

185 Heaths Road Hoppers Crossing

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation.

PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Date Plans Provided: 12/03/2024



PLANNING REPORT

Use for a Veterinary Centre, Associated
Buildings and Works and the Display of
Signage

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation.

PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

~~Date Plans Provided: 12/03/2024~~

Contents

Background	3
Subject Site	3
Neighbourhood Description	4
Certificate of Title	4
Aboriginal Cultural Heritage Sensitivity	4
Proposal	5
Planning Policy Framework	6
Considerations	9
Concluding Statements	9

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Background

This report has been prepared on behalf of the planning permit applicant and supports their position to seek approval for the use of a Veterinary Centre on the land, associated buildings and works and the display of signage.

The proposed use requires approval under the jurisdiction of the Wyndham Planning Scheme and triggers the submission of this application.

This Planning Application is to be accompanied by the following:

- Attachment A: Certificate of Title
- Attachment B: Application Plans prepared by CES Design P/L

Subject Site

The subject land is at 185 Heaths Road, Hoppers Crossing, which is located on the southern side of Heaths Road, a half dozen lots west of the junction to Woodville Park Drive.

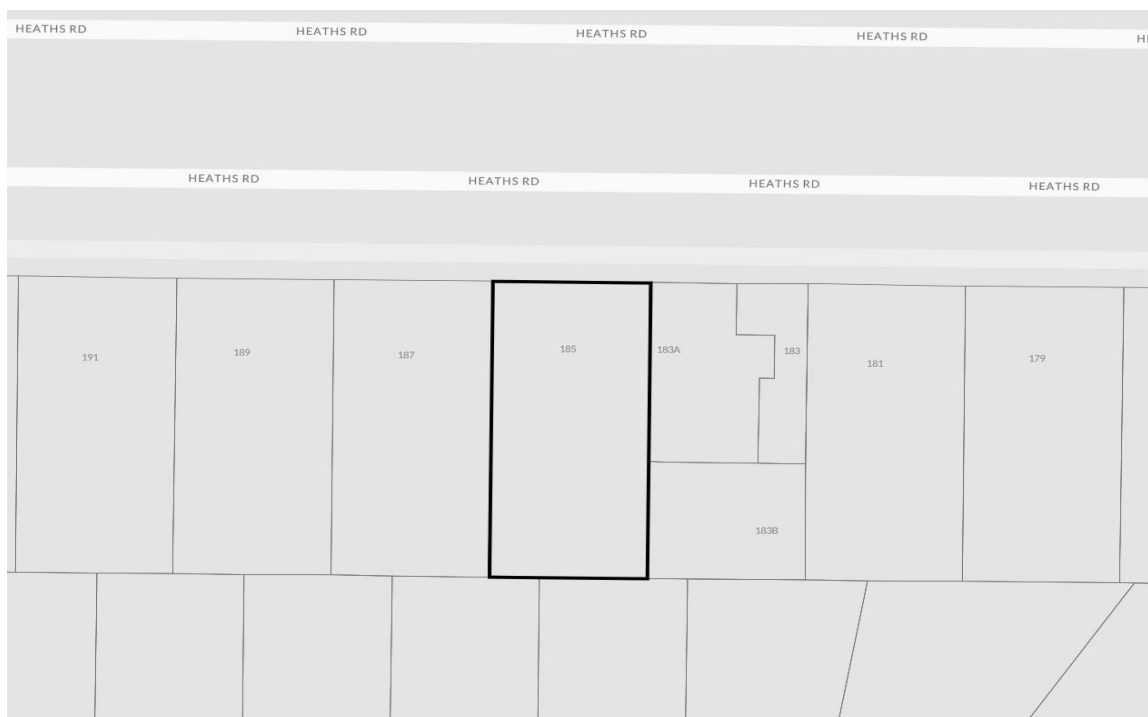


Figure 1: Aerial of subject land (Source: DELWP Spatial Services 15/10/2023)

The subject site is rectilinear in shape and comprises of 582sqm with a frontage to the southern side of Heaths Road of 16.6m.

The lot contains an existing single detached dwelling with a generous open front setback and rear yard. Access to the site is via a single crossover located on the northeast boundary.

As a result, it is commonly accepted that the site is reflective of the existing housing stock located in this part of Hoppers Crossing, characterised by single detached dwellings.

Neighbourhood Description

The site is located along one of the few arterial roads within the township of Hoppers Crossing, in Melbourne's southwest. Hoppers Crossing is located approximately 25km southwest of Melbourne's CBD (as the crow flies) and is one of several suburbs within the City of Wyndham that is experiencing major growth in the form of redevelopment and land use integration.

PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Date Plans Provided: 12/03/2024

As a result, the lot arrangements are fairly typical of a residential neighbourhood, however, there are examples of medium density townhouse development that exist among the older housing stock. In areas well located, some commercial developments also exist within this realm.



Figure 2: Wider Aerial (*Source: DELWP Spatial Services 15/10/2023*)

The subject site, as seen in the above image, is located along an arterial road, within close proximity of the Pacific Werribee shopping complex, as well as to several reserves and other public uses. Based on its location, the site receives strategic support for development.

Certificate of Title

The Certificate of Title for the land does not indicate the presence of any Covenants, Section 173 Agreements or other encumbrances.

Aboriginal Cultural Heritage Sensitivity

The subject land is identified to exist outside of areas affected by Cultural Heritage Sensitivity, therefore an assessment against the *Aboriginal Heritage Regulations 2018* is not required as part of this application.

WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

Proposal

The proposal seeks to change the use of the land from a residential dwelling to a veterinary centre, as well as to undertake associated buildings and works and to display business identification signage.

The purpose of the change of use is to introduce a community use in a well located area, within proximity of established neighbourhoods and dedicated commercial centres.

It is not uncommon for residential dwellings in well located areas to be transformed into veterinary centres, medical centres and the like, so that they may provide local communities with these resources.

Use

The proposed use is to operate as follows:

- Monday to Friday: 9:00am to 7:00pm
- Saturday: 9:00am to 12:00pm
- Sunday and Public Holidays: Closed

One veterinary nurse and one administrative manager will work at the site (2 staff).

No animals will be kept on the premises outside of business hours or kept outside of the building.

All animals admitted for surgery or procedures would be sedated in accordance with the relevant legislative guidelines and as such, noise impacts would be mitigated. Animals kept on site during business hours will be housed in the two rooms toward the front of the building.

Works

The proposal also includes buildings and works associated with the change of use.

The works can be summarised below:

- Minor demolition (internal and external)
- Reconfiguration of internal building
- Construction of new driveway and shared car parking to the rear of the dwelling (six parking spaces proposed).
- Construction of an access ramp at the proposed entry and from recovery room.
- Display of a 2sqm business advertisement sign to be secured to existing front fence.

Planning Policy Framework

Zone	General Residential Zone (GRZ1)
Overlays	N/A
Planning Policy Framework	Clause 13.07-1S: Land Use Compatibility Clause 15.01-1L-02: Signs Clause 15.01-5S: Neighbourhood Character Clause 15.01-5L: Wyndham Preferred Neighbourhood Character
Particular Provisions	Clause 52.05: Signs Clause 52.06: Car Parking Clause 52.34: Bicycle Facilities
Strategic Documents	N/A

Date Plans Provided: 12/03/2024

General Residential Zone (GRZ1)

The subject site is located within the General Residential Zone under the jurisdiction of the Wyndham Planning Scheme. The purpose of the Zone is:

- 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.

Pursuant to Clause 32.08-1, a Veterinary Centre is recognised as a Section 2 use, requiring a permit to lawfully operate as such.

Pursuant to Clause 32.08-9, a permit is required to undertake buildings and works associated with a Section 2 use. This includes all proposed works with exception of the internal works as they are subject to the following exemptions at Clause 62.02-2:

- The internal rearrangement of a building or works provided the gross floor area of the building is not increased.
- Domestic services normal to a building.
- Services normal to a building other than a dwelling, including chimneys, flues, skylights, heating and cooling systems, hot water systems, security systems and cameras, downpipes, window shading devices, or similar.

Pursuant to Clause 32.08-14, sign requirements are at Clause 52.05 and the site is within a Category 3 Zone.

It is considered that the proposal achieves the purpose of the Zone as it provides for community needs whilst being subservient to the prevailing residential land use in the area.

Planning Policy Framework

Clause 13.07-1S: Land Use Compatibility

This Clause forms part of the State Planning Policy Framework and is triggered by the proposal's change of use. The Clause seeks to *protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential off-site impacts.*

The proposal does not contain any buildings or works that would significantly alter the existing building's appearance or otherwise cause impact to the amenity of the surrounding allotments.

The proposed use is one that could potentially result in noise impacts through the keeping of animals on site. The building's natural insulation and interior configuration of rooms is understood to provide ample noise attenuation to surrounding dwellings and furthermore, pets receiving surgery or procedures will be sedated (assisting in the mitigation of noise). This is a small-scale clinic, with one veterinary nurse operating at all times, meaning that the number of pets likely to be on the site is minimal. Due to these reasons, the proposed use is not expected to create noise that would be of any significant impact to the surrounding residential realm and an acoustic impact assessment is not deemed necessary to support this view.

Outside of this potential impact, the use is one that is commonly accepted to exist within residential areas, noting that it is on a main road and not within a court or more sensitive location.

It is considered that the proposed use is capable of operating on the site without the risk of amenity loss to neighbouring properties.

Clause 15.01-1L-02: Signs

This Clause forms part of the Local Planning Policy Framework and is triggered by the proposal's introduction of business signage. The Clause seeks to *improve the visual amenity associated with signs and encourage the form and location of signs to respect the character of buildings to which they are attached and the setting they are located within.*

The proposal is considered to meet the objective of the Clause for the following reasons:

- The sign is 2sqm in area.
- The sign is located on an existing fence and is designed to fit into a specific part of the fence without adversely affecting its function or visual presence.
- The sign fronts an arterial road.
- The sign is non-illuminated and will be of a muted tone.
- The sign clearly identifies the business on the site and does not contain any irrelevant information.
- The building is not a heritage building.

Clause 15.01-5S/5L: Neighbourhood Character

These Clauses form part of the State and Local Planning Policy Framework and seek to *support and protect neighbourhood character, cultural identity, and sense of place*. The Local Policy Clause also includes a number of general strategies associated with buildings tied to specific locations.

PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Date Plans Provided: 12/03/2024

The proposal includes minor works to the existing building, the display of a sign and an increase in the amount of hard surfacing and car parking spaces on the site.

These issues whilst minor, do affect the character of the building in relation to the streetscape. However, these site modifications are contingent to a lawful change of use and there is an expectation that community land uses will result in impacts to character when compared to a residential land use.

It is considered that the level of change proposed is commensurate to the proposed land use, noting that the primary building volume is set to remain, with its view from the street unhindered.

The front setback will largely remain the same, outside of the provision of two car parking spaces and an increase in paved areas associated with a driveway.

The proposed driveway and car parking configuration is commonly accepted in these kinds of land uses, and as such, it is considered that the level of change expected to occur to the site's character is acceptable when there is an understanding of the land use occupying the site. Furthermore, the proposed works do not impact the site's future potential to be developed into medium density housing.

The site is located within a 'Garden Court' area as defined by the Area Map included within the Clause and it is considered that the proposal does not significantly affect the manner in which the existing building compliments the area as there are no changes to the front or side setback. Landscaped areas are also retained where possible to ensure there are visual buffers from paved surfaces.

Signs

Clause 52.05 sets out the requirements for signage and is applied to applications that propose to display a sign.

Pursuant to the General Residential Zone, the sign is located within a Category 3 Area. Category 3 areas are medium limitation areas and the relevant policy seeks *to ensure that signs in high-amenity areas are orderly, of good design and do not detract from the appearance of the building on which a sign is displayed of the surrounding area*.

Pursuant to Clause 52.05-13, a permit is required to display a business identification sign.

As discussed in the local policy section related to signs, the proposed sign is of a form and scale that is acceptable in terms of its function to identify the proposed business. Furthermore, the sign is located along the front fence facing an arterial road and does not impede on views to the building or impact the fence's function to delineate the site from the frontage.

The proposed sign is considered to be an acceptable response to this policy.

Car Parking

Clause 52.06 sets out the requirements for car parking and is applied to applications that propose a change of use.

Pursuant to Clause 52.06-5, a veterinary centre attracts a statutory rate of five car parking spaces to the first person providing animal health services plus three spaces to every other person providing animal health services.

One veterinary nurse will work at the premises, with one additional staff member responsible for the business' administration. The second staff member will not be providing animal health services and therefore does not count toward the parking requirement.

As a result, five car parking spaces are required to reach the threshold and the proposal offers six spaces and one additional shared space. The requirement is therefore met.

Bicycle Facilities

Clause 52.34 sets out the requirements for bicycle facilities and is applied to applications that propose a change of use.

Pursuant to Clause 52.34-5, a veterinary centre does not attract a bicycle parking rate and as such, there is no requirement to include a bicycle parking space. This is appreciated by the logic that it is unlikely that customers will drop off and pick up their pets whilst on a bicycle.

Considerations

This report has given insight into the relevant policies, strategies, objectives, and permit triggers within the Wyndham Planning Scheme pertaining to the proposal. It is considered that the proposal satisfies the requirements listed within the relevant areas of the Planning Scheme for the reasons outlined below.

The proposal is considered to respond excellently to the relevant policies contained within the State and Local Planning Policy Frameworks.

The proposal achieves the purpose of the Zone.

The proposal satisfies the policy contained with the signage and car parking provisions at Clause 52.05 and Clause 52.06 respectively.

Concluding Statements

It is with high confidence that we consider the response to positively reflect Council's vision for community land use and development in the area of the subject site and therefore we strongly recommend that Council supports the decision to grant a planning permit for this proposal.

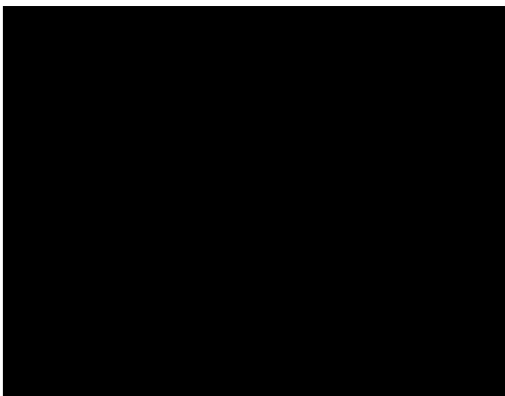
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach copyright legislation.

PLEASE NOTE: The plan/s that are being provided to you may not reflect what is ultimately approved by Council however they are the most recent version as at the date shown below:

Date Plans Provided: 12/03/2024

This report has been prepared by Skedia Planning Services on behalf of the planning permit applicant for the permit application at 185 Heaths Road, Hoppers Crossing.

For any further queries, please feel free to contact this office:



WYNDHAM CITY COUNCIL
Town Planning
Advertised Documents

10

Plan: 10 of 10