

10. CONSIDERATION OF TOWN PLANNING REPORTS**10.1 Town Planning Application - 70 Armstrongs Road, Seaford 264/2013/P - To construct two (2) double storey dwellings to the rear of the existing dwelling (three (3) dwellings)**

(NR Development)

Council Decision**Moved: Councillor Dooley****Seconded: Councillor Aitken**

That Council resolves to issue a Notice of Refusal to Grant a Planning Permit in respect to Planning Permit Application number 264/2013/P to construct two (2) double storey dwellings to the rear of the existing dwelling (three (3) dwellings) at 70 Armstrongs Road, Seaford subject to the following grounds:

1. The proposed development is inconsistent with the objectives of the State and Local Policy Framework of the Frankston Planning Scheme, including:
 - a) Clause 11 – Settlement
 - b) Clause 12 – Environmental and Landscape Values
 - c) Clause 13 – Environmental Risks
 - d) Clause 15 – Built Environment and Heritage
 - e) Clause 16 – Housing
 - f) Clause 21.03 – Vision and Strategic Framework
 - g) Clause 21.04 – Settlement
 - h) Clause 21.05 – Environmental Risk
 - i) Clause 21.06 – Environmental and Landscape Values
 - j) Clause 21.07 – Housing
 - k) Clause 22.08 – Neighbourhood Character

2. The proposal does not satisfy the objectives of Clause 55 of the Frankston Planning Scheme, in particular:
 - a) Clause 55.02-1 - Neighbourhood Character
 - b) Clause 55.03-3 – Site Coverage
 - c) Clause 55.03-7 – Safety
 - d) Clause 55.03-8 – Landscaping
 - e) Clause 55.03-10 – Parking Location
 - f) Clause 55.05-1 – Accessibility
 - g) Clause 55.05-4 – Private Open Space
 - h) Clause 55.06-1 – Design Detail

3. The proposal does not achieve the objectives of the Neighbourhood Character Policy (Clause 22.08 of the Frankston Planning Scheme), and the objectives of Seaford Precinct 5.

4. The proposal does not satisfy the objectives of Clause 52.06 Car Parking of the Frankston Planning Scheme, in particular:
 - a) Design Standard 2 – Car Parking Spaces
 - b) Design Standard 5 – Urban Design
 - c) Design Standard 6 – Safety
 - d) Design Standard 7 – Landscaping

5. The proposed development creates excessive visual bulk throughout the site, neighbouring property and surrounding environs.



6. The proposal fails to provide adequate visitor car parking in accordance with Council's Visitor Carparking Guidelines.

Carried Unanimously

Chairperson's initials

