

**9.2 PLANNING PERMIT APPLICATION PLP207/18 FOR TWO LOT SUBDIVISION AT 5 SPRINGRIDGE BOULEVARD, WALLAN**

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**File No:** PLP207/18

- Attachments:**
1. Clause 56 Assessment
  2. State and Local Planning Policy Framework - applicable policies PLP207/18
  3. Proposed Plan of Subdivision
  4. Clause 65 Assessment

<b>Property No.:</b>	118578
<b>Title Details:</b>	Lot 225 on Plan of Subdivision 547624J (Volume 11225 Folio 691)
<b>Applicant:</b>	Chris Smith & Associates
<b>Zoning:</b>	General Residential Zone – Schedule 1
<b>Overlays:</b>	Development Plan Overlay – Schedule 8
<b>Objections Received:</b>	9 objections have been received.
<b>Cultural Heritage Management Plan Required:</b>	No. The proposed two lot subdivision is exempt from requiring a Cultural Heritage Management Plan.
<b>Officer Declaration of Conflict of Interest:</b>	No officers involved in the preparation of this report have any direct or indirect interest in this matter

**SITE MAP**



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PLANNING PERMIT APPLICATION PLP207/18 FOR TWO LOT SUBDIVISION AT 5 SPRINGRIDGE BOULEVARD, WALLAN (CONT.)

## **SUMMARY**

The application is for a two lot subdivision at 5 Springridge Boulevard, Wallan. The subject site is currently 680 square metres and is vacant. The proposed subdivision will create two side-by-side lots of 340 square metres.

The application was advertised by mail to adjoining properties and by placing a notice on the property. A total of nine objections were received.

Officer's recommendation is to issue a Notice of Decision to approve a planning permit subject to conditions.

## **SITE AND SURROUNDS**

### Subject Site Description

The subject land is located at 5 Springridge Boulevard in Wallan (Lot 225 on PS547324J), with street frontage and access along the northern property boundary. The subject site is located approximately 140 metres west of the Northern Highway, along the primary entrance to the western edge of the Springridge Estate.

The subject land is a rectangular lot with a width of approximately 20 metres and a depth of 34 metres, with a total area of 680m<sup>2</sup>. The site is currently vacant and contains a constructed crossover along the western side of the site's frontage.

The nature strip along the site frontage contains an existing street tree and light pole; both have been identified on the plan of proposed subdivision for reference and incorporated into the proposed design.

Springridge Boulevard is a fully sealed urban collector road, with kerb and channel and footpath fronting the subject land. All expectant utility services - sewer, water, electricity and drainage – are provided within this road reserve.

### Surrounding Area

The surrounding land is developed for residential purposes, as part of the major growth corridor to the north of the Wallan township. The site is located in proximity to the entrance of the Springridge Estate entrance with the Northern Highway to the east.

The site is located approximately 130m to the west of the Northern Highway, which serves as the primary north-south thoroughfare through the Wallan Township. The Highway to the east runs to Kilmore in the north, and to the Melbourne-bound Hume Highway to the south. The Wallan Town Centre is approximately 1.8km to the south of the subject site. The Wallan Train Station is approximately 3.4km to the south east of the subject site.

The typical built form of this estate being single-storey detached dwellings.

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PLANNING PERMIT APPLICATION PLP207/18 FOR TWO LOT SUBDIVISION AT 5 SPRINGRIDGE BOULEVARD, WALLAN (CONT.)

### *Planning Background*

There have been no previous planning permit applications lodged on the subject site.

### *Title/Restrictions/Agreements*

The site is burdened by Covenant PS547624J that seeks to govern neighbourhood character and built form across the estate, including minimum floor area, fencing and setbacks. The Covenant requires a dwelling on the burdened lots to obtain written consent from Pretty Sally Holdings Pty Ltd prior to the construction. It is noted that this covenant will cease to affect the burdened lot 15 years after the day upon which the plan was registered. The proposal for a two (2) lot subdivision does not breach the Covenant in anyway.

All lots within PS547624J do not contain a single dwelling restriction or a restriction preventing the lots from being subdivided. Therefore, all lots within the plan could apply to be subdivided or have more than a single dwelling on the lot. This includes the dwellings along Springridge Boulevard.

The subject site is also burdened by Section 173 Agreement AE095284R that is in relation to the pre-development agreement between Pretty Sally Holdings Pty Ltd and Mitchell Shire Council. The agreement is not applicable to the proposal as the agreement has ended as the developer has complied with their obligations.

The subject site is affected by Statement AG432820B. The statement was prepared on behalf of VicRoads, to register that compensation has been paid to a previous matter. This instrument is not applicable to the proposal.

A drainage easement traverses through the property along the southern property boundary.

## **PROPOSAL**

The application is proposing a two (2) lot subdivision. The proposed lot layout is as follows:

- Proposed lot 1 will be rectangular in shape and have an overall area of 340sqm. Lot 1 will have frontage onto Springridge Boulevard of 10 metres and an overall lot depth of 34 metres. A 2 metre wide easement will traverse through the rear of the lot for the purpose of drainage. Lot 1 will utilize the existing crossover.
- Proposed lot 2 will be rectangular in shape and have an overall area of 340sqm. Lot 2 will have frontage onto Springridge Boulevard of 10 metres and an overall lot depth of 34 metres. A 2 metre wide easement will traverse through the rear of the lot for the purpose of drainage. A vehicle crossover is proposed for lot 2 to allow for vehicle access onto Springridge Boulevard. A proposed crossover is required to access lot 2.

A copy of the proposed plan of subdivision is attached to this report.

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PLANNING PERMIT APPLICATION PLP207/18 FOR TWO LOT SUBDIVISION AT 5 SPRINGRIDGE BOULEVARD, WALLAN (CONT.)

## **PLANNING SCHEME PROVISIONS**

### Zoning

#### *General Residential Zone*

The site is affected by the General Residential Zone and pursuant to Clause 32.08-3 of the Mitchell Planning Scheme a planning permit is required to subdivide land.

### Overlays

#### *Development Plan Overlay – Schedule 8*

The site is affected by the Development Plan Overlay pursuant to Clause 43.04 of the Scheme. It is noted that a Development Plan has already been prepared for the area and no permit is required under this provision of the Scheme.

### Particular Provisions

The following particular provisions are relevant to the planning permit application.

#### *Clause 56 Residential Subdivision*

A detailed Clause 56 assessment in relation to the proposed residential subdivision will be included as an attachment to the report.

### State Planning Policy Framework (SPPF) and Local Planning Policy Framework (LPPF)

There are a number of policies of the SPPF and LPPF relevant to the consideration of this application. The most relevant are addressed in the discussion section below however a full list of applicable policies is included as an attachment to this report.

### Wallan Structure Plan

The Wallan Structure Plan identifies Springridge Estate as existing residential and does not detail where infill development is to occur within the Springridge Estate. Furthermore, the structure plan identifies Springridge Blvd as a collector street. A collector street generally serves low to moderate capacity and moves traffic from a local street to an arterial road.

### Planning Policy Framework (PPF) and Local Planning Policy Framework (LPPF)

There are a number of policies of the PPF and LPPF relevant to the consideration of this application. The most relevant are addressed in the discussion section below however a full list of applicable policies is included as an attachment to this report.

## **PUBLIC NOTIFICATION (ADVERTISING)**

Formal notification of the application was given by means of sending letters to adjoining land owners and occupiers and placing a sign on the site.

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PLANNING PERMIT APPLICATION PLP207/18 FOR TWO LOT SUBDIVISION AT 5 SPRINGRIDGE BOULEVARD, WALLAN (CONT.)

A total of 9 objections have been received. The grounds of objection are summarised later in this report and a brief response provided.

## REFERRALS

### External

The application was not required to be referred to any external referral authorities under section 55 of the *Planning and Environment Act 1987* (the Act).

### Internal

The application was discussed internally with Councils Engineering Department which has resulted in a number of standard conditions to be placed on the permit should one be issued.

## DISCUSSION

The subject site is found within the General Residential Zone which has a number of stated objectives. Of relevance to the assessment of this application are the following objectives:

- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*

In officer's assessment the proposed subdivision is in accordance with the relevant stated objectives of the zone as listed above in that the proposal is respectful of the neighbourhood character of the area and it encourages a diversity of housing types and growth in a good location.

The proposal for creation of two lots of 340 square metres is consistent with the wider settlement pattern of the Springridge which has a high number of lots in the size range of 300 to 400 square metres.

The proposal satisfies the requirements of Clause 56 of the Mitchell Planning Scheme which establishes objectives and standards for neighbourhood character, lot design, access and water supply. The proposed lots will provide for diversity in lot sizes and integrate with the surrounding area.

The proposed lots will have access to existing gas, sewage, telecommunication, water and drainage infrastructure. Each lot will have its own vehicle access and no common areas are proposed. In accordance with zone requirements (Clause 32.08-3) each lot must contain at least 25% garden area. This equates to 85 square metres of garden area for each lot. A condition will be included on the planning permit to ensure that the requirement of 25% garden area is achieved. Overall the proposed lots are consistent with lot design in the estate, will not add a burden on the existing infrastructure and add lot and dwelling diversity.

The Northern Highway is located east of the subject site, which has direct access to the Wallan Township. The Wallan Township is within 2 kilometres from the subject site and has access to services, educational, recreational and community services.

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PLANNING PERMIT APPLICATION PLP207/18 FOR TWO LOT SUBDIVISION AT 5 SPRINGRIDGE BOULEVARD, WALLAN (CONT.)

The benefits of smaller lots sizes will reduce the cost for future residents. Lowering the overall cost for the lot and future dwelling construction allows individuals (i.e. first home buyers) to enter the market and provide for affordability.

### Particular Provisions

#### *Clause 56 Residential Subdivision & Clause 65 General Decision Guidelines*

Pursuant to General Residential Zone (Clause 32.08-3) a planning permit is required to subdivide land. An application must then meet the requirements of Clause 56 which sets out all the detailed standards and objectives a proposal such as this must satisfy. In summary the current proposal is considered appropriate against these measures and a detailed Clause 56 assessment is included as an attachment to the report.

In addition to Clause 56, Clause 65 of the Planning Scheme establishes a series of decision guidelines to address in the assessment of such a proposal. Officers assessment is that the proposed subdivision satisfies the general decision guidelines for subdivisions and that a permit should issue. A more detailed assessment against these provisions is attached to this report.

In summary the subject site is located within an established residential area. The subject site is suitable for subdivision as all services and required infrastructure are available to the proposed lots. The surrounding area is and will be developed for residential use, and the intended use of the new lots will also be residential. Therefore, the subdivision is not considered to impact on any surrounding land uses.

Each lot will have a frontage onto Springridge Boulevard of 10 metres and an overall lot depth of 34 metres. The lots area will be 340 square metres which is more than capable of containing a dwelling.

The proposed lots will add to the availability of land and diversity in lots sizes for future residents of the municipality. The proposed two lots are considered to have a minimal effect on the overall density within the Springridge Estate. The layout of the subdivision is considered to functional in relation to the existing roads. Therefore, in officer's assessment the subdivision is appropriate and should be supported.

### Other considerations

The Subject site is affected by Covenant PS547624J. This covenant requires written consent to be obtained from Pretty Sally Holdings Pty Ltd prior to the construction of a dwelling. Pretty Sally Holdings Pty Ltd and Springridge Estate have Design Guidelines that are required to be followed. The design guidelines govern neighbourhood character in relation to building materials and built form.

In accordance with the Covenant plans must be submitted to the Developer for review. If the plans comply with the design guidelines they can be endorsed by the developer. The plans must be endorsed by the developer prior to a building permit being issued.

## **OBJECTORS' CONCERNS**

The objections received in relation to the current proposal cover a number of matters and are addressed below:

PLANNING PERMIT APPLICATION PLP207/18 FOR TWO LOT SUBDIVISION AT 5 SPRINGRIDGE BOULEVARD, WALLAN (CONT.)

Objection	Response
Financial burden/impact on property values	Financial burden and the impact on property values is not a consideration under the Planning Scheme.
Street setbacks of future dwellings	No development is being assessed as part of the application. Future development will be required to comply with building requirements.
Covenants affect the subject site	Covenant PS547624J affects the subject land. This covenant does not prevent further subdivision of the site. The Covenant will continue to apply to both lots.
The lot layout is inconsistent with surrounding lot sizes	The lot layout is inconsistent with the adjoining lots; however, it is noted that within the Springridge Estate there are several smaller lots which are similar in size to the proposal. Clause 15.01-3S Subdivision design requires diverse and sustainable neighbourhoods. Clause 16.01-3S Housing diversity aims provide for a range of housing types to meet diverse needs. It is considered that diversity in lot sizing is in accordance with relevant planning policy.
The two small lots will have detrimental impact on the overall impression of Springridge	As detailed earlier in the report, there are several smaller lots within the Springridge Estate. The proposed lots are not considered to have a detrimental impact on the overall impression of Springridge.
Increased vehicle movements	It is considered that the increased vehicle movements from an additional dwelling will have minimal impact on the road network for the area.
Overshadowing caused from future development	No development is proposed because of the subdivision. Future development would be required to comply with ResCode and address overshadowing.
The proposal does not integrate with the surrounding environment	It is considered that the proposal will integrate with the surrounding area as each lot will have frontage onto Springridge Boulevard.
Generalisation as to the type of people who could possibly live on the properties once they are developed.	This is not a consideration within the Planning Scheme requirements.

PLANNING PERMIT APPLICATION PLP207/18 FOR TWO LOT SUBDIVISION AT 5 SPRINGRIDGE BOULEVARD, WALLAN (CONT.)

Impact on streetscape character/ neighbourhood character	The subdivision will create two lots with frontage onto Springridge Boulevard. The site will allow for suitable landscaping and building setbacks will be required to comply with the existing restrictions on the current title.
Impact on views	The proposal is for subdivision only. The site was developed for residential purposes and any dwelling proposed is not considered to impact on any views.
Traffic/car parking issues	It is considered that the increased vehicle movements as a result of the additional lot will be minimal. The future development will be required to comply with car parking requirements of Clause 52.16
Built form/conjecture on prospective townhouses	The application is for subdivision only and does not propose any development.
Variance with the Springridge Design Guidelines	The Design Guidelines to not restrict subdivision from occurring.
Wallan as a rural town	The subject site is located within the Urban Growth Boundary and infill development is encouraged in accordance with relevant policy.
Private Open Space	Pursuant to Clause 32.08 a minimum garden area of 25% is required. A condition will be included on the planning permit to ensure the garden area is met.

## CONCLUSION

The application has been assessed against the relevant Integrated Planning Policy Framework, the relevant Municipal Strategic Planning Policy Framework, the General Residential Zone, Clause 56 Residential Subdivision and the General Decision Guidelines of Clause 65. It is considered that the proposal is generally in accordance with relevant planning policy and a planning permit should be issued subject to conditions outlined below.

## RECOMMENDATION

**THAT** Council having complied with the relevant Sections of the *Planning and Environment Act 1987*, resolve to issue a recommendation in respect of Application No. PLP207/18 for a two lot subdivision at Lot 225 on Plan of Subdivision 547624J (Volume 11225 Folio 691), known as 5 Springridge Boulevard WALLAN VIC 3756, subject to the following conditions:

### General



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PLANNING PERMIT APPLICATION PLP207/18 FOR TWO LOT SUBDIVISION AT 5 SPRINGRIDGE BOULEVARD, WALLAN (CONT.)

1. Before the Certification of the Plan of Subdivision under the *Subdivision Act 1988*, amended plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and will then form part of the permit. The plans must be drawn to scale with dimensions and three copies must be provided. The plans must be generally in accordance with the advertised plans but further modified to show:
  - a) A building envelope with the minimum dimensions of 9 metres by 15 metres in accordance with Clause 56.04-2 of the Mitchell Planning Scheme.
2. The layout of the subdivision as shown on the endorsed plans must not be altered or modified unless otherwise agreed in writing by the Responsible Authority.
3. Construction activities must be managed so that the amenity of the area is not detrimentally affected through the:
  - a) transport of materials, goods or commodities to or from the land;
  - b) inappropriate storage of any works or construction materials;
  - c) hours of construction activity;
  - d) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, reflection or glare, steam, soot, ash, dust, waste and storm water runoff, waste products, grit or oil; and
  - e) presence of vermin.

to the satisfaction of the Responsible Authority.
4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
5. All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
6. The plan of subdivision submitted for certification under the *Subdivision Act 1988* must be referred to the relevant authority in accordance with Section 8 of that Act.

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PLANNING PERMIT APPLICATION PLP207/18 FOR TWO LOT SUBDIVISION AT 5 SPRINGRIDGE BOULEVARD, WALLAN (CONT.)

7. Before the issued of Statement of Compliance Statement of Compliance under the *Subdivision Act 1988* , the owner must enter into an agreement with the Responsible Authority made pursuant to Section 173 of the *Planning and Environment Act 1987* to provide for the following:
- a) A garden area of a minimum of 25% must be provided for proposed Lot 1 and Lot 2.

Except with the written consent of the Responsible Authority.

The application must be made to the Registrar of Titles to register the Section 173 agreement on the title to the land under Section 181 of the Act.

The owner under this permit must pay to the Responsible Authority the reasonable costs incurred by the Responsible Authority in the preparation or review, execution and registration of the Section 173 agreement.

#### Telecommunications

8. The owner of the land must enter into an agreement with:
- a) telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
- b) a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.
9. Before the issue of a Statement of Compliance for any stage of the subdivision under the *Subdivision Act 1988*, the owner of the land must provide written confirmation from:
- a) a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the time; and

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PLANNING PERMIT APPLICATION PLP207/18 FOR TWO LOT SUBDIVISION AT 5 SPRINGRIDGE BOULEVARD, WALLAN (CONT.)

- b) a suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

#### Engineering Conditions

10. Before the issue of a Statement of Compliance under the *Subdivision Act 1988*, the permit holder must construct a vehicle crossing to each lot to a residential standard in accordance with Mitchell Shire Council's Standard to the satisfaction of the Responsible Authority, unless otherwise agreed in writing by the Responsible Authority.
11. Before the issue of a Statement of Compliance under the *Subdivision Act 1988*, the permit holder must construct at no cost to Council, drainage works between each of the proposed lots and the Council nominated point of discharge to the satisfaction of the Responsible Authority.
12. Any road(s), footpath(s) and/or other infrastructure damaged as a result of the construction works (including but not limited to trenching and excavation for utility service connections, movement of vehicles and the likes), must be reinstated to the satisfaction of the Responsible Authority and at the cost of the permit holder.

#### Permit expiry

13. This permit will expire if one of the following circumstances applies:
  - a) The plan of subdivision is not certified within 2 years of the date of this permit;
  - b) The registration of the relevant stage of subdivision is not completed within five years from the date of certification of the plan of subdivision.

The Responsible Authority may extend the permit if a request is made in writing in accordance with Section 69 of *Planning and Environment Act 1987*.

PLANNING PERMIT APPLICATION PLP207/18 FOR TWO LOT SUBDIVISION AT 5 SPRINGRIDGE BOULEVARD, WALLAN (CONT.)

<b>PERMIT NOTES</b>	
<b>Relevant Authority</b>	<b>Information provided to assist the applicant or owner</b>
Council Building Unit	<p><b>Please note that this approval does not constitute a Building Permit.</b> You should enquire with Council's Building Services Unit on 5734 6230 to ascertain if a building permit is required for this proposal.</p> <p>This planning permit has NOT been assessed against the requirements of ResCode.</p>
Council Engineering Services Unit	<p>A legal point of discharge must be obtained from Council prior to the construction of the drainage.</p> <p>A road-opening permit must be obtained from Council's Engineering Services Unit before any vehicle crossover is constructed.</p>
Council Environmental Health Unit	<p>An application to install a Septic Tank System must be submitted to the Environmental Health Unit including any prescribed fee and plans detailing the distance of the system from boundaries and the size of the effluent area.</p>

PLANNING PERMIT APPLICATION PLP207/18 FOR TWO LOT SUBDIVISION AT 5 SPRINGRIDGE BOULEVARD, WALLAN (CONT.)

# **MITCHELL SHIRE COUNCIL**

## **Council Meeting Attachment**

### **DEVELOPMENT AND INFRASTRUCTURE**

**19 NOVEMBER 2018**

**9.2**

**PLANNING PERMIT APPLICATION PLP207/18  
FOR TWO LOT SUBDIVISION AT 5  
SPRINGRIDGE BOULEVARD, WALLAN**

**Attachment No: 1  
Clause 56 Assessment**

## PLP207/18 – 5 Springridge Boulevard, Wallan

## Clause 56 Assessment: (Residential Subdivision)

<p>56.03-5: Neighbourhood character objective</p> <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>The proposed lot size and layout is consistent with that of the surrounding land. The subdivision to create an additional lot is considered to be consistent with the varying sizes and layout that can be found within the Springridge Estate.</p> <p>The proposed subdivision is respectful to the existing neighbourhood character and is consistent with relevant objectives and policy set out in the Scheme. The proposal will respond and integrate with the surrounding urban environment.</p> <p>No vegetation will be impacted upon as a result of the proposal. The subject site is void of any significant vegetation. There are no other significant features on the land.</p>
<p>56.04-2: Lot area and building envelopes objective</p> <p><b>Standard C8</b></p> <p>An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows:</p> <ul style="list-style-type: none"> <li>• That the lots are consistent or contain building envelope that is consistent with a development approved under this scheme, or</li> <li>• That a dwelling may be constructed on each lot in accordance with the requirements of this scheme.</li> </ul> <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 of the building envelope.</li> </ul> <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>Lots greater than 500 square metres should be able to contain a rectangle measuring 10 metres by 15 metres, and may contain a building envelope.</p>	<p><b>Complies</b></p> <p>The proposal creates two suitably sized vacant lots. The proposed lots will both be 340sqm in area. It is considered that each lot will be capable of accommodating self-contained dwellings.</p> <p>Future dwellings on the site will be able to achieve good energy efficiency from the siting and design. It is considered that each lot will allow for adequate private open space, vehicle access and landscaping.</p> <p>No building envelope has been shown on the proposed plan of subdivision. An amended plan of subdivision will be requested as a condition requirement to require a building envelope to be shown on the plan of subdivision. The subject site is able to accommodate a 10 metres by 15 metres building envelope or a 9 metres by 15 metres if a boundary wall is nominated as part of the building envelope.</p>

<p>A building envelope may specify or incorporate any relevant siting and design requirement.</p> <p>Any requirement should meet the relevant standards of Clause 54, unless:</p> <ul style="list-style-type: none"> <li>• The objectives of the relevant standards are met, and</li> <li>• The building envelope is shown as a restriction on a plan of subdivision registered under the Subdivision Act 1988, or is specified as a covenant in an agreement under Section 173 of the Act.</li> </ul>	
<p>56.04-3: Solar orientation of lots objective</p> <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.</p> <p>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>It is considered that the lots have appropriate solar orientation. The long axis of the lots are within the range of north 20 degrees west to north 30 degrees or east 20 degrees north to east 30 degrees.</p> <p>The proposed lots are between 300 square metres and 500 metres. It is highly likely that the proposed lots will contain dwellings that are to be built on the boundary. The long axis of the lots should be within 30 degrees east and 20 degrees west of north. The proposed lots will have a northern frontage onto Springridge Boulevard.</p> <p>The dimensions of the lots are adequate to protect solar access to the lots, when dwellings are on the lots. The relationship of each lot to the street is unlikely to be impacted.</p>
<p>56.04-5: Common areas objective</p> <p><b>Standard C11</b></p> <p>An application to subdivide land that creates common land must be 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>N/A</b></p> <p>No common property area is proposed on the site.</p>
<p>56.06-8: Lot access objective</p> <p><b>Standard C21</b></p>	<p><b>Complies</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.</p> <p>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.</p> <p>The design and construction of a crossover should meet the requirements of the relevant road authority.</p> <p>Refer to table for design of streets and networks (Table C1)</p>	<p>The road layout and the proposed location of driveways for each lot will allow for safe vehicle access to and egress from each lot.</p> <p>Both lots will access an existing urban road in Springridge Boulevard. Lot 1 will utilise the existing crossover from Springridge Boulevard. Lot 2 will be accessible via a proposed vehicle crossover from Springridge Boulevard.</p> <p>Both of the lots have frontages in excess of 7.5 metres and have areas greater than 300sqm.</p> <p>A mandatory condition on the planning permit will be included requiring that the design and construction of the crossover must meet the requirements of the Responsible Authority (as the land does not abut an arterial road).</p>
<p>56.07-1: Drinking water supply objective</p> <p><b>Standard C22</b></p> <p>The supply of drinking water must be:</p> <ul style="list-style-type: none"> <li>• Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.</li> <li>• Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.</li> </ul>	<p><b>Complies</b></p> <p>The proposed lots will be supplied with drinking water and a provision will be placed on the planning permit as a requirement. Proposed Lot 1 is already connected to water supply. Proposed Lot 2 can easily be connected to this service.</p>
<p>56.07-2: Reused and recycled water objective</p> <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>No reused and recycled water supply system is proposed as part of the subdivision. It is considered that that the future development of the proposed lots can implement the reuse of water by installing rainwater tanks when the lots are developed.</p> <p>No secondary reticulated supply is known to be available to the subject site.</p>
<p>56.07-4: Urban run-off management objectives</p> <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 requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority.</li> <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 water authority.</p>	<p><b>Complies</b></p> <p>A reticulated wastewater system is already provided to the site. Both lots will be required to be connected to a reticulated sewerage system as part of the subdivision of the land and this provision will be placed on the planning permit as a requirement.</p>



<p>56.07-3: Waste water management objective</p> <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>The subject land is a lot on a relatively recent urban subdivision. The surrounding estate features established urban stormwater infrastructure that is fully capable of supporting the proposed subdivision.</p> <p>The system has the capacity to accommodate urban runoff from the proposed lots in terms of both water quality and rate of discharge.</p>
<p>56.08-1 Site management objectives</p> <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>Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.</p>	<p><b>Complies</b></p> <p>This proposal for subdivision does not result in major construction. The works will be limited to the construction of the second crossover, as shown on the proposed plan of subdivision.</p> <p>It is considered that the construction activity will have minimal adverse impacts. Nonetheless, a condition requiring management of erosion, dust, run-off, litter, construction wastes, chemical contamination, etc. will be placed on the planning permit as a requirement.</p>
<p>56.09-1 Shared trenching objectives</p> <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>Services to the lots are provided within the existing road reserve. The proposed subdivision provides for efficient connection to these various utility services from existing and proposed infrastructure.</p> <p>Shared trenching opportunities exist for the connection of services to both lots.</p>

<p>56.09-2 Electricity, telecommunications and gas objectives</p> <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.</p> <p>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, 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>	<p><b>Complies</b></p> <p>Where available, it will be necessary for all requirements of the relevant gas, electricity and telecommunications authority to be complied with prior to the issue of a Statement of Compliance for the subdivision.</p>
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# **MITCHELL SHIRE COUNCIL**

## **Council Meeting Attachment**

### **DEVELOPMENT AND INFRASTRUCTURE**

**19 NOVEMBER 2018**

**9.2**

**PLANNING PERMIT APPLICATION PLP207/18 FOR  
TWO LOT SUBDIVISION AT 5 SPRINGRIDGE  
BOULEVARD, WALLAN**

**Attachment No: 2**

**State and Local Planning Policy Framework -  
applicable policies PLP207/18**

State Planning Policy Framework (SPPF) and Local Planning Policy Framework (LPPF)

The following clauses of the SPPF and LPPF are considered relevant to this application

Clause 11.01-1S Settlement	This clause is relevant and has the following objective:  <i>To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.</i>
Clause 11.02-1S Supply of urban land	This clause is relevant and has the following objective:  <i>To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.</i>
Clause 11.03-2S Growth areas	This clause is relevant and has the following objective:  <i>To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.</i>
Clause 15.01-1S Urban design	This clause is relevant and has the following objective:  <i>To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.</i>
Clause 15.01-3S Subdivision design	This clause is relevant and has the following objective:  <i>To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.</i>
Clause 15.01-5S Neighbourhood Character	This clause is relevant and has the following objective:  <i>To recognise, support and protect neighbourhood character, cultural identity, and sense of place.</i>
Clause 16.01-1S Integrated housing	This clause is relevant and has the following objective:  <i>To promote a housing market that meets community needs.</i>
Clause 16.01-2S Location of residential development	This clause is relevant and has the following objective:  <i>To locate new housing in designated locations that offer good access to jobs, services and transport.</i>
Clause 16.01-3S Housing diversity	This clause is relevant and has the following objective:  <i>To provide for a range of housing types to meet diverse needs.</i>

Clause 16.01-4S Housing affordability	This clause is relevant and has the following objective:  <i>To deliver more affordable housing closer to jobs, transport and services.</i>
Clause 21.02-1 Urban growth	This clause is relevant and has the following objective:  <ul style="list-style-type: none"> <li>• <i>To plan for the orderly development of existing settlements.</i></li> <li>• <i>To manage urban growth.</i></li> </ul>
Clause 21.06-1 Urban environment	This clause is relevant and has the following objective:  <i>To enhance the presentation of towns and their main road entrances.</i> <i>To enhance the safety of neighbourhoods.</i>
Clause 21.07-1 Residential development	This clause is relevant and has the following objective:  <i>To provide variety and choice in housing styles and densities.</i>
Clause 21.11-9 Wallan	This clause is relevant and has the following objective:  <ul style="list-style-type: none"> <li>• <i>Reinforce visual and physical connections to Wallan's surrounding landscape setting.</i></li> <li>• <i>Embrace the existing topography, heritage and natural elements of the site, and integrate these features into the development of Wallan to create a sense of place that is authentic and distinct.</i></li> <li>• <i>Ensure new residential communities are designed to respond to the natural environment and landscape setting.</i></li> <li>• <i>Encourage infill development within established residential areas.</i></li> </ul>



# **MITCHELL SHIRE COUNCIL**

## **Council Meeting Attachment**

### **DEVELOPMENT AND INFRASTRUCTURE**

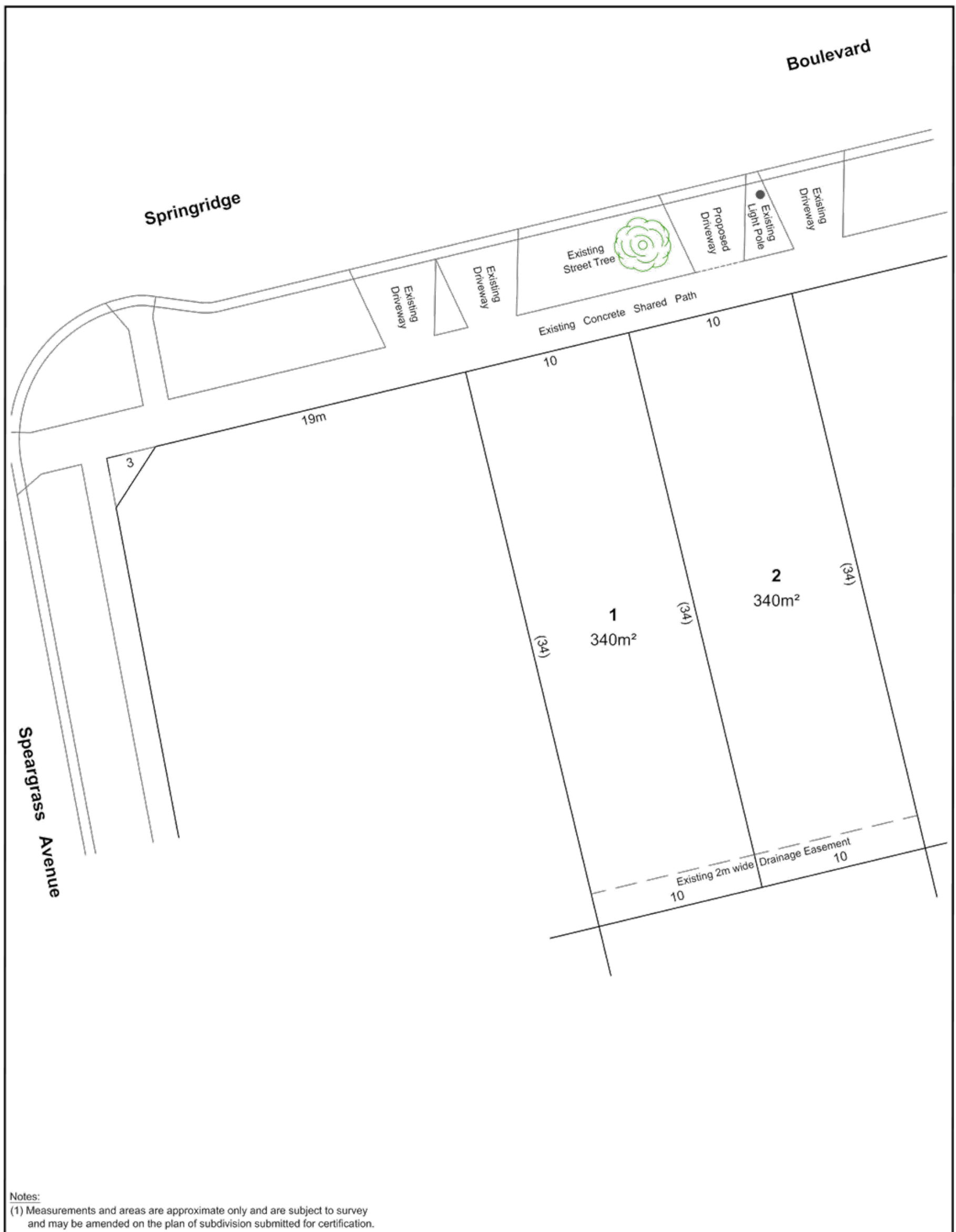
**19 NOVEMBER 2018**

**9.2**

**PLANNING PERMIT APPLICATION PLP207/18  
FOR TWO LOT SUBDIVISION AT 5  
SPRINGRIDGE BOULEVARD, WALLAN**

**Attachment No: 3**

**Proposed Plan of Subdivision**



Notes:  
 (1) Measurements and areas are approximate only and are subject to survey and may be amended on the plan of subdivision submitted for certification.

REVISION	DATE	ZONE



Scale 1:200 @ A3

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Designed: 17th July, 2018  
 Drawn: Col Rogers  
 Checked: Duncan Lewis  
 Approved: 18th July, 2018

**R Singh & RK Kamboj**  
 Two Lot Subdivision  
 5 Springridge Boulevard  
 Wallan  
 Plan of Proposed Subdivision

Drawing No. 18111/01 Rev. 0  
 Sheet No. 1 of 1 1811101v0.dwg A3

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# **MITCHELL SHIRE COUNCIL**

## **Council Meeting Attachment**

### **DEVELOPMENT AND INFRASTRUCTURE**

**19 NOVEMBER 2018**

**9.2**

**PLANNING PERMIT APPLICATION PLP207/18  
FOR TWO LOT SUBDIVISION AT 5  
SPRINGRIDGE BOULEVARD, WALLAN**

**Attachment No: 4  
Clause 65 Assessment**



**PLP207/18 – 5 Springridge Boulevard, Wallan**  
**Clause 65 General Decision Guidelines Assessment**

*The suitability of the land for subdivision.*

The subject site is located within an established residential area. The subject site is suitable for subdivision as all services are available to the proposed lots. Conditions will be placed on the planning permit to ensure the lots are connected to gas, sewage, telecommunication, water and drainage infrastructure.

*The existing use and possible future development of the land and nearby land.*

The surrounding area is and will be developed for residential use, and the intended use of the new lots will also be residential. Therefore the subdivision is not considered to impact on any surrounding land uses.

*The availability of subdivided land in the locality, and the need for the creation of further lots.*

The proposed lots will add to the availability of land and diversity in lots sizes for future residents of the municipality.

*The effect of development on the use or development of other land which has a common means of drainage.*

There is existing drainage infrastructure in the area and the proposed lots are not foreseen to cause impacts on the existing infrastructures.

*The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.*

The subdivision is simply creating two side-by-side lots that will fit in with the physical characteristics of the land. There is no vegetation to be removed.

*The density of the proposed development.*

The proposed two lots are considered to have a minimal effect on the overall density within the Springridge Estate.

*The area and dimensions of each lot in the subdivision.*

Each lot will have a frontage onto Springridge Boulevard of 10 metres and an overall lot depth of 34 metres. The lots area will be 340 square metres which is more than capable of containing a dwelling.

*The layout of roads having regard to their function and relationship to existing roads.*

The layout of the subdivision is considered to functional in relation to the existing roads. Each lot will have access to the existing road network.

*The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.*

The movement of pedestrians and vehicles throughout the subdivision will be appropriate and the ease of access to all lots will be achieved. Vehicles will be able to access the site via vehicle crossovers and pedestrians will have access to an existing footpath.

*The provision and location of reserves for public open space and other community facilities.*

Public open space is located with the Springridge Estate which the future residents will be able to utilize.

*The provision of off-street parking.*

Off-street parking can be utilised within the existing street network.

*The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.*

The availability and provision of utility services are available to the proposed lots. The existing site is already fully serviced and connecting the services to the additional lot can be achieved.