

Township of Lara Care Group

6 July 2021

PI: 364756

PP-1471-2020

Dear Sir/Madam

Re: Planning Permit Application No.: PP-1471-2020
Address: 9-13 Manzeene Avenue and Road Reserve of Patullos Road, LARA
Proposal: Buildings and Works for the Construction of Eighty Four (84)
Dwellings and the Removal of Vegetation in the Road Reserve of
Patullos Road

Council is writing to you to advise of the status of Planning Permit Application 9-13 Manzeene Avenue and Road Reserve of Patullos Road, LARA

The application was heard and determined at the Planning Committee on Thursday 1 July 2021. The decision is that Council advocate to VCAT it has determined that it would have refused the application.

Please note: the following decision made by Council is not the final decision for the permit application, as the application has been appealed to VCAT and the application will now be determined at VCAT. Council's position on the application is as follows:

That the Responsible Authority having considered all matters which the *Planning and Environment Act 1987*, requires it to consider recommends to VCAT to Refuse to Grant a Planning Permit for Buildings and Works for the Construction of Eighty Four (84) Dwellings and the Removal of Vegetation in the Road Reserve of Patullos Road at 9-13 Manzeene Avenue, LARA and Road Reserve of Patullos Road, LARA on the following grounds:

1. The proposal is not consistent with the objectives of Clause 15 (Built Environment and Heritage), including Clause 15.01-5S (Neighbourhood character) as it does not respond to the existing neighbourhood character or reinforce the valued pattern of dwelling spacing and subdivision.
2. The proposal is not consistent with the strategies of Clause 16.01-1S (Housing Supply), including to encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.
3. The proposal is not consistent with the strategies of Clause 21.06 (Settlement and Housing), including Clause 21.06-6 (Neighbourhood character) as it is not responsive to, nor respectful of, the character of the area.
4. The proposal is not consistent with the Manzeene Development Plan (Development Plan Overlay Schedule 29) as the density proposed is excessive in its delivery of medium density.

5. The proposal does not sufficiently respond to the objectives and/or standards of Clause 55, including:
 - a) 55.02-1 Neighbourhood character and objectives
 - b) 55.05-3 Daylight to new windows objective
 - c) 55.05-4 Private open space objective
6. The proposal is not consistent with Clause 65.01 of the Greater Geelong Planning Scheme, including the purpose of the zone, the orderly planning of the area, the effect on the amenity of the area, and the density of the proposed development.
7. The proposal would result in the removal of remnant native grassland species which would be detrimental to the preservation of native vegetation in the local area.

Yours sincerely



JOHN RUSH
STATUTORY PLANNING CO-ORDINATOR

STATUTORY PLANNING
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