

# TOWN PLANNERS

CLEMENT-STONE SINCE 1989

19 November 2021

**RE: 59 Bellnore Street Norlane VIC 3214**  
**Community Consultation Report (V2)**

Clement-Stone Town Planners act on behalf of [REDACTED] in relation to the above site.

[REDACTED] propose to construct social and affordable housing on the above site, with the proposed development consisting of two (2) new dwellings, each with two bedrooms and one on-site car space.

Amendment VC190 (introduced in December 2020) inserted a new particular provision into the Victorian Planning Provisions at Clause 52.20 to streamline the planning approval process for housing projects that are funded by Victoria's big Housing Build Program.

The application is made on behalf of [REDACTED] for the development of social and affordable housing. This report has been prepared to outline the consultation process undertaken in accordance with the requirements of *Homes Victoria Planning Guidance v 01.00: July 2021*, which outlines the extent of consultation that is required to be undertaken for any application under Clause 52.20 before seeking planning permission.

The following report summarises the consultation undertaken, feedback received, and explains how the feedback has been considered and responded to in preparation of the future planning application under Clause 52.20 of the Greater Geelong Planning Scheme.

## **Consultation Process**

The following stakeholders were engaged between 17 September 2021 and 29 October 2021 in accordance with the requirements of the community consultation guidelines.

This section outlines how each stakeholder was consulted and how their feedback has or will inform the future planning application.

### **Council**

The City of Greater Geelong (Council) have been engaged in accordance with the requirements of the community consultation guidelines and have had direct input throughout the development of the current design, as follows:

- Meeting on 17th September 2021
- Written advice received 23rd September 2021

As part of the community consulting process, Council was provided a further opportunity for comment on updated development plans on 8 October 2021, however have not provided a formal response at the time of writing.

Council's pre-application feedback was largely supportive and provided the following comment:

*Generally, appears that proposed development would meet design requirements of 52.20.*

The following design issues were raised:

- *Ensure adequate solar access to private open space particularly for southern dwelling*
- *Tree within rear easement – may need to consider what species of tree and whether it is appropriate in the easement.*
- *Entry to rear dwelling – ideally this would be set forward of proposed dwelling, closer to the accessway in order to provide a greater sense of address and transition space at the entrance.*

Council's advice has been considered, with the following comments provided in response:

- The SPOS for Dwelling 1 is to the north of the built form and complies with Clause 52.20-6.16 and Clause 52.20-6.17
  - The SPOS afforded to Dwelling 1 has now been increased from a width of 3.25 to 4.25 metres from the boundary fence – a total increase from 32m<sup>2</sup> to 42m<sup>2</sup>
  - The SPOS to the dwellings are now more evenly dispersed with Dwelling 2 still achieving an SPOS area of 144m<sup>2</sup>
- The landscape plan proposes an 8 m Water Gum tree in the easement
  - This concern is noted and acknowledged. The landscape plan has been updated to relocate the proposed tree outside of the rear easement

- The entry for Dwelling 2 has been brought forward as far as possible (new setback of 5.8 m) whilst still complying with 52.20-6.6
  - The entrance point will be visible from the street and accessway in compliance with Clause 52.20-6.4

The plan updates are considered to address Council's feedback and outstanding concerns, and it is confirmed that the plan comply with the relevant standards pursuant to Clause 52.20.

In addition, the following changes were incorporated in response to Homes Victoria feedback:

- Dwelling 2 shifted further towards the rear boundary/ easement – as a result the sewer tie needs to be relocated.
- The shed to the rear has been relocated to the RHS of Dwelling 2 with the services close to easement/ sewer pipe. The proposed tie location noted where the shed use to be.

### Service Providers

There are no applicable external referral authorities required to be notified as part of this application.

### Community

Community consultation was undertaken in accordance with *Table 1: Guide to public consultation* for a development of between 1-29 dwellings.

This consultation consisted of the following:

- Direct notice via express registered mail to owners and occupiers within 50 m of the subject site (mailed on 7 October 2021)
- Erection and display of one advertising sign at the site frontage (erected on 7 October 2021 and removed on 29 October 2021)

The mailed notice contained a copy of a cover letter which clearly explained the development proposal (**Appendix A**), as well as the proposed development plans and landscape plan.

Interested parties were also directed to a weblink which contained a copy of technical documents (planning report, arborist report, tree impact assessment, STORM report, feature survey, colours and materials schedule).

Parties were given until 29 October 2021 to provide comment. It is considered that ample time was provided for comment, above the required 3-week timeframe as specified within the guidelines.

One individual piece of correspondence was received, which is summarised below:

Submitter	Comments	Applicant response
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<p><b>Submitter 1 – correspondence received via email on 12 October 2021</b></p>	<p>General concerns relating to:</p> <ol style="list-style-type: none"> <li>1. Noise concerns</li> <li>2. Future tenants and the services that [REDACTED] will provide</li> </ol>	<p>The correspondence has been reviewed in detail, with the following advice:</p> <ol style="list-style-type: none"> <li>1. Noise impacts are not expected to exceed standard residential noise levels, which is appropriate for new development in the General Residential Zone</li> <li>2. The submitter was encouraged to visit [REDACTED] website for further details on their services and mission.</li> </ol> <p><b>It is considered that no changes are required to the plans in response to this submitter.</b></p>
<p><b>Submitter 2 – correspondence received via phone call on 15 October 2021</b></p>	<p>Concerns relating to:</p> <ol style="list-style-type: none"> <li>1. Safety and resources available to the tenants</li> <li>2. Maintenance and general accountability of the properties and tenants' health.</li> </ol>	<p>In response to both queries (discussed on 15 November 2021), the submitter was encouraged to visit [REDACTED] website for further details on their services and mission.</p> <p><b>It is considered that no changes are required to the plans in response to this submitter.</b></p>

## Conclusion

[REDACTED] consultation process was undertaken in accordance with Homes Victoria's commitment to community engagement and as per *the Homes Victoria Planning Guidance v 01.00: July 2021*, which outlines the extent of consultation that is required to be undertaken for any application under Clause 52.20 before seeking planning permission.

All matters raised by Council and community members have been carefully considered, with updates to the design of the proposal described within in this report.

Any submissions made that did not warrant plan updates have been justified and described within this report.

Please contact [REDACTED] on [REDACTED] or [REDACTED] if any questions.

Yours Faithfully,

[REDACTED]

[REDACTED]  
[REDACTED]  
**Urban & Regional Planner** | Clement-Stone Town Planners

## Appendix A:

Covering Letter sent to residents:



To: Owner/occupier

Dear Sir/Madam,

[REDACTED] is planning for a multi-unit development at 59 Bellnora Drive, Norlane. We are proposing to build 2 single storey, 2-bedroom brick veneer dwellings. Each dwelling will have 1 allocated car parking space within the allotment.

We are now undertaking consultation with council, relevant service providers and with community. We are also writing to all neighbours to notify you of the project, the planning process and of how you can provide feedback on our proposal.

### Who are we?

[REDACTED] is an [REDACTED] Organisation and is the largest registered [REDACTED] housing agency in Australia. We are the lead [REDACTED] housing and homelessness agency in Victoria. We recognise that our legitimacy originates from the strong relationships we have with Victoria's [REDACTED] communities and that our success is through achievement of our shared vision and aspirations. [REDACTED] is a proud agency: proud of the history and [REDACTED] of Victoria, proud of [REDACTED] of Victoria who we serve and proud of [REDACTED]. All that we do to overcome the legacy of [REDACTED] homelessness and marginal housing is underpinned by our [REDACTED] obligation to advance self-determination.

Our vision is that [REDACTED] secure appropriate and affordable housing as a pathway to better lives and stronger communities. This is how we contribute to the shared challenge of overcoming the disadvantage of Victoria's [REDACTED]. We believe that achievement of our vision is through the provision of housing services that respond to need and enhance the dignity of our clients and tenants and respects and celebrates their cultural beliefs, values and practices.

### The planning process

This project is part of the Victorian Government's investment in social and affordable housing known as "Victoria's Big Housing Build" program. This program is seeking to deliver thousands of new homes for Victorians in need whilst creating tens of thousands of new jobs to support Victorians economic recovery.

In December 2020, the Victorian government introduced clause 52.20 (Big Housing Build) and clause 53.20 (Housing on behalf of the director of housing), into the *Greater Geelong Planning Scheme*. These planning provisions assist in streamlining the planning approval process for social and affordable housing, ensuring that homes are available to people who are most in need. [REDACTED] will be seeking planning approval of this project through clause 52.20 planning pathway.

This planning process differs from the conventional process. The usual notice (also known as advertising) and review rights (such as the Victorian Civil and Administrative Tribunal [VCAT]) of the planning scheme do not apply to applications seeking planning approval under Clause 52.20.

Instead, applicants must consult with community residents, service providers and the local council prior to applying for planning permission. Applicants must also consider their feedback and document

[REDACTED]

this in a consultation report as part of the consultation process. [REDACTED] will then provide a planning application to the Department of Environment, Land, Water and Planning (DELWP) for consideration by the Minister for Energy, Environment and Climate Change.

#### Information about the project

We have enclosed the following documentation for your information.

- Development plans
- Landscape plan
- Colours and materials schedule

Additional supporting documentation regarding the proposal is available via this DropBox link: [https://www.dropbox.com/sh/poddejghk0sws8e/AADj8\\_eoYQGTDUuiVgnmldyMa?dl=0](https://www.dropbox.com/sh/poddejghk0sws8e/AADj8_eoYQGTDUuiVgnmldyMa?dl=0)

Documentation can also be requested via the below contact details.

#### Have your say

[REDACTED] welcomes any feedback you might have and kindly requests it to be provided by **Friday 29 October 2021**. Your feedback will be considered and inform the final proposal that will be submitted under clause 52.20

Please provide your feedback by:

- Sending us an email addressed to Clement-Stone Town Planners [info@townplanners.com.au](mailto:info@townplanners.com.au)
- Discussing the proposal with us via telephone (03) 9334 2060

Following the consultation period [REDACTED] will be considering all feedback related to the design and impacts of the proposal including impacts to the surrounding neighbourhood. This will be summarised in a report that outlines how we have taken the consultation feedback into account and any design changes [REDACTED] have made in response to the feedback. This report will accompany the documents submitted to DELWP in seeking planning permission. The consultation report will also be available on the Homes Victoria Website.

#### For more information

Should you have any questions about the proposal or the consultation process, please contact Clement-Stone Town Planners at [info@townplanners.com.au](mailto:info@townplanners.com.au) or on (03) 9334 2060 and we will seek to get back to you within a 24/48 hour period. For further information on "Victoria's Big Housing Build" program, please refer to <https://www.vic.gov.au/homes-victoria-big-housing-build>

Yours Faithfully,

[REDACTED]

Asset Manager, [REDACTED]

8/10/2021



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FACSIMILE 03 5272 4486  
www.geelongaustralia.com.au

23-Sep-2021

PRE-275-2021

Dear Sir/Madam

**Re: Planning Permit Application No: PRE-275-2021**  
**Address: 59 Bellnore Drive, NORLANE**  
**Proposal: Construct Two Dwellings – Clause 52.20**

**Friday 17th September @ 10.40am**

Enclosed is a copy of the Pre-Application Meeting notes for the above meeting.

Please be advised, the advice provided is preliminary only.

While we do our best to give you clear and helpful advice designed to help you with your application, following it will not guarantee the approval of the subsequent planning permit application.

The advice we give may be impacted by consequential changes to the Greater Geelong Planning Scheme, the design, further information received, referral advice, site inspection, the public notice process and other changes of circumstance. A full assessment of the proposal will be undertaken when the application is lodged.

You are advised at this early stage that it is important that you check:

- Asset locations with Barwon Water as this may impact on your overall design and the ability for the site to be developed. The City takes no responsibility for these assets.
- Your Title including Plan of Subdivision to ensure there are no restrictions.
- If a Cultural Heritage Management Plan is required.

Should you require any further information please contact [REDACTED] or [REDACTED] on **03 5272 4456**.

Yours sincerely

A handwritten signature in black ink, appearing to be "L. Foster".

[REDACTED]  
**STATUTORY PLANNER**  
**STATUTORY PLANNING**  
**100 BROUGHAM STREET, GEELONG**



# Statutory Planning Pre-Application Meeting Notes



<b>Meeting Date:</b>	17-09-2021	<b>Reference Number</b>	PRE-275-2021	<b>On-Site Meeting?</b>	No
<b>Site Address:</b>	59 Bellnore Drive NORLANE			<b>Lot Size:</b>	688sqm
<b>Attendees:</b>	Internal: • [REDACTED] • [REDACTED]		External: • [REDACTED]		
<b>Is the site Bushfire Prone under the Building Regulations?</b>	No	<b>Is the site designated as Flood Prone under the Building Regulations?</b>	No	<b>Any known easements or restrictions on the land?</b>	Not at pre-app stage
<b>Are there any gas pipelines on or adjacent the site?</b>	No	<b>Is any vegetation required to be removed?</b>	No	<b>Any infrastructure in the road reserve?</b>	No
<b>Any proposed Planning Scheme Amendments that may affect the land?</b>	No	<b>Is the site in an Area of Increased Housing Diversity?</b>	No	<b>Is the site within 500 metres of a former landfill site?</b>	No
<b>Does the garden area requirement apply?</b>	Yes – 35%	<b>Do ESD requirements apply?</b>	No – two dwellings proposed	<b>Is the site subject to coastal inundation (2040)?</b>	No
<b>Is any part of the site located in an area of Aboriginal Cultural Heritage sensitivity?</b>	No				
<b>Previous Planning Permits:</b>	None				
<b>Previous Pre-App Meetings:</b>	None				
<b>Information submitted:</b>	Plans Received 06-09-2021 <ul style="list-style-type: none"> <li>• Site plan</li> <li>• Floor plan</li> <li>• Elevations</li> </ul>				

<b>Proposal Description:</b>	Construction of Two Dwellings – Specifically under Clause 52.20 Victoria’s Big Housing Build		
<b>Planning Controls:</b>			
<b>Zone:</b>	General Residential Zone – Schedule 1	<b>Triggered?</b>	No
<b>Detail:</b>	Development which meets the requirements of Clause 52.20 is exempt from obtaining a permit under Clause 52.20-2		
<b>Overlay(s):</b>	N/A	<b>The overlays triggered are:</b>	None
<b>Detail:</b>	N/A		
<b>Relevant Particular Provision(s):</b>	52.20		
<b>Detail:</b>	N/A		
<b>Local policy which requires consideration</b>	N/A		
<b>Any abutting zones or overlays of relevance?</b>	No		

**Planner comments and recommendations:**

- City of Greater Geelong is not the Responsible Authority under Clause 52.20.
- The **Minister for Energy, Environment and Climate Change** is the responsible authority for matters under Divisions 1, 1A, 2 and 3 of Part 4 of the Act, and matters required by a permit or the scheme to be endorsed, approved or done to the satisfaction of the responsible authority, in relation to the use and development of land for which **clause 52.20 applies**.

Relevant Department is Department of Environment Land Water and Planning (DELWP)

City of Greater Geelong would not object to development which meets all the requirements of Clause 52.20.

**Design Response Comments**

Generally, appears that proposed development would meet design requirements of 52.20.

Suggest looking at:

- Ensure adequate solar access to private open space particularly for southern dwelling
- Tree within rear easement – may need to consider what species of tree and whether it is appropriate in the easement.
- Entry to rear dwelling – ideally this would be set forward of proposed dwelling, closer to the accessway in order to provide a greater sense of address and transition space at the entrance.

**Relevant Information**

[Planning Property Report – 59 Bellnore Drive NORLANE](#)

[Clause 52.20 – Victoria’s Big Housing Build](#)

[Clause 72.01 – Responsible Authority for This Planning Scheme](#)

DISCLAIMER: All information and correspondence (including plans, drawings, photos, emails, etc.) that you submit to Council in relation to a preapplication proposal, as well as meeting notes and written feedback, will be held in Council's Records Document Management System.

Any advice provided at the pre-application meeting is preliminary advice only. Council will attempt to provide clear and concise advice based on the information tabled at the pre-application meeting and the relevant provisions within the Greater Geelong Planning Scheme.

This advice may be impacted by consequential changes to the Greater Geelong Planning Scheme, the design, further information received, referral advice, site inspection, the public notice process or any other change of circumstance.

[REDACTED]

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**From:** Clement-Stone Town Planners <info@townplanners.com.au>  
**Sent:** Tuesday, 12 October, 2021 5:25 PM  
**To:** [REDACTED]  
**Subject:** FW: Clement-stone town planners

-----Original Message-----

**From:** [REDACTED] **SUBMITTER #1**  
**Sent:** Tuesday, 12 October 2021 5:20 PM  
**To:** info@townplanners.com.au  
**Subject:** Clement-stone town planners

Dear Reader,

I am writing this email express my concerns related to the planning of a multi-unit development at 59 Bellnore Drive, Norlane.

I am an elderly lady and who gets anxious and stressed due to loud noises, I will not be able to cope with the building and do not want units to be built next to my home. I have had a bad experience with [REDACTED] housing here previously and it is now causing me to become worried and scared about the future. There was problems with vandalism and loud partying in the past and this is something I don't want happening again. This property also is backing onto a primary school and don't this is an appropriate spot to be building a homeless housing unit.

Thank you for taking the time to listen to my concerns, please take these into consideration when reviewing the proposal.

Kind regards,  
[REDACTED]