

Public Question Time – answers to questions taken on notice*

Questions from Geoffrey Love:

- Q1: What is Council's site coverage policy when considering applications? (He thought it was 80%). Is this policy discretionary or mandatory? Does this policy take into account permeability considerations? Are there any differences in the Policy between neighbourhoods such as for Elwood where there is an extensive LSIO overlay given the high flooding risk.

Response

Site coverage is considered in ResCode (Clauses 54 and 55 of the Planning Scheme) where the objective is to ensure that the site coverage respects the existing and preferred neighbourhood character and responds to the features of the site. Whilst the standard stipulates that the site coverage should not exceed 60 %, this standard is discretionary and applies across the metropolitan area. Given Port Phillip is an inner city suburb, with dense development and varying lot sizes, development may not always meet this standard. However, this is one Standard in Rescode and more specifically all development must respond to neighbourhood character, including setbacks from all site boundaries, which contributes to this objective.

Permeability is also a Standard in ResCode where the Objective is to reduce the impact of increased stormwater run-off on the drainage system and to facilitate on-site stormwater infiltration. Whilst the Standard is not always achieved other measures such as rainwater tanks and rainwater gardens would reduce pressure on the public drainage system and reduce the flow of water discharged to waterways.

- Q2: He is aware of a recent planning application in Elwood which is 88% site coverage. He said this application is going to VCAT and a number of community members are very concerned about why this application has been allowed and appears to be contrary to Council policy.

Response

The application Mr Love refers to relates to 90 & 90A Ruskin Street, Elwood. Council is still assessing this application which will be considered by VCAT in March (compulsory conference) and May (full hearing).

**Note: answers to any questions in Public Question Time which were answered at the meeting are included in the minutes of that meeting.*