

# PLAN OF SUBDIVISION

EDITION

PS845485J

## LOCATION OF LAND

PARISH: MOONDARRA

TOWNSHIP: -

SECTION: B

CROWN ALLOTMENT: 9 (PART)

CROWN PORTION: -

TITLE REFERENCES: VOL 8035 FOL 796  
VOL 7293 FOL 578

LAST PLAN REFERENCE/S: LOT 1 ON TP240780R  
LOT 1 ON TP743943K

POSTAL ADDRESS: 50 KNOTTS SIDING ROAD  
(At time of subdivision) RAWSON 3825

MGA2020 CO-ORDINATES E 446 800  
(of approx centre of land N 5 799 200  
in plan) ZONE: 55

## VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

## NOTATIONS

DEPTH LIMITATION: Does not apply

BOUNDARIES DEFINED BY BUILDINGS ARE SHOWN BY THICK CONTINUOUS LINES.

EXTERIOR FACE: ALL BOUNDARIES

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. FOR DETAILS ON ANY OWNERS CORPORATIONS INCLUDING PURPOSE, RESPONSIBILITY, ENTITLEMENT, AND LIABILITY SEE OWNERS CORPORATION ADDITIONAL INFORMATION AND IF APPLICABLE OWNERS CORPORATION RULES.

## NOTATIONS

**SURVEY:**  
This plan is/~~is not~~ based on survey.

**STAGING:**  
This ~~is~~/is not a staged subdivision

Planning Permit No. -

This survey has been connected to permanent marks No (s). -

In Proclaimed Survey Area No. -

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## EASEMENT INFORMATION

LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)

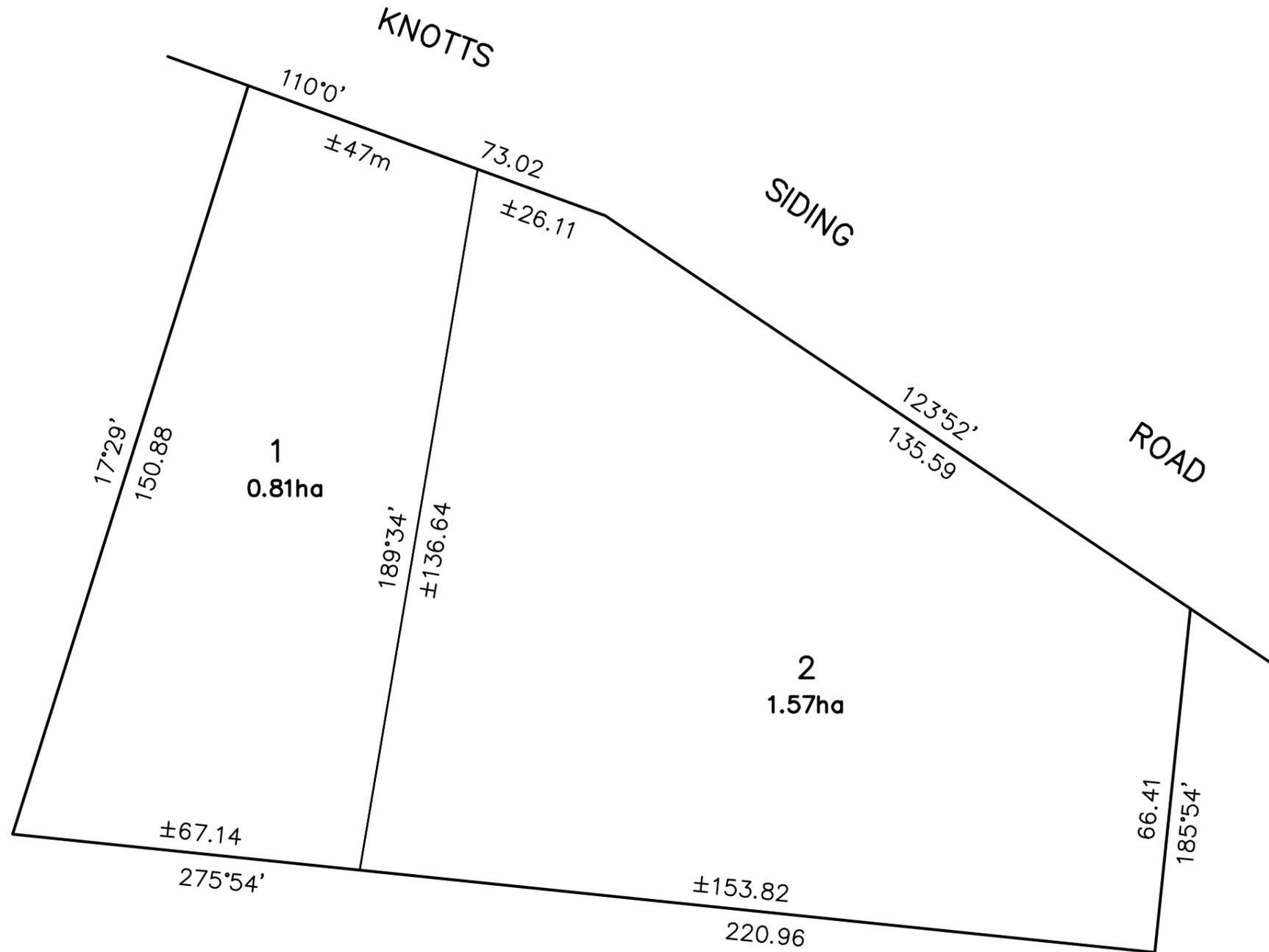
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
			<p><b>IMPORTANT NOTICE</b> This plan must be used only for the purpose for which it was intended. Any uncertainty in this plan must be clarified with the author.</p> <p><b>IMPORTANT NOTICE</b> This plan has been prepared for town planning purposes only and must not be used for any other purpose.</p>	<p><b>WARNING</b> <b>PRELIMINARY PLAN ONLY</b> THIS IS A PHOTO COPY OF AN UNREGISTERED PLAN. This plan was prepared to be sealed by the Local Authority and to be registered by the Registrar of Titles. As alterations beyond the control of the surveyor may be required by the Local Authorities or the Registrar of Titles or other persons when the original is finally presented for registration, M. J. Reddie Surveys Pty Ltd can accept no liability for any loss or damage howsoever arising, to any person or corporation who may rely on this plan for any purpose in the Planning and Environment Act 1997.</p> <p>The original of this plan remains the property of M. J. Reddie Surveys Pty Ltd and copies of such plan made prior to registration must not be produced without the prior written consent of M. J. Reddie Surveys Pty Ltd. This notice is an integral part of this plan prior to registration.</p>

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REF: 20-09-111 FILE: BN ORIGINAL SIZE: A3

LUKE M. REDDIE / VERSION 5

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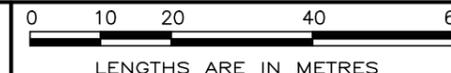
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SCALE  
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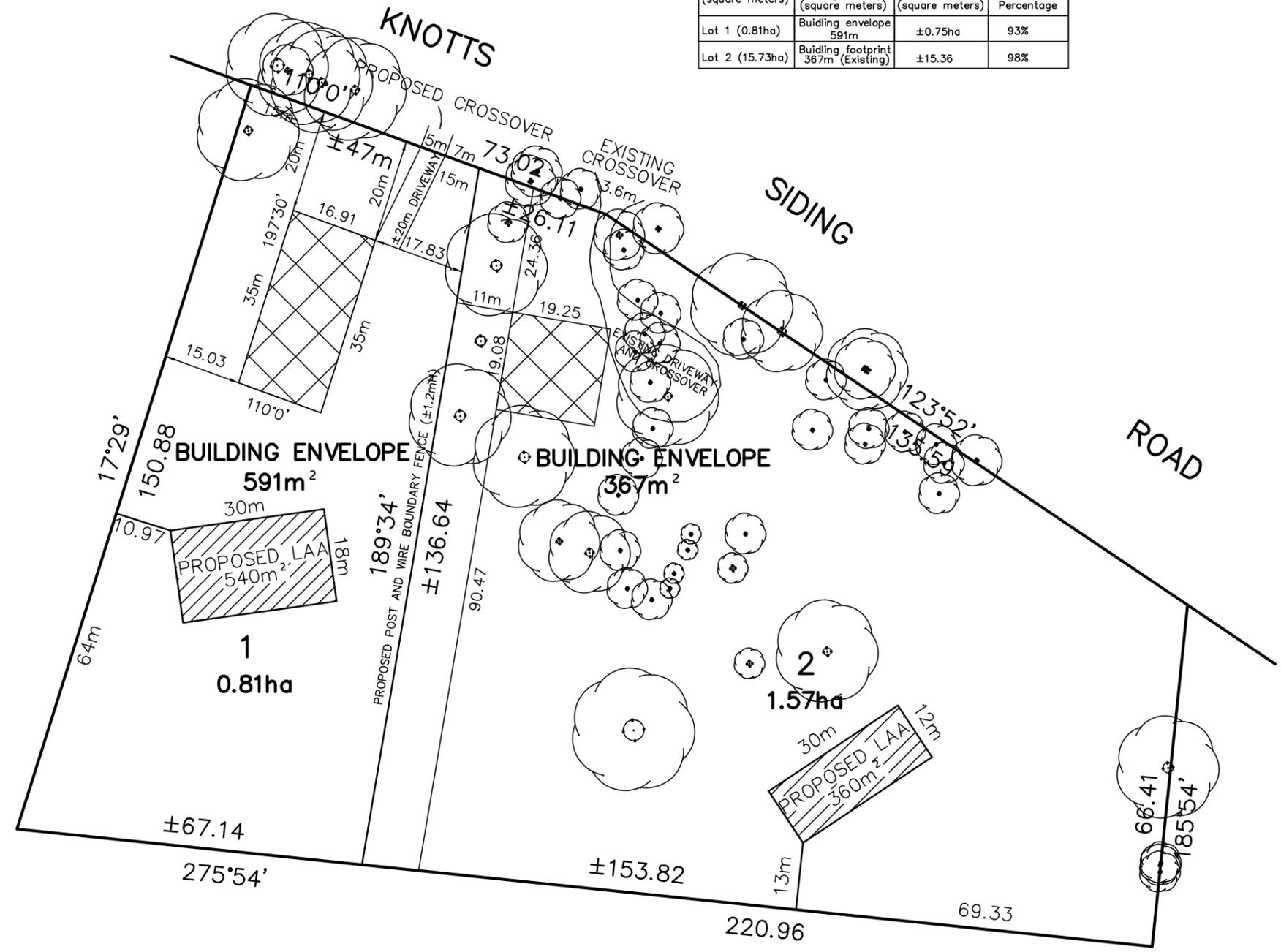


ORIGINAL  
SIZE :

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 = DENOTES BUILDING ENVELOPE

PROPOSED AREAS			
(square meters)	Building envelope (square meters)	Garden area (square meters)	Garden Area Percentage
Lot 1 (0.81ha)	Building envelope 591m <sup>2</sup>	±0.75ha	93%
Lot 2 (15.73ha)	Building footprint 367m (Existing)	±15.36	98%



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SCALE 1:1000  
  
LENGTHS ARE IN METRES

ORIGINAL SIZE :

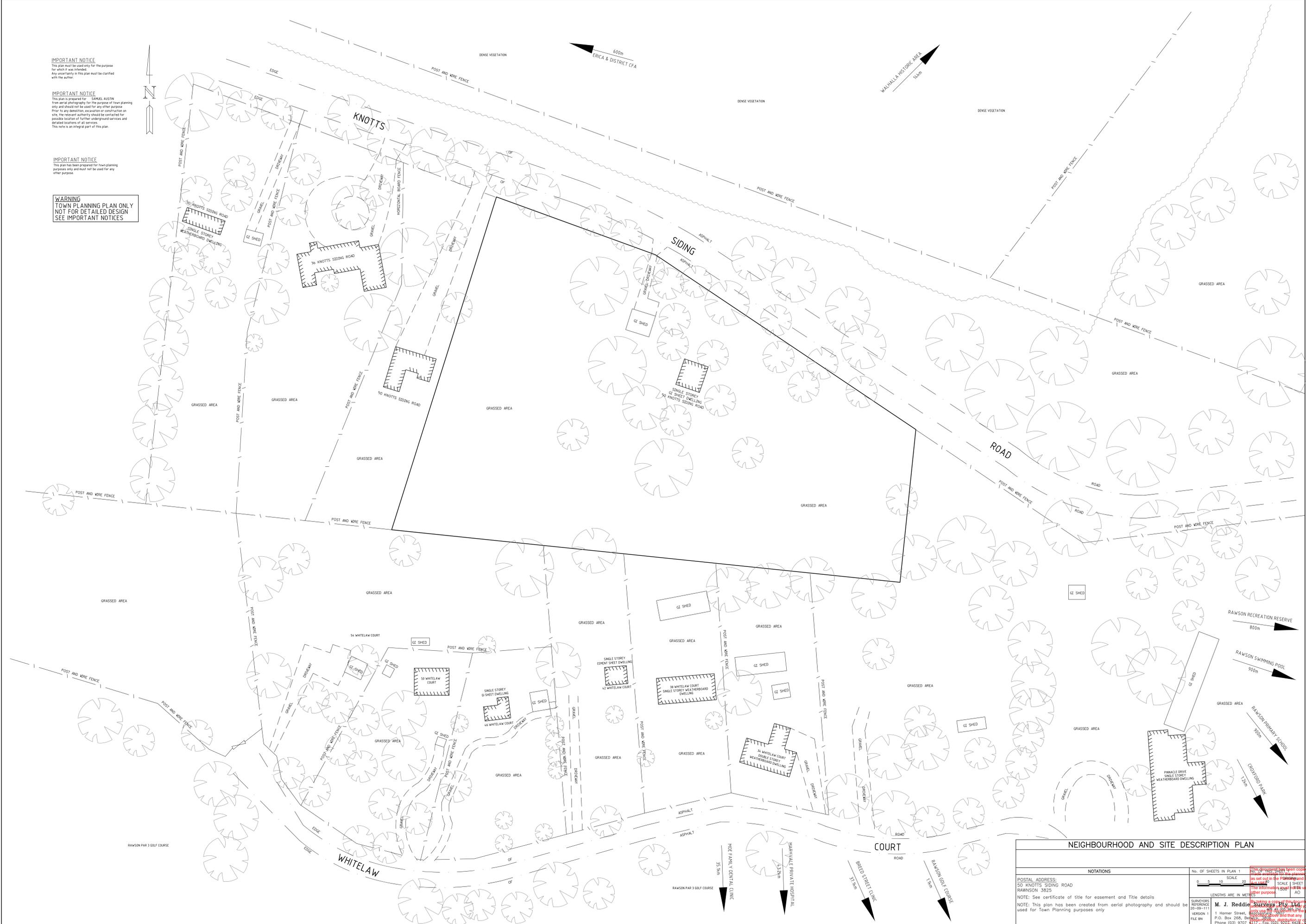
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NOTATIONS	
POSTAL ADDRESS: 50 KNOTTS SIDING ROAD RAWNSON 3525	No. OF SHEETS IN PLAN 1 SCALE 1:200 SCALE 1 SHEET LENGTHS ARE IN METRES
NOTE: See certificate of title for easement and Title details	NOTE: This plan has been created from aerial photography and should be used for Town Planning purposes only
SURVEYORS REFERENCE 20-09-111 VERSION 1 FILE NO.	<b>M. J. Reddie</b> 5 Homer Street, P.O. Box 248, Rawson (Q3) 9707

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# CLAUSE 56 –SUBDIVISION ASSESSMENT

Reddie Surveys

50 Knotts Siding Road, Rawson 3825

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**Ben Nicholas**

Ben@reddiesurveys.com.au

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# 50 Knotts Siding Road

## 2 Lot Subdivision/Boundary alignment

### 1.0 Introduction

This submission has been prepared in support of an application to change the boundary alignment of the land know as 50 Knotts Siding Road into two (2) lots and to propose a new dwelling.

In the course of preparing this report the proposal has been assessed against the relevant town planning controls and policies contained within the Baw Baw Planning Scheme.

<b>Parcel Details</b>	50 Knotts Siding Road		
<b>Planning Controls</b>	ZONE:	Low Density Residential Zone (LDRZ)	
	OVERLAYS:	Bushfire Management Overlay (BMO)	
		Development Contributions Plan Overlay -Schedule 1 (DCPO1)	
		Environmental Significance Overlay – Schedule 2 (ESO2)	
<b>Development Proposal</b>	TOTAL SITE AREA:	Approx. 16.54ha	
	SUBDIVISION AREA:	Proposed Lot 1	0.81ha
		Proposed Lot 2	15.73ha
<b>Planning Permit Trigger</b>	Subdivide Land - Clause 32.03-3		

### 2.0 SITE AND CONTEXT DESCRIPTION

#### Site Conditions

The site is located along Knotts Siding Road. Currently there is an existing single storey dwelling on proposed lot 2, there is an existing gravel crossover on Knotts Siding Road which will remain for access to lot 2.

Proposed lot 1 is currently a vacant undeveloped paddock. A crossover will need to be designed to the standard of the responsible authority.

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See below aerial photography of the site configuration.



### Surrounding Area

The surrounding area can be characterised as rural living in all directions occupied by a mixture of single dwellings and associated outbuildings as well as open paddocks. Rawson Recreation Reserve is directly east to the site approximately 370m.

Knotts Siding Road has been developed and asphalted which supplies onto Moe-Walhalla Road which has been substantially developed, the 2 lot subdivision will suit the Low Density Residential Zone well.

### 3.0 PROPOSAL

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The proposal seeks to realign the boundary of the site and recreate 2 lots and a building envelope. Proposed lot 2 has an existing house on it while lot 1 has a proposed building envelope. See Plan of Subdivision PS845485J prepared by M.J.Reddie Surveys Pty Ltd.

- Lot 2 (existing dwelling) would have a frontage to Knotts Siding Road with dimensions of over 15m, and a maximum depth of 136.64m, yielding a total area of 15.73ha.
- Lot 1 would have a frontage to Knotts Siding Road of 47m and a maximum depth of 150.88m yielding a total area of 0.81ha.

A full set of plans showing the proposed Plan of Subdivision and Design Response is provided

## 4.0 PLANNING CONTROLS

The subject site is included in the Low Density Residential Zone and is affected by multiple overlays.

### 4.1 Low Density Residential Zone

The “purposes” of the Low Density Residential Zone are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater

Pursuant to Clause 32.03-3 of the Baw Baw Planning Scheme, a permit is required to subdivide land. Each lot must be 0.4 hectares in size and must meet the requirements of Clause 56 and;

- Must meet all of the objectives included in the clauses specified below.
- Should meet all of the standards included in Clause 56 except for Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.

The Decision Guidelines of the Low Density Residential Zone applicable to this proposal are:

#### General

- The Municipal Planning Strategy and the Planning Policy Framework.

#### Subdivision

- The protection and enhancement of the natural environment and character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.

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In the absence of reticulated sewerage:

- The capability of the lot to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
  - The benefits of restricting the size of lots to the minimum required to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria).
  - The benefits of restricting the size of lots to generally no more than 2 hectares to enable lots to be efficiently maintained without the need for agricultural techniques and equipment.
- The relevant standards of Clauses 56.07-1 to 56.07-4.

**RESPONSE**

The proposed subdivision will result in additional infill housing supply in Baw Baw, whilst making use of existing infrastructure. The subdivision will implement a workable drainage scheme, provide access to existing walking/cycling paths for future occupants and will have convenient access to all necessary amenities and services currently available in Rawson.

The subdivision also responds appropriately to the Low Density Residential Zone by maintaining well over 0.4ha per lot, having appropriate land to treat wastewater and maintaining the protection and enhancements of the land, vegetation and property boundaries with a large 20m setback from the northern boundary.

**4.2 Bushfire Management Overlay**

The “purposes” of the Bushfire Management Overlay are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

**Application Requirements**

- A bushfire hazard site assessment including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Sections 2.2.3 to 2.2.5 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2. Photographs or other techniques may be used to assist in describing the bushfire hazard.
- A bushfire hazard landscape assessment including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site. Photographs or other techniques may be used to assist in describing the bushfire hazard. This requirement does not apply to a dwelling that includes all of the approved measures specified in Clause 53.02-3.

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- A bushfire management statement describing how the proposed development responds to the requirements in this clause and Clause 53.02. If the application proposes an alternative measure, the bushfire management statement must explain how the alternative measure meets the relevant objective.

**RESPONSE:**

The proposal will include a Bushfire Management Report that will address the site in accordance with Baw Baw City Council and Clause 44.06. If required, a section 173 agreement will also be supplied that will include the condition proposed in Clause 44.06-5.

**4.3 Development Plan Overlay**

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

*Prior to the grant of a planning permit, the Owner of the land must enter into an agreement under section 173 of the Planning and Environment Act 1987. The agreement must provide for infrastructure contributions to be paid in respect of land prior to the issue of a Statement of Compliance in respect of the subdivision of that land.*

*A permit granted must:*

- *Be consistent with the provisions of the relevant development contributions plan.*
- *Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay.*

The Development Plan must include:

- Specify the area to which the plan applies.
- Set out the works, services and facilities to be funded through the plan, including the staging of the provision of those works, services and facilities.
- Relate the need for the works, services or facilities to the proposed development of land in the area.
- Specify the estimated costs of each of the works, services and facilities.
- Specify the proportion of the total estimated costs of the works, services and facilities which is to be funded by a development infrastructure levy or community infrastructure levy or both.
- Specify the land in the area and the types of development in respect of which a levy is payable and the method for determining the levy payable in respect of any development of land.
- Provide for the procedures for the collection of a development infrastructure levy in respect to any development for which a permit is not required.

The development contributions plan may:

- Exempt certain land or certain types of development from payment of a development infrastructure levy or community infrastructure levy or both.

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- Provide for different rates or amounts of levy to be payable in respect of different types of development of land or different parts of the area.

**RESPONSE:**

The subdivision will include a Development Plan response ensuring that all the relevant requirements for a development plan are met. The client will also go into a section 173 agreement to enter into an agreement with council to supply infrastructure contributions.

The development plan will detail:

- The land to which the plan applies.
- The purposed use and development of each part of the land.
- Any other requirements specified for the plan in the schedule to the zone.

**4.4 Environmental Significance Overlay**

Purpose

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

Application Requirements

An application for buildings or works should include the following to the satisfaction of the responsible authority:

- A Land Capability Assessment (in accordance with EPA Publication 746.1 Land Capability Assessment for Onsite Domestic Wastewater Management (as amended)) demonstrating the land is capable of absorbing sewage and sullage effluent generated on the lot in accordance with the EPA Code of Practice - Onsite Wastewater Management (Publication 891.3) (as amended).

A report, prepared by a suitable qualified person, demonstrating that:

- The design of any wastewater treatment system will ensure that nutrient, pathogens or other pollutants from wastewater will not enter any waterway, wetland, flood plain or water supply reservoir or otherwise detrimentally affect the designated beneficial uses of groundwater or surface water.
- How activities will be carried out and maintained to prevent erosion and the siltation of any waterway or wetland in accordance with EPA Victoria publication - Construction Techniques for Sediment Pollution Control 1991 (as amended).
- Any removal, destruction or lopping of native vegetation will not compromise the quality of water within proclaimed catchment areas.
- The siting of buildings and wastewater treatment systems will not adversely impact on the quality of water within declared catchment areas.
- Details of slope (including contours at an appropriate scale), soil type, extent of excavation and vegetation including details of new plantings to occur.

Compromise the quality of water within proclaimed catchment areas. This information is made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

**RESPONSE:**

An arborist report, land capability assessment and any other report will be supplied if council deem it to be a necessity.

## 5.0 PLANNING POLICY FRAMEWORK

### State Planning Policy Framework (SPPF)

The locational attributes for an increase in density accords with the general thrust of the Planning Scheme's policies as set out in Clauses 11, 15 and 16 of the SPPF. These policies encourage urban consolidation to accommodate for a variety of living arrangements and to respond to market demand for housing. The issue surrounding urban consolidation is the balancing of the 'status quo' against the various government policies, which clearly contemplate change in order to achieve broader urban consolidation benefits on a subject land such as this. The attributes of the site lend the property to a marginal increase in density and, ultimately, a change in built form to that currently found on the subject site. The proposal provides a rural living subdivision which will result in appropriate family sized housing in an area where a level of change is clearly contemplated, within close proximity of a number of key facilities including shops, schools, major transport corridors and public open space.

It is clear that the subject site is in an area that can accommodate a modest level of change and increase in dwelling density as sought by urban consolidation principles whilst balancing the planning matters of neighbourhood character, built form outcomes and external amenity. It is submitted that the proposal achieves this balance within the existing residential area of Baw Baw incorporating an appropriate subdivision design that can reflect built form within the area, whilst increasing dwelling density and diversity and also ensuring amenity is maintained to adjoining and surrounding properties.

The proposed residential subdivision is an appropriate use of the site that is underdeveloped when compared to surrounding rural living lots. The subdivision will create additional residential development within a well serviced area with existing community facilities including road networks, public transport connectivity and open space.

Furthermore, the following is highlighted:

- As encouraged by the SPPF the subject land is located in a rural living area that is well serviced by various forms of social and physical infrastructure including parkland and schools. The proposed subdivision makes greater use of the land that is available on the subject land and concentrates development in an established residential area without adversely affecting surrounding properties or services.
- The proposal provides for a modest increase in the diversity of housing in this area.
- The proposal is generally consistent with the SPPF as it:
  - Is generally well-designed in compliance with Clause 56 - ResCode.
  - Respects the neighbourhood character given the modest range of lot sizes.

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- Improves housing choice and diversity in the area.
- Makes more efficient use of existing infrastructure and services.
- Responds appropriately to the Low Density Residential Zone

It is submitted that the proposal is an example of development encouraged by State Planning Policy within the established urban area to reduce the pressure for fringe development.

## Local Planning Policy Framework (LPPF)

The Local Planning Policy Framework for the Baw Baw Planning Scheme outlines the key issues that are facing the municipality. The following key policies are relevant to the assessment of this application:

- Clause 21.05 (Small Towns and Rural Settlements)
- Clause 21.06 (Natural Environment and Resource Management)

The proposed development is compatible with the Municipal Strategic Statement. The MSS clearly states that there is a growing need for a variety of dwelling types to cater for a changing population, with diversity in housing options a key element in catering for the various life cycles of residents. Furthermore, we note the following;

- It will facilitate an increase in population that is encouraged within a rural residential area.
- It will contribute to supporting and combating the predicted population growth within the municipality and changes of housing preferences of the population.
- It will provide a range of housing choice to meet the diverse needs of the community.
- It will not unduly affect the environmental or drainage features of the site and its surrounds.
- It will provide a form of housing with access to facilities and services.

## Clause 21.05 (Small Towns and Rural Settlements)

### Vision

- To ensure affordable, liveable, and sustainable communities for existing and future residents of Baw Baw.
- To develop clear directions and strategies through consultation with the community ensuring sustainable and balanced development.

### Objective

- To provide the flexibility for limited development to occur in each town to accommodate the needs of its population as well as to contribute to the Settlement network.

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- To ensure new development enhances the amenity and unique character of its neighbourhood and environs.
- To facilitate development in accordance with the specific structure plan or directions attached to this clause.

**Rawson**

*Rawson is a small modern town set high in the Mountain Rivers region, close to the Thomson Dam and snowfields, state forest, National Parks and farm land. Its beginnings as a completely planned and constructed 'model town' has left a legacy of excellent civic and community facilities. It provides retail services for daily needs, modest health and emergency needs, and a wide variety of accommodation options for tourists and visitors. Proximity to the Alpine National Trial, snowfields, Thomson Dam and other attractions are a drawcard for visitors and tourists. A strategic bushfire risk restricts future growth areas.*

Residential and Commercial

- Encourage residential growth to be accommodated within the existing urban zoned settlement
- Encourage commercial growth to retain a local service role and also promote accommodation for nearby snowfields, parks and historic destinations such as Walhalla.
- Support walking and cycling infrastructure and networks for residents, tourists and visitors, including the retention of the original footpath network
- Enhance the streetscape and public areas of Rawson through landscaping and discreet signage

**Assessment Summary (MSS)**

The proposed subdivision responds to the objectives of the MSS by managing the consolidation of urban growth within a residential setting which complements the existing residential character of the area and by conserving and enhancing a highly valued landscape within the municipality.

The proposal is submitted to have due regard to relevant planning issues affecting the Rawson Area which includes protection of the canopy tree character. As is evident in the submission, the proposal has sought to protect existing trees on neighbouring properties, whilst contributing to the diversity of housing choice for Rawson residents and providing for an intensification of development which meets the increased demand for housing.

Clause 21.06 (Natural Environment and Resource Management)

Vision

Council will consider planning applications and make decisions in accordance with the following

vision:

- To ensure the protection, conservation and sustainable management of the Shire's natural environment
- To recognise the State and National importance of the Shire's resources while ensuring they are utilised in a way that maintains a high quality life for residents.
- To recognise the Shire's natural environment as the habitat for a wide range of indigenous flora and fauna and the importance of providing for the long term survival of these species

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## Overview

- The Shire contains mountainous country, rural areas and significant water catchments. These all play a significant role in the provision of the State's water and natural resources.
- The natural environment of the Shire provides a variety of pastoral, rural and bushland landscapes which are greatly valued by residents and visitors for their recreational, economic, spiritual and cultural attributes.
- The natural environment provides flora and fauna habitats as described in Clause 21.06-3 Biodiversity that have cultural and biological significance. The utilisation of resources from these habitats requires informed and sensitive management in order to protect them in the long term.
- The demands on the natural environment to harvest its resources such as water, landscapes, timber and extractive materials, soil fertility – have an impact on its sustainable ecological management.

Baw Baw Shire falls mainly within two catchments, being the Western Port and West Gippsland catchments. Land use and development within catchments may have an impact on water quality, biodiversity and natural resource management both within and outside the Shire. Therefore a whole of catchment approach is required for the management of natural resources in the exercise of decision-making.

## Assessment Summary

The size of the proposed subdivision and the desire to maintain minimal impact on the surrounding natural environment will have minimal impact of the State's water resources. The impact of the subdivision will be minimal due to the vacant grassed paddock where the proposed building envelope is located and purpose of the subdivision to realign the boundaries between two lots and not create any more lots.

## 6.0 GENERAL AND PARTICULAR PROVISIONS

### Clause 52.01 — Public Open Space Contribution and Subdivision

This policy states that if a person wishes to subdivide land a contribution to the council for public open space in an amount specified schedule to this clause must be made. Clause 52.01 states that a public open space contribution may be made only once for any of the land to be subdivided.

It is acknowledged that a public open space contribution has not been made on the land previously and would may need to be made (in accordance with Clause 52.01) should a permit issue for the subdivision.

### Clause 56 – Residential Subdivision

See **Appendix A** of this report for a full assessment against the relevant standards of Clause 56 (Residential Subdivision):

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## Clause 65.02 - Decision Guidelines

With regard to this clause, the following comments are made:

Approval of an application or plan, states that before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:

- *The suitability of the land for subdivision.*
- *The existing use and possible future development of the land and nearby land.*
- *The availability of subdivided land in the locality, and the need for the creation of further lots.*
- *The effect of development on the use or development of other land which has a common means of drainage.*
- *The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.*
- *The density of the proposed development.*
- *The area and dimensions of each lot in the subdivision.*
- *The layout of roads having regard to their function and relationship to existing roads.*
- *The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.*
- *The provision and location of reserves for public open space and other community facilities.*
- *The staging of the subdivision.*
- *The design and siting of buildings having regard to safety and the risk of spread of fire.*
- *The provision of off-street parking.*
- *The provision and location of common property.*
- *The functions of any body corporate.*
- *The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.*
- *If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.*
- *Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.*

### Assessment Summary

Clause 65 does not introduce any additional decision making criteria that has not been considered as part of the applicable planning controls. The proposed subdivision is in accordance with all relevant decision guidelines of Clause 65 of the Baw Baw Planning Scheme. With regard to this clause, the following comments are made:

- The land is suitable for subdivision.
- The proposed development and future use of the land is entirely consistent with the existing and proposed development of the land and nearby land.
- Baw Baw's strategic policies specifically designated this area as residential.
- It is considered that the proposed subdivision design is responsive to the shape of the land and the natural constraints of the land including the retention of all significant vegetation on site.

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### Clause 66.01 – Referrals and Notice Provisions

The provisions of Clause 66.01 set out the types of applications which must be referred under Section 55 of the Act or for which notice must be given under Section 52(1) (c) of the Act.

Specifically, an application for a two-lot subdivision must include mandatory conditions as set out in Clause 66.01.

## 7.0 CONCLUSION

The applicable planning scheme provisions outlined above are supportive of the proposed residential subdivision. The subdivision has been designed in accordance with the State and Local Planning Policy Framework and in accordance with the requirements of the zoning and overlay controls which have been set out above. The proposed development will provide for additional allotments for the establishment of future housing within the municipality. The increase in the total number of allotments will assist in catering for those seeking to reside in the municipality, while providing for diversity to accommodate the varying housing needs. The proposed subdivision will ensure that the values of the area will not be compromised. The size of the allotments will not only provide for the establishment of residential dwellings but will also provide ample opportunities for the establishment of landscaping and revegetation which will complement the area.

For the reasons discussed above, we respectfully submit that the proposal should be supported and that a Planning Permit for this proposal be issued

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## Clause 56 Assessment

<b>Clause 56.03 - Liveable and Sustainable Communities</b>		
<p><b>Clause 56.03-5</b></p> <p><b>Neighbourhood character objective</b></p> <ul style="list-style-type: none"> <li>To design subdivisions that respond to neighbourhood character.</li> </ul>	<p><b>Standard C6</b></p> <p>Subdivision should:</p> <ul style="list-style-type: none"> <li>Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme.</li> <li>Respond to and integrate with the surrounding urban environment.</li> <li>Protect significant vegetation and site features.</li> </ul>	<p><b>Complies</b></p> <p>A subdivision site and context description and design response plan have been provided as part of this application, as well as a detailed written description within the accompanying town planning submission, outlining the existing conditions of the subject site as well as its surrounding environs.</p>
<p><b>Clause 56.04-2</b></p> <p><b>Lot area and building envelopes objective</b></p> <ul style="list-style-type: none"> <li>To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.</li> </ul>	<p><b>Standard C8</b></p> <p>Lots of between 300 square metres and 500 square metres should:</p> <ul style="list-style-type: none"> <li>Contain a building envelope that is consistent with a development of the lot approved under this scheme, or</li> <li>If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10 metres by 15 metres, or 9 metres by 15 metres if a boundary wall is nominated as part</li> </ul>	<p><b>Complies</b></p> <p>Building Envelopes have been provided and fulfil the minimum requirements of standard C8</p>

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	<p>of the building envelope.</p> <p>If lots of between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north unless there are significant physical constraints that make this difficult to achieve.</p>	
<p><b>Clause 56.04-3</b></p> <p><b>Solar orientation of lots objective</b></p> <ul style="list-style-type: none"> <li>To provide good solar orientation of lots and solar access for future dwellings.</li> </ul>	<p><b>Standard C9</b></p> <p>Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation. Lots have appropriate solar orientation when:</p> <ul style="list-style-type: none"> <li>The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south.</li> <li>Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north.</li> <li>Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street.</li> </ul>	<p><b>Complies</b></p> <p>Given the lot size, the site is considered to have appropriate solar orientation for the existing dwellings.</p>
<p><b>Clause 56.04-5</b></p> <p><b>Common area objectives</b></p>	<p><b>Standard C11</b></p> <p>An application to subdivide land that creates common land must be</p>	<p><b>Complies</b></p> <p>The information must not be used for any other purpose.</p> <p>No common property is proposed for the subdivision.</p>

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**Complies**

The information must not be used for any other purpose.

No common property is proposed for the subdivision.

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<ul style="list-style-type: none"> <li>To identify common areas and the purpose for which the area is commonly held.</li> <li>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</li> <li>To maintain direct public access throughout the neighbourhood street network.</li> <li></li> </ul>	<p>accompanied by a plan and a report identifying:</p> <ul style="list-style-type: none"> <li>The common area to be owned by the body corporate, including any streets and open space.</li> <li>The reasons why the area should be commonly held.</li> <li>Lots participating in the body corporate.</li> <li>The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.</li> </ul>	
<p><b>Clause 56.06-8</b></p> <p><b>Lot access objective</b></p> <ul style="list-style-type: none"> <li>To provide for safe vehicle access between roads and lots.</li> </ul>	<p><b>Standard C21</b></p> <p>Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority. Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets. The design and construction of a crossover should meet the requirements of the relevant road authority.</p>	<p><b>Complies</b></p> <p>Access to lot 2 will remain unchanged. A new crossover will need to be designed for access to lot 1 to the satisfaction of the responsible authority.</p>
<p><b>Clause 56.07 - Integrated Water Management</b></p>		<p>This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987.</p> <p>The information must not be used for any other purpose.</p> <p>By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p>

<p><b>Clause 56.07-1</b></p> <p>Drinking water supply objectives</p> <ul style="list-style-type: none"> <li>To reduce the use of drinking water.</li> <li>To provide an adequate, cost-effective supply of drinking water.</li> </ul>	<p><b>Standard C22</b></p> <p>The supply of drinking water must be:</p> <p>Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.</p> <p>Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.</p>	<p><b>Complies</b></p> <p>The site currently enjoys access to reticulated water. The owner will enter into an agreement with South East Water for the provision of water supply to each lot.</p>
<p><b>Clause 56.07-2</b></p> <p><b>Reused and recycled water objective</b></p> <ul style="list-style-type: none"> <li>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</li> </ul>	<p><b>Standard C23</b></p> <p>Reused and recycled water supply systems must be:</p> <ul style="list-style-type: none"> <li>Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Human Services.</li> <li>Provided to the boundary of all lots in the subdivision where required by the relevant water authority.</li> </ul>	<p><b>Complies</b></p> <p>The size of the subdivision and the number of lots involved is too small to implement any recycled water supply.</p> <p>The use of water tanks and other water saving measures can be implemented into any future development.</p>
<p><b>Clause 56.07-3</b></p> <p><b>Waste water management objective</b></p> <ul style="list-style-type: none"> <li>To provide a waste water</li> </ul>	<p><b>Standard C24</b></p> <p>Waste water systems must be:</p> <ul style="list-style-type: none"> <li>Designed, constructed and managed in accordance with the</li> </ul>	<p><b>Complies</b></p> <p>Reticulated waste water (sewer) is currently not available to the site.</p>

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<p>system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.</p>	<p>requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority.</p> <ul style="list-style-type: none"> <li>• Consistent with any relevant approved domestic waste water management plan.</li> </ul> <p>Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant sewerage authority.</p>	
<p><b>Clause 56.07-4</b></p> <p><b>Urban run-off management objectives</b></p> <ul style="list-style-type: none"> <li>• To minimise damage to properties and inconvenience to residents from urban run-off.</li> <li>• To ensure that the street operates adequately during major storm events and provides for public safety.</li> <li>• To minimise increases in stormwater runoff and protect the environmental values and physical characteristics of receiving waters from degradation by urban runoff.</li> </ul>	<p><b>Standard C25</b></p> <p>The urban stormwater management system must be:</p> <ul style="list-style-type: none"> <li>• Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.</li> <li>• Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of urban run-off is proposed.</li> <li>• Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended.</li> <li>• Designed to ensure that flows downstream of the subdivision site are restricted to predevelopment levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.</li> </ul>	<p><b>Complies</b></p> <p>Stormwater management and outfall will be to the satisfaction of the Council as required via any permit conditions the Council implements.</p> <p>The storm water discharged from hard standing or impervious surfaces is minimal compared to the size of the property.</p>

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	<p>The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design. For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:</p> <ul style="list-style-type: none"> <li>• Stormwater flows should be contained within the drainage system to the requirements of the relevant authority.</li> <li>• Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall.</li> </ul> <p>For storm events greater than 20% AEP and up to and including 1% AEP standard:</p> <ul style="list-style-type: none"> <li>• Provision must be made for the safe and effective passage of stormwater flows.</li> <li>• All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.</li> <li>• Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria <math>Vave &lt; 0.35 \frac{m^2}{s}</math> (where, <math>d_a</math> = average depth in metres and <math>Vave</math> = average velocity in metres per second).</li> </ul> <p>The design of the local drainage network should:</p> <ul style="list-style-type: none"> <li>• Ensure run-off is retarded to a standard required by the responsible drainage authority.</li> <li>• Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, run-off should be directed to the front of the lot and discharged into the street drainage</li> </ul>	
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	<p>system or legal point of discharge.</p> <ul style="list-style-type: none"> <li>• Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner.</li> <li>• Include water sensitive urban design features to manage runoff in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs.</li> </ul> <p>Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.</p>	
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**Clause 56.08 - Site Management**

<p><b>Clause 56.08-1</b></p> <p><b>Site management objectives</b></p> <ul style="list-style-type: none"> <li>• To protect drainage infrastructure and receiving waters from sedimentation and contamination.</li> <li>• To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</li> </ul>	<p><b>Standard C26</b></p> <p>A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing:</p> <ul style="list-style-type: none"> <li>• Erosion and sediment.</li> <li>• Dust.</li> <li>• Run-off.</li> <li>• Litter, concrete and other construction wastes.</li> <li>• Chemical contamination.</li> <li>• Vegetation and natural features planned for retention.</li> </ul>	<p><b>Complies</b></p> <p>The level of construction on site is considered minimal for the (2) lot boundary realignment other than the relocation of services that may be required.</p> <p>It is considered that the standard can be satisfied via a condition on permit requiring the submission of an Environmental Management Plan.</p>
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<ul style="list-style-type: none"> <li>To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</li> </ul>	<p>Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.</p>	
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**Clause 56.09 - Utilities**

<p><b>Clause 56.09-1</b></p> <p><b>Shared Trenching Objective</b></p> <ul style="list-style-type: none"> <li>To maximise the opportunities for shared trenching.</li> <li>To minimise constraints on landscaping within street reserves.</li> </ul>	<p><b>Standard C27</b></p> <p>Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.</p>	<p><b>Complies</b></p> <p>Most of the infrastructure is existing, however, where possible shared trenching on the site will be conducted. Detailed design plans will be prepared prior to works commencing.</p>
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<p><b>Clause 56.09--2</b></p> <p><b>Electricity, telecommunications and Gas Objective</b></p> <ul style="list-style-type: none"> <li>To provide public utilities to each lot in a timely, efficient and cost effective manner.</li> <li>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</li> </ul>	<p><b>Standard C28</b></p> <p>The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority.</p> <p>Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged. The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure.</p>	<p><b>Complies</b></p> <p>The proposed subdivision will have access to all services presently enjoyed by other properties in this area. The owner will be required to enter into an agreement with the relevant service providers for the provision of such services.</p>
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	<p>including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.</p> <p>Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.</p>	
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