

Annexure 5 - Proposed Residential Zones: Case Studies

ADDRESS	Proposal	Existing Controls	Proposed Controls	Comments
131 Halletts Way, Darley	<p>Proposed 2 lot subdivision creating a 1249m² and a 1236m² allotment.</p> <p>Two objections received, concerns include impact on neighbourhood character which is typified by large lots, impact on wildlife including loss of trees, loss of country atmosphere.</p> <p>No decision on the application had been made by Council at the time of preparing the case studies.</p>	GRZ1	<p>NRZ, Schedule 4</p> <p>Precinct 10 Preferred Character Statement</p>	<p>Under the proposed controls this subdivision would be prohibited as a minimum lot size of 1500m² is proposed.</p> <p>The precinct is located proximate to some services and facilities, however the precinct is fragmented and has a well-established 'lifestyle' character. The proposed controls would allow most lots within the precinct to undertake a two lot subdivision, given the average lot size in this precinct is 3881m².</p> <p>It is noted that unless a proponent proposes to demolish the existing dwelling, any subdivision proposal is likely to result in a battle axe arrangement. Given this, it is considered allowing most lots within the precinct to undertake a two lot subdivision will not compromise the character of the precinct, however allowing more than two lots would likely compromise the existing character and therefore the use of the NRZ with a tailored schedule is considered appropriate.</p> <p>The Preferred Character Statement encourages any battle axe allotment to have a wider 'battle axe entrance' to enable significant landscaping and to assist with the precinct retaining its existing character.</p>
31 Nathan Drive, Darley	<p>2 lot subdivision approved. Proposed a 1911m² and an 1833m² allotment.</p> <p>3 objections essentially about impact on neighbourhood character typified by large lots.</p> <p>Officer recommended approval, upheld by Council, no objector appeal to VCAT.</p>	GRZ1	<p>NRZ, Schedule 4</p> <p>Precinct 10 Preferred Character Statement</p>	<p>Similar to the proposed comments above, the controls propose a minimum lot size of 1500m².</p> <p>The proposal subdivision could be supported under the proposed controls and is an example of the likely subdivision outcomes that could be achieved under the recommended controls (including the battle axe arrangement).</p> <p>As per the Preferred Character Statement it would be encouraged to increase the width of the battle axe entranceway (the application proposes 5m) to allow increased landscaping within the entranceway.</p> <p>It is noted that a section 173 Agreement to prohibit further subdivision would not be required as the minimum lot sizes under the proposed controls would not allow further subdivision.</p>

	Permit conditions included S173 agreement to prohibit further subdivision of the lots created and construction of more than one dwelling on either lot.			
15 Ross Street, Darley	Approved 3 double storey dwellings on a 750m2 lot. No objections and received officer support.	GRZ1	GRZ1	<p>The proposal would be allowed under the recommended controls. However, the proposal would be at odds with the proposed settlement type and preferred character statement. The Natural Residential Growth Areas, which this site would be subject to under the new controls, encourages smaller lots in close proximity to services and facilities.</p> <p>Further the Preferred Character Statement encourages the balance of the precinct to be developed with more conventional lot sizes given the precinct does not have strong connectivity to services and facilities.</p>
49 Lerderderg Street. Precinct 20.	Approval sought for two single storey dwellings to the rear of existing single storey dwelling. 11 objections including overdevelopment and neighbourhood character. Officer recommended approval, but Council refused the application. Applicant appeal heard at VCAT in March 2016, decision pending.	GRZ	NRZ2 - minimum lot size of 500 square metres.	<p>The intent of the proposed controls are to limit development in Lerderderg Street to ensure the street remains as 'intact' as possible.</p> <p>The proposal is considered to be at odds with the preferred character for the precinct, in particular with intensifying development on the site and with car parking proposed in the front setback which is inconsistent with car parking arrangements in Lerderderg Street.</p> <p>Although this proposal did not include subdivision, it is likely that the intent will be to subdivide the site into three lots each containing a dwelling. A subdivision proposal would be prohibited under the new controls as the lots are less than 500m2.</p>