



Objection to PP PP264-2020

Site - 99 Hitchcock Avenue Barwon Heads

The Barwon Heads Association Inc. represents over 200 members who are residents and ratepayers of Barwon Heads. We have identified inconsistencies in the application that require clarification and make objections to the proposed development. These are described below.

1. The clarification and correction of inconsistent information in the Application

The documents submitted in support of the application incorporate inconsistent information and require rectification to clarify the application. In particular:

- 1.1 The Planning Report requests a waiver of 7 spaces but the Parking Demand Assessment requests a waiver of 5 spaces
- 1.2 The Parking Design Plan included in the Planning Report specifies 7 on site car park spaces but the plan in the Parking Assessment Report specifies 6 spaces
- 1.3 The Planning Report specifies the distance of the site as both 150 metres and 140 metres from the Mixed Use Zone
- 1.4 The Planning Report refers to vacant abutting land owned by the Catholic Church being, by implication, available for parking for patients attending the proposed clinic. The grounds of the Catholic Church are enclosed by fences and gates and are not available for public parking (other than occasional church functions)
- 1.5 The Planning Report is not clear on whether the clinic is proposed to operate on Saturday or Sunday.

2. Discretionary Use in a Residential Zone

The proposed use introduces a commercial use into a residential area/zone. There are no other commercial uses in this area of Barwon Heads and this would set an undesirable precedent and an inappropriate use in a General Residential Zone.

Commercial use in a residential zone within 400 metres of a commercial zone should only be permitted where it can be justified that the use cannot be located within the nearby commercial zone. We note that a number of vacancies have been available recently in the commercial area.

3. Waiver of Statutory Car Parking Requirement

The Planning Scheme has an objective to ensure an adequate supply of car parking that is appropriately located and that protects the amenity of the locality

We believe that an assessment based on a survey conducted on one day at the beginning of the week during a period of community health crisis is inadequate and is based on questionable assumptions. Council should cease accepting without question parking and traffic assessments based on very limited data and should critically assess the information submitted. The consistent practice of waiving parking requirements in Barwon Heads has significantly added to congestion in the nearby commercial area with parking demand requirements already spreading into the adjacent residential areas.

It is noted that Council is currently undertaking a study to inform decisions on car parking requirements and should consider the information obtained in that study before deciding on this application.

It is suggested by the applicant that the location in an Increased Housing Diversity Area may lead to an increased demand for medical services .We suggest that it may also lead to an increase in on street parking demand due to an increased surrounding population.

4. Drainage

We note that it is proposed to construct the on-site car parks with hard impervious surfaces which will significantly increase surface runoff and reduce soil infiltration. This is likely to adversely impact on surface water, including an increase in peak flows and deterioration in quality, and on groundwater including a change in the watertable surface and a deterioration in groundwater quality. We request that construction of appropriate systems for on site retention and filtration of oil and other gross pollutants be required as a condition of any permit that may be granted.

We request to be notified of the particulars of any response to the above points requiring clarification and objections and be given a reasonable opportunity to respond.

Barwon Heads Association Inc.

Colin Bridges
Secretary on behalf of the Committee
5 August 2020