

11 March 2025

Wyndham City Council
Town Planning Department
Email - mail@wyndham.vic.gov.au

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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: 16/04/2025

Dear Sir / Madam,

**RE: 8 Cottrell Street, Werribee
Application for Planning Permit – Use and development of a new car park**

We act on behalf of the owner of the above land in preparing an application for planning permit seeking approval for use and development of a car park associated with an existing swimming school. This submission provides a description of the site, the planning controls affecting the land, permit triggers and discussion of the application.

Site description

Site shape	Regular in shape. Refer to title and below.
Site area	590 square metres
Dimensions	South – 14.6m North – 14.7m. East – 40.2m West – 40.2m
Existing development	Single dwelling with associated outbuildings
Existing use	Residential
Access	Single crossing to Cottrell Street.
Topography	For all intents and purposes concerning the proposal the site is described as being flat.
Vegetation	Consists of exotic garden plantings and trees. There is no vegetation onsite requiring planning approval for its removal.
Title	Title shows no covenant, section 173 agreement or other form of restriction affecting the proposal.
Easement	Title details show a 1.83m wide drainage easement adjoining the rear boundary.
Heritage	The land is not identified as being subject to potential Aboriginal cultural heritage sensitivity. No CHMP is required for the application. No Heritage Overlay applies to the land.

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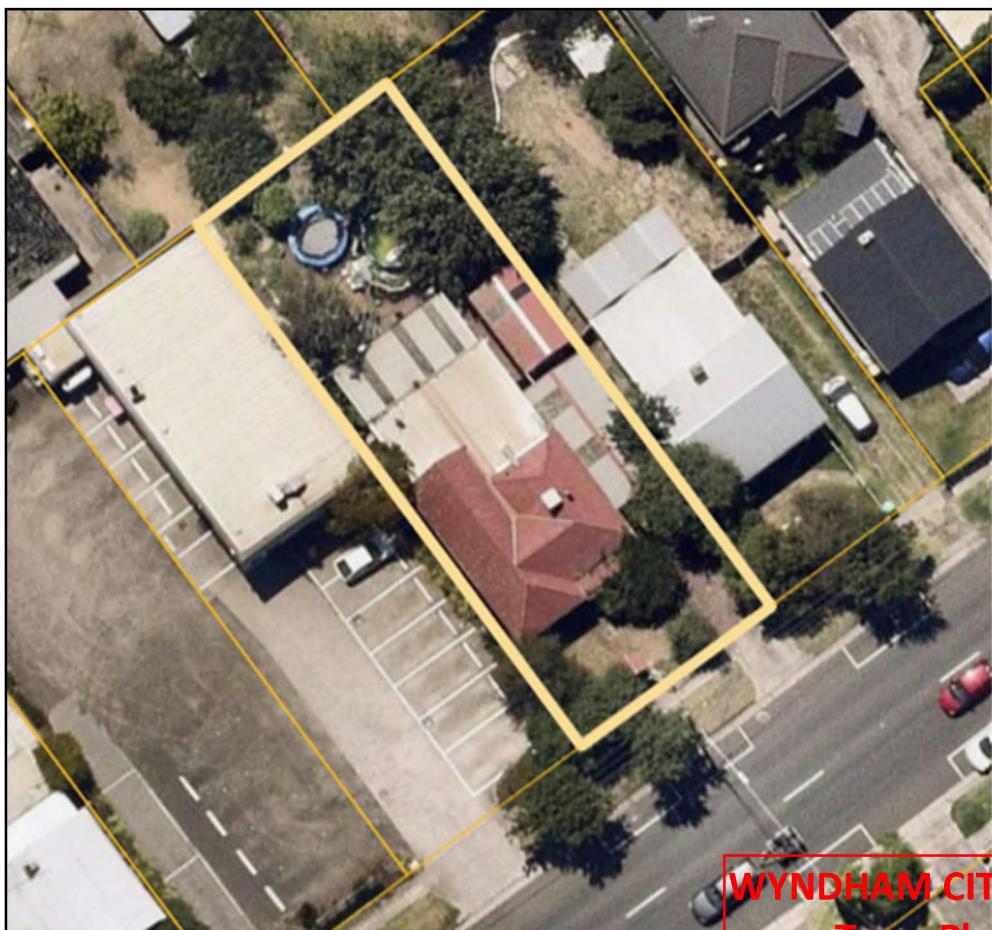
Further site description is provided in the below images.

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Cadastral plan



Site aerial (Nearmap)

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ACTIVATE TOWN PLANNING CONSULTANCY

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Frontage of site



Rear of site



Rear of site and to west side boundary

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Outbuilding within site

Surrounding use and development consists of an existing swimming school on the west adjoining land with associated car parking, single dwellings to the north and a single dwelling to the east. The site and surrounding context is shown below indicating the established residential neighbourhood. The swim school building adjoins the shared boundary, the east adjoining dwelling is setback 1.2m from the boundary whilst dwellings to the north are well setback from the rear boundary. There is no vegetation of significance present in proximity to the site on adjoining land.



Locality aerial (Nearmap)

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Melways map

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Proposal

- Removal of the existing dwelling, all associated outbuildings and existing vegetation. These works do not require planning approval.
- Construction of a new car park for use by the existing swimming school located on the adjoining land at 10 Cottrell Street.
- The new car park will support 15 parking spaces, be of compacted crushed rock surface with parking spaces to be marked consistent with how spaces are currently marked in the existing swimming pool car park.
- The new car park will contain a manoeuvring bay at its northern end to support efficient and safe access.
- The proposed car park will link into the existing car park on 10 Cottrell Street.
- The existing crossover will be retained and support entry to the car park. Egress from the car park will be via 10 Cottrell Street and the existing double width crossing supporting two-way vehicle movement.
- Proposed car parks support dimensions which comply with the planning scheme.
- Landscaping areas are provided along the southern boundary to Cottrell Street, the north boundary and partially along the east boundary.

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Planning controls & permit triggers

The land is subject to the following planning controls or the Wyndham Planning Scheme:
Activity Centre Zone 1 – A permit is required for use and development for a car park.
Parking Overlay 1 – The proposal does not trigger a permit under this overlay.

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Zone map



Overlay map

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Consideration

Activity Centre Zone 1 – Werribee Principal Activity Centre

Use of land for a car park is a section 2 use under the ACZ1. There is no condition required to be satisfied for the use.

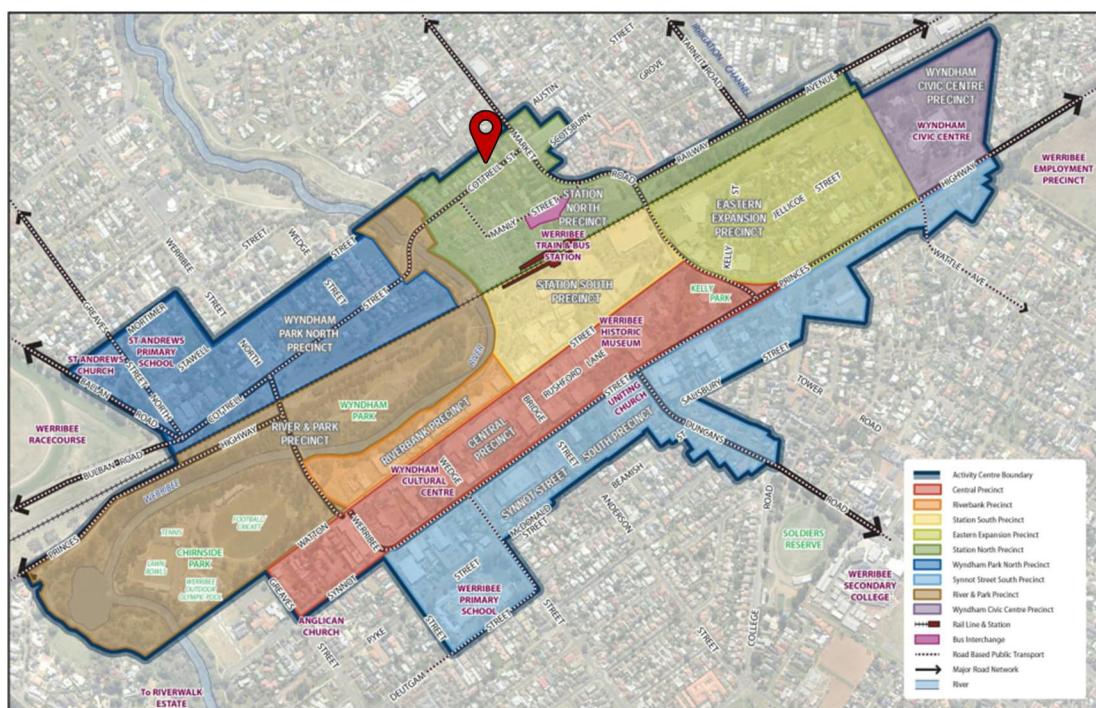
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The land use and development objectives to be achieved by the ACZ2 includes:

To facilitate the growth of the Werribee City Centre as a key regional commercial, retail, recreational and cultural focal point for Melbourne's west, and as a location for higher density residential development.

To achieve the objectives of the Werribee City Centre Structure Plan (2011).

The following shows the site positioned within the 'Station North Precinct' of the structure plan.



FRAMEWORK PLAN

Werribee City Centre

07.10.2012
revision H
0 50 100 150



Whilst it is anticipated this section of Cottrell Street will be comprehensively redeveloped into the future consistent with the development outcomes detailed in the Werribee City Centre Structure Plan it will take many years to achieve the comprehensive use and development outcomes of the Structure Plan from existing conditions. The proposed car park will support the operation of the swimming school until such time as redevelopment of the land occurs.

The Structure Plan identifies comprehensive redevelopment along Cottrell Street supporting high density residential and mixed-use development. The site and adjoining land was subject to a previous application, WYP14004/23, proposing mixed-use development, including a residential apartment building. This application was refused.

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Council and subsequently not supported by VCAT. It was evident from the formal Council Meeting consideration of this application that, notwithstanding support from planning officers, the Council was not supportive of apartment style development notwithstanding the direction of the Structure Plan.

The proposal will not compromise the ability of the land to support future use and development in accordance with the Structure Plan as it supports the removal of existing buildings and use for a gravel car park rather than the establishment of a new building or a new land use which may restrict future development of the land. That is, at a future date when comprehensive redevelopment is proposed the car park will not pose difficulties or restrictions to support redevelopment. It is relevant to note that the proposal would consolidate leasing arrangements of the subject land with the same tenant occupying the swimming school which is considered beneficial for potential future redevelopment into the future.

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As the proposal supports use and development associated with an existing business a detailed response to the use and development objectives under the Werribee City Centre Structure Plan should not be required as there is little relevance to the major redevelopment outcomes envisaged under the Structure Plan.

As noted within, the proposed car park is designed in accordance with the design standards contained within Clause 52.06 including car park dimensions, width of accessways and allowing vehicles to exit the car park in a forward direction even when the car park is fully occupied through provision of a turning bay.

The proposed car park will provide a satisfactory level of amenity to the street and to adjoining land through the provision of landscaping areas. Planting details are proposed to be satisfied through permit conditions and to Council's satisfaction.

The above details that the proposal represents a satisfactory planning outcome for the site, will support an existing local business and will not impact the amenity of adjoining land. As such, we anticipate the issue of a permit in this instance. The following documents are provided in support of the application.

- Completed application form.
- Current copy of title.
- Application fee
- Proposed plans

For further discussion please contact the undersigned on either [REDACTED] or at info@activatetownplanning.com.au.

Yours sincerely,

[REDACTED]

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