9.10 PLANNING PERMIT APPLICATION PLP264/19 FOR A STAGED MULTI-LOT RESIDENTIAL SUBDIVISION, REMOVAL OF NATIVE VEGETATION AND REMOVAL OF EASEMENTS AT LOT 3 ON PS409317, TARCOMBE ROAD, SEYMOUR

Author: *Robert Ford - Principal Planner*

File No: *PLP264/19*

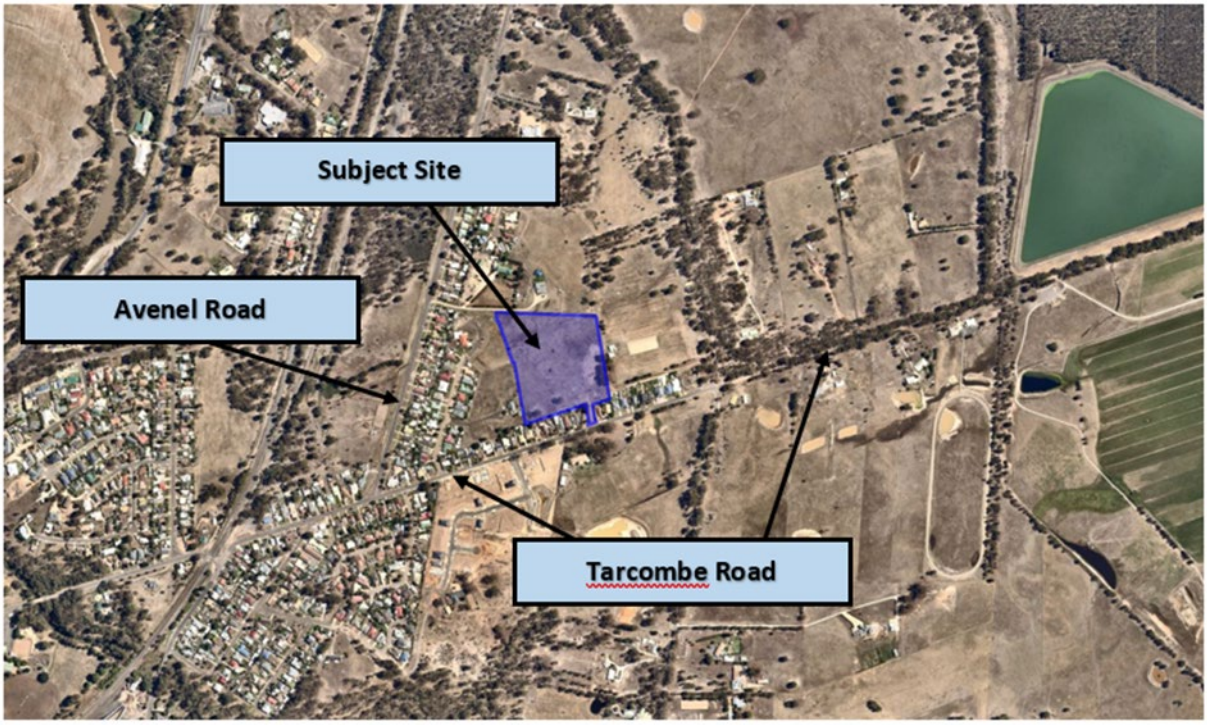
Attachments:
1. *Appendix 1 - Clause 56 Assessment*
2. *Appendix 2 - Subdivision Masterplan*
3. *Appendix 3 - Extent of Notification and Advertising*
4. *Appendix 4 - Planning Policy Framework*

Property No.:	103760
Title Details:	Lot 3 on PS409317 (Volume 10346 / Folio 044)
Applicant:	Land Development Consulting Pty Ltd
Zoning:	General Residential Zone
Overlays:	No
Objections Received:	3 submissions (1 objection, 2 queries seeking clarification on proposed drainage)
Cultural Heritage Management Plan Required:	No, the subject site is not located within an area of Aboriginal cultural heritage sensitivity
Officer Declaration of Conflict of Interest:	No officers involved in the preparation of this report have any direct or indirect interest in this matter

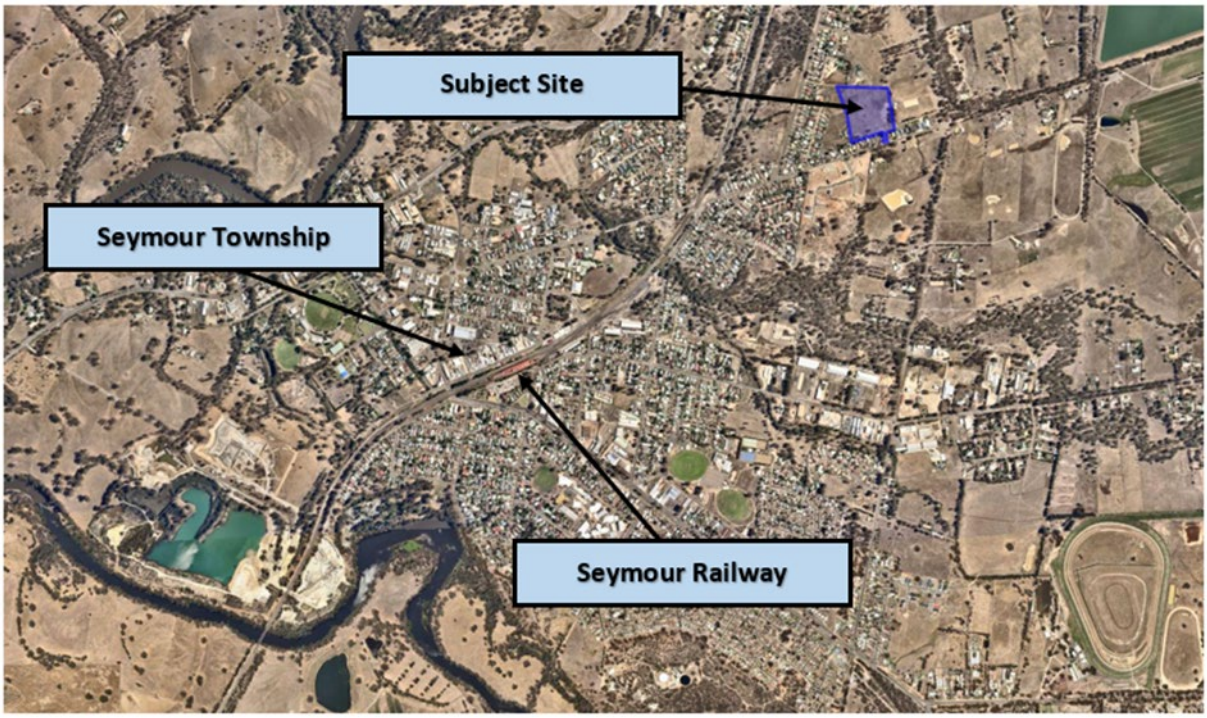
PLANNING PERMIT APPLICATION PLP264/19 FOR A STAGED MULTI-LOT RESIDENTIAL SUBDIVISION, REMOVAL OF NATIVE VEGETATION AND REMOVAL OF EASEMENTS AT LOT 3 ON PS409317, TARCOMBE ROAD, SEYMOUR (CONT.)

SITE MAP

(Subject Site - Nearmap aerial imagery, 2020)



(Subject site and immediate surrounds - Nearmap aerial imagery, 2020)



(Context of site in comparison to wider Seymour township - Nearmap, 2020)

SUMMARY

Planning Application PLP264/19 seeks permission for a 69 lot residential subdivision, removal of native vegetation and removal of an existing easement at Tarcombe Road, Seymour.

The land is subject to the General Residential Zone and is not subject to any overlays. The Seymour Structure Plan identifies the site as part of "Existing / Committed Broadacre (Greenfield) Land Stock" Precinct 8.

The application was advertised by mail to surrounding properties and with a sign on site. Three submissions were received.

It is recommended to issue a Notice of Decision to Grant a Planning Permit subject to conditions. This application has been called in by Councillors, in order to provide a local perspective on the proposal, removing officers delegated authority to determine the application.

SITE AND SURROUNDS

Subject Site Description

The site is an irregular shape, with a total area of 4.463 hectares and located 1.9 kilometres north-east of the Seymour Railway Station. The property boundaries are as follows:

- The site contains a 15-metre southern frontage to Tarcombe Road, which leads to the body of the site. A row of 10 standard residential dwellings are located between the main body of the site and Tarcombe Road;
- The 188-metre eastern boundary is shared with the Seymour Pony Club (Council owned), whilst the rear (northern) boundary is 222 metres in length, adjoining to 42A Avenel Road Seymour; and
- The western boundary is shared with two properties, being 13 Parker Court (subject to current Planning Application PLP013/20) and an approved development PLP186/18 at 8 Ridd Court.

Limited canopy vegetation occupies the site, with 11 trees located near to the eastern boundary, and three scattered trees located elsewhere of the site.

No structures or waterbodies are located on the site.

The site is considered generally flat, with a gentle slope running from the south to the north-east (lowest point of land) of the site.

Planning Background

No previous/relevant planning related outcomes have been determined for the site.

Title/Restrictions/Agreements

The copy of title submitted with the application indicates that the subject site is not affected by any restrictive covenants or agreements. An existing carriageway easement traverses the site in a north-south fashion.

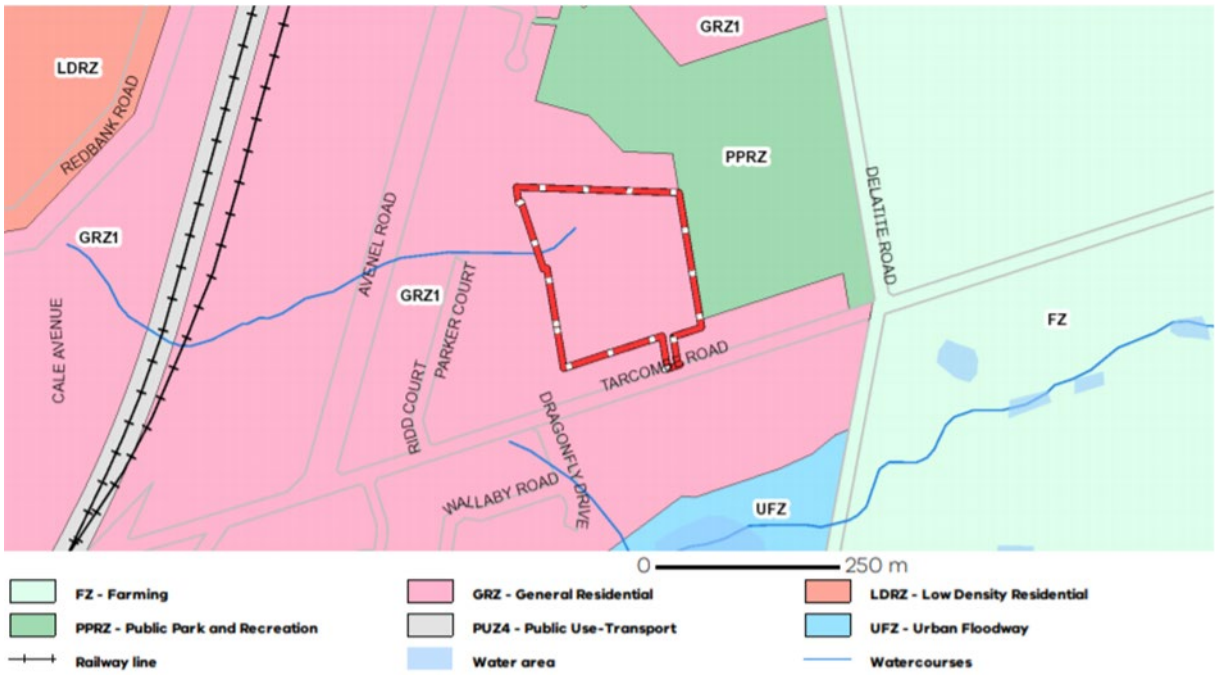
Surrounding Area

The immediate surrounding area is mostly located within common zoning, being the General Residential Zone (GRZ). Surrounding land is at different stages of development, with a mix of:

- Built conventional residential dwellings fronting Tarcombe Road, Kennedy Court, Ridd Court, Avenel Road to the west/south with a mix of lot sizes generally ranging from 350 square metre to 900 square metre lots;
- Under construction residential subdivision, such at 144 Tarcombe Road, south of the subject site for 93 lots; and
- Permit approved residential subdivision, such at 8 Ridd Court, immediately west of the subject site for 20 residential lots.

Larger former farming or rural residential lots are located within the vicinity and are also subject to the General Residential Zone. It is envisaged that over time, these will be developed in accordance with the zone for residential development.

Outside of conventional residential development and General Residential Zone, the Seymour Pony Club is located immediately to the east of the subject site. This Council owned land extends to the north. Further east, 260 metres from the subject site, the character and land uses reflect the Farming Zone that applies to those sites.



(Zoning map of the subject site and surrounds)

PROPOSAL

The application is seeking for approval of a two-staged, 69 lot residential subdivision as well as for the removal of native vegetation and removal of an existing carriageway easement. Specifically, this entails:

- Stage 1 of Subdivision – 30 lots in the southern portion of the site, inclusive of creating road reserves and connections to Tarcombe Road. Lots will be generally rectangular ranging from 400 square metres to 550 square metres. All lots will face the public realm and have access to a conventional road reserve;

- Stage 2 of Subdivision – 39 lots in the central and northern portion of the site, inclusive of creating road reserves and connections points to the north and east to connect to proposed developments, or to allow for connection for any future applications in the future. Lots will be generally rectangular where possible, ranging from 400 square metres to 535 square metres;
- Removal of Vegetation – A total of 15 on-site trees are proposed for removal;
- Removal of an existing carriageway easement that traverses the site, connecting Tarcombe Road (south) to a 'Council Recreation Reserve' (north). This easement will be replaced by a road connection;
- Drainage – Final drainage strategy to be considered as a standard permit condition, to be considered jointly with adjoining landowners to the east a likely outcome; and
- Landscaping – Final street tree landscaping to be considered as a standard permit condition, with consistency with adjoining developments likely required.

(Subdivision Masterplan *Parkside Estate Proposal 3814 Version E*)

Lot Mix

Lot Area	# of lots
Less than 400m2	-
401m2 to 450m2	48

451m2 to 500m2	16
501m2 to 550m2	4
550m2+	1
Total #of Lots / average lot size	69 lots / average lot size of 445m^2

PLANNING SCHEME PROVISIONS

Zoning

Clause 32.08 - General Residential Zone

The site is subject to the General Residential Zone, Schedule 1 – Mitchell Residential Areas (GRZ1).

Pursuant to Clause 32.08-3, a planning permit is required to subdivide land.

Overlays

The site is not subject to any overlays.

Particular Provisions

Clause 52.02 – Easements, Restrictions and Reserves

Pursuant to Clause 52.02, a planning permit is required to remove any easements, restrictions or reserves.

The proposal seeks to remove the existing carriageway easement that traverses the site, and as such a permit is required.

Clause 52.17 – Native Vegetation

Pursuant to Clause 52.17-1, a permit is required to remove, destroy or lop native vegetation, including dead native vegetation.

The proposal seeks to remove 15 on-site native trees, and a permit is required.

An application to remove native vegetation must meet the requirements of the Guidelines for the removal, destruction or lopping of native vegetation (December 2017).

Clause 53.01 – Public Open Space Contribution and Subdivision

An application to subdivide land must make a contribution to Council for public open space, and the proposal is not exempt from this contribution.

Clause 56 – Residential Subdivision

An application to subdivide land in the General Residential Zone must meet the requirements of Clause 56 pursuant to Clause 32.08-3 of the Scheme.

Planning Policy Framework (PPF) and Municipal Strategic Policy Framework (MSPF)

There are a number of policies of the PPF and MSPF relevant to the consideration of this application. A full list of the applicable policies considered in the assessment of

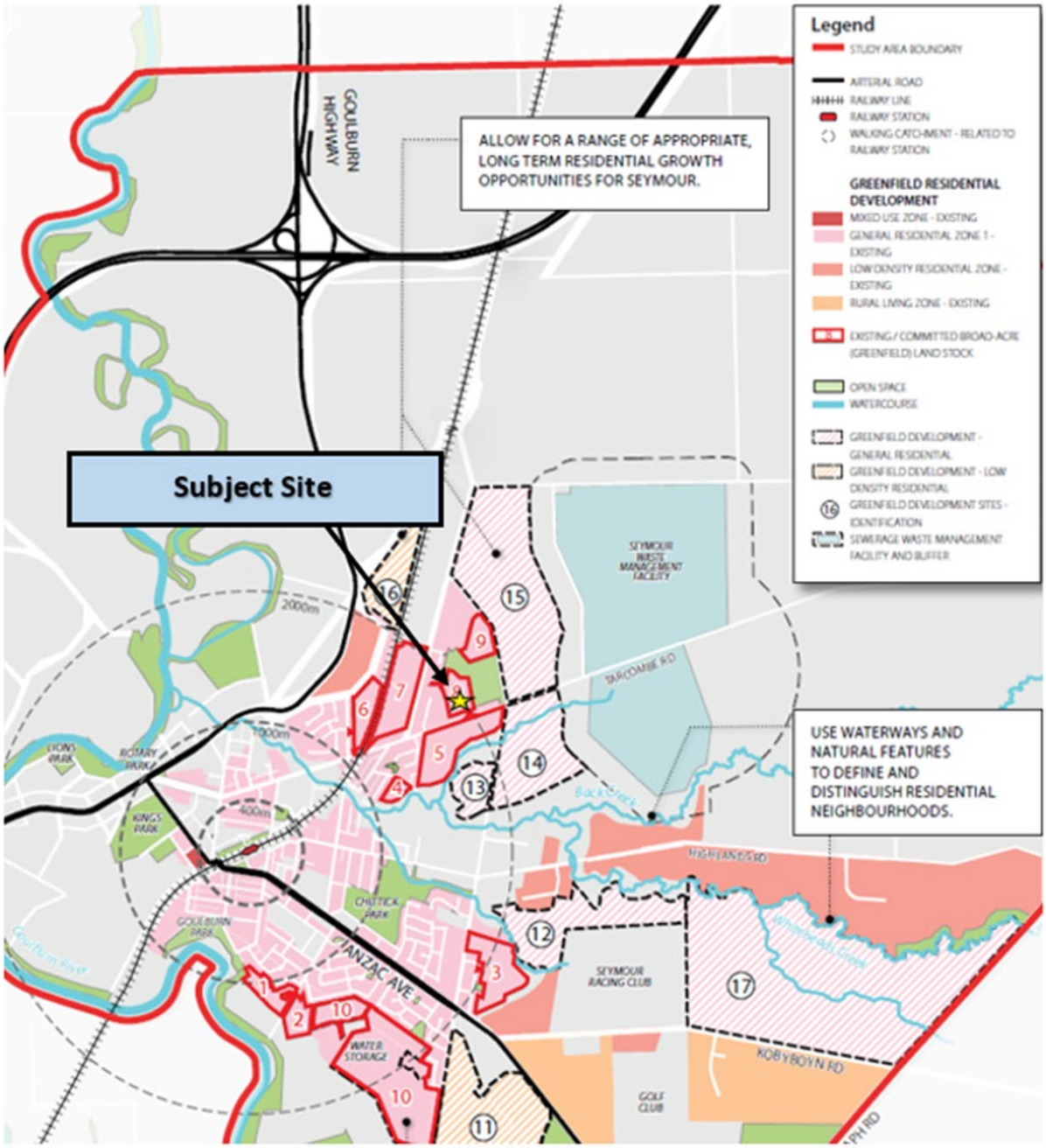
this application is included as an attachment to this report, with the most relevant being discussed later within this report.

Other Considerations

Seymour Structure Plan

The Seymour Structure Plan was adopted by Council in May 2018. Whilst not incorporated into the Mitchell Planning Scheme, the Structure Plan holds weight for decision making considerations.

Chapter 5.5 – Residential Development of the Structure Plan provides key principles and future guidance for residential subdivision and development of Seymour. Figure 13 identifies the site as part of “Existing / Committed Broadacre (Greenfield) Land Stock” Precinct 8.



(Figure 13 of the Seymour Structure Plan)

PUBLIC NOTIFICATION (ADVERTISING)

Formal notification of the application was given by means of a sign being erected at the Tarcombe Road frontage, as well as letters to adjoining and nearby property plus all 64 lots identified on the Plan of Subdivision listed as having rights over the carriageway easement. An attachment to this report outlines the properties that were notified.

Three submissions were received, with one being considered an objection and the other two submissions seeking clarification on the proposal. Council duly responded to

these two submitters in writing. A response to the objection received is addressed in the section Objectors' Concerns later in this report.

Notification of the application was undertaken in consideration of the Mitchell Advertising Planning Application Guidelines 2019.

REFERRALS

External

The application was referred to the following authorities under Section 52 and Section 55 of the Planning and Environment Act 1987 pursuant to Clause 66 of the Scheme.	
APA Group	The application was referred to APA Group who provided consent to the proposal subject to standard conditions.
AusNet	The application was referred to AusNet who provided consent to the proposal subject to standard conditions.
Goulburn Valley Water	The application was referred to Goulburn Valley Water who provided consent to the proposal subject to standard conditions.
Transport for Victoria	The application was referred to Transport for Victoria who provided unconditional consent to the proposal.

Internal

Relevant internal departments have reviewed the application and have consented to the proposal.

DISCUSSION

Response to General Residential Zone

Purposes of the *General Residential Zone* include:

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

The proposed subdivision facilitates for lots capable of accommodating future development that will respond to the existing and preferred character of the area. The proposal provides added dwelling diversity by way of providing affordable lot stock to market that will contribute to identified housing growth in Seymour. The proposed average lot size is slightly smaller than much of the existing housing stock in the immediate vicinity, however this diversity in lot size is considered to provide a positive contribution to the subdivision pattern of the area.

Importantly, the *General Residential Zone* or schedule does not specify a minimum lot size or density target required to be met. As such, the proposal responds to the purposes of the *General Residential Zone* by way of providing an appropriate subdivision layout and provision of diversity in lot sizes in comparison with the existing housing stock. The lots will be located in close proximity to both existing and proposed open space, as well as convenient location to community services and facilities.

The decision guidelines for subdivision in the *General Residential Zone* are also satisfied, as the proposal is highly compliant with standards and objectives of Clause 56.

Response to Seymour Structure Plan

The adopted Seymour Structure Plan provides support for the proposal, as the proposal aligns with a number of comments regarding the overview of residential development (Chapter 5.5 – Residential Development) as follows:

- *Existing provisions for housing must be rethought to ensure planning for housing is proactive rather than reactive;*
- *Improving the liveability of Seymour through further development of infrastructure and services would increase the attractiveness of Seymour;*
- *Maintaining the affordability advantage of Seymour relative to Melbourne (is of importance); and*
- *This will create demand for a variety of housing types and create a need for housing design that better responds to those wanting to age in place.*

In reference to changing demographics and varying housing types, ABS data has been the basis for both state and local policy (as well as a number of incorporated and reference documents) which highlights a long-term trends of population growth, an aging demographic and decreased average household size (per person per household). As such, sound planning principles seek to respond to population growth, as well as built form that provides comfortable and affordable living for changing demographics.

- *The four objectives for future residential development align with the proposal:*
- *Ensure a diverse range of lot sizes and dwelling types are available to suit different households and incomes;*
- *Support in-fill development near existing shops, services, open space, transport and utilities which is reflective of the character of the surrounding neighbourhood;*
- *Ensure existing and new residential neighbourhoods are well planned, distinguishable and have access to a range of services and amenities; and*
- *Protect medium and long term growth opportunities to allow for further growth.*

The Seymour Structure Plan identifies the site as forming part of '*Existing / Committed Broad-acre (Greenfield) Land Stock Precinct 8.*' In relation to this identified greenfield development, the Structure Plan highlights the site is *"generally well located and has access to transport options, shops and services."*

Table 3 of the Seymour Structure Plan provides an indicative yield for the precinct based on 800 square metre lots, however clearly notes that the density "*may vary*" and that the indicative yield listed *"should not be read as limiting development.*"

Overall, the Structure Plan identifies this site for future subdivision and development and supports a diverse range of lot sizes to accommodate future residents.

Response to Local Policy

Local Policy of the Mitchell Planning Scheme supports a subdivision of this nature.

Clause 21.01 Mitchell Shire highlights the envisaged population and shift in demographics expected at both a township, shire and state level. Furthermore, the Mitchell 2020 – Community Plan highlights that diverse housing/lot opportunities are key to providing opportunities to both existing and future residents.

Clause 21.02 Settlement directs for objectives and strategies to (including but not limited to):

- *Plan for the orderly development of existing settlements;*
- *Implement town structure plans* (noting the above discussion on the Seymour Structure Plan; and
- Ensure that new residential development proposals are based on '*full physical servicing*' and that *'either relate directly to an existing town or community or that reinforce the physical links between towns and communities.*'

Clause 21.07 Housing highlights that residential development in Mitchell has historically been "*dominated by at conventional, low and rural living densities.*" This Clause highlights that there will be a "*need to diversify housing choice and type*" in appropriate areas. Providing a variety and choice in future housing style and density is itemized as Objective 1 in relation to *Clause 21.07-1 Residential Development.*

Clause 21.10 *Infrastructure* ascertains that adequate physical infrastructure is required to provide for the orderly and planned development and growth of Mitchell Shire.

Clause 21.11 *Local Areas*, and specifically *Clause 21.11-6 Seymour,* highlights the requirement for a balanced housing stock for "*sensitive local urban redevelopment and maintaining an affordable and mixed housing stock."* This Clause further highlights the importance of the directives, objectives and vision of the Seymour Structure Plan which has been discussed previously within this report.

As such, the proposal satisfies the objectives and vision of local policy as:

- A residential subdivision is envisaged for this underdeveloped lot;
- Local policy seeks to ensure diversity in lot size and type across wider precincts is provided, which this proposal achieves by providing lot sizes that slightly differ to the immediate surrounds but align with the future vision of infill for the township;
- Relevant services and infrastructure will be upgraded to meet relevant requirements; and
- The proposal aligns with the objectives and visions of the Seymour Structure Plan.

Lot Size

Noting the above discussion regarding both the Seymour Structure Plan and Local Policy, it has been satisfied throughout the planning application assessment that any requirement for an average lot size of 800 square metres could be construed as an

underdevelopment of the site. Policy directs for variation to lot sizes where appropriate, and it is deemed that this location is appropriate as there will be no detrimental impact to any other existing streetscape or subdivision. There are examples of lot sizes similar to the proposed and it is not diverging from the existing lot typology in the area.

Furthermore, lots of this nature may satisfy larger portions of the residential market, providing greater opportunity for younger people to enter the market or for older people to 'downsize' in terms of house size and/or land maintenance.

There is no requirement within the Scheme or the Structure Plan to provide for larger lots to transition to the farming area to the east. This would or could be expected on the fringe of the *General Residential Zone* if interfacing with the Farming Zone, or otherwise be a different zoning where larger lots are envisaged. However, in this instance, the site and all adjoining surrounds are subject to the General Residential Zone.

Removal of Native Vegetation

Axiom Tree Management have prepared a Development Impact Report. The report highlights that:

- Tree 1-11 are located near to the eastern boundary of the site; and
- Tree 12-15 are scattered throughout the remainder of the site.

Of these trees:

- 1 tree is considered to have a 'high retention' value;
- 10 trees are considered to have a 'medium retention' value and that "*removal and replacement would be an acceptable outcome*"; and
- 4 trees are considered to have a 'low retention' value and that these trees "*young or semi mature common varieties that are easily replaceable or are dead and require removal*".

It is noted that all trees on adjoining lots are proposed to be retained and will not be impacted by the subdivision.

The application originally proposed to retain the vegetation along the eastern boundary in the rear of lots. However, two concerns were raised with this outcome:

1) Trees would still be lost to the public realm and will be located in private property. Council have no control whether these trees would be removed at a later stage. A 'paper' control via a Section 173 agreement does not ensure retention of the trees, and they are deemed lost under the DELWP *Guidelines for the removal, destruction or lopping of native vegetation December 2017* regardless with credit offsets required.
2) The provision of rear fences on private lots would interface with the Seymour Pony Club. This is a concern from a town planning and urban design perspective as this restricts future interface and redevelopment potential of the Seymour Pony Club, as well as reduced passive surveillance opportunities. A preferred treatment to all reserves and parks is for a road reserve interface which can allow

for future pedestrian or road connection points depending on any future plans for the Pony Club site.

On balance, it is considered that a road interface to the Seymour Pony Club is a preferred outcome. Offset requirements are still applicable, and such the end result under the DELWP *Guidelines for the removal, destruction or lopping of native vegetation December 2017* remains the same under either scenario.

As only one tree of 15 is deemed of 'high value', when weighing up competing objectives, it is considered that removal of vegetation to provide for a better interface to a Council owned park is of importance.

Road Network

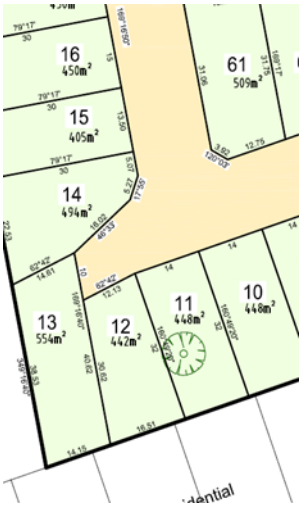
Similarly, to the discussion above, the preferred road layout for this site includes a road abutting the Seymour Pony Club to provide passive surveillance opportunities and future access opportunities. The alternative solution, being 1.8 metre rear fences abutting the Seymour Pony Club, is an undesirable outcome from an amenity and safety perspective.

The proposed road network provides multiple opportunities for road connections to adjoining sites to allow for future development opportunities, and all road widths are consistent with Council's engineering design manual for road widths. All proposed roads will have relevant road pavement, parking, street tree and footpath treatments.

Due to being consistent with Council's Engineering Design Manual, road widths are to match in with any other proposed or future new road in the wider area which will allow for a consistent streetscape and driver experience, ensuring no changes to road widths or road layout between subdivisions. Road reserve widths also allow for on-street car parking and street tree planting.

The 14 metre road width interfacing to the Pony Club also meets Council's Engineering Design Manual, as it is deemed a better urban design and planning outcome to ensure safe pedestrian movements alongside any open space area. This also allows flexibility if any changes were to be made to the access and use of the Seymour Pony Club in the future.

Access and waste management arrangements in the south-west corner is proposed to be modified through permit conditions. The permit conditions will require to modify lots 10-15 to ensure there is no required for extended driveways or courtbowls. This may result in the reduction of lots and increase to lot size in this location.



(Existing south-west road configuration)

Access, staging and development have been considered by Council Officers, resulting in permit conditions that allow for Stage 1 to be accessed via Tarcombe Road, however Statement of Compliance for Stage 2 will not be issued until a secondary access point to the site is possible. This access point is likely to be via the future development at 13 Parker Court, Seymour.

To ensure safe entry and exit from Tarcombe Road to the subject site, further plans and required via conditions on the permit to ensure Site Distance Assessments will be undertaken as needed. This will conclude whether any traffic calming treatments, signage requirements or other measures are needed to ensure safety to the Tarcombe Road access.

Removal of Easement

The existing carriageway easement that traverses the site north-south provides paper access through the site from Tarcombe Road to a Council owned reserve.

The existing carriageway easement will no longer be required, as the subdivision will create two formal roads throughout that the public can use in-lieu of the carriageway easement.

All 64 lots highlighted on the Plan of Subdivision as having rights over the carriageway easement were notified as part of the advertising process.

No objections were received in relation to the removal of the easement

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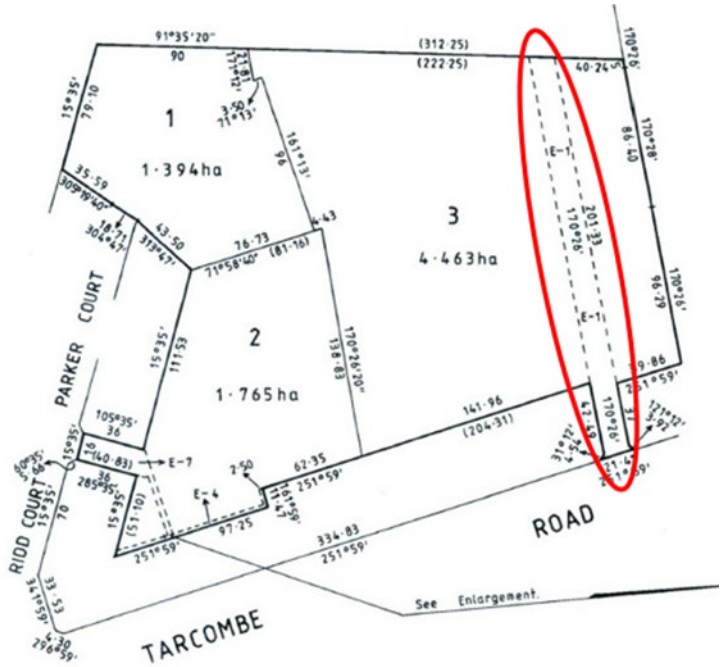


(The location of the existing carriageway easement highlighted in red)

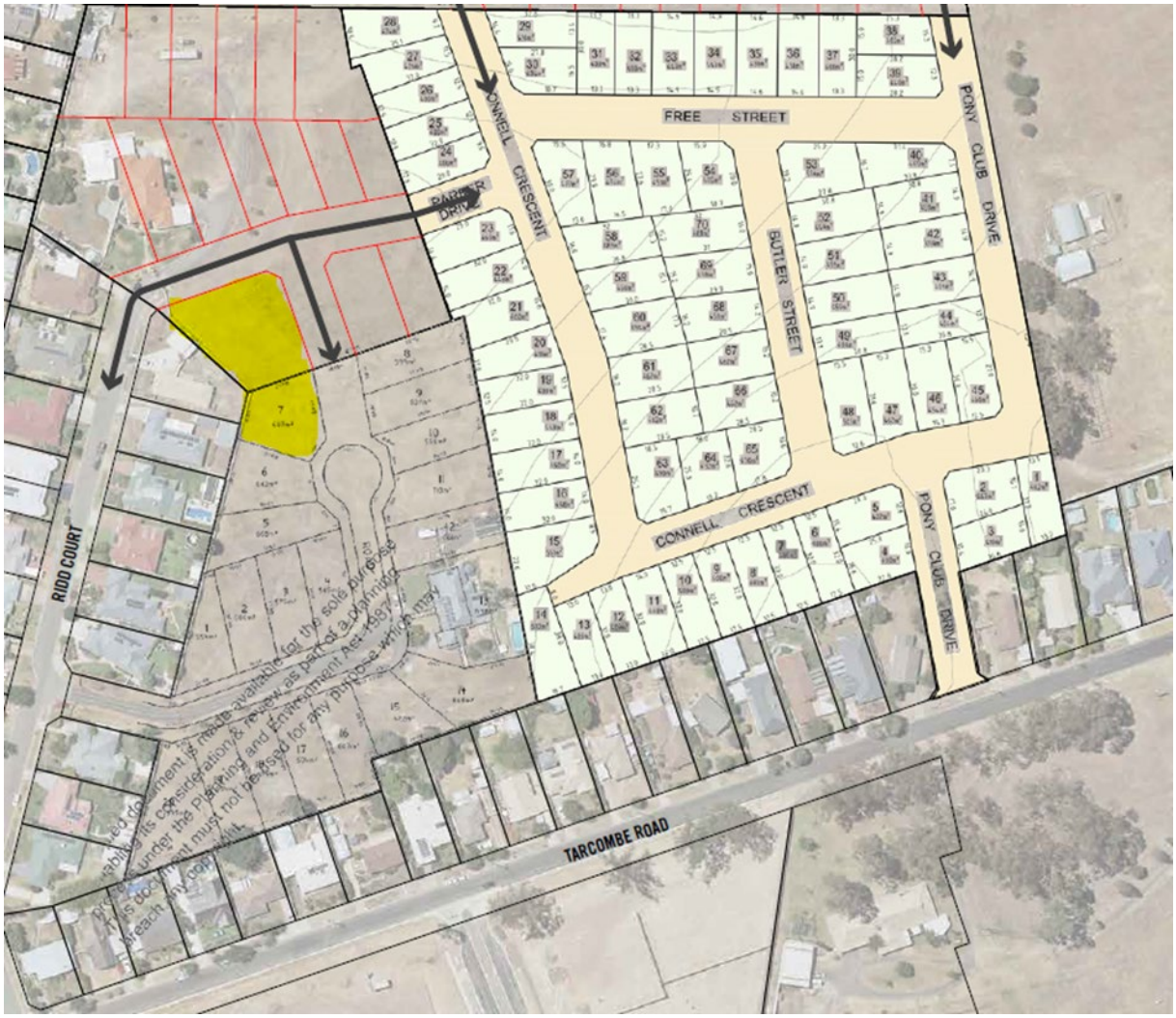
(The location of the existing carriageway shown on the site plan)

(The location of the proposed access points to the north are highlighted in red)

Drainage Matters and the wider Development 'Precinct'

Ongoing discussions have been held between the following parties in relation to a 'precinct view' of drainage and other related matters:

- Council (Statutory Planning, Engineering, Urban Design);
- The Permit Applicant;
- Permit holder for PLP186/18 at 8 Ridd Court, adjacent to the east; and
- Permit applicant for PLP023/20 at 13 Parker Court, adjacent to the east.



(Conceptual layout of the wider 'precinct' with nominated drainage area located in yellow, servicing all three developments, which is to be considered as a condition on a permit – NOTE: Not for endorsement or formal consideration)

A holistic view of drainage is required across the 'precinct' and that a single council asset (drainage basin) supporting all three development is a preferred outcome, with the alternative scenario being that each site may require its own basin. This would result in Council being required to maintain three individual basin assets which is not favourable.

Written correspondence has identified that all development parties are generally working together to support a joint outcome. The proposed basin would be located across the properties of 8 Ridd Court and 13 Parker Court, however the final design of this basin is yet to be configured. Continual work is required by all parties to come up with a drainage solution that is acceptable to Council.

Standard conditions on a permit will require that a drainage solution is proposed to the satisfaction of Council's engineering department. Noting that Council will not support multiple future assets, the applicants/permit holders are required to work together to come up with a single solution. As such, the 'risk' is on the applicant(s) to finalise a drainage strategy post-permit.

Furthermore, street and reserve landscaping conditions will ensure adequate and responsible landscaping choices which Council seek to apply across all three developments to ensure consistency in streetscape character.

OBJECTORS' CONCERNS

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

- *Insufficient time between notification of application and decision being made*

Notification of the proposal was appropriately undertaken in line with the Planning and Environment Act 1987, as well as the Mitchell Advertising Planning Applications Guidelines 2019. A decision is yet to be made on the application.

- *Insufficient quality/scale of proposed plan of subdivision*

Plans submitted are to an adequate scale and have been submitted to Council electronically to allow for an adequate assessment.

- *Existing drainage concerns*

A number of drainage strategies have been discussed with the applicant and surrounding permit applicants/permit holders.

Conditions on a permit ensure that a satisfactory drainage solution will be finalised prior to any development commencing as part of standard engineering practice and ensure adjoining properties are not impacted.

- *Quality of existing road network and added traffic volume*

The application has been referred to Council's Engineering Department who have provided consent to the application when considering the existing surrounding road network. It has been considered that the added vehicular movement will not detrimentally impact on the existing road infrastructure, and that the current road infrastructure is capable of handling the added said vehicular movements.

A Traffic Engineering Report, prepared by TTM, was lodged with the application which has been reviewed and supported by Council's Engineering department.

- *Dust and Noise from Construction*

Relevant conditions on a permit will ensure that dust and noise emissions from construction of the subdivision will be managed appropriately, in line with Council and State guidelines.

- *Relationship between Developers and ex-Councillors*

Not applicable to the matter at hand.

- *Access to site (deletion of carriageway easement deletes access to the site)*

Deletion of the existing easement does not impact the proposed access to the site from Tarcombe Road. The proposed road reserves allow for access, making the carriageway easement redundant.

- *Pre-Selling of lots*

This is not a planning consideration. It is also noted that the evidence provided by the objector regards other approved developments.

- *Services unable to cope*

All lots will be appropriately connected to services, and relevant upgrades will be conditioned on any permit issued. All relevant service authorities have provided consent.

- *Lack of open space areas*

The site is adjacent to a Council-owned reserve (Seymour Pony Club) with land further north being considered for a future park. It is noted that the relevant open space contributions will be required as a condition on any permit issued. The Mitchell ICSPI document has identified there is a significant provision of open space in Seymour meaning it is more appropriate to provide a cash contribution as recommended.

CONCLUSION

This report establishes the planning basis to support the proposal at Tarcombe Road, Seymour. In particular, this proposed development should be supported for the following reasons:

- The proposal responds to the purposes and guidelines of the General Residential Zone;
- The subdivision layout and diversity in lot sizes is supported by both state and local planning policy, whilst the proposal supports the overarching guidelines and vision for orderly and planned development in the Seymour Structure Plan;
- There are no limiting lot size or density requirements for the site, and the proposed lot sizes provides additional diversity to the immediate vicinity;
- The road and pedestrian network consider and provides for future connection possibilities to the adjoining properties to the north, east and west;
- The removal of vegetation is required to protect redevelopment potential and current/future uses of the adjoining Seymour Pony Club (Council owned facility), whilst removal of vegetation will be in accordance with DELWP *Guidelines for the removal, destruction or lopping of native vegetation December 2017;*
- A wider precinct driven drainage strategy, to be proposed by the applicant in consultation with adjoining developers to the east, will result in Council's preferred single asset solution;
- The removal of the existing carriage easement is supportable, as the carriageway easement will be redundant due to the proposed internal road network of the subdivision; and
- The subdivision is highly compliant with Clause 56 and will not result in any detrimental impacts to surrounding properties.

Relevant services will be upgraded and incorporated into the engineering design of the subdivision to Council's satisfaction by way of permit conditions.

RECOMMENDATION

THAT Council having complied with the relevant Sections of the *Planning and Environment Act 1987,* resolve to issue a Notice of Decision to Grant a Planning Permit in respect of Application No. PLP264/19 for a staged multi-lot residential subdivision, removal of native vegetation and removal of easements at Lot 3 on PS409317 (Volume 10346 / Folio 044), known as Tarcombe Road, Seymour, subject to the following conditions:

Amended Plans

1. Prior to the certification of the first plan of subdivision under the Subdivision Act 1988, amended plans must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and then form part of the permit. The plan must be generally in accordance with the Subdivision Plan Parkside Estate Proposal 3814 Version E as prepared by Land Development Consulting Pty Ltd, but modified as follows, to the satisfaction of the Responsible Authority:
    a. Update to the Staging Plan detail to reflect 69 lots, and addition of stage boundary shown on plan.
    b. Deletion of comment regarding replacement rate of tree removal.
    c. Annotation on plans to provide fencing detail to the interface of the Seymour Pony Club and Council Reserve to be at no cost to Council, allowing for passive surveillance opportunities.
    d. Removal of any proposed street names from plans to be endorsed with the planning permit.
    e. Redesign of lots in the south-west corner of the site, resulting in removal for requirement of any extended driveway or court-bowl head.
2. The development as shown on the endorsed plans must not be altered or modified unless otherwise agreed in writing by the Responsible Authority.
3. 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.
4. 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.
5. 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.

Staging of subdivisions

6. The subdivision of the land must proceed in the order of stages shown on the endorsed plans unless otherwise agreed in writing by the Responsible Authority.

Public Open Space Contribution

7. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the permit holder must pay to the Responsible

Authority a cash payment equivalent to 5 per cent of the site value of all the land in the subdivision in lieu of the provision of land for Public Open Space, unless otherwise agreed in writing by the Responsible Authority.

Provision of services, hydrants, lighting and other infrastructure

8. Utility service substations, kiosk sites and the like must not be located on any land identified as public open space or land to be used for any municipal purpose unless otherwise agreed by the Responsible Authority.
9. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, operable hydrants must be provided either above or below ground, with a maximum distance between hydrants and the rear of all building envelopes / the rear of lots of 120m and be no more than 200m apart, to the satisfaction of the Responsible Authority.
10. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, street lighting must be provided and installed in accordance with AS 1158, to the satisfaction of the Responsible Authority.

Site Specific Conditions

Housing Design Guidelines

11. Before the plan of subdivision is certified for any stage under the Subdivision Act 1988, Housing Design Guidelines must be submitted to and approved by the Responsible Authority. Once approved, the Housing Design Guidelines must be secured as a restriction (i.e. Section 173 Agreement or Memorandum of Common Provisions) that is registered on the title to the land.

Native Vegetation Removal

12. The native vegetation permitted to be removed, destroyed or lopped under this permit is 0.258 hectares of native vegetation, which is comprised of:
    a. 2 scattered large trees; and
    b. 3 scattered small trees; and
    c. 0.118 hectares of native vegetation patch.
13. To offset the removal of 0.258 hectares of native vegetation including 2 large trees, the permit holder must secure a native vegetation offset, in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017) as specified below:
    a. A general offset of 0.165 general habitat units:
        i. Located within the Goulburn Broken / North Central Catchment Management Authority boundary or Mitchell Shire municipal area; and
        ii. With a minimum strategic biodiversity value of 0.392.
    b. The offset(s) secured must also protect 2 large trees.
14. Before any native vegetation is removed, evidence that the offset required by this permit has been secured must be provided to the satisfaction of the Responsible Authority. This evidence must be one or both of the following:
    a. An established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10-year active management actions and ongoing management of the site; and/or
    b. Credit extract(s) allocated to the permit from the Native Vegetation Credit Register.

15. A copy of the offset evidence will be endorsed by the Responsible Authority and form part of this permit. Within 30 days of endorsement of the offset evidence, a copy of the endorsed offset evidence must be provided to Planning Approvals at the Department of Environment, Land, Water and Planning, Hume regional office via humeregion.planning@delwp.vic.gov.au
16. Where the offset includes a first party offset(s), the permit holder must provide an annual offset site report to the Responsible Authority by the anniversary date of the execution of the offset security agreement, for a period of 10 consecutive years. After the tenth year, the landowner must provide a report at the reasonable request of a statutory authority.

Site Specific Engineering Conditions

17. Prior to the issue of a Statement of Compliance under the Subdivision Act 1988 for the first stage of the subdivision, unless otherwise agreed in writing by the Responsible Authority, the permit holder must construct a detention basin within or adjacent to the development, to manage the stormwater from the development to a pre-development intensity.
18. Prior to the issue of a Statement of Compliance under the Subdivision Act 1988 for the second stage of the subdivision, unless otherwise agreed in writing by the Responsible Authority, a secondary ingress/egress access point to the site must be provided via adjoining developments.

General Engineering Conditions

19. Unless otherwise agreed in writing by the Responsible Authority, prior to the submission of any detailed/functional layout plans, a Stormwater Management Strategy to the satisfaction of the Responsible Authority must be prepared. The Strategy should include:
    a. General sizing and specification of any detention and treatment facilities;
    b. Location of any proposed detention and treatment facilities;
    c. Typical details of proposed systems to be utilised;
    d. Evidence to support water quality improvements;
    e. Evidence to support appropriate retention;
    f. Major storm overland flow paths and requirements;
    g. Outfall works and proposals;
    h. Any required staging or interim facilities.
20. Unless otherwise agreed to in writing by the responsible Authority, before the plan of subdivision is certified for the first stage of the subdivision under the Subdivision Act 1988, a Functional Layout Plan for the stage of subdivision must be submitted to and approved by the Responsible Authority. The Functional Layout Plan must be drawn to scale with dimensions. Once approved the Functional Layout Plan will then be endorsed and form part of the planning permit. The Functional Layout Plan must be generally in accordance with the application plans but incorporate the following:
    a. a subdivision layout drawn to scale, including lot areas, lot numbers and widths of road reserves;
    b. topography and existing features, including contours for the subject land and any affected adjacent land;
    c. the location of all trees existing on the land, including dead trees and those that overhang the land from adjoining land;

d. details of tree protection zones for all trees to be retained on the land;
e. any trees proposed for removal from the land;
f. typical cross-sections for each street type, dimensioning individual elements and services offsets and any other spatial requirements;
g. a table of offsets for all utility services and street trees;
h. location and alignment of kerbs, indented parking spaces, footpaths, shared paths, bus stops and traffic controls;
i. the proposed minor drainage network and any land required for maintenance access;
j. the major drainage system, including any watercourse, lake, wetland, silt pond, and/ or piped elements showing preliminary sizing;
k. overland flow paths (100 year ARI) to indicate how excess runoff will safely be conveyed to its destination;
l. drainage outfall system (both interim and ultimate), indicating legal point of discharge and any access requirements for construction and maintenance;
m. preliminary location of reserves for electrical kiosks; and,
n. works external to the subdivision, including both interim and ultimate drainage and access requirements.

21. Prior to the issue of a Statement of Compliance, unless otherwise agreed by the Responsible Authority, under the Subdivision Act 1988 for the relevant stage, all works shown as part of the endorsed stormwater management strategy must be constructed or carried out in accordance with that strategy to the satisfaction of the Responsible Authority.
22. Before any road and/ or drainage works associated with the subdivision for any stage start, detailed construction plans for the relevant stage and to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The plans must be generally in keeping with the approved functional layout plan and drawn to scale with dimensions. The plans must include:
    a. All necessary computations and supporting documentation for any structure, traffic data, road safety audit and geotechnical investigation report;
    b. All details of works consistent with any approved functional layout plan, relevant landscape plan and plan of subdivision for the relevant stage of the subdivision;
    c. Design for full construction of streets and underground drainage, including measures to control / capture pollutants and silt;
    d. Provision for all services and conduits (underground), including alignments and offsets, on a separate services layout plan;
    e. All road reserve and pavement widths to be in accordance with relevant applicable Design Manual cross sections and standards;
    f. All intersection treatments to allow Council's waste collection vehicles to manoeuvre in a forward direction without the need for reversing;
    g. Where an intersection, bend or junction is part of a designated bus route, the design must allow for the movement of an ultra-low floor bus (ULFB 12.5m) and roundabouts at the intersection of two connector

streets must be designed to accommodate an ULFB, 12.5 metres and all service and emergency vehicles;

h. Verge widths around all bends, intersections and within court bowls must not be less than 3m in width;
i. Solid white centreline pavement marking and raised reflective pavement markings (RRPM) on all 90-degree bends on through roads;
j. Vehicle crossings must be provided to each lot in accordance with applicable Design Manual standards;
k. Provision of concrete footpaths in all streets and reserves. All footpaths shall be a minimum 1.5 metres in width and be in accordance with applicable Design Manual standards;
l. Shared paths as required within streets and reserves. All shared paths must be a minimum 2.5m in width and be in accordance with applicable Design Manual standards;
m. All court heads to allow Council's waste collection vehicles to access and egress from the courts in a forward direction;
n. Provision of a temporary turning area with sufficient size in locations where the road terminates at stage boundaries to allow waste collection vehicles to access and egress in a forward direction;
o. Provision of public lighting with underground electricity supply to all streets, footpaths, bus stops and to major pedestrian and bicycle links;
p. All street lighting must be designed in accordance with AS 1158. Non-standard street lighting will not be accepted, except where this provides continuity with existing lighting and is agreed by the Responsible Authority. A non-standard lighting fee will apply. Energy efficient lighting, (e.g. LED), should be utilised;
q. Access to all public buildings, pathways and road crossings shall comply with the Disability Act 2006 and be to the satisfaction of the Responsible Authority;
r. Provision of street name plates to the Mitchell Shire Council Standard, including a schedule of individual signs and associated street numbers;
s. Provision of underground drains of sufficient capacity to serve all lots being created which connect to a legal point of discharge including the provision of an inlet to each lot in accordance with applicable Design Manual standards;
t. The location and provision of vehicle exclusion mechanisms abutting reserves;
u. Details of the proposed treatment and provision for lot boundary fencing adjoining all reserves other than road reserves;
v. Permanent survey marks;
w. Survey details of the canopy trunk location and size of all trees to be removed or retained and associated tree protection zones;
x. Details in relation to all filling on the land that must be compacted to specifications approved by the Responsible Authority;
y. The underground relocation of all existing aerial services, on the services layout plan;

z. The location of any earthworks (cut or fill) or service provision in a location outside the designated tree protection zone which does not adversely impact on the health and integrity of any trees to be retained;
aa. The drainage system of the proposed development must be designed to ensure that flows downstream of the land are restricted to pre-development levels unless increased flows are approved by the Responsible Authority;
bb. Underground drainage must be provided including any other drainage works necessary for the transmission of drainage as required to the approved outfall;
cc. All drainage works must be designed to meet the following current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (1999) unless otherwise agreed in writing by the Responsible Authority:
    iii. 80% retention of the typical annual load of total suspended solids
    iv. 45% retention of the typical annual load of total phosphorus; and
    v. 45% retention of the typical annual load of total nitrogen.
dd. Each lot must be provided with one drainage discharge point; and,
ee. Roads and allotments are to be designed such that the allotments are protected with a minimum freeboard against the 1 in 100 flooding, in accordance with applicable Design Manual standards.

23. Prior to the issue of a Statement of Compliance for the first stage of the subdivision, unless otherwise agreed by the Responsible Authority under section 21(1)(b)(ii) of the Subdivision Act 1988, for any stage of the subdivision under the Subdivision Act 1988, all works shown on the approved construction plans must be constructed or carried out in accordance with the plans and to the satisfaction of the Responsible Authority.
24. Before any works associated with the subdivision start, a Construction Management Plan must be submitted to, and be to the satisfaction of the Responsible Authority. Once approved the Construction Management Plan will then be endorsed and form part of the planning permit. The Construction Management Plan must include details of:
    a. A Site Management and Safety Plan including, but not limited to, the following:
        i. Locations of temporary on-site facilities such as equipment storage areas, litter control compounds, contractor rest and car parking areas and the likes;
        ii. On-site safety procedures;
        iii. Relevant service authority and emergency services contact details;
        iv. Site access address for emergency vehicles;
        v. Working hours and days;
        vi. Site specific safety and risk analysis;

vii. Methods to ensure the recommendations of any approved Cultural Heritage Management Plan applying to the land are carried out.

b. A Site Environmental Management Plan including, but not limited to, the following:
   i. Methods to contain dust, dirt and mud within the subject site, and the method and frequency of clean up procedures;
   ii. Sediment control techniques to ensure that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the storm water drainage system;
   iii. Stormwater management and water quality control procedures;
   iv. Methods to prevent and manage illegal dumping on the land;
   v. Tree Protection Zones around the trees to be retained as shown on the endorsed plans;
   vi. Machinery wash down areas, clearly fenced and located in disturbed areas, which ensure that all machinery entering and exiting the land is weed and pathogen free;
   vii. Methods to ensure that contractors working on the land are aware of the requirements of the Construction Management Plan and any other obligations of the planning permit.

c. A Traffic Management Plan including, but not limited to, the following:
   i. Proposed haulage routes to and from the subject land;
   ii. Expected frequency of vehicle movements to and from the land;
   iii. Site access arrangements for construction vehicles;
   iv. Measures proposed to mitigate traffic impacts resulting from construction vehicles accessing the land.

All works must be undertaken in accordance with the endorsed Construction Management Plan to the satisfaction of the Responsible Authority.

25. All works must be undertaken in a manner that minimises soil erosion, and any exposed areas of soil must be stabilised to prevent soil erosion, to the satisfaction of the Responsible Authority.
26. Before any road and drainage works associated with the subdivision start, evidence must be provided to demonstrate compliance with Australian Standard AS 3798 - 2007 (Guidelines on earthworks for commercial and residential developments), to the satisfaction of the Responsible Authority. All filling on the site affecting road and drainage infrastructure must be carried out to the satisfaction of, supervised by, and recorded in accordance with AS 3798 - 2007 (Guidelines on earthworks for commercial and residential developments) by, a qualified Geotechnical Engineer appointed by the Developer. All fill must be certified clean fill as defined by the Environment Protection Agency (EPA) and no fill accepted from the general public.
27. Prior to the issue of a Statement of Compliance for each stage of the subdivision under the Subdivision Act 1988, the following must be submitted to the satisfaction of the Responsible Authority unless otherwise agreed in writing by the Responsible Authority:

a. A complete set of "as constructed plans" of site works in digital file format both PDF and AutoCAD. The AutoCAD digital files must have a layer naming convention to enable identification of Council assets listed.
b. A DXF digital file of the Plan of Subdivision including all easement shown.
c. A Schedule of all sub-divisional civil work costs and asset quantities which include the following Council assets;
    v. Total length of Roads, Footpath, Kerb and Channel,
    vi. Total number of Bridges, WSUD features, Traffic calming devices,
    vii. Total length of pipe and number of pits for Drainage,
    viii. Total number of streetlights.
d. Asset information in digital format to include asset data in accordance with the "A-Spec" Standard, including D-Spec for drainage infrastructure, open space data in accordance with the "O-Spec" Standard, road and footpath data in accordance with "R-Spec" Standards and B-Spec for building data.
e. A report containing a maintenance regime for all Water Sensitive Urban Design features.
f. Any relevant infrastructure manuals, specifications or maintenance requirements for assets to be handed over.
g. A CCTV video recording and report of all completed stormwater drains greater than 150mm diameter.

28. Unless otherwise agreed to in writing by the Responsible Authority, prior to the issue of Statement of Compliance, the permit holder must provide construct a vehicle crossing to the each allotment in the development to a residential standard in accordance with the relevant Design Manual to the satisfaction of the Responsible Authority.

Drainage Requirements

29. Unless otherwise agreed to in writing by the Responsible Authority, prior to the issue of a Statement of Compliance, the permit holder must construct at no cost to Council, drainage works for each of the proposed allotment and the Council nominated point of discharge to the satisfaction of the Responsible Authority.
30. Unless otherwise agreed to in writing by the Responsible Authority, prior to the issue of a Statement of Compliance, the discharge of water from each of the proposed allotments must be controlled around its limits to prevent any discharge onto any adjacent property or streets other than by means of an approved drainage system discharged to an approved outlet in a street or to an underground pipe drain to the satisfaction of the Responsible Authority.
31. Unless otherwise agreed to in writing by the Responsible Authority, prior to the issue of a Statement of Compliance, each allotment in the proposed development must be connected to an underground drainage system including an on-site detention system to control flows to pre-development levels and treat stormwater wholly within the boundaries of the subject land, to the satisfaction of the Responsible Authority.

Fees and charges

32. Unless otherwise agreed to in writing by the Responsible Authority, prior to the issue of a Statement of Compliance, a refundable maintenance bond of 5 per cent plus a design checking and audit fee of 3.25 per cent of the total cost of all infrastructure to be handed over to Council shall be paid to Council. The maintenance bond shall be held by Council for an agreed minimum period of twelve (12) months from completion of all works on site, in accordance with Section 17(4) of the Subdivision Act 1988.

Reinstatement Requirements

33. 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.

Landscape and Environment Conditions

Landscape Masterplan

34. Prior to the plan of subdivision being certified for the first stage of the subdivision under the Subdivision Act 1988, a landscape master plan for the whole of the development must be prepared by an experienced landscape architect, landscape designer or suitably qualified person to the satisfaction of the Responsible Authority.
35. The landscape master plan must be drawn to a scale appropriate for the detail to be shown, indicating all relevant concept layouts and sections/elevations, including but not limited to:
    a. A Landscape Design Statement addressing issues such as design intent; design principles; response to heritage and environment.
    b. A Landscaping Theming Document consisting of graphical concepts depicting the landscape character including the surface finishes and materials, fencing, retaining walls and planting palette.
    c. The indicative location of open space, playgrounds or play items.
    d. Entrance treatments and signage.
    e. Site connectivity and relationship to existing context.
    f. Any proposed car parking areas.

    When approved, the plan will be endorsed and will then form part of the permit.

Detailed Landscape Plan

36. Before the start of any landscaping works for any stage of the subdivision, a detailed landscape plan and plant schedule for that stage prepared by a person suitably qualified or experienced in landscape design to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority.

    The plan must show the proposed landscape and plant schedule for all public open space areas, including streetscapes, wetlands, parkland water retention areas, buffer zones, service corridors, areas adjacent to the freeway and community uses and be generally in accordance with the Landscape Master Plan. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions, indicating all relevant details, sections/elevations and dimensions and all relevant specifications (including but not limited to):
    a. The details and locations of all landscaping works;

b. A detailed plant schedule including all proposed tree, shrub, groundcover and climbing plant species, botanical names, common names, pot sizes, sizes at maturity, plant densities and quantities of each plant with reference to the relevant Australian Standards and NATSPECS.
c. The proposed location and final set out of paths, areas of pavement, playgrounds, play items, structures and street furniture;
d. Detailed planting and construction drawings including site contours and any proposed changes to existing levels including any structural elements such as retaining walls;
e. Additional supporting information, such as certified structural designs or building forms;
f. Details and locations of the proposed surface finishes of pathways and driveways including slip resistance.
g. Details of any specific planting techniques to be undertaken including but not limited to planting methodology, maintenance, or any other requirements.
h. Existing vegetation that is approved to be retained;

All planted trees must be specified as 45L pot size advanced tree(s). Plant species selection for the landscaping of the tree reserve must contribute to habitat for indigenous fauna species, animals and birds that use trees as habitat. The plant species selected must be in accordance with the indigenous Ecological Vegetation Class (EVC). All species selected must be to the satisfaction of the Responsible Authority.

Landscape Maintenance

37. Before the dwellings are occupied, all landscaping works as shown on the endorsed plan must be carried out and completed to the satisfaction of the Responsible Authority. When the landscaping works have been completed, written confirmation must be provided to the satisfaction of the Responsible Authority that landscaping of the land has been undertaken in accordance with the endorsed landscaping plans.
38. The landscaping is to be maintained for a period of 24 months including at least two full summer periods from practical completion of the landscaping. During this period, any dead, diseased or damaged plants or landscaped areas are to be replaced to the satisfaction of the Responsible Authority.

Weed control

39. Any weed infestations resulting from soil disturbance and/or the importation of sand, gravel and other material must be controlled during the construction period to ensure that there is no weed spread outside of the subject site to the satisfaction of the Responsible Authority.

    Before the building is occupied all noxious weeds on the land must be eradicated to the satisfaction of the Responsible Authority.

Removal of vegetation

40. The extent of vegetation to be removed and retained as shown on the endorsed plans and documents must not be altered or modified unless otherwise agreed in writing by the Responsible Authority.

41. Before works start, the permit holder must advise all persons undertaking the vegetation removal/works on land of all relevant conditions of this permit.

Completion of landscaping works for Subdivision

42. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, or by any later date that is approved in writing by the Responsible Authority, the landscape works shown on the endorsed landscape plans must be carried out and completed to the satisfaction of the Responsible Authority.

Landscape maintenance

43. The landscaping is to be maintained for a period of 24 months from practical completion of the landscaping. During this period, any dead, diseased or damaged plants or landscaped areas are to be replaced to the satisfaction of the Responsible Authority.

Deferral of landscaping

44. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the permit holder may request to defer the completion of all or part of the landscaping shown on the endorsed landscape plan, provided:
    a. the permit holder obtains the written consent to deferring of all or part of the landscaping from the Responsible Authority
    b. an amount equivalent to 150 per cent of the estimated cost of the outstanding landscaping is paid to the Responsible Authority as a security bond
    c. a works program, setting out the proposed timing of all outstanding landscaping including a period of maintenance is provided to the satisfaction of the Responsible Authority

    The permit holder must notify the Responsible Authority in writing when the landscaping has been completed and any agreed maintenance period has finished and request a refund of the security bond. Subject to the landscaping works being to the satisfaction of the Responsible Authority, the security bond will be refunded.

Fencing abutting municipal reserve

45. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, any fencing shown on the endorsed landscape plan as abutting a municipal reserve must be constructed at no cost to, and to the satisfaction of, the Responsible Authority.

Works in reserves

46. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, as constructed plans for all works within the reserves and associated landscaping infrastructure must be provided to the satisfaction of the Responsible Authority. The plans must include an asset list including a description, details and quantities of each asset, the construction costs of any assets (including irrigation and any other in-ground asset) and operations and maintenance manuals as relevant.

Other General Conditions

Infrastructure

47. Any road(s), footpath(s) or other infrastructure adjacent to the land damaged as a result of the construction works (including but not limited to trenching and

excavation for utility service connections, movement of vehicle and the likes), must be reinstated to the satisfaction of the Responsible Authority and at the cost of the permit holder.

48. All proposed roads, pavements and other infrastructure are to be constructed in accordance with Mitchell Shire Council Standard Drawings and Specifications, to the satisfaction of the Responsible Authority.
49. Areas must be provided inside the property line and adjacent to the footpath to accommodate pits and meters. No private pits, valves or meters will be permitted on Council property.

50. 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.
51. 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.
52. 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.

Telecommunications

53. 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.

54. 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. 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
    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.

APA Group Conditions

55. Easements in favour of "Australian Gas Networks (VIC) Pty Ltd" must be created on the plan to the satisfaction of APT.
56. The plan of subdivision submitted for certification must be referred to APT O&M Services Pty Ltd, in accordance with Section 8 of the Subdivision Act 1988.

AUSNET

57. The applicant must:
    - Enter in an agreement with AusNet Electricity Services Pty Ltd for supply of electricity to each lot on the endorsed plan.
    - Enter into an agreement with AusNet Electricity Services Pty Ltd for the rearrangement of the existing electricity supply system.
    - Enter into an agreement with AusNet Electricity Services Pty Ltd for rearrangement of the points of supply to any existing installations affected by any private electric power line which would cross a boundary created by the subdivision, or by such means as may be agreed by AusNet Electricity Services Pty Ltd.
    - Provide easements satisfactory to AusNet Electricity Services Pty Ltd for the purpose of "Power Line" in the favour of "AusNet Electricity Services Pty Ltd" pursuant to Section 88 of the Electricity Industry Act 2000, where easements have not been otherwise provided, for all existing AusNet Electricity Services Pty Ltd electric power lines and for any new power lines required to service the lots on the endorsed plan and/or abutting land.
    - Obtain for the use of AusNet Electricity Services Pty Ltd any other easement required to service the lots.
    - Adjust the position of any existing AusNet Electricity Services Pty Ltd easement to accord with the position of the electricity line(s) as determined by survey.
    - Set aside on the plan of subdivision Reserves for the use of AusNet Electricity Services Pty Ltd for electric substations.
    - Provide survey plans for any electric substations required by AusNet Electricity Services Pty Ltd and for associated power lines and cables and executes leases for a period of 30 years, at a nominal rental with a right to extend the lease for a further 30 years. AusNet Electricity Services Pty Ltd requires that such leases are to be noted on the title by way of a caveat or a notification under Section 88 (2) of the Transfer of Land Act prior to the registration of the plan of subdivision.
    - Provide to AusNet Electricity Services Pty Ltd a copy of the plan of subdivision submitted for certification that shows any amendments that have been required.
    - Agree to provide alternative electricity supply to lot owners and/or each lot until such time as permanent supply is available to the development by AusNet Electricity Services Pty Ltd. Individual generators must be provided at each supply point. The generator for temporary supply must

be installed in such a manner as to comply with the Electricity Safety Act 1998.

- Ensure that all necessary auditing is completed to the satisfaction of AusNet Electricity Services Pty Ltd to allow the new network assets to be safely connected to the distribution network.

Goulburn Valley Water

58. Payment of new customer contribution charges for water supply to the development, such amount being determined by the Corporation at the time of payment;
59. Provision of a reticulated water supply and associated construction works to each allotment within the development, at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of the Goulburn Valley Region Water Corporation;
60. Any existing water service that crosses any of the proposed allotment boundaries within the proposed development must be disconnected and re-located at the developer's expense, to be wholly within one allotment only, including notification of the proposed lot to be serviced by the existing water meter, to the satisfaction of the Goulburn Valley Region Water Corporation;

61. Payment of new customer contributions charges for sewerage services to the development, such amount being determined by the Corporation at the time of payment;

62. Provision of reticulated sewerage and associated construction works to each allotment within the development, at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of the Goulburn Valley Region Water Corporation; (The works may include, but not be limited to the construction of a sewerage pumping station, rising mains and gravity mains);
63. Provision of easements in favour of the Goulburn Valley Region Water Corporation over all existing and proposed sewer mains located within private property;

64. The operator under this permit shall be obliged to enter into an Agreement with Goulburn Valley Region Water Corporation relating to the design and construction of any sewerage or water works required. The form of such Agreement shall be to the satisfaction of Goulburn Valley Water. A copy of the format of the Agreement will be provided on request;
65. The plan of subdivision lodged for certification is to be referred to the Goulburn Valley Region Water Corporation pursuant to *Section 8(1) of the Subdivision Act, 1988.*
Note, due to limited spare capacities of both SPS11 and SPS16, potential pump station upgrades will be triggered by the development. This will be confirmed when detailed information available for the development. These works will be at the developer's expense.

Provision of services, hydrants, lighting and other infrastructure

66. Utility service substations, kiosk sites and the like must not be located on any land identified as public open space or land to be used for any municipal purpose unless otherwise agreed by the Responsible Authority.

67. Before the issue of a Statement of Compliance for any stage of the *subdivision under the Subdivision Act 1988,* operable hydrants must be provided either above or below ground, with a maximum distance between hydrants and the rear of lots of 120m and be no more than 200m apart, to the satisfaction of the Responsible Authority.

68. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, street lighting must be provided and installed in accordance with AS 1158, to the satisfaction of the Responsible Authority.

Permit Expiry

69. This permit will expire if one of the following circumstances applies:
    a. The plan of subdivision for the first stage is not certified within 2 years of the date of this permit;
    b. Any subsequent stage is not certified within five years of the date of the permit;
    c. 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.

Appendix 1 – Clause 56 Assessment

Clause 56 – Residential Subdivision - Assessment

CLAUSE 56.01 - SUBDIVISION SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE	
Is the application accompanied by: • Subdivision Site and Context Description (56.01-1) • Subdivision Design Response (56.01-2)	A subdivision site and context description and design response has been provided, with accompanying reports. **Complies**
56.02 - POLICY IMPLEMENTATION	
56.02-1: Strategic Implementation Policy **Strategic implementation objective** To ensure that the layout and design of a subdivision is consistent with and implements any objective, policy, strategy or plan for the area set out in this scheme. **Standard C1** An application must be accompanied by a written statement that describes how the subdivision is consistent with and implements any relevant growth area, activity centre, housing, access and mobility, community facilities, open space and recreation, landscape (including any native vegetation precinct plan) and urban design objective, policy, strategy or plan for the area set out in this scheme.	A written statement has been provided meeting the requirements of Standard C1. The proposal is consistent with the vision and objectives of the Local Policy Framework and Seymour Structure Plan. **Complies.**
56.03 - LIVEABLE AND SUSTAINABLE COMMUNITIES	

56.03-1: Compact and walkable neighbourhoods objective
 	
Objective
 	
To create compact neighbourhoods that are oriented around easy walking distances to activity centres, schools and community facilities, public open space and public transport.
 	
To allow easy movement through and between neighbourhoods for all people.
 	
Standard C2
 	
A subdivision should implement any relevant growth area or any approved land-use and development strategy, plan or policy for the area set out in this scheme.
 	
An application for subdivision must include a plan of the layout of the subdivision that:
 	
• Meets the objectives (if relevant to the class of subdivision specified in the zone) of:
 	
  • Clause 56.03-2 Activity centres
  • Clause 56.03-3 Planning for community facilities
  • Clause 56.04-1 Lot diversity and distribution
  • Clause 56.06-2 Walking and cycling network
	The proposal is generally in accordance with the Local Policy Framework and Seymour Structure Plan, and complies with the relevant objectives and standards of the relevant clauses under Standard C2.
	
	The proposal will create a compact, walkable neighbourhood with links to open space and other developments. The proposal provides for a variety to the existing lot stock in the area, providing a needed diversity to lot area.
	
	Complies.

• Clause 56.06-3 Public transport network • Clause 56.06-4 Neighbourhood street network • Shows the 400 metre street walking distance around each existing or proposed bus stop, 600 metres street walking distance around each existing or proposed railway station and shows the estimated number of dwellings within those distances. • Shows the layout of the subdivision in relation to the surrounding area. • Is designed to be accessible for people with disabilities.	
56.03-2: Activity centre objective **Objective** To provide for mixed-use activity centres, including neighbourhood activity centres, of appropriate area and location. **Standard C3** A subdivision should implement any relevant activity centre strategy, plan or policy for the area set out in this scheme. Subdivision should be supported by activity centres that are: • Accessible by neighbourhood and regional walking and cycling networks. • Served by public transport that is connected to the regional public transport network. • Located at public transport interchange points for the convenience of passengers and easy connections between public transport services. • Located on arterial roads or connector streets. • Of appropriate size to accommodate a mix of uses that meet local community needs. • Oriented to support active street frontages, support street-based community interaction and pedestrian safety.	**Not Applicable.**
56.03-3: Planning for community facilities objective **Objective** To provide appropriately located sites for community facilities including schools, libraries, preschools and childcare, health services, police and fire stations, recreation and sports facilities. **Standard C4** A subdivision should: • Implement any relevant regional and local community facility strategy, plan or policy for the area set out in this scheme. • Locate community facilities on sites that are in or near activity centres and public transport.	**Not Applicable.**

School sites should: • Be integrated with the neighbourhood and located near activity centres • Be located on walking and cycling networks. • Have a bus stop located along the school site boundary. • Have student drop-off zones,bus parking and on-street parking in addition to other street functions in abutting streets. • Adjoin the public open space network and community sporting and other recreation facilities. • Be integrated with community facilities. • Be located on land that is not affected by physical, environmental or other constraints. Schools should be accessible by the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne. Primary schools should be located on connector streets and not on arterial roads. New State Government school sites must meet the requirements of the Department of Education and Training and abut at least two streets with sufficient widths to provide student drop-off zones, bus parking and on-street parking in addition to other street functions.	
56.03-4: Built environment objective **Objective** To create urban places with identity and character. **Standard C5** The built environment should: • Implement any relevant urban design strategy, plan or policy for the area set out in this scheme. • Provide living and working environments that are functional, safe and attractive. • Provide an integrated layout, built form and urban landscape. • Contribute to a sense of place and cultural identity. An application should describe the identity and character to be achieved and the elements that contribute to that identity and character. An application should describe the identity and character to be achieved and the elements that contribute to that identity and character.	A variety of lot sizes are proposed, all of which front a local or frontage road. Road frontages are provided to Council owned park/recreation areas to provide for passive surveillance and good visual amenity. The road/pedestrian connections provide for a layout that integrates with surrounding lots for future development, and the diverse lot size will contribute to a sense of place. Relevant street tree landscaping will provide further identify to the subdivision. **Complies.**
56.04 - LOT DESIGN	
56.04-1: Lot diversity and distribution objectives **Objective**	The 69 lot residential subdivision ranges in lot size from 400m2 to 545m2, with an average lot size from 445m2. The proposal provides a diversity to the existing lot size in the area, however this is supported by local policy to

To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services. To provide higher housing densities within walking distance of activity centres. To achieve increased housing densities in designated growth areas. To provide a range of lot sizes to suit a variety of dwelling and household types. **Standard C7** A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme. Lot sizes and mix should achieve the average net residential density specified in any zone or overlay that applies to the land or in any relevant policy for the area set out in this scheme. A range and mix of lot sizes should be provided including lots suitable for the development of: • Single dwellings. • Two dwellings or more. • Higher density housing. • Residential buildings and Retirement villages. Unless the site is constrained by topography or other site conditions, lot distribution should provide for 95 per cent of dwellings to be located no more than 400 metre street walking distance from the nearest existing or proposed bus stop, 600 metres street walking distance from the nearest existing or proposed tram stop and 800 metres street walking distance from the nearest existing or proposed railway station. Lots of 300 square metres or less in area, lots suitable for the development of two dwellings or more, lots suitable for higher density housing and lots suitable for Residential buildings and Retirement villages should be located in and within 400 metres street walking distance of an activity centre.	support a changing demographic and is not detrimental to the public realm or neighbourhood character. The proposed lot design responds well to the guidance offered within the Seymour Structure Plan for diversity and residential development with good access to open space and other facilities. **Complies.**
56.04-2: Lot area and building envelopes objective **Objective** 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. **Standard C8** An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows:	No lots less than 300m2 are proposed. Whilst no building envelopes are provided for lots greater than 300m2, all lots are able to contain the relevant rectangular building envelopes. Lots are generally of a conventional width and length expected or seen within similar developments throughout the shire. **Complies.**

• That the lots are consistent or contain building envelope that is consistent with a development approved under this scheme, or • That a dwelling may be constructed on each lot in accordance with the requirements of this scheme. Lots of between 300 square metres and 500 square metres should: • Contain a building envelope that is consistent with a development of the lot approved under this scheme, or • 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. 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. 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. A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless: • The objectives of the relevant standards are met, and • 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. Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope: • The building envelope must meet Standards A10 and A11 of Clause 54 in relation to the adjoining lot, and • The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement. • Lot dimensions and building envelopes should protect: • Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations. • Existing or proposed easements on lots. • Significant vegetation and site features.	
56.04-3: Solar orientation of lots objective	Lots are orientated appropriately to receive solar access. Road networks allow for conventional rectangular lots

Objective To provide good solar orientation of lots and solar access for future dwellings. **Standard C9** 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: • 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. • 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. • 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.	with north facing frontages, rear of lots or long side boundaries to allow var a number of north facing windows. **Complies**
56.04-4: Street orientation objective **Objective** To provide a lot layout that contributes to community social interaction, personal safety and property security. **Standard C10** Subdivision should increase visibility and surveillance by: • Ensuring lots front all roads and streets and avoid the side or rear of lots being oriented to connector streets and arterial roads. • Providing lots of 300 square metres or less in area and lots for 2 or more dwellings around activity centres and public open space. • Ensuring streets and houses look onto public open space and avoiding sides and rears of lots along public open space boundaries. • Providing roads and streets along public open space boundaries.	All lots front roads and streets. Roads interface with Council owned, allowing for lots to 'front' the Seymour Pony Club as opposed to have tall rear fencing reducing passive surveillance opportunities. **Complies.**
56.04-5: Common areas objective **Objective** To identify common areas and the purpose for which the area is commonly held. To ensure the provision of common area is appropriate and that necessary management arrangements are in place. To maintain direct public access throughout the neighbourhood street network.	No common property areas will be created as part of this proposal. **Not Applicable.**

Standard C11 An application to subdivide land that creates common land must be accompanied by a plan and a report identifying: • The common area to be owned by the body corporate, including any streets and open space. • The reasons why the area should be commonly held. • Lots participating in the body corporate. • The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.	
56.05 - URBAN LANDSCAPE	
56.05-1: Integrated urban landscape objectives **Objective** To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas. To incorporate natural and cultural features in the design of streets and public open space where appropriate. To protect and enhance native habitat and discourage the planting and spread of noxious weeds. To provide for integrated water management systems and contribute to drinking water conservation. **Standard C12** An application for subdivision that creates streets or public open space should be accompanied by a landscape design. The landscape design should: • Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area set out in this scheme. • Create attractive landscapes that visually emphasise streets and public open spaces. • Respond to the site and context description for the site and surrounding area. • Maintain significant vegetation where possible within an urban context. • Take account of the physical features of the land including landform, soil and climate. • Protect and enhance any significant natural and cultural features. • Protect and link areas of significant local habitat where appropriate. • Support integrated water management systems with appropriate landscape design techniques for managing urban run-off including wetlands and other water sensitive urban design features in streets and public open space.	Standard permit conditions will require landscape concept masterplans and detailed landscape plans to be submitted to and approved by Council, including plans for streetscape planting.. Landscaping works must be thereafter maintained to the satisfaction of Council, and will provide for relevant walking and cycling networks through the site to surrounding areas. **Complies.**

• Promote the use of drought tolerant and low maintenance plants and avoid species that are likely to spread into the surrounding environment. • Ensure landscaping supports surveillance and provides shade in streets, parks and public open space. • Develop appropriate landscapes for the intended use of public open space including areas for passive and active recreation, the exercising of pets, playgrounds and shaded areas. • Provide for walking and cycling networks that link with community facilities. • Provide appropriate pathways, signage, fencing, public lighting and street furniture. • Create low maintenance, durable landscapes that are capable of a long life. The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs.	
56.05-2: Public open space provision objectives **Objective** To provide a network of quality, well-distributed, multi-functional and cost-effective public open space that includes local parks, active open space, linear parks and trails, and links to regional open space. To provide a network of public open space that caters for a broad range of users. To encourage healthy and active communities. To provide adequate unencumbered land for public open space and integrate any encumbered land with the open space network. To ensure land provided for public open space can be managed in an environmentally sustainable way and contributes to the development of sustainable neighbourhoods. **Standard C13** The provision of public open space should: • Implement any relevant open space plan, strategy or policy for the area set out in this scheme. • Provide a network of well-distributed regional and local open space that includes: - Regional public open space where appropriate, including along foreshores, streams and permanent water bodies. - Regional parks of at least 3 hectares, combining passive and active use, within 2 kilometres of all dwellings. - Large local parks of at least 1 hectare for active and passive use, within 500 metres safe walking distance from all dwellings.	No land is provided for open space within the development, however the relevant open space contribution will be required. No drainage reserve is proposed on site as a 'precinct' proposal with adjoining landowners is currently proposed. If this fails to materialise, the applicant will be required to amend any permit issued to provide for drainage on the site. However, the site does seek to implement a healthy and active community by providing a frontage to Council owned open-space, as well as propose relevant walking/pedestrian paths with links to surrounding developments. **Complies.**

- Small local parks within 150 metres to 300 metres safe walking distance of all dwellings, where appropriate. • Include land used for drainage control or stream and floodway purposes if generally available for recreational use. • Be integrated with urban water management systems including watercourses and water bodies. • Incorporate natural and cultural features where appropriate. • Encourage shared use of active open space. • Adjoin schools and other community facilities where practical. • Meet the social, cultural, recreational and sporting needs of the community including different age groups and abilities. • Be linked to existing or proposed future public open spaces where appropriate. • Include publicly owned plazas or parks in activity centres where appropriate. Land provided for public open space should be: • Of a quality, quantity and character that makes it fit for its potential functions. • Located so that every lot in the subdivision is within 500 metres street walking distance of existing or proposed public open space. • Related to the street and lot layout in a manner that promotes personal safety and surveillance of users of the public open space from streets along public open space boundaries. • Of an area and dimensions to allow easy adaptation to different uses in response to changing community sport and recreational preferences.	
56.06 - ACCESS AND MOBILITY MANAGEMENT	
56.06-1: Integrated mobility objectives **Objective** To achieve an urban structure where compact and walkable neighbourhoods are clustered to support larger activity centres on the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne. To provide for walking (including persons with impaired mobility), cycling, public transport and other motor vehicles in an integrated manner. To contribute to reduced car dependence, improved energy efficiency, improved transport efficiency, reduced greenhouse gas emissions and reduced air pollution. **Standard C14** An application for a subdivision must include a plan of the layout of the neighbourhood that meets the objectives of: • Clause56.06-2 Walking and cycling network.	A permeable grid-based network of street/roads/footpaths has been proposed that will support walking and cycling, as well as motor vehicles. **Complies.**

• Clause56.06-3 Public transport network. • Clause56.06-4 Neighbourhood street network.	
56.06-2: Walking and cycling network objectives **Objective** To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors. To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists. To reduce car use, greenhouse gas emissions and air pollution. **Standard C15** The walking and cycling network should be designed to: • Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme. • Link to any existing pedestrian and cycling networks. • Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces. • Provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces. • Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport and other regional activities and for regional recreational cycling. • Ensure safe street and road crossings including the provision of traffic controls where required. • Provide an appropriate level of priority for pedestrians and cyclists. • Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night. • Be accessible to people with disabilities.	A permeable grid-based network of street/roads/footpaths has been proposed that will support walking and cycling, as well as motor vehicles. Appropriate road reserve widths are proposed to allow for necessary infrastructure to support safe and direct movement between the site and surrounding existing / future development. All streets will have passive surveillance opportunities to the public realm, inclusive of adjoining Council owned open space. **Complies.**
56.06-3: Public transport network objectives **Objective** To provide an arterial road and neighbourhood street network that supports a direct, efficient and safe public transport system. To encourage maximum use of public transport. **Standard C16** The public transport network should be designed to: • Implement any relevant public transport strategy, plan or policy for the area set out in this scheme.	A bus route is not proposed through the neighbourhood streets through the site, however access to arterial roads is possible directly from the site to Tarcombe Road. **Complies.**

• Connect new public transport routes to existing and proposed routes to the satisfaction of the relevant public transport authority. • Provide for public transport links between activity centres and other locations that attract people using the Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne. • Locate regional bus routes principally on arterial roads and locate local bus services principally on connector streets to provide: - Safe and direct movement between activity centres without complicated turning manoeuvres. - Direct travel between neighbourhoods and neighbourhood activity centres. - A short and safe walk to a public transport stop from most dwellings.	
56.06-4: Neighbourhood street network objective **Objective** To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network. **Standard C17** The neighbourhood street network must: • Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, footpaths and public transport routes. • Provide clear physical distinctions between arterial roads and neighbourhood street types. • Comply with the Roads Corporation's arterial road access management policies. • Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport. • Provide safe and efficient access to activity centres for commercial and freight vehicles. • Provide safe and efficient access to all lots for service and emergency vehicles. • Provide safe movement for all vehicles. • Incorporate any necessary traffic control measures and traffic management infrastructure. The neighbourhood street network should be designed to: • Implement any relevant transport strategy, plan or policy for the area set out in this scheme. • Include arterial roads at intervals of approximately 1.6 kilometres that have adequate reservation widths to accommodate long term movement demand. • Include connector streets approximately halfway between arterial roads and provide adequate	The road network will provide connections to existing roads as well as opportunities for connection to future roads to be located throughout the wider precinct to the South (Tarcombe Road), north and west. The proposed roads have been designed to the relevant standards of Council's Engineering and Infrastructure Department and access is provided to all lots. Conditions of permit will ensure that the design and construction of roads is to the satisfaction of Council prior to the issue of SoC for this stage. **Complies**

reservation widths to accommodate long term movement demand. • Ensure connector streets align between neighbourhoods for direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles. • Provide an interconnected and continuous network of streets within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles. • Provide an appropriate level of local traffic dispersal. • Indicate the appropriate street type. • Provide a speed environment that is appropriate to the street type. • Provide a street environment that appropriately manages movement demand (volume, type and mix of pedestrians, cyclists, public transport and other motor vehicles). • Encourage appropriate and safe pedestrian, cyclist and driver behaviour. • Provide safe sharing of access lanes and access places by pedestrians, cyclists and vehicles. • Minimise the provision of culs-de-sac. • Provide for service and emergency vehicles to safely turn at the end of a dead-end street. • Facilitate solar orientation of lots. • Facilitate the provision of the walking and cycling network, integrated water management systems, utilities and planting of trees. • Contribute to the area's character and identity. • Take account of any identified significant features.	
56.06-5: Walking and cycling network detail objectives **Objective** To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities. To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles. **Standard C18** Footpaths, shared paths, cycle paths and cycle lanes should be designed to: • Be part of a comprehensive design of the road or street reservation. • Be continuous and connect. • Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots. • Accommodate projected user volumes and mix. • Meet the requirements of Table C1. • Provide pavement edge, kerb, channel and crossover details that support safe travel for pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound.	Permit conditions will ensure that footpaths are provided to the site in accordance with the relevant requirements of Council's Engineering and Infrastructure Department. All pedestrian infrastructure will be required to comply with the relevant requirements of the Disability Discrimination Act. **Complies.**

• Provide appropriate signage. • Be constructed to allow access to lots without damage to the footpath or shared path surfaces. • Be constructed with a durable, non-skid surface. • Be of a quality and durability to ensure: - Safe passage for pedestrians, cyclists, footpath bound vehicles and vehicles. - Discharge of urban run-off. - Preservation of all-weather access. o Maintenance of a reasonable, comfortable riding quality. - A minimum 20 year life span. • Be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with disabilities.	
56.06-6: Public transport network detail objectives **Objective** To provide for the safe, efficient operation of public transport and the comfort and convenience of public transport users. To provide public transport stops that are accessible to people with disabilities. **Standard C19** Bus priority measures must be provided along arterial roads forming part of the existing or proposed Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne to the requirements of the relevant roads authority. Road alignment and geometry along bus routes should provide for the efficient, unimpeded movement of buses and the safety and comfort of passengers. The design of public transport stops should not impede the movement of pedestrians. Bus and tram stops should have: • Surveillance from streets and adjacent lots. • Safe street crossing conditions for pedestrians and cyclists. • Safe pedestrian crossings on arterial roads and at schools including the provision of traffic controls as required by the roads authority. • Continuous hard pavement from the footpath to the kerb. • Sufficient lighting and paved, sheltered waiting areas for forecast user volume at neighbourhood centres, schools and other locations with expected high patronage. • Appropriate signage. Public transport stops and associated waiting areas should be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with physical disabilities.	The application has been assessed by Council's Engineering and Infrastructure Department and is deemed to be satisfactory, subject to conditions on permit. The application was referred to Department of Transport who has no objection. No public transport stops are proposed within the subject site.

56.06-7: Neighbourhood street network detail objective **Objective** To design and construct street carriageways and verge so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users **Standard C20** The design of streets and roads should: • Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met. • Provide street blocks that are generally between 120 metres and 240 metres in length and generally between 60 metres to 120 metres in width to facilitate pedestrian movement and control traffic speed. • Have verges of sufficient width to accommodate footpaths, shared paths, cycle paths, integrated water management, street tree planting, lighting and utility needs. • Have street geometry appropriate to the street type and function, the physical land characteristics and achieve a safe environment for all users. • Provide a low-speed environment while allowing all road users to proceed without unreasonable inconvenience or delay. • Provide a safe environment for all street users applying speed control measures where appropriate. • Ensure intersection layouts clearly indicate the travel path and priority of movement for pedestrians, cyclists and vehicles. • Provide a minimum 5 metre by 5 metre corner splay at junctions with arterial roads and a minimum 3 metre by 3 metre corner splay at other junctions unless site conditions justify a variation to achieve safe sight lines across corners. • Ensure streets are of sufficient strength to: - Enable the carriage of vehicles. - Avoid damage by construction vehicles and equipment. • Ensure street pavements are of sufficient quality and durability for the: - Safe passage of pedestrians, cyclists and vehicles. - Discharge of urban run-off. - Preservation of all-weather access and maintenance of a reasonable, comfortable riding quality. • Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority. • Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span.	The subdivision pattern provides for a safe and accessible neighbourhood street system. **Complies.**

• Provide pavement edges, kerbs, channel and crossover details designed to: - Perform the required integrated water management functions. - Delineate the edge of the carriageway for all street users. - Provide efficient and comfortable access to abutting lots at appropriate locations. - Contribute to streetscape design. • Provide for the safe and efficient collection of waste and recycling materials from lots. • Be accessible to people with disabilities. A street detail plan should be prepared that shows, as appropriate: • The street hierarchy and typical cross sections for all street types. • Location of carriageway pavement, parking, bus stops, kerbs, crossovers, footpaths, tactile surface indicators, cycle paths and speed control and traffic management devices. • Water sensitive urban design features. • Location and species of proposed street trees and other vegetation. • Location of existing vegetation to be retained and proposed treatment to ensure its health. • Any relevant details for the design and location of street furniture, lighting, seats, bus stops, telephone boxes and mailboxes.	
56.06-8: Lot access objective **Objective** To provide for safe vehicle access between roads and lots. **Standard C21** 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. Refer to table for design of streets and networks (Table C1).	All lots will have safe vehicle access. **Complies.**
56.07 - INTEGRATED WATER MANAGEMENT	
56.07-1: Drinking water supply objectives **Objective** To reduce the use of drinking water.	All lots will have access to drinking water. Permit conditions will require that the requirements of the water authority must be met. **Complies.**

To provide an adequate, cost-effective supply of drinking water. **Standard C22** The supply of drinking water must be: • Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority. • Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.	
56.07-2: Reused and recycled water objective **Objective** To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water. **Standard C23** Reused and recycled water supply systems must be: • 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. • Provided to the boundary of all lots in the subdivision where required by the relevant water authority.	Water will be managed in accordance with the requirements of the water authority, as required by conditions on permit. **Complies.**
56.07-3: Waste water management objective **Objective** To provide a wastewater system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner. **Standard C24** Waste water systems must be: • Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority. • Consistent with any relevant approved domestic waste water management plan. Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.	Reticulated waste water will be provided to the boundary of all lots and will be constructed and maintained in accordance with the requirements of the relevant authorities. **Complies.**
56.07-4: Urban run-off management objectives **Objective** To minimise damage to properties and inconvenience to residents from stormwater.	Permit conditions from Council's Engineering and Infrastructure Department regard the future design of the drainage solution for the site will ensure that Standard C25 is met. The relevant water authority has also consented to the application.

To ensure that the street operates adequately during major storm events and provides for public safety. To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater. To encourage stormwater management that maximises the retention and reuse of stormwater. To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces. **Standard C25** The urban stormwater management system must be: • Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. • Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of urban run-off is proposed. • 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. • 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. 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 Exceedance Probability (AEP) standard: • Stormwater flows should be contained within the drainage system to the requirements of the relevant authority. • Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall. For storm events greater than 20% AEP and up to and including 1% AEP standard: • Provision must be made for the safe and effective passage of stormwater flows. • All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority. • Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria da Vave < 0.35 m2/s (where, da = average depth in metres and Vave = average velocity in metres per second). The design of the local drainage network should:	**Complies.**

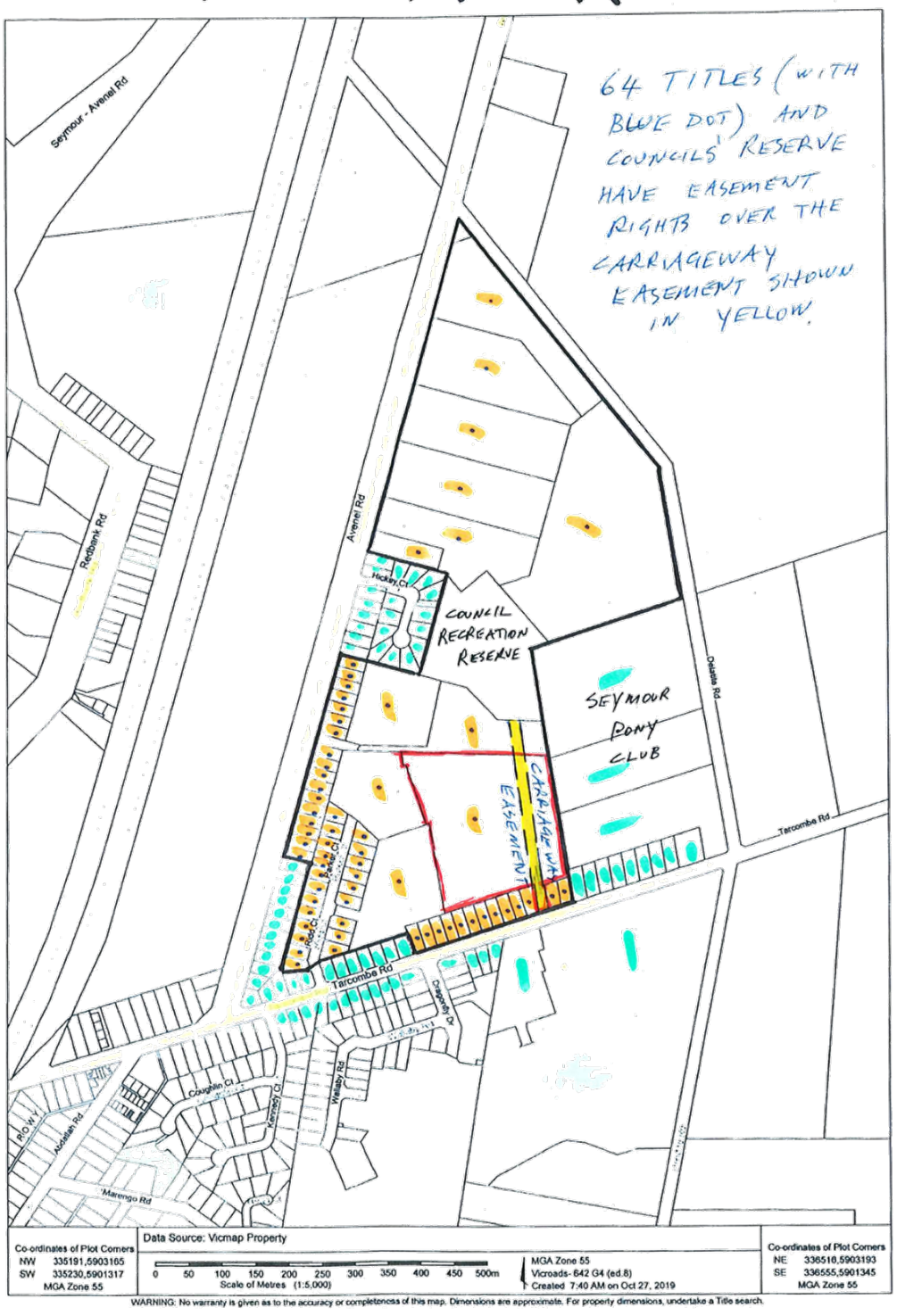
• Ensure run-off is retarded to a standard required by the responsible drainage authority. • Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, run-off should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge. • 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. • Include water sensitive urban design features to manage run-off in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs. Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.	
56.08 - SITE MANAGEMENT	
56.08-1: Site management objectives **Objective** To protect drainage infrastructure and receiving waters from sedimentation and contamination. To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works. To encourage there-use of materials from the site and recycled materials in the construction of subdivisions where practicable. **Standard C26** 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: • Erosion and sediment. • Dust. • Run-off. • Litter, concrete and other construction wastes. • Chemical contamination. • Vegetation and natural features planned for retention. Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.	Permit conditions, including a requirement for a Site Management Plan, will ensure that the site is managed to the satisfaction of Council during the construction period. **Complies.**
56.09 – UTILITIES	
56.09-1: Shared trenching objectives **Objective** To maximise the opportunities for shared trenching.	Maximised opportunities for shared trenching will be fully resolved as part of detailed engineering plans as per permit conditions. **Complies.**

To minimise constraints on landscaping within street reserves. **Standard C27** Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.	
56.09-2: Electricity, telecommunications and gas objectives **Objective** To provide public utilities to each lot in a timely, efficient and cost-effective manner. To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources **Standard C28** 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. 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, 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. 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.	Public utilities will be provided to each lot in accordance with the requirements of the relevant authorities. **Complies.**
56.09-3: Fire hydrants objective **Objective** To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently. **Standard C29** Fire hydrants should be provided: • A maximum distance of 120 metres from the rear of each lot.	A permit condition will require fire hydrants to be provided in accordance with Standard C29. **Complies.**

• No more than 200 metres apart. Hydrants and fire plugs must be compatible with the relevant fire service equipment.	
56.09-4: Public lighting objective **Objective** To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles. To provide pedestrians with a sense of personal safety at night. To contribute to reducing greenhouse gas emissions and to saving energy. **Standard C30** Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be well used at night to assist in providing safe passage for pedestrians, cyclists and vehicles. Public lighting should be designed in accordance with the relevant Australian Standards. Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings.	A permit condition will require that street lighting is provided to the satisfaction of Council and in accordance with the standard. **Complies.**

NOTES :
Total area : 4.463ha - 69 lots @ 15.46 lots per hectare
See traffic report for roads, carriageway & reserves, widths & details
Stage 1 - 33 lots ; lots 1 - 19, 43 - 46 & 58 - 64
Stage 2 - 39 lots ; lots 20 - 42, 47 - 57 & 65 - 69
- denotes a native tree for removal, see 'Arborist Report'
All native trees removed, will be replaced at double the accepted replacement ratio, in the adjoining recreation reserves - see 'Native Vegetation Removal Report'
RESERVE FOR MUNICIPAL & RECREATION PURPOSES
SEYMOUR PONY CLUB
Road widths (see also 'Traffic Report') :
Pony Club Drive - 14m adjacent the pony club
15.24m off Tarcombe Road
All other road reserves are 16m wide
Rural/residential
Road reserves are shaded thus :
Open horse paddock
Possible Future regional park
Horse Paddock (PLP023/20)
Parker Drive computed to exactly line up with Planning Permit : PLP023/20
Horse Paddock (PLP023/20)
Planning Permit : PLP186/18
Existing residential
TARCOMBE ROAD
SCALE 1 : 1000
10 0 10 20 30 40
LENGTHS ARE IN METRES
Land Development Consulting Pty Ltd
Suite 20, 255 Drummond St., CARLTON
Ph: 9347 5655 E-mail : ldc@landevco.net.au
Reference : Proposal 3814 Version : E
PROPOSED RESIDENTIAL SUBDIVISION
PART OF CROWN ALLOTMENT 7
SECTION W, PARISH OF SEYMOUR
LOT 3 ON PS409317R
PARKSIDE ESTATE

APPENDIX 'A'


64 TITLES (WITH BLUE DOT) AND COUNCILS' RESERVE HAVE EASEMENT RIGHTS OVER THE CARRIAGEWAY EASEMENT SHOWN IN YELLOW.
Seymour - Avenel Rd
Redbank Rd
Avenel Rd
Hickey Ct
COUNCIL RECREATION RESERVE
SEYMOUR PONY CLUB
CARRIAGE WAY EASEMENT
Delatite Rd
Tarcombe Rd
Rose Ct
Dalgety Dr
Coughlin Ct
Kennedy Ct
Wallaby Rd
Rio Vista
Andean Rd
Marengo Rd
Co-ordinates of Plot Corners
NW 335191,5903165
SW 335230,5901317
MGA Zone 55
Data Source: Vicmap Property
0 50 100 150 200 250 300 350 400 450 500m
Scale of Metres (1:5,000)
MGA Zone 55
Vicroads- 642 G4 (ed.8)
Created 7:40 AM on Oct 27, 2019
Co-ordinates of Plot Corners
NE 336516,5903193
SE 336555,5901345
MGA Zone 55
WARNING: No warranty is given as to the accuracy or completeness of this map. Dimensions are approximate. For property dimensions, undertake a Title search.

Planning Policy Framework (PPF) and Municipal Strategic Policy Framework (MSPF)

The following clauses of the PPF and MSPF are considered relevant to this application	
Clause 11.01-1S Settlement	*To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.*
Clause 11.02-1S Supply of urban land	*To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.*
Clause 12.01-2S Native Vegetation Management	*To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.*
Clause 13.02-1S Bushfire Planning	*To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life*
Clause 15.01-1 Urban Design	*To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.*
Clause 15.01-2S Building Design	*To achieve building design outcomes that contribute positively to the local context and enhance the public realm.*
Clause 15.01-3S Subdivision Design	*To ensure the design of subdivisions achieves attractive, liveable, walkable, cyclable, diverse and sustainable neighbourhoods.*
Clause 15.01-4S Healthy Neighbourhoods	*To achieve neighbourhoods that foster healthy and active living and community wellbeing.*
Clause 15.01-5S Neighbourhood character	*To recognise, support and protect neighbourhood character, cultural identity, and sense of place.*
Clause 15.02-1S Energy and resource efficiency	*To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.*
Clause 16.01-1S Integrated Housing	*To promote a housing market that meets community needs.*
Clause 16.01-2S Location of residential development	*To locate new housing in designated locations that offer good access to jibs, services and transport.*
Clause 16.01-3S Housing Diversity	*To provide for a range of housing types to meet increasingly diverse needs.*
Clause 16.01-4S Housing Affordability	*To deliver more affordable housing closer to jobs, transport and services.*
Clause 18.02-1S Sustainable Personal Transport	*To promote the use of sustainable personal transport*
Clause 19.02-6S Open Space	*To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community*
19.03-3S Integrated Water Management	*To sustainably manage water supply, water resources, wastewater, drainage and stormwater through an integrated water management approach.*

Planning Policy Framework (PPF) and Municipal Strategic Policy Framework (MSPF)

Clause 21.01	*References relevant of Mitchel 2020 Community Plan and diverse housing/lot opportunities for future residents considerating a shift in population and demographics*
Clause 21.02 Settlement	*To consider relevant objectives relating to:* • *Urban Growth* • *Open Space*
Clause 21.03 Environmental and Landscape Values	*To protect and enhance indigenous flora, fauna and habitat.*
Clause 21.04 Environmental Risks	*To consider relevant objectives relating to:* • *Climate Change* • *Soil Degradation* • *Noise and Air* • *Bushfire*
Clause 21.05 Natural Resource Management	*To improve the quality of water in waterways and catchments.* *To ensure that surface and ground water quality is not adversely affected by development.*
Clause 21.06 Built Environment and Heritage	*To consider relevant objectives relating to:* • *Urban Environment* • *Sustainable Development*
Clause 21.07 Housing	*To provide variety and choice in housing styles and densities*
Clause 21.09 Transport	*To ensure that the improvement and upgrading of transport infrastructure is commensurate with the expected impacts of use and development.*
Clause 21.10 Community Facilities	*To provide appropriate community infrastructure.* *To improve access to community infrastructure.*
Clause 21.11-6 Seymour	*Ensure that any proposed use or development within Seymour is generally consistent with the Seymour Township Structure Plan included in this clause.*