TOWN PLANNING SUBMISSION

38 GRIFFITHS STREET NORTH WONTHAGGI
Hanscourt Investments Pty Ltd
TWO LOT SUBDIVISION
Reference: 1901637

Client: Hanscourt Investments Pty Ltd

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ATTACHMENTS
Attachment A: Certificate of Title
Attachment B: Site & Surround Photos
Attachment C: Proposed Plan of Subdivision & Site Context Plan
Attachment D: Drainage Strategy Plan
1 INTRODUCTION
Hanscourt Investments Pty Ltd has requested Beveridge Williams to make application for planning approval to subdivide the subject land into two lots. This report provides an assessment of the proposal having regard to the provisions of the Bass Coast Planning Scheme.

2 SITE & SURROUNDINGS

2.1 SUBJECT SITE
The land is located at 38 Griffiths Street North Wonthaggi, and is more particularly described as Lot 21 Section 4 on plan of subdivision LP005562. A copy of the Certificate of Title is contained in Attachment A.

The location plan contained in Figure 1 below shows the site within the context of the adjoining properties and the broader area.

![Figure 1: Location Plan](Source: www.mapshare.vic.gov.au Not to scale)

The allotment is regular in shape with a frontage to Griffiths Street measuring approximately 15.29 metres. The east boundary measures 15.29 metres, and the north and south boundaries both measure 49.29 metres. The total area of this site measures approximately 754m².

The site is vacant, and is clear of vegetation.

Electricity and telecommunications services are available to the site.
2.2 SURROUNDING AREA

The subject site is located in the township of Wonthaggi, approximately 1.3 kilometres north of the commercial centre, and approximately 770 metres north of the Wonthaggi Recreation Reserve.

The dwellings in the surrounding area are a mix of older and contemporary design. Built form in the immediate neighbourhood is a mixture of single dwellings on allotments constructed in a variety of styles and scales, with some medium density development in the vicinity.

Griffiths Street is a sealed road with concrete kerb and channel and a scattering of vegetation in the road reserve. The site is situated approximately 850 metres north-west of the Wonthaggi primary school and approximately 1.4 kilometres north-west of the St Josephs Catholic school. The senior campus and junior campus of the Wonthaggi secondary school, TAFE, medical services and various community facilities are all within easy walking distance.

The aerial view contained in Figure 2 below shows the site within the context of the adjoining properties and the broader area.

![Figure 2: Aerial View](Source: GeoVic. Not to scale)

Photos of the site and surrounds are at Attachment B.
3 THE PROPOSAL

It is proposed to subdivide the subject land into two lots.

The lots will be structured as follows:

- Lot 1 will measure 300m² and is vacant. The frontage to Griffiths Street (west boundary) will measure 11.79 metres, the north boundary will measure approximately 27.6 metres, the south boundary is irregular as it abuts the common property driveway, and the east boundary will measure 6.29 metres as it abuts proposed Lot 2.

- Lot 2 will measure 302m² and is vacant. The north boundary will measure 21.69 metres, the south boundary as it abuts 36 Griffiths Street will measure 14.69 metres, the east (rear) boundary will measure 15.29 metres, and the west boundary will measure 9.29 metres to the splay, and is irregular as it abuts the common property driveway.

- The common property driveway measures 152m² in area, and will run along the southern boundary.

A plan of the Proposed Subdivision and the Site and Context Plan, with indicative building envelopes, form Attachment C.
4 PLANNING CONTROLS

4.1 PLANNING POLICY FRAMEWORK

The Planning Policy Framework (PPF) provisions are outlined at Clause 11 to Clause 19 of the Bass Coast Planning Scheme. The following State Planning Policies are relevant to the proposed subdivision application.

CLAUSE 11 SETTLEMENT

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 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 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.

Clause 11.01 refers to ‘Victoria’ and Clause 11.01-1S more particularly to ‘Settlement’. The objective of Clause 11.01-1s is:

To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements

Clause 11.01-1R refers to ‘Settlement - Gippsland’. Strategies to achieve this objective are:

Support urban growth in Latrobe City as Gippsland’s regional city, at Bairnsdale, Leongatha, Sale, Warragul/Drouin and Wonthaggi as regional centres, and in sub-regional networks of towns.

Support new urban growth fronts in regional centres where natural hazards and environmental risks can be avoided or managed.

Support the continuing role of towns and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns.

Create vibrant and prosperous town centres that are clearly defined and provide commercial and service activities that respond to changing population and market conditions.

Provide regional social infrastructure in the regional city and regional centres.

Plan for increased seasonal demand on services and infrastructure in towns with high holiday home ownership.
Clause 11.02 refers to ‘Managing Growth’ and Clause 11.02-1S more particularly to the ‘supply of urban land’. The objective of Clause 11.02-1S is:

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

Strategies to achieve this objective are:

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.

CLAUSE 15 BUILT ENVIRONMENT AND HERITAGE

The introductory statement of the clause notes:

Planning is to recognise the role of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.

Planning should ensure all land use and development appropriately responds to its surrounding landscape and character, valued built form and cultural context.

Planning should protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.

Planning must support the establishment and maintenance of communities by delivering functional, accessible, safe and diverse physical and social environments, through the appropriate location of use and development and through high quality buildings and urban design.

Planning should promote development that is environmentally sustainable and should minimise detrimental impacts on the built and natural environment.

Planning should promote excellence in the built environment and create places that:

- Are enjoyable, engaging and comfortable to be in.
- Accommodate people of all abilities, ages and cultures.
- Contribute positively to local character and sense of place.
- Reflect the particular characteristics and cultural identity of the community.
- Enhance the function, amenity and safety of the public realm.
Clause 15.01 refers to ‘Built Environment’ and Clause 15.01-1S more particularly to ‘urban design’. 
The objective of Clause 15.01-1S is:

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

Strategies to achieve this objective are:

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.

Clause 15.01-3S refers to ‘subdivision design’. The objective of Clause 15.01-3S is:

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

Strategies to achieve this objective are:

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

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

- Being accessible to people with disabilities.
- Creating an urban structure and providing utilities and services that enable energy efficiency, resource conservation, integrated water management and minimisation of waste and air pollution.

Clause 15.02 refers to ‘Sustainable development’. Clause 15.02-1S particularly refers to ‘Energy and resource efficiency’. The objective of Clause 15.02-1S is:

To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

Strategies to achieve this objective are:

- Improve the energy, water and waste performance of buildings and subdivisions through environmentally sustainable development.
- Promote consolidation of urban development and integration of land use and transport.
- Improve efficiency in energy use through greater use of renewable energy technologies and other energy efficiency upgrades.
- Support low energy forms of transport such as walking and cycling.
- Reduce the urban heat island effect by greening urban areas, buildings, transport corridors and open spaces with vegetation.
- Encourage retention of existing vegetation and planting of new vegetation as part of development and subdivision proposals.

CLAUSE 16 HOUSING

The preamble to this clause states:

Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.

Planning should ensure the long term sustainability of new housing, including access to services, walkability to activity centres, public transport, schools and open space.

Planning for housing should include the provision of land for affordable housing.

Clause 16.01 refers to ‘Residential development’ and Clause 16.01-1S more particularly to ‘Integrated housing’. The objective of Clause 16.01-1S is:

To promote a housing market that meets community needs.

Strategies to achieve this objective are:

- Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.
- 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.
- Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.
- Facilitate the delivery of high quality social housing.
Clause 16.01-4S refers to ‘Housing affordability’. The objective of Clause 16.01-4S is:

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

**Strategies to achieve this objective are:**

- 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.

**Clause 17 Economic development** identifies that planning objectives are to strengthen and diversify the economy, where all sectors are critical to economic prosperity.

Planning is to contribute to the economic wellbeing of the state and foster economic growth by providing land, facilitating decisions and resolving land use conflicts, so that each region may build on its strengths and achieve its economic potential.
4.2 LOCAL PLANNING POLICY FRAMEWORK

4.2.1 The Municipal Strategic Statement (MSS)

The Municipal Strategic Statement (MSS), under “Settlement Pattern” (Clause 21.01-2) states the following:

The major population centres are Wonthaggi, Cowes, San Remo and Inverloch. Aside from Wonthaggi, the larger centres are coastal communities with larger population fluctuations during holiday and summer periods.

There are a number of other towns and villages in the Shire. These range from small rural communities and small coastal hamlets, to developing activity centres such as Grantville.

The majority of the future urban growth within the municipality will be concentrated in Wonthaggi, in particular in the north east growth area. The growth area will accommodate approximately 8,000 people in a high amenity residential area. Council is also planning for significant residential expansion of San Remo, and the development of Grantville as a service centre for the northern part of the Shire.

Over recent years, Council has been developing structure plans and design frameworks for a number of towns and will continue to update these plans for the main residential areas across the Shire. The purpose of these plans is to define settlement boundaries for urban areas, provide strategic direction for managing population growth and to ensure sustainable land use practices.

The following themes are identified in Clause 21.01-5 of the Municipal Profile, which sets out the specific visions for the MSS:

Settlement

- Residential development and related urban land uses contained to existing activity nodes and designated growth areas.
- Communities with their own identity.
- A quality urban environment and well-functioning towns that benefit both residents and visitors.
- Agriculture and rural landscapes maintain non-urban breaks between towns.
- Rural living opportunities in areas identified for this use.

Housing

- Diverse housing options and types for all ages meeting changing household characteristics.
- Increased housing densities in proximity to commercial centres, community facilities and services.
- Affordable housing options provided in the municipality.

The following extracts of the Local Planning Policy Framework are relevant to this proposal.

Clause 21.02 Settlement

CLAUSE 21.02-1 GROWTH OF TOWNS

OVERVIEW

The distinctive settlement pattern of Bass Coast Shire, based on a hierarchy of townships and villages, contributes to the diversity of residential, commercial, recreational and employment opportunities available not only to Shire’s residents, but to the wider community who visit the area. A Settlement Hierarchy has been developed which seeks to set out the strategic directions and development opportunities in the Shire.
Council has prepared Design Frameworks and Structure Plans for all towns that inform the ‘Local Growth Area’ sections in Clauses 21.07, 21.08 & 21.09. These provide more specific guidance about future land use in the Shire’s towns.

Wonthaggi has been identified in the Settlement Hierarchy at Clause 21.02-1, as regional centre with high spatial growth capacity. Large scale growth is encouraged within the township boundary, particularly within the north east growth area.

CLAUSE 21.02-2 HOUSING

OVERVIEW

 Provision needs to be made for a diverse range of housing types and tenures to cater for the municipality’s varied community. As the population ages a more diverse range of housing is required. Provision also needs to be made for housing that can be adapted to cater for people with disabilities and older persons when the need arises. Housing in the area is becoming increasingly difficult to afford for many residents in the municipality.

Urban consolidation is encouraged in areas that have the physical infrastructure, community facilities and commercial facilities to support an increase in population.

Key Issues

- Providing housing to meet the demands of a changing demographic profile.
- Catering for an increasingly aged population.
- Providing affordable housing in the municipality.

Objectives & Strategies:

To increase housing densities and the consolidation of urban areas in appropriate locations and restrict increased housing densities and the consolidation of urban areas in inappropriate locations

Encourage increased housing densities within Wonthaggi, Cowes/Ventnor, San Remo, Inverloch and Grantville:

- In proximity to commercial centres, community facilities and services.
- In areas nominated in structure plans or Design Frameworks.
- Within 200 metres of a main commercial activity centre.

To provide a diversity of housing types to meet the needs of all residents and visitors to the municipality.

Ensure housing is designed to be accessible for people with limited mobility.

To provide more affordable housing options in the municipality.

Encourage the provision of affordable housing by ensuring that housing:

- Is affordable for different income groups.
- Is of different types and forms.
- Is responsive to the needs of households at different life stages.
- Includes a range of options that will sustain diverse communities.
To provide a diversity of lot sizes to meet the needs of all residents and visitors to the municipality.

Encourage the following densities:

- 1 dwelling per 300m² on land located within 400 metres of a main commercial activity centre or community facility.
- 1 dwelling per 450m² on land located within 800 metres of a main commercial activity centre or community facility.
- 1 dwelling per 600m² on land located more than 800 metres away from a main commercial activity centre or community facility.

CLAUSE 21.07 HIGH GROWTH SETTLEMENTS
Clause 21.07-2 Wonthaggi

OVERVIEW

The Wonthaggi Strategic Framework Plan establishes a clear direction for the future physical form of Wonthaggi in that it identifies the preferred location for the various forms of land uses within the township.

Wonthaggi consists of a wide mix of land uses including retail, business, residential, community, recreational and environmental uses. Economic and population growth has seen Wonthaggi evolve into the primary service centre for the municipality. The locations of particular land uses in Wonthaggi are no longer compatible with the type of urban growth that is occurring.

Local Planning Policy and strategic planning documents identify Wonthaggi as a regional centre for the Gippsland area. Wonthaggi should be planned to accommodate a diverse range of housing options, employment opportunities, medical and educational facilities and services that can meet the needs of Bass Coast Shire and surrounding regions.

Local area implementation

Settlement
- Plan for urban growth within the settlement boundary shown in the Wonthaggi Strategic Framework Plan.
- Reinforce Wonthaggi’s role as the major service centre for Bass Coast Shire and the township where major development should occur.
- Encourage a consolidated industrial precinct located to the south of Inverloch Road and bounded by the proposed by-pass road.
- Encourage residential growth to the north and east of Wonthaggi.
- Encourage the consolidation of the Commercial Zone and relocate non-commercial uses to more appropriate areas.

Land Uses
Existing area
- Encourage infill residential development in close proximity to the Wonthaggi CBD.
- Encourage industrial and associated uses to locate away from residential and recreational areas.
- Encourage medium density development of under-utilised sites within core areas of the town.
- Encourage the mixed use area at the western entrance of Wonthaggi, north of White Road, to accommodate both residential uses and commercial uses that are not appropriate for the town centre.
- Encourage consolidation of all residential areas incorporated within the General Residential Zone.
- Incorporate a mix of infill development and residential expansion to meet the future housing needs of the population.
- Encourage the consolidation of existing areas within the Low Density Residential Zone in Wonthaggi north.
- Encourage the relocation of the Wonthaggi Secondary School from the CBD.
- Encourage the establishment of a university campus within the township.
- Encourage medical and specialist services to locate in close proximity to the Wonthaggi Hospital.
- Encourage higher residential development on the periphery of the CBD.
- Discourage development in environmentally sensitive locations.

**Wonthaggi North Growth Area**

- Encourage urban development.
- Establish new neighbourhood nodes in emerging urban growth areas.
- Apply Development Plans for future growth areas.
- Encourage the majority of residential expansion to locate in the north east of Wonthaggi.
- Ensure future residential development provides a sustainable mix of infill development.
- Discourage low density residential land to the north and east of Wonthaggi.
- Providing new open spaces, sports, and recreational facilities in emerging urban growth areas.

**Landscape and built form**

- Encouraging future development in Wonthaggi to incorporate design elements that:
  - Encourage physical activity;
  - Provide neighbourhood nodes located at the centre of walkable catchments;
  - Facilitate community interaction;
  - Respect the environment; and
  - Support the ongoing development of Wonthaggi as the Regional Centre for southwest Gippsland.

**Development Response:**

Clause 21.07-2 relates specifically to Wonthaggi.

Urban development is encouraged in the North Wonthaggi area. The subject site is within walking distance of the central business district and within walking and cycling distance of public open space reserves, community facilities, a pre-school, primary schools, and the Wonthaggi Secondary College.

The subdivision contributes to the diversity of lot size in the neighbourhood. The locality presently consists of a mixture of single dwellings on conventional sized allotments and medium density allotments similar to this proposal. The proposed lots support flexibility in housing choice, increased affordability and tenure options. The proposal is consistent with the pattern of subdivision in the general vicinity of the subject site.
4.2.2 Wonthaggi Structure Plan 2018


Introduction

The Wonthaggi Structure Plan will set out a 20 year strategic framework to consider the potential future growth options and public realm upgrades for Wonthaggi. It will seek to guide the current and future function and aesthetic of Wonthaggi.

It provides:

- an overview of policy context and direction;
- population and demographic trends;
- existing conditions related to settlement and housing, employment, public open spaces, connectivity, community infrastructure; and
- key issues and opportunities for future land use and development.

Section 3 – Settlement and Housing

3.2.4 Dwelling Growth and Forecast

Wonthaggi has experienced about 15% increase in the number of dwellings from 2011-16, with the addition of 334 dwellings. Significant dwellings growth is expected until 2036 with Wonthaggi one of the towns leading the growth. Of the total 8000 dwellings increase in Bass Coast Shire until 2036, Wonthaggi is expected to add about 2,500 new dwellings (id Consulting 2017).

Table 3.4: Forecast Residential Development Growth, 2016 to 2036

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<th>Area</th>
<th>Increased no of Dwellings</th>
<th>% Increase</th>
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<td>Bass Coast Shire</td>
<td>+ 8,038</td>
<td>+ 30.9</td>
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<tr>
<td>North Wonthaggi</td>
<td>+ 1,069</td>
<td>+ 84.6</td>
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<tr>
<td>Wonthaggi - South Dudley - Cape</td>
<td>+ 1,415</td>
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3.3 Residential Land Market

3.3.1 Land Demand

Demand for residential land (until 2036) was estimated based on the population growth, occupancy rate, dwelling growth and assuming certain lot sizes for dwellings. In order to estimate demand for land, lot size of 550 sq.m. for detached dwellings and 250 sq.m. for semi-detached dwellings, town house, flat, unit or apartment is considered.

Table 3.5: Forecast occupancy, housing stock and associated land area

<table>
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<tr>
<th>Year</th>
<th>Population</th>
<th>Occupancy rate</th>
<th>Occupied dwellings</th>
<th>Unoccupied dwellings</th>
<th>Dwelling stock</th>
<th>Dwelling required</th>
<th>% at 550 sq.m.</th>
<th>% at 250 sq.m.</th>
<th>Area (Ha)</th>
<th>No. at 250 sq.m.</th>
<th>Area (Ha)</th>
<th>Total Area</th>
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<td>8,825</td>
<td>2.18</td>
<td>3594</td>
<td>437</td>
<td>4031</td>
<td></td>
<td>87%</td>
<td></td>
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<td>2026</td>
<td>11,537</td>
<td>2.18</td>
<td>5292</td>
<td>635</td>
<td>5927</td>
<td>1896</td>
<td>80%</td>
<td>1631</td>
<td>90</td>
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<td>714</td>
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<td>797</td>
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<td>34</td>
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It is expected that the demand for land in Wonthaggi will be about 96 ha until 2026 (Table 3.5). This forecast seems realistic given that the Wonthaggi/Dalyston Structure Plan 2008 forecasted demand for 124.5 ha of land until 2031.
3.4 Key Issues and Opportunities

The following is a summary of key issues and opportunities:

- There is a general preference in Wonthaggi for traditional forms of housing, i.e. separate (detached) houses; however, given that Wonthaggi has a high proportion of one or two member households and that the average household size is expected to stagnate to around 2.17, there is a need for smaller dwellings.
- Based on the population growth projections, occupancy rates and dwelling typology expected in the future, it is estimated that there is demand for 96 Ha of land for residential housing until 2026.
- Land supply in the Wonthaggi North East Growth Area and from the existing vacant lots (zoned as GRZ or LDRZ) is adequate to meet the demand for residential land for the next 30-50 years.
- The implementation of the Wonthaggi North East Precinct Structure Plan (WNEPSP) will add an additional 10,000 residents through the availability of 4,500 lots over the next 30-40 years.
- Medium-density housing provides important contribution to housing supply especially single and dual occupancy. It provides an opportunity to support policies for such housing typology close to amenities and open spaces.

**Development Response:**

This proposal meets the objectives of the Local Policy Framework and provides for the more efficient use of a parcel of land that is zoned for General Residential purposes. The proposal contributes to infill development within the existing township boundaries and creates residential style development consistent with the zoning.

The supply of smaller lots creates opportunity for smaller houses and hence greater affordability in housing stock. Smaller dwellings are supported by policy analysis that points to a predominance of one or two member households in Wonthaggi.

**Local Planning Policies**

**Clause 22.01 Stormwater Management Policy**

The Objectives of the Stormwater Management Policy are set out below:

- To incorporate stormwater management considerations in the decision-making for the use and development of land.
- To maintain and enhance stormwater quality introduced to the drainage and waterway environment of the Shire.
- To address priority stormwater threats facing the urban and non-urban areas of the Shire as documented in the Bass Coast Stormwater Management Plan (2003).
- To promote and improve the contribution the drainage system makes in upholding and where possible improving the values of the waterways across the Shire.
- To maintain stormwater flows and discharges at a maximum of the pre-development flow level.
- To maximise the effectiveness of stormwater infrastructure in protecting the waters of Bass Coast Shire.
- To manage flooding and drainage so as to minimise risks to the community and the environment.

**Development Response:**

A Drainage Strategy Plan is provided at Attachment D.
4.3 ZONING & OVERLAYS

4.3.1 Zone

The subject site is zoned General Residential Zone under the Bass Coast Planning Scheme.

![Zoning Map](http://services.land.vic.gov.au) (Not to scale)

**Figure 3: Zoning Map**

The purpose of the General Residential Zone – Schedule 1 is:

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

In accordance with Clause 32.08-3 of the General Residential Zone, a permit is required to subdivide land. An application for subdivision must also meet the requirements of Clause 56 of the Scheme. The following table includes the relevant Clauses to be considered.

<table>
<thead>
<tr>
<th>Class of Subdivision</th>
<th>Objectives and standards to be met</th>
</tr>
</thead>
<tbody>
<tr>
<td>2 lots</td>
<td>Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.</td>
</tr>
</tbody>
</table>

4.3.2 Overlays

The land is not affected by any Overlays.
5 PLANNING CONSIDERATIONS

5.1 PLANNING POLICY FRAMEWORK

The Planning Policy Framework encourages the consolidation of urban development within existing urban areas. The provision of a diversity of housing styles is also encouraged to improve housing choice and make better use of existing infrastructure and improve energy efficiency.

Both the Planning Policy Framework and the MSS identify the need to provide a variety of housing types and in particular emphasise the need to provide for smaller household sizes that cater to a growing segment of the housing market seeking smaller dwellings, less maintenance responsibilities and affordability in housing.

Key demographic trends affecting the municipality reflect an ageing population, smaller household sizes, significant population growth and the subsequent demand for diversity in housing. The projected population increase for the Shire is well in excess of the rest of regional Victoria and the proportion of the population over 60 years of age is expected to rise from 31.7% to 47% in the next ten years. This will create considerable pressure for more diverse types of housing within the municipality.

Wonthaggi is an established urban area where the full range of reticulated services exist, including water, sewerage, electricity and telecommunications. The township provides a range of physical and social services including open space reserves and recreational facilities.

The proposed subdivision will contribute to the supply of residential lots and range of housing stock within Wonthaggi.

The Municipal Strategic Statement encourages the creation of innovative, energy efficient subdivision layouts that enhance the environmental features of the area. The proposed lots have been designed with adequate dimensions and orientation to facilitate solar access for future dwelling development. It is considered that the proposed subdivision is strongly supported by the objectives and strategies of the Planning Policy Framework.

5.2 SITE & CONTEXT DESCRIPTION

In accordance with the provisions of Clause 56.01 of the Bass Coast Planning Scheme, a Site and Context Description is contained in Attachment C.

Further to the Site Context Description there are no identified noise or odour sources unusual to a residential area. There is no knowledge of soil contamination and the land is not subject to inundation.

5.3 CLAUSE 56 OF THE BASS COAST PLANNING SCHEME

In accordance with Clause 56.01-2 of the Bass Coast Planning Scheme, an application to subdivide land must be accompanied by a design response that explains how the proposed design:

- Derives from and responds to the site and context description.
- Responds to any site and context features for the area identified in a local planning policy or a Neighbourhood Character Overlay.
- Responds to any relevant objective, policy, strategy or plan set out for the area in this scheme.
- Meets the relevant objectives of Clause 56.

Clause 56.01-2 requires the submission of a correctly proportioned plan showing the subdivision in context with the adjacent area. It is considered that the photos at Attachment B, the proposed Plan of Subdivision and the Site Context Plan contained in Attachment C, adequately display this.
The following analysis against the objectives of Clause 56 is provided. The analysis identifies the objective to be achieved and where relevant, the particular standards that are to be met.

<table>
<thead>
<tr>
<th>OBJECTIVE</th>
<th>DESIGN RESPONSE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>56.03-5 Neighbourhood Character Objective</strong></td>
<td></td>
</tr>
<tr>
<td>To design subdivisions that respond to neighbourhood character</td>
<td>The residential character and identity standards specify design criteria to guide the planning of a new residential area. They are applied at the neighbourhood level and therefore are not considered relevant to this proposal. In addition, the Bass Coast Planning Scheme does not contain any relevant neighbourhood character objectives, policies or statements. The proposed subdivision seeks to make more efficient use of a parcel of land that is located in the residential area of North Wonthaggi, within walking distance of primary schools, a preschool, health services and various community facilities. Residential gardens comprise a mixture of landscaped areas and lawn areas. Lot 1 will have a frontage to Griffiths Street measuring 11.79 metres, and is proposed to measure 300m² in area. Proposed Lot 2 will access Griffiths Street via the common property driveway, and will measure 302m² in area. Overall, it is considered that the subdivision will not have a detrimental impact on the existing residential character and identity.</td>
</tr>
<tr>
<td><strong>56.04-2 Lot area and building envelopes objective</strong></td>
<td></td>
</tr>
<tr>
<td>To provide lot with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.</td>
<td>The lots have been designed with appropriate dimensions and orientation to provide adequate area on the lots for north facing private open space. Indicative building envelopes has been shown on the Site Context Plan at Attachment C, meeting the minimum 10x15 metre requirement. There is adequate area on each allotment to accommodate on-site visitor parking.</td>
</tr>
<tr>
<td><strong>56.04-3 Solar orientation of lots objective</strong></td>
<td></td>
</tr>
<tr>
<td>To provide good solar orientation of lots and solar access for future dwellings.</td>
<td>The lots have been designed to provide excellent opportunities for good solar orientation</td>
</tr>
<tr>
<td>OBJECTIVE</td>
<td>DESIGN RESPONSE</td>
</tr>
<tr>
<td>-----------</td>
<td>-----------------</td>
</tr>
<tr>
<td><strong>56.04-5 Common area objectives</strong></td>
<td></td>
</tr>
<tr>
<td>To identify common areas and the purpose for which the area is commonly held.</td>
<td>Appropriate arrangements will be put in place to manage the common property area.</td>
</tr>
<tr>
<td>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</td>
<td></td>
</tr>
<tr>
<td>To maintain direct public access throughout the neighbourhood street network.</td>
<td></td>
</tr>
<tr>
<td><strong>Standard C11</strong></td>
<td></td>
</tr>
</tbody>
</table>

| **56.06-8 Lot access objective** | |
| To provide for safe vehicles access between roads and lots. | Access to both lots is proposed to be constructed at the southwest corner of the subject site, via a common property driveway. |
| **Standard C21** | |

| **56.07-1 Drinking water supply objectives** | |
| To reduce the use of drinking water. | The site will be connected to a reticulated potable water supply, as required by the Responsible Authority. |
| To provide an adequate, cost-effective supply of drinking water. | |
| **Standard C22** | |

| **56.07-2 Reused and recycled water objective** | |
| To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water. | Recycled water is not available at this time. |
| **Standard C23** | |

<p>| <strong>56.07-3 Waste water management objective</strong> | |
| To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner. | The site will be connected to a reticulated sewerage system, as required by the Responsible Authority. |
| <strong>Standard C24</strong> | |</p>
<table>
<thead>
<tr>
<th>OBJECTIVE</th>
<th>DESIGN RESPONSE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>56.07-4 Urban run-off management objectives</strong></td>
<td>A shared underground drainage system is proposed to provide detention for Lots 1 &amp; 2, outfalling to the existing underground Council drainage network within Griffiths Street.</td>
</tr>
<tr>
<td>° To minimise damage to properties and inconvenience to residents from urban run-off.</td>
<td>Above ground stormwater tanks will be installed on both lots for the purposes of retention, reuse and treatment.</td>
</tr>
<tr>
<td>° To ensure that the street operates adequately during major storm events and provides for public safety.</td>
<td>Drainage connections will be provided at the low corner of each lot capture property flows.</td>
</tr>
<tr>
<td>° To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.</td>
<td>The size of each component of the proposed system will be determined at time of detailed design in consultation with our client and Council.</td>
</tr>
<tr>
<td><strong>Standard C25</strong></td>
<td>Stormwater management for the site will be the satisfaction of the responsible authority.</td>
</tr>
<tr>
<td></td>
<td>A Drainage Strategy Plan forms Attachment D.</td>
</tr>
</tbody>
</table>

| **56.08-1 Site management objectives**         | The scale of the subdivision will result in few works required to establish the lots.                                                                                                               |
| ° To protect drainage infrastructure and receiving waters from sedimentation and contamination.     | To ensure minimum environmental impact, all works shall be undertaken in accordance with EPA Publication 275 Construction Techniques for Sediment Pollution Control (1991). |
| ° To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works. |                                                                                                                                                  |
| ° To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable. |                                                                                                                                                  |
| **Standard C26**                               |                                                                                                                                                  |

| **56.09-1 Shared trenching objectives**        | Any opportunities for shared trenching will be utilised.                                                                                                                                          |
| ° To maximise the opportunities for shared trenching. |                                                                                                                                                  |
| ° To minimise constraints on landscaping within street reserves. |                                                                                                                                                  |
| **Standard C27**                               |                                                                                                                                                  |

| **56.09-2 Electricity, telecommunications and gas objectives** | Servicing of the site will be in accordance with the requirements of the relevant servicing authority.                                                                                       |
| ° To provide public utilities to each lot in a timely, efficient and cost effective manner.          |                                                                                                                                                  |
| ° To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources. |                                                                                                                                                  |
| **Standard C28**                                  |                                                                                                                                                  |
5.4 LOCAL PLANNING POLICIES & NEIGHBOURHOOD CHARACTER OVERLAY
There are no relevant local planning policies or Neighbourhood Character Overlay contained in the Bass Coast Planning Scheme.

6 CONCLUSION
The proposal is supported by the objectives and strategies of the Planning Policy Framework of the Bass Coast Planning Scheme, that seek to encourage urban consolidation in order to restrict expansion into surrounding rural land. The subdivision also meets the objectives and standards specified under Clause 56 of the Bass Coast Shire Planning Scheme.

In conclusion, it is considered that the proposed subdivision is appropriate for the subject site and compatible with the use and development of the surrounding land. We submit this application for consideration and subsequent approval.

BEVERIDGE WILLIAMS

MARY DUFFY
Senior Town Planner