.

Ensure the interface between the private and public realm protects and enhances personal safety.

Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.

Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.

Promote good urban design along and abutting transport corridors.

15.01-5 Cultural identity and neighbourhood character

Objective

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

Strategies

Ensure development responds and contributes to existing sense of place and cultural identity.

Ensure development recognises distinctive urban forms and layout and their relationship to landscape and vegetation.

Ensure development responds to its context and reinforces special characteristics of local environment and place by emphasising:

- The underlying natural landscape character.
- The heritage values and built form that reflect community identity.
- The values, needs and aspirations of the community.

6.2 Local Planning Policy Framework

Municipal Strategic Statement (MSS)

The MSS provides the strategic planning framework for the Bass Coast Shire. Several of the issues raised in the MSS are of direct relevance to this proposal. They include:

21.02 - Settlement

Clause 21.02-1 deals with the Growth of Towns in the Shire and identifies the distinctive settlement pattern which is based on a hierarchy of townships and villages. Within the Settlement Hierarchy San Remo is identified as a town with the following expansion and infill capacity:
• Moderate spatial growth capacity
• Encourage some growth beyond urban zoned land and infill development within township boundary

**Objective 1**
To identify towns that are suitable for urban growth and to provide for sufficient land in these towns for growth until 2030.

**Objective 2**
To ensure that residential development and related urban uses are restricted to existing or identified settlements.

**Objective 3**
To encourage sustainable development and minimise impacts on the environment.

**21.04 - Environment**
Clause 21.04-6 deals with Climate Change with the ‘Overview’ noting:

Climate change is predicted to cause an increase in sea levels, a decrease in rainfall and more frequent and severe storm events. It is predicted that sea levels will rise up to 0.8 metres by the year 2050 (Intergovernmental Panel on Climate Change Fourth Assessment Report: Synthesis Report, UNESCO, 2007). There will be impacts on coastal settlements, biodiversity, infrastructure and agricultural production. As Bass Coast Shire has a number of low lying regions (both on the coast and further inland), and a large amount of viable agricultural land, the future impacts of climate change on the municipality are significant planning issues.

**Objective 3**
To discourage development in areas that may be affected by climate change.

The relevant strategy includes:

*Determine the effects of sea level rise and storm surges and prepare and implement strategies to address any potential issues.*

**21.05 – Landscape and Built Form**
Clause 21.05 deals with Landscape and Built form. Protection of the coastal and hinterland landscapes and views within the Shire is identified as a key feature. Objectives relevant to this application include:

• To ensure that development is subordinate to the natural, visual and environmental landscape character and significance.

• To protect the undeveloped character of the coastal strip.

• To protect locally significant views and vistas that contributes to the character of the coastal and coastal hinterland region.

Clause 21.05-4 deals with Design and Built Form. The Overview highlights the importance of maintaining the valued aspects of the municipality’s character. It notes:
'Where the built form character of an area is established and valued (and the area has not been identified for substantial change), new development should respect this character and add to the overall quality of the urban environment'.
park. Buildings generally present individual shop facades with some continuous building frontages.

**Local Area Implementation**

**Settlement**

- Accommodating the majority of future residential growth within an eastern development corridor, to the east of San Remo, between Phillip Island Road, Shetland Heights Road and Potters Hill Road, in accordance with the San Remo Strategic Framework Plan.
- Civic and commercial activities in the San Remo Growth Area should be provided in a consolidated activity node.

**Land uses**

- Encourage residential and holiday apartments as “shop top” dwellings to third storey with ground floor retail in the Commercial area: Marine Parade, West of Bergin Grove.
- Extend the B1Z land zoning between Bergin Grove and Woolamai Grove to Mary Grove.
- Promoting the establishment of new retail and commercial businesses.
- Utilising the proposed East-West Link Road as a catalyst for new commercial development within the San Remo town centre.
- Capitalising on the visual exposure offered by San Remo’s commercial centre with respect to attracting passing trade.
- Encourage tourist development to areas zoned Mixed Use along Phillip Island Tourist Road east of the San Remo business centre. This includes an extension of the existing Mixed Use Zone to Panorama Drive.
- Encouraging the location and development of motels, restaurants, and retail outlets on larger lots in the Commercial area - Phillip Island Road, East of Back Beach Road.
- Concentrating the San Remo commercial area to the southern edge of Marine Parade.
- Developing Marine Parade between Bergin Grove and Woolamai Grove for cafes, hotels, restaurants, and open space.
- Redeveloping commercial buildings.
- Facilitating the development of tourism related activities in designated areas promoting commercial tourism at identified locations, with main road frontage and recreational based tourism to the south of the Anderson Peninsula ridgeline.
- Retaining rural land uses outside of designated settlement boundaries, and allow for appropriate recreational tourism uses, which are non-residential.
- Facilitating a future neighbourhood centre for commercial and community purposes within the San Remo residential growth area.
Monitor coastal hazards and the coastal impacts of climate change on the San Remo Commercial Areas. Review the role of the San Remo Commercial Area when the Victorian Coastal Council ‘Coastal Vulnerability Study’ is released.

**Landscape and built form**

- Encouraging new development to be consistent with the established fishing village character.
- Maintaining views over the bay from Phillip Island Road.
- Encouraging a site responsive and high quality built form.
- Limiting residential building form to be a maximum of two storey in height (7 metres from natural ground level to top of wall and 8 metres from natural ground level to the ridgeline).
- Applying the design guidelines of the Phillip Island and San Remo Design Framework.
- Avoiding unarticulated big box built forms especially on undulating land and hillsides.
- Ensuring building mass responds to topography.
- Encouraging fewer and low front fencing to open up streetscapes and allow visual permeability between the public and private realm.
- Encouraging the redevelopment of the commercial town centre to improve design, integration with the foreshore and provide a wide variety of retail type uses.
- Encouraging higher density housing and tourist accommodation (up to 3 storeys) in the San Remo town centre that exhibit excellence in design consistent with the Department of Planning and Community Development’s ‘Guidelines for Higher Density Residential Development.’ Specifically, development should achieve the following:
  - Third levels should be recessed to assist with reducing building bulk and assist in with streetscape integration.
  - Roof forms should not incorporate high pitches and should be designed to provide visual interest.
  - Building form should provide for appropriate street activation and integration, articulation and contemporary design treatments, which contribute to the coastal character.

**Response:**

San Remo is recognised as a town with capacity for residential growth in the form of consolidated development within the township boundary, and has the necessary attributes to accommodate infill development. Within this context, the site presents an appropriate opportunity for infill development, which would take pressure off the spatial expansion of the town, and increase the population closer to the facilities and amenities of the town.
The subject site is located within the existing semi-urban area of San Remo township, and well-serviced by all necessary infrastructure required for such a development. As such, it is suitable for infill development and consolidation as stated in the above policy.

The subject site has capacity to accommodate one dwelling. Given the location of the site, this is under-utilised land, and suitable for residential development at an appropriate density.

Council Adopted Strategies

Phillip Island and San Remo Design Framework

The Phillip Island and San Remo Design Framework (The Framework) is a policy document adopted by Council and identified as a reference document in Clause 21.12 of the Bass Coast Planning Scheme. The Framework establishes vision, strategies and guidelines that will assist in shaping the structure, function and appearance of Phillip Island and San Remo over the next 20 years.

The Framework recognises that the population of Phillip Island and San Remo is expected to increase and promotes urban consolidation to accommodate the additional population. The Framework also recognises that the aged population of Phillip Island is increasing, as many people retire to Phillip Island.

With regard to the residential development design guidelines of the Phillip Island and San Remo Design Framework, the development is consistent with the document for the following reasons:

- The proposed building positively reflects the context of development in the immediate area, which includes larger scale two-storey dwellings built to capture local views through to the adjacent landscape and ocean;
- The development will not unreasonably interfere with views from public areas, nor from surrounding residential properties;
- There are no walls on boundaries;
- The design provides engaging facades to all sides.

6.3 Planning Policy Assessment:

At the State level, the key policy influences applicable to this application primarily relate to matters including minimising the impact of development along the coastline, and protection of the environmental and ecological features of the coastal landscape.

In response, the site is part of a low density residential area on the fringe of San Remo township, and features rather prominent development amidst open pasture landscape. The views to Bass Strait and Cape Woolamai are a significant feature. The context is one of a landscape dominated by expansive views, but also featuring development which exploits this. The proposed dwelling is typical in size and scale of the existing buildings within this area, and will have a visual presence consistent with other dwellings in the immediate area.
The use of the land for residential purposes is consistent with the site’s zoning and both State and Local Planning Policy.

The design proposes a relatively modest residence, with the dwelling occupying approximately half of the building envelope.

Local planning policy seeks development which is sensitive to the context in which it sits. In this case the dwelling will be consistent with the prominence of other dwellings in this part of the immediate landscape, and the dwelling surrounds will be planted with suitable species of plants. The proposal also uses materials and forms which will be appropriate to established development and natural features of the surrounding landscape.

The proposal incorporates design which will maximise the solar access of the dwelling, reducing energy inputs for heating.

Based upon the preceding analysis as outlined in this submission, it is considered that the proposal meets the relevant policies within the State and Local Planning Policy frameworks.

7 Significant Landscape Overlay Assessment

The site is affected by the SLO1, recognising the dominance of the coastal and farming landscape within which the site is located. As a permit is required for construction of a dwelling and removal of vegetation pursuant to the SLO1, the decision guidelines of that overlay must be considered in the assessment. The following features an assessment of the proposal under the relevant decision guidelines.

- The siting and design of a proposed development in response to Council’s adopted Design and Siting Guidelines for Coastal Areas and Rural Hinterland 1999.

In relation to San Remo, the document sets out guidelines for development. Of relevance to this site and proposal are the following:

- Buildings and works should be sited and designed in response to the natural slope of the land to minimise the visual impact of development and works (including access drives), and soil erosion. Split level designs are strongly encouraged on sloping sites.

- The size, bulk, building materials and colour of new buildings should be responsive to the surrounding area. They should not dominate or stand out.

- The colour of roofing materials of new buildings should be subdued and of a non-reflective material to blend in with the surrounding rural area and minimise the visual impact and glare from the roof when viewed from beyond the site.

- All dwellings should be designed and oriented to optimise energy efficiency.

- The planting of indigenous vegetation and landscaping is strongly encouraged to screen any new development. This is particularly important at in the area north of the Anderson Peninsula ridgeline which is highly visible from Phillip Island Tourist Road, and in the vicinity of the George Bass coastal walking track.
Proposed vegetation accompanying new development should be capable of withstanding sand and salt attack. Indigenous coastal vegetation is strongly encouraged.

With regard to the above, the design of the development has used non-reflective materials, forms and its modest extent to address the above guidelines. Main living rooms feature generous exposure to northern, eastern and western sun, with most bedrooms and service rooms on the ground floor.

It should be noted that the guidelines specifically state relevance to the rural residential use of land, however, the site and surrounding area is low density residential, where built form is more prominent. This is demonstrated by the dwellings recently approved and constructed within Cayley Court, and the ‘golf club’ townhouses further to the west.

- The need for building materials to be non-reflective or of colours that complement the surrounding landscape.

The proposed materials (see list on page 4, and development plans) are non-reflective and are sympathetic to the landscape setting.

- Whether the proposal is consistent with maintaining the landscape significance of the area.

While the development will be visible in the landscape due to the lack of existing vegetation, it will complement the buildings recently constructed in the area, and will not appear any more prominent than established development. From public areas, the dwelling will appear as part of the evolving low density residential estate, approved to surround the ‘golf club’.

- Whether the proposed buildings and works, and its siting, design, materials and general appearance will meet the landscape character objectives of this schedule.

The relevant landscape character objectives for the SLO1 (Strzelecki Foothills and Bass Valley) are as follows:

- To protect and enhance the landscape quality of the area.
- To protect and enhance vegetation within the landscape.
- To ensure that buildings are sited and designed to minimise detrimental impact on the landscape.
- To encourage development which is of a size and scale sympathetic and responsive to the surrounding high quality rural and coastal landscapes.
- To retain the dominance of the undulating and uncluttered landscape throughout the hinterland by ensuring that buildings and structures outside settlements sit within, rather than dominate the landscape.
- To maintain locations of highly scenic and natural vistas along roads and at formal lookout points.
- To minimise detrimental impact of built form along the coastline, on hill slopes visible from main roads and settlements and prominent slopes.
The existing landscape quality of the area includes the contribution of the existing townhouses and recently completed two-storey dwellings within Cayley Court. In this context, the proposed dwelling is modest in scale and extent. The development will not affect any existing views from public areas, particularly views from Shetland Heights and Potters Hill Roads, which already take in existing development. The development is sympathetic to the character of the landscape, which includes both natural and man-made elements.

- The extent of landscaping around buildings and throughout the site using indigenous species to minimise the visual impact of buildings.

Future landscaping of the dwelling surrounds with suitable species will improve the general surrounds of the site, and will buffer views of the proposal from surrounding properties.

- The impact of the proposed buildings or works on the landscape significance, scenic views or amenity of the landscape.

See above discussions.

- Whether the siting, height, bulk and general appearance of the proposed buildings or works are designed to have the least visual effect on the landscape.

The building envelope on the site has already established the parameters for development on the site. The proposal is within the envelope and uses only a portion of the envelope, while enabling capturing of views to the south and south-west.

- The protection of landscapes and seascapes, having regard to:
  - Conservation and enhancement of significant areas of natural vegetation and significant stands of trees.
  - Visual impact from scenic vantage points.

There is no vegetation of note within close proximity of the proposed dwelling. None is proposed for removal from the site. As discussed previously, the development will not affect existing views from any public vantage points.

8 Conclusion

The development proposed is site responsive in its siting, scale, form and materials, and will provide a valid housing choice for the area. Its architectural style and choice of building materials is respectful of the landscape qualities of the area and satisfies the relevant policies of the Bass Coast Planning Scheme. Importantly, it has been designed in a manner that will limit the impact on the surrounding area and provide a high level of quality accommodation for future occupants. For these reasons, the proposed dwelling is consistent with relevant planning policy and should be supported.

Chris Johnstone
Jardine Johnstone
21 February 2019
Attachment 1 – Title documents
Attachment 2 – Development plans