

TOWN PLANNING REPORT

13 LOT SUBDIVISION

ADDRESS

2 Carter Street, East,
Katunga VIC 3640

PREPARED FOR
Katunga Fresh Pty Ltd

DATE
20 February 2024



SURVEY DESIGN PLANNING

Contents

| | |
|--|-------------------------------------|
| | 1 |
| 1.0 APPLICATION | 2 |
| 1.1 INTRODUCTION | 2 |
| 1.2 PLANNING SCHEME REQUIREMENTS..... | 2 |
| 1.3 SUMMARY | 2 |
| 2.0 NOMINATED SITE & LOCALITY | 2 |
| 2.1 SITE SUMMARY | 2 |
| 2.2 SURROUNDING LOCALITY..... | 4 |
| 3.0 PROPOSAL | 5 |
| 3.1 SITE LAYOUT | 6 |
| 4.0 PLANNING ASSESSMENT | 6 |
| 4.1 PLANNING POLICY FRAMEWORK | 7 |
| 4.2 LOCAL PLANNING POLICY FRAMEWORK..... | Error! Bookmark not defined. |
| 4.3 ZONING..... | 7 |
| PARTICULAR PROVISIONS..... | 17 |
| 5.0 CONCLUSION | 44 |

1.0 APPLICATION

1.1 INTRODUCTION

This report has been prepared by Onleys on behalf of our client and landowners in support of a planning permit application seeking approval for a 13 Lot Subdivision of land. The subject land parcel is located at 2 Carter Street East, Katunga being Lot A on PS300731 in the Township of Katunga. The subject lot is zoned Township Zone and is subject to a Specific Control Overlay.

1.2 PLANNING SCHEME REQUIREMENTS

Under the Moira Shire Planning Scheme, a proposal of this nature generates a planning permit requirement addressing the following provision.

- Clause 32.05-5 of the Township Zone indicates a permit is required to subdivide land.

1.3 SUMMARY

The allotment is currently a 3.3744 hectare lifestyle block central to the Katunga Township. The land contains an existing dwelling and supporting gardens, with the balance of the lot laid out to irrigated paddocks. A small section of land also creates access to Katunga North Road. The title is not encumbered save for a drainage easement that will be incorporated as part of this proposal.

The intention of this proposal is to subdivide the title of 3.374 hectares, into 12 residential based lots sized between 2140m² & 3134m², an allotment containing a retention basin of 3418 m² and the creation of a road. The existing dwelling will maintain its access Carter Street East, with the balance of the lots accessing the proposed internal road network which will intersect with Katunga North Road. A pedestrian and emergency vehicle access will be created at the southern end of the development giving access to Carter Street East.

All allotments will have access to available utilities, with the allotments being of size to accommodate wastewater disposal on site.

The report addresses how the proposal meets the following requirements of the Moira Planning Scheme.

2.0 NOMINATED SITE & LOCALITY

2.1 SITE SUMMARY

The site is located on Carter Street East, Katunga which is located centrally in the Katunga Township, within close access to the centre of the township, local school, and sporting and recreation facilities.

The site currently contains an existing dwelling which is to be retained, with the balance of the land laid out as an irrigated paddock. A small section of the land fronts the Katunga North Road, which will be used as access to the site.

The allotment could be best described as elongated with a southern frontage to Carter Street East, the balance of the land fronts neighbouring properties, with access to the Goulburn Murray Water (GMW) drain, MV 9/7/6 in the northwest corner of the allotment.

The site and general surrounds are flat and consistent with the general topography of the area.



Lot A on PS300731, Parish of Katunga

Figure 1 – Aerial Image of Subject Site

2.2 SURROUNDING LOCALITY

Figure 2 – Aerial of subject sites

The allotment is located centrally in the Katunga Township. The immediate surrounding area to the west is also zoned Township Zone, with the northern, southern and eastern sections being zoned farming zone. There are small area of Public Use Zone supporting the Town water and Local Government.



Figure 2 – Surrounding Area

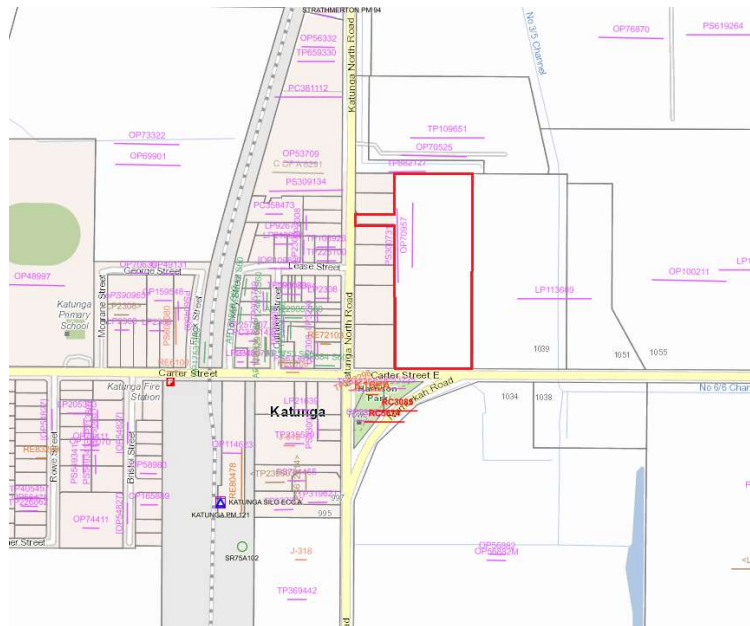


Figure 3 – Surrounding Area Lot Layout

3.0 PROPOSAL

The subject site is located on the south side of the Katunga Township on the western side of Numurkah Road, comprising of 7.274 hectares. The site is zoned as Township Zone, with the land subject to a Specific Controls Overlay.

The proposed subdivision will comprise of the creation of 14 lots within the proposed Lot 2 on PS PS508236

| Lot | Area (m ²) | Orientation |
|--------------------|------------------------|--------------|
| 1 | 2582 | South Facing |
| 2 | 2582 | South Facing |
| 3 | 2140 | West Facing |
| 4 | 2140 | West Facing |
| 5 | 2140 | West Facing |
| 6 | 2140 | West Facing |
| 7 | 2188 | South Facing |
| 8 | 3134 | South Facing |
| 9 | 2327 | East Facing |
| 10 | 2327 | East Facing |
| 11 | 2327 | East Facing |
| 12 | 2327 | East Facing |
| No.1 Retention Dam | 3418 | South Facing |

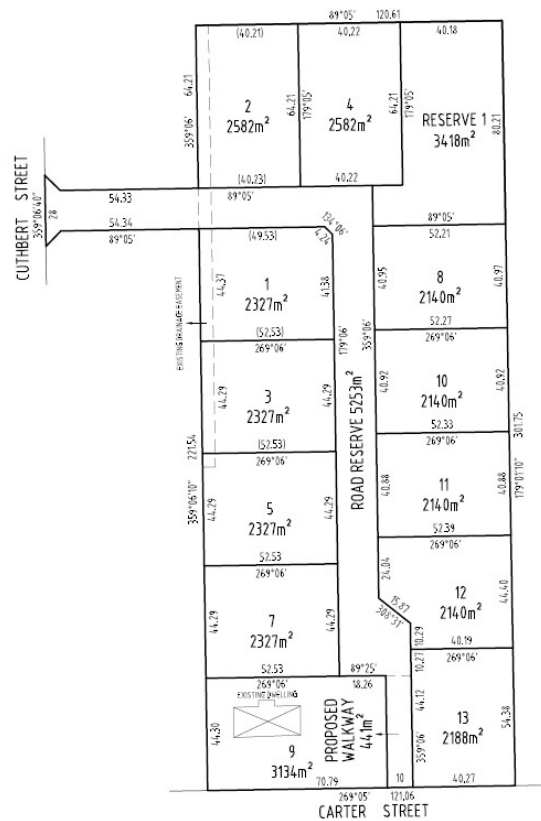


Figure 4 – Proposed Subdivision Layout

3.1 SITE LAYOUT

The proposed subdivision creates 12 new lots and a drainage basin from the original allotment.

The proposed subdivision layout has proposed the majority of the allotments have an east west orientation, with all lots access to the proposed internal road network save for the existing dwelling which has existing access to Carter Street East.

4.0 PLANNING ASSESSMENT

The application is assessed against the following provisions of the Moira Shire Planning Scheme.

| Section | Clause # | Provision |
|---------------------------|----------|----------------------------|
| General Provisions | | |
| Planning Policy Framework | | |
| | 2.01 | Context |
| | 2.02 | Vision |
| | 02.03-1 | Settlement |
| | 02.03-6 | Housing |
| | 11.01-1S | Settlement |
| | 11.02-3S | Sequencing of Development |
| | 12.01-1S | Protection of Biodiversity |

| | | |
|------------------------------|----------|--|
| | 12.05-2S | Landscapes |
| | 13.02-1S | Bushfire Planning |
| | 13.04-1S | Contaminated and potentially contaminated land |
| | 15.01-3S | Subdivision design |
| | 15.02-1S | Energy and Resource Efficiency |
| Particular Provisions | | |
| Zones | | |
| | 32.05 | Township Zone |
| | 65.02 | Decision Guidelines - Subdivision |
| Overlays | 45.12 | Specific Controls Overlay |
| | | |
| Particular Provisions | | |
| | 56 | Residential Subdivision |
| | | |

4.1 PLANNING POLICY FRAMEWORK

Clause 2.01 Context

Moira Shire is located on the southern banks of the Murray River, bordering New South Wales. It is located in the Hume region of Victoria and stretches from Bundalong in the east to the Barmah National Park to the west. The Shire includes the major towns of Cobram, Numurkah, Yarrawonga and Nathalia and a host of smaller towns that are supported by a diverse agricultural base heavily reliant on irrigation farming for the production and processing of a range of agricultural products. The Shire is located within the broader Shepparton Irrigation Region in the heart of the Goulburn and Murray Valleys, which is one of the most important dairy and fruit production areas in Australia.

Moira is economically, socially and culturally diverse. The population of the Shire is ageing.

Moira is located on the alluvial floodplains of the Murray, Goulburn, Lower Goulburn and Ovens Rivers. The natural systems of these rivers are a core natural asset of the Shire providing for fertile farming land, a desirable tourist attraction and important habitat for native species and ecosystem services. In the west, a strong Indigenous community exists based around the Barmah Forest. Areas in the south and east have been developed for intensive and extensive grazing, particularly the fertile irrigated areas, such as in Cobram, where market gardens have developed.

The economic strengths of Moira include intensive irrigated agricultural production, associated food processing industries and tourism. Moira is home to a variety of agricultural industries including horticulture, cereal, oilseed, livestock and dairy production. Agricultural land is divided equally between irrigated and dryland production. Local producers and processors play a significant role in the food industry of the local, regional, state and national economy. The region's workforce is heavily dependent on the agricultural sector with many people directly involved in agricultural production on farms and an estimated similar number involved directly and indirectly in the processing and transport of that product.

Horticultural industries are an especially important component of the economy through their production of high value fresh and processed foods including peaches, pears, viticulture crops, tomatoes and vegetables. These industries are key elements for the long-term prosperity in the irrigation region, providing high returns per unit of applied water, and are well suited to the climate and topography of the region. The dairy industry is also a major contributor to the economy.

The value-adding manufacturing industry and tourism industry are increasingly important activities based on the local strengths of climate, water, rivers and other natural features. The tourism industry, in particular, is based on the Murray, Goulburn and Ovens Rivers and the Barmah Forest.

Clause 2.02 Vision

Moira on the Murray; with an environmentally, economically and socially sustainable community: the best place to be.

Clause 2.03-1 Settlement

Moira Shire is a predominantly rural municipality. Cobram, Yarrawonga, Numurkah and Nathalia are the four principal towns and have been identified as key sub-regional settlements. Residential development is encouraged in these four principal towns to attract and support expanding populations that will, in turn, stimulate the economic and social development of these centres.

Katunga - a village with moderate growth capacity. It has groundwater and reticulated gas supply, but no reticulated sewerage.

Clause 2.03-6 Housing

Moira's ageing population and diverse population mix is likely to lead to an increasing demand for a range of housing and community services.

This includes alternatives to traditional family housing, especially the provision of medium density housing, accommodation to suit the housing needs of young people and affordable housing.

Increased housing options are needed particularly in the four large urban centres of Cobram, Yarrawonga, Numurkah and Nathalia, where there is greater access to both physical and social services.

Council seeks to:

- Encourage a diverse range of housing options for the existing and future population.
- Facilitate the provision of housing that is affordable within walking distance to facilities or where such facilities are accessible by public transport.

Response: The proposal supports the intent of this clause in that it is a subdivision that will create smaller medium density housing opportunities within easy access of the town centre of Katunga, which in turn is in close proximity to the Numurkah Township.

Clause 11.01-1S Settlement

This clause is of relevance to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Strategies that are relevant to the proposal include:

- *Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.*
- *Ensure regions and their settlements are planned in accordance with their relevant regional growth plan.*
- *Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.*
- *Provide for growth in population and development of facilities and services across a regional or sub-regional network.*

Response: The proposed subdivision is consistent with the above policies as it will create medium density residential allotments within the Council's Towns Zone that will support the role and function of the Katunga Village.

The proposed subdivision is also seen to be in accordance with the Moira Small Towns and Settlements Strategy Plan. The plan identified vacant land within the Township Zone that would create Development Opportunities, and also indicated an anticipated growth due to the expansion due to the expansion of Katunga Fresh.

Clause 11.02-3S Sequencing of Development

This clause is of relevance to this application as its objective is to manage the sequence of development in areas of growth so that services are available from early in the life of new communities.

Strategies that are relevant to the proposal include:

- *Define preferred development sequences in areas of growth to better coordinate infrastructure planning and funding.*

- *Ensure that new land is released in areas of growth in a timely fashion to facilitate coordinated and cost-efficient provision of local and regional infrastructure.*
- *Require new development to make a financial contribution to the provision of infrastructure such as community facilities, public transport, and roads.*
- *Improve the coordination and timing of infrastructure and service delivery in areas of growth.*
- *Support opportunities to co-locate facilities.*
- *Ensure that planning for water supply, sewerage and drainage works receives high priority in early planning for areas of growth.*

Response: The proposed site is in the existing residential area of Katunga with a zoning of Township Zone. The proposal is believed to be consistent with the Moira Small Towns and Settlement Strategy Plan as it relates to Katunga.

A range of services including power, potable water, and communications are available within the Katunga Township. A Land Capability Assessment has also been undertaken to demonstrate that the allotment has adequate capacity to deal with all effluent disposal within the proposed title boundaries.

Clause 12.01-1S Protection of Biodiversity

This clause is of relevance as it seeks to assist the protection and conservation of Victoria's Biodiversity.

Strategies relevant to the proposal include:

- *Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites.*
- *Strategically plan for the protection and conservation of Victoria's important areas of biodiversity.*
- *Ensure that decision making takes into account the impacts of land use and development on Victoria's biodiversity, including consideration of:*
 - *Cumulative impacts.*
 - *Fragmentation of habitat.*
 - *The spread of pest plants, animals, and pathogens into natural ecosystems.*
- *Avoid impacts of land use and development on important areas of biodiversity.*

Response: The site is predominantly clear of any native vegetation, with a history of irrigation and farming practices on the allotment.

Clause 12.05-2S Landscapes

This clause is of relevance as it seeks to protect and enhance significant landscapes and open spaces that contribute to character, identity, and sustainable environments.

The strategies associated with this objective include:

- *Ensure significant landscape areas such as forests, the bays and coastlines are protected.*
- *Ensure development does not detract from the natural qualities of significant landscape areas.*
- *Improve the landscape qualities, open space linkages and environmental performance in significant landscapes and open spaces, including green wedges, conservation areas and non-urban areas.*
- *Recognise the natural landscape for its aesthetic value and as a fully functioning system.*
- *Ensure important natural features are protected and enhanced.*

Response: The development will be undertaken on what was historically a lasered irrigation paddock, devoid of any significant landscape features or native vegetation.

Clause 13.02-1S Bushfire Planning

This objective of this clause is to strengthen the resilience of settlements and communities to bushfire through risk based planning that prioritises the protection of human life.

This policy must be applied to all planning and decision making under the Planning and Environment Act 1987 relating to land that is:

- Within a designated bushfire prone area.
- Subject to a Bushfire Management Overlay; or
- Proposed to be used or developed in a way that may create a bushfire hazard.

Response: The proposed subdivision will meet the objectives of Clause 13.02-1S. The site will have access to a constant water supply, and fire breaks, if required can be managed during the construction phase of the subdivision.

Notwithstanding, the proposal will meet the relevant regulations in accordance with the CFA Act 1958.

Standard conditions relating to the CFA guidelines can also be included subject to any permit issued.

Clause 15.01-3S Subdivision Design

This clause is relevant to the proposal as its objective is to ensure the design of subdivisions achieves attractive, safe, accessible, diverse, and sustainable neighbourhoods.

The strategies in support of this objective include;

- *Creating compact neighbourhoods that have walkable distances between activities.*
- *Creating urban places with a strong sense of place that are functional, safe and attractive.*
- *Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.*
- *Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.*

Response: The proposed subdivision layout has been designed with the future development of the immediate area in mind.

The location of the lots are within easy access to the centre of Katunga, as well as within walking distance of local schools and recreation facilities.

Clause 15.02-1S Energy and Resource Efficiency

The objective of this clause is to encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

The strategies in support of this objective include:

- Improve the energy, water and waste performance of buildings and subdivisions through environmentally sustainable development.
- Promote consolidation of urban development and integration of land use and transport.
- Improve efficiency in energy use through greater use of renewable energy technologies and other energy efficiency upgrades.
- Support low energy forms of transport such as walking and cycling.
- Reduce the urban heat island effect by greening urban areas, buildings, transport corridors and open spaces with vegetation.
- Encourage retention of existing vegetation and planting of new vegetation as part of development and subdivision proposals.

4.3 ZONING

Clause 32.05 Township Zone (TZ)

The subject land is located within the Township Zone as shown in Figure 5 below. Clause 32.05-5 of the Township Zone indicates a planning permit is required to subdivide land.

The purposes of the Township Zone include:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for residential development and a range of commercial, industrial and other uses in small towns.
- To encourage development that respects the neighbourhood character of the area.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Clause 32.05 – 13 Decision Guidelines

| | |
|--|--|
| The Municipal Planning Strategy and the Planning Policy Framework | The proposal is considered to be consistent with Planning Policy Framework in that it will contribute to the Township Zone. |
| The objectives set out in a schedule to this zone | None Applicable |
| The protection and enhancement of the character of the town and surrounding area including the retention of vegetation | The proposed development includes an existing dwelling that is to be retained. The balance of the land to be developed is a vacant paddock that was historically used as an irrigated farm paddock. |
| The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications | All available utilities will be made available to sites. A Land Capability Study has been undertaken to ascertain that the proposed lots have the capacity to deal with wastewater within the confines of each title boundary. |
| In the absence of reticulated sewerage, a Land Capability Assessment on the risks to human health and the environment of an on-site wastewater management system constructed, installed or altered on the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017. | A Land Capability Statement that supports the proposed development accompanies this submission |
| The design, height, setback and appearance of the proposed buildings and works including provision for solar access. | The location of the proposed development is a greenfield site which has ample setback from any neighbouring structure so as not to have any impact on any existing rooftop solar energy systems. |
| The effect that existing uses on adjoining or nearby land may have on the proposed use. | The land is zoned Township, with the adjoining land also being Township Zone, and Faming Zone. No foreseen impacts on either of the neighbouring zones is anticipated. |
| The scale and intensity of the use and development. | The development is to create lots of similar size within the confines of the Katunga Township boundary |
| The safety, efficiency and amenity effects of traffic to be generated by the proposal. | A Traffic Impact Assessment that supports the proposed development accompanies this submission. |
| The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone. | The location of the proposed development is a greenfield site which has ample setback from any neighbouring structure so as not to have any impact on any existing rooftop solar energy systems. |
| The pattern of subdivision and its effect on the spacing of buildings. | The layout of lots is consistent with Council requirements and allows building envelopes to the satisfaction of Council's Planning Scheme. |

| | |
|--|----------------------------------|
| For subdivision of land for residential development, the objectives, and standards of Clause 56. | Addressed under Clause 56 below. |
|--|----------------------------------|

Clause 65.02 – Decision Guidelines Application to Subdivide Land

| | |
|---|---|
| The suitability of the land for subdivision. | The land is suitable for subdivision and is located in a Township Zone. |
| The existing use and possible future development of the land and nearby land. | The land is currently vacant except for the existing dwelling which is to be retained. The surrounding land is made up of existing residential allotments and lifestyle sized properties. The farmland east of the allotment supports intensive horticulture with a number of glasshouses. |
| The availability of subdivided land in the locality, and the need for the creation of further lots. | The availability of subdivided land in Katunga is limited. The Moira Small Towns study indicated a medium moderate to high growth capacity for Katunga, and with the development of intensive horticultural glasshouse production within the immediate surrounds of Katunga, the expansion of the need for further housing opportunities in Katunga would be growing. |
| The effect of development on the use or development of other land which has a common means of drainage | The proposed development will not have an adverse effect on the common means of drainage. A drainage assessment has been undertaken on the development and has been submitted as part of the Development Plan Proposal. |
| The subdivision pattern having regard to the physical characteristics of the land including existing vegetation | Other than the existing dwelling, the land was historically used as an irrigated paddock associated with previous agricultural undertakings. |
| The density of the proposed development. | The density of the proposal is consistent with the Township of Katunga, and also supports the ability for dwellings to be constructed and deal with wastewater on site, given that Katunga is not a sewerred Township. |
| The area and dimensions of each lot in the subdivision. | The lots range from 2140 m ² to 3134m ² . |

| | |
|--|--|
| The layout of roads having regard to their function and relationship to existing roads | The proposed internal road design will meet the requirements of the IDM. |
| The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots | An allowance for pedestrian access and emergency vehicle access has been made to the south of the development. |
| The provision and location of reserves for public open space and other community facilities. | The allotments are located within walking distance of the businesses, schools, and recreation facilities of the Katunga Township, and would be a short drive south to the larger town of Numurkah. |
| The staging of the subdivision. | The proposal is not a staged subdivision. |
| The design and siting of buildings having regard to safety and the risk of spread of fire. | N/A |
| The provision of off-street parking. | The proposed allotment sizes are considered adequate for off street parking for each allotment |
| The provision and location of common property. | The proposed subdivision does not include common property |
| The functions of any body corporate. | The proposed subdivision does not include a Body Corporate |
| The availability and provision of utility services, including water, sewerage, drainage, electricity, and gas. | The proposed subdivision will include the provision of all available utilities |
| If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sillage within the boundaries of each lot. | The proposed allotments are of size to adequately deal with all wastewater within the proposed title boundaries. |
| Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas | The allotment is void of any significant vegetation. |

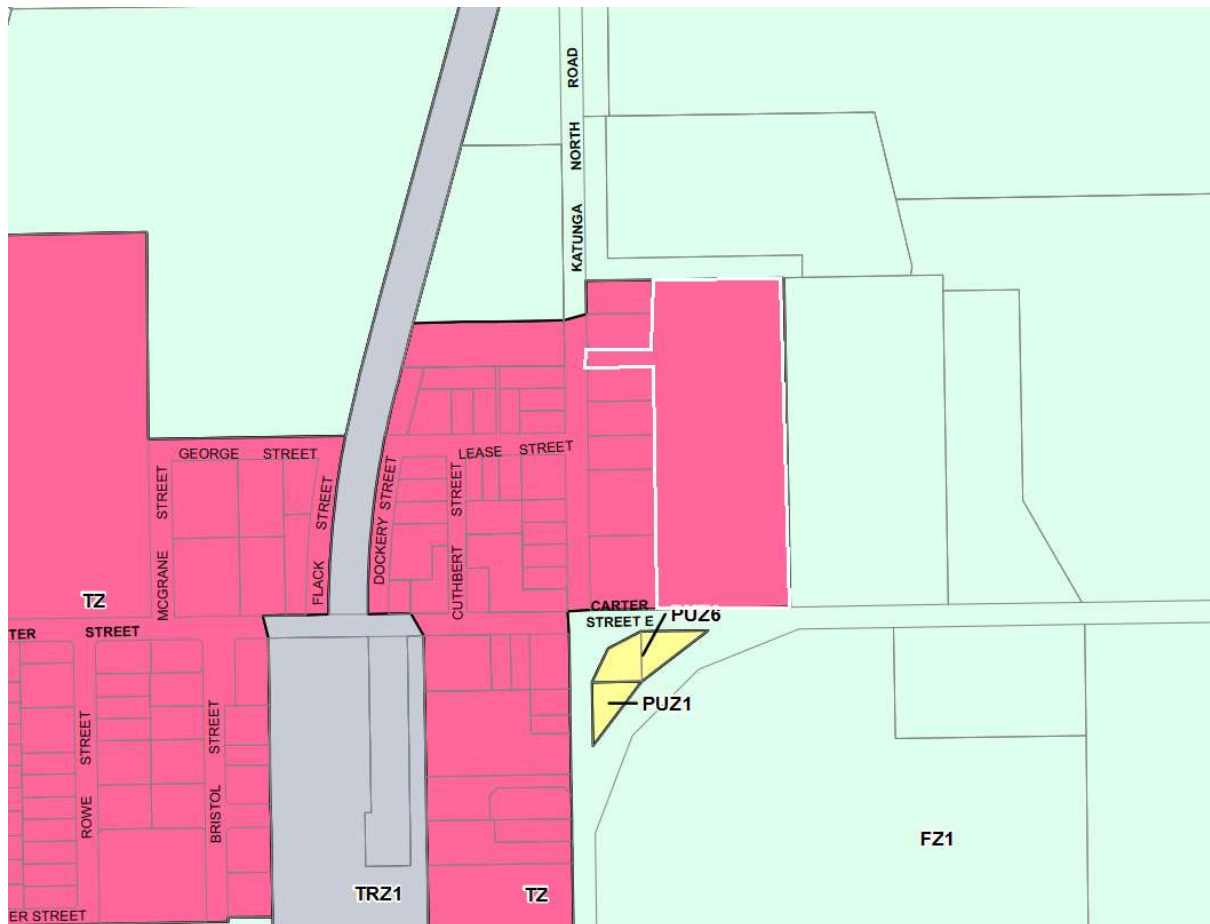


Figure 5 – Zoning map showing the subject land in the General Residential Zone and the Farming Zone

Clause 45.12 Specific Controls Overlay – Schedule 1 (SCO1)

The subject site is affected by Specific Controls Overlay – Schedule 1 (SCO1) as shown in Figure 6 below.

The purpose is to apply specific controls designed to achieve a particular land use and development outcome in extraordinary circumstances.

Pursuant to Clause 45.12-1 use or development identifies that land affected by this overlay may be used or developed in accordance with a specific control contained in the incorporated document corresponding to the notation on the planning scheme map (as specified in the schedule to this overlay). The specific control may:

- Allow the land to be used or developed in a manner that would otherwise be prohibited or restricted.

- Prohibit or restrict the use or development of the land beyond the controls that may otherwise apply.
- Exclude any other control in this scheme.

Response: The proposal is the subdivision of 13 allotments within a Township Zone which is permissible under the Planning Scheme. No effects are foreseen on the Goulburn Murray Water, Water Efficiency Project and an assessment has not been undertaken against the SCO1.

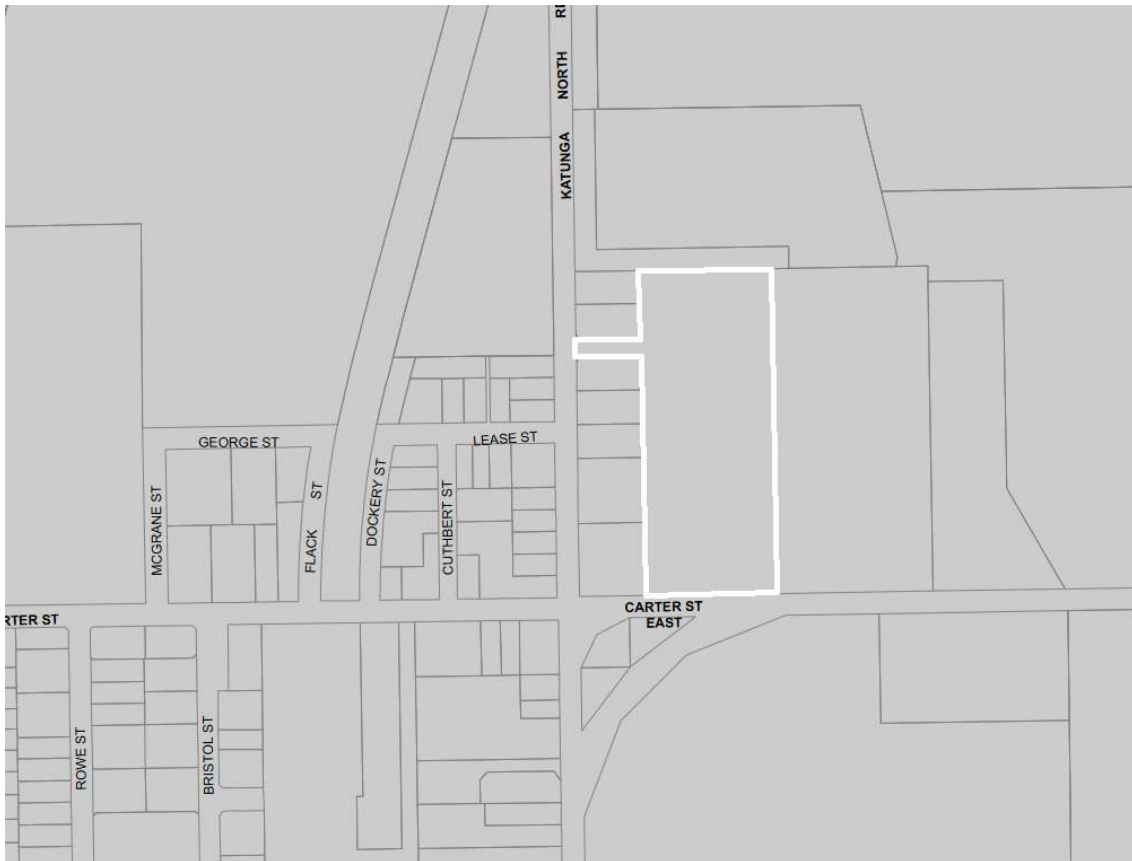


Figure 6 – Overlay’s map showing the subject land affected by Specific Control Overlay

PARTICULAR PROVISIONS

Clause 56 Residential Subdivision

Pursuant to Clause 32.08-3, an application to subdivide land must meet the requirements of Clause 56, including the objectives and standards included in the clauses specified in the table to Cluse 32.08-3. Accordingly, an application to subdivide land between 3-15 lots must be assessed against all except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2,.56.06-1, 56.06-3 and 56.06-6.

The following table provides an assessment against the applicable clauses.

| | | |
|--|--|---|
| <p>56.01-1 Subdivision site and context description</p> | <p>The site and context description may use a site plan, photographs or other techniques and must accurately describe:</p> <ul style="list-style-type: none"> • In relation to the site: <ul style="list-style-type: none"> ○ Site shape, size, dimensions, and orientation. ○ Levels and contours of the site. ○ Natural features including trees and other significant vegetation, drainage lines, water courses, wetlands, ridgelines, and hill tops. ○ The siting and use of existing buildings and structures. ○ Street frontage features such as poles, street trees and kerb crossovers. ○ Access points. ○ Location of drainage and other utilities. ○ Easements. ○ Any identified natural or cultural features of the site. ○ Significant views to and from the site. ○ Noise and odour sources or other external influences. ○ Soil conditions, including any land affected by contamination, erosion, salinity, acid sulphate soils or fill. ○ Any other notable features or characteristics of the site. ○ Adjacent uses. ○ Any other factor affecting the capacity to develop the site including whether the site is affected by inundation. | <ul style="list-style-type: none"> - The site, shape and dimension are shown on the title which accompanies the application. - The site is devoid of any significant remnant vegetation. - The site has an existing dwelling. - Street frontage features - Access points will be via Katunga North Road. |
|--|--|---|

| | | |
|--|--|--|
| | <ul style="list-style-type: none">• An application for subdivision of 3 or more lots must also describe in relation to the surrounding area:<ul style="list-style-type: none">○ The pattern of subdivision.○ Existing land uses.○ The location and use of existing buildings on adjacent land.○ Abutting street and path widths, materials, and detailing.○ The location and type of significant vegetation.• An application for subdivision of 60 or more lots must also describe in relation to the surrounding area:<ul style="list-style-type: none">○ Location, distance and type of any nearby public open space and recreational facilities.○ Direction and distances to local shops and community facilities.○ Directions and walking distances to public transport routes and stops.○ Direction and walking distances to existing neighbourhood, major and principal activity centres, and major employment areas.○ Existing transport routes, including freeways, arterial roads and streets connecting neighbourhoods.○ Local street network including potential connections to adjacent subdivisions.○ Traffic volumes and movements on adjacent roads and streets. | |
|--|--|--|

- Pedestrian, bicycle, and shared paths identifying whether their primary role is neighbourhood or regional access.
- Any places of cultural significance.
- Natural features including trees and other significant vegetation, drainage lines, water courses, wetlands, ridgelines, and hill tops.
- Proximity of any fire threats.
- Pattern of ownership of adjoining lots.

If in the opinion of the responsible authority a requirement of the site and context description is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.

Satisfactory subdivision site and context description

If the responsible authority decides that the site and context description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.

The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the site and context description meets the requirements of Clause 56.01-1 and is satisfactory.

This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.

56.01-2 Subdivision Design Response

The design response must explain how the proposed design:

- Derives from and responds to the site and context description.
- Responds to any site and context features for the area identified in a local planning policy or a Neighbourhood Character Overlay.
- Responds to any relevant objective, policy, strategy, or plan set out for the area in this scheme.
- Meets the relevant objectives of Clause 56.

The design response must include a dimensioned plan to scale showing the layout of the subdivision in context with the surrounding area. If in the opinion of the responsible authority this requirement is not relevant to the assessment of an application, it may waive or reduce the requirement.

An application for subdivision of 60 or more lots must also include a plan that meets the requirements of Standard C2. The plan must also show the:

- Proposed uses of each part of the site.
- Natural features of the site and identify any features proposed to be altered.
- Proposed integrated water management system.
- Proposed staging of the subdivision.

| | | |
|--|---|--|
| <p>56.04-1 Lot diversity and distribution objectives</p> <p>To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services.</p> <p>To provide higher housing densities within walking distance of activity centres.</p> <p>To achieve increased housing densities in designated growth areas.</p> <p>To provide a range of lot sizes to suit a variety of dwelling and household types.</p> | <p>Standard C7</p> <p>A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme.</p> <p>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.</p> <p>A range and mix of lot sizes should be provided including lots suitable for the development of:</p> <ul style="list-style-type: none"> • Single dwellings. • Two dwellings or more. • Higher density housing. • Residential buildings and Retirement villages. <p>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.</p> <p>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 in and within 400 metres street walking distance of an activity centre.</p> | <p>Complies.</p> <p>The proposed subdivision is consistent with the objectives of the zone. The lot sizes allow for varying residential development and are of size to adequately deal with any wastewater issues of varying household sizes.</p> |
|--|---|--|

| | | |
|--|--|---|
| <p>56.04-2 Lot area and building envelopes objective</p> <p>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.</p> | <p>Standard C8</p> <p>An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows:</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • Contain a building envelope that is consistent with a development of the lot approved under this scheme, or Page 1 of 3 • 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. <p>If lots of between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north unless there are significant physical constraints that make this difficult to achieve.</p> | <p>Complies.</p> <p>All lots are greater than 2140m² and will easily accommodate a variety of dwellings given the overall size of each lot.</p> |
|--|--|---|

Lots greater than 500 square metres should be able to contain a rectangle measuring 10 metres by 15 metres and may contain a building envelope.

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.

| | | |
|---|--|--|
| | <ul style="list-style-type: none"> Existing or proposed easements on lots. Significant vegetation and site features. | |
| <p>Clause 56.04-3</p> <p>Solar orientation of lots objective</p> <p>To provide good solar orientation of lots and solar access for future dwellings</p> | <p>Standard C9</p> <p>Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.</p> <p>Lots have appropriate solar orientation when:</p> <ul style="list-style-type: none"> 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. | <p>Complies.</p> <p>Lots are considered large enough to accommodate a building envelope with an appropriate solar orientation having regard to the likely dwelling size and the relationship of each lot to the street.</p> |
| <p>Clause 56.04-4</p> <p>Street Orientation Objective</p> | <p>Standard C10</p> <p>Subdivision should increase visibility and surveillance by:</p> | <p>Complies.</p> |

| | | |
|---|---|--|
| <p>To provide a lot layout that contributes to community social interaction, personal safety, and property security.</p> | <ul style="list-style-type: none"> • 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. • | <p>All the lots in the subdivision will have full lot width frontages to the existing or proposed road infrastructure.</p> |
| <p>Clause 56.04-5</p> <p>Common area objectives</p> <p>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.</p> | <p>Standard C11</p> <p>An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</p> <ul style="list-style-type: none"> • 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. | <p>Not Applicable.</p> <p>The proposed subdivision does not include common property.</p> |

| | | |
|---|--|---|
| <p>Clause 56.05-1</p> <p>Integrated urban landscape strategies</p> <p>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.</p> <p>To incorporate natural and cultural features in the design of streets and public open space where appropriate.</p> <p>To protect and enhance native habitat and discourage the planting and spread of noxious weeds.</p> <p>To provide for integrated water management systems and contribute to drinking water conservation.</p> | <p>Standard C12</p> <p>An application for subdivision that creates streets or public open space should be accompanied by a landscape design.</p> <p>The landscape design should:</p> <ul style="list-style-type: none"> • 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. | <p>Complies Subject to Permit Conditions.</p> <p>If a further landscape plan is required, we would request that this forms a condition in the planning permit so as engineering design can also be considered.</p> |
|---|--|---|

| | | |
|--|--|---|
| | <ul style="list-style-type: none"> • 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. | |
| <p>Clause 56.06-2</p> <p>Walking and Cycling Network Objectives</p> <p>To contribute to community health and wellbeing by encouraging walking and cycling as part of the daily lives</p> | <p>Standard C15</p> <p>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.</p> <ul style="list-style-type: none"> • Link to any existing pedestrian and cycling networks. | <p>Complies.</p> <p>The proposed layout will incorporate pedestrian access to Katunga North Road, and to Carter East Road.</p> |

| | | |
|--|---|---|
| <p>of residents, employees, and visitors.</p> <p>To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.</p> <p>To reduce car use, greenhouse gas emissions and air pollution.</p> | <ul style="list-style-type: none"> • 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. | |
| <p>Clause 56.06-4</p> <p>Neighbourhood street network objective</p> <p>To provide for direct, safe, and easy movement through and</p> | <p>Standard C17</p> <p>The neighbourhood street network must:</p> <ul style="list-style-type: none"> • Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, shared paths, footpaths, and public transport routes. | <p>Complies:</p> <p>The proposed development will include an internal roadway that will intersect with Katunga North Road, as supported by a Traffic Impact Assessment</p> |

between neighbourhoods for pedestrians, cyclists, public transport, and other motor vehicles using the neighbourhood street network.

- 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 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.

undertaken by Trafficworks. The report will form part of this application.

| | | |
|--|--|--|
| | <ul style="list-style-type: none"> • 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 cul-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 | |
| <p>Clause 56.06-5</p> <p>Walking and cycling network detail objectives</p> | <p>Standard C18</p> <p>Footpaths, shared paths, cycle paths and cycle lanes should be designed to:</p> | <p>Complies.</p> <p>The development will adhere to all Council standards in the relation to the</p> |

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.

- 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.
- 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.
 - Maintenance of a reasonable, comfortable riding quality.
 - A minimum 20 year life span.

design and construction of pathways deemed required.

| | | |
|---|--|--|
| | <ul style="list-style-type: none"> • 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. | |
| <p>Clause 56.06-7</p> <p>Neighbourhood street network detail objective</p> <p>To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users.</p> | <p>Standard C20</p> <p>The design of streets and roads should:</p> <ul style="list-style-type: none"> • 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. | <p>Complies.</p> <p>The proposed development proposes an internal roadway intersecting with Katunga North Road, and Pedestrian access to Carter Street East at the southern end of the development. A Traffic Impact Assessment has been undertaken as part of this submission, and forms part of this application.</p> |

| | | |
|--|---|--|
| | <ul style="list-style-type: none">• 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 splays at junctions with arterial roads and a minimum 3 metre by 3 metre corner splays at other junctions unless site conditions justify a variation to achieve safe sight lines across corners.• Ensure streets are of sufficient strength to:<ul style="list-style-type: none">○ Enable the carriage of vehicles.○ Avoid damage by construction vehicles and equipment.• Ensure street pavements are of sufficient quality and durability for the:<ul style="list-style-type: none">○ 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. | |
|--|---|--|

| | | |
|--|---|--|
| | <ul style="list-style-type: none"> • Provide pavement edges, kerbs, channel, and crossover details designed to: <ul style="list-style-type: none"> ○ 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. • 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. Where the widths of connector streets do not comply with the requirements of Table C1, the requirements of the relevant public transport authority must be met. <p>A street detail plan should be prepared that shows, as appropriate:</p> <ul style="list-style-type: none"> • The street hierarchy and typical cross-sections for all street types. • Location of carriageway pavement, parking, bus stops, kerbs, crossovers, footpaths, tactile surface indicators, | |
|--|---|--|

| | | |
|--|--|---|
| | <p>cycle paths and speed control and traffic management devices.</p> <ul style="list-style-type: none"> • 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. | |
| <p>Clause 56.06-8</p> <p>Lot access objective</p> <p>To provide for safe vehicle access between roads and lots</p> | <p>Standard C21</p> <p>Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant road's authority.</p> <p>Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places, or streets.</p> <p>The design and construction of a crossover should meet the requirements of the relevant road authority.</p> <p>(See design table in the Planning Scheme)</p> | <p>Complies.</p> <p>All lots will have direct access to either the proposed road infrastructure or existing Council Road infrastructure.</p> |
| <p>Clause 56.07-1</p> | <p>Standard C22</p> <p>The supply of drinking water must be:</p> | <p>Complies</p> |

| | | |
|---|--|--|
| <p>Drinking water Supply Objectives</p> <p>To reduce the use of drinking water.</p> <p>To provide an adequate, cost-effective supply of drinking water.</p> | <ul style="list-style-type: none"> • 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 | <p>All requirements for potable water supply will be met to the standard of the responsible authority.</p> |
| <p>Clause 56.07-2</p> <p>Reused and recycled water objective</p> <p>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p> | <p>Standard C23</p> <p>Reused and recycled water supply systems must be:</p> <ul style="list-style-type: none"> • Designed, constructed, and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health and Human Services. • Provided to the boundary of all lots in the subdivision where required by the relevant water authority. | <p>Not Applicable:</p> <p>The use of reused or recycled water is not part of the development plan.</p> |
| <p>Clause 56.07-3</p> <p>Wastewater management objective</p> <p>To provide a wastewater system that is adequate for the maintenance of public health and the management of</p> | <p>Standard C24</p> <p>Wastewater systems must be:</p> <ul style="list-style-type: none"> • 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 wastewater management plan. | <p>Complies.</p> <p>All lots are of size to adequately address all wastewater requirements within the confines of the title boundaries. A Land Capability Assessment accompanies this application to support this proposal.</p> |

| | | |
|---|---|--|
| <p>effluent in an environmentally friendly manner.</p> | <p>Reticulated wastewater systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p> | |
| <p>Clause 56.07-4</p> <p>Stormwater management objectives</p> <p>To minimise damage to properties and inconvenience to residents from stormwater.</p> <p>To ensure that the street operates adequately during major storm events and provides for public safety.</p> <p>To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater. To encourage stormwater management that contributes to cooling, local</p> | <p>Standard C25</p> <p>The stormwater management system must be:</p> <ul style="list-style-type: none"> • 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 stormwater 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). • Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts. • Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces. | <p>Complies.</p> <p>A Stormwater Report forms part of this application, outlining the proposed dealings with the stormwater requirements.</p> |

| | | |
|---|---|--|
| <p>habitat improvements and provision of attractive and enjoyable spaces.</p> | <p>The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.</p> <p>For all storm events up to and including the 20% Average Exceedance Probability (AEP) standard:</p> <ul style="list-style-type: none"> • 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. <p>For storm events greater than 20% AEP and up to and including 1% AEP standard:</p> <ul style="list-style-type: none"> • 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 $d_a V_{ave} < 0.35 \text{ m}^2/\text{s}$ (where, d_a = average depth in metres and V_{ave} = average velocity in metres per second). <p>The design of the local drainage network should:</p> <ul style="list-style-type: none"> • Ensure stormwater is retarded to a standard required by the responsible drainage authority. | |
|---|---|--|

| | | |
|---|--|--|
| | <ul style="list-style-type: none"> • Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, stormwater 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 stormwater in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements, and costs. <p>Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.</p> | |
| <p>Clause 56.08-1</p> <p>Site management objectives</p> <p>To protect drainage infrastructure and receiving waters from sedimentation and contamination. To protect the site and surrounding area from environmental degradation or</p> | <p>Standard C26</p> <p>A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing:</p> <ul style="list-style-type: none"> • Erosion and sediment. • Dust. • Run-off. | <p>Complies subject to permit condition.</p> <p>Subject to the requirements of a future planning permit condition. The proposed subdivision will require the preparation of a Construction Management Plan (CMP) in conjunction with the awarded contractor and submitted to the satisfaction of the responsible authority.</p> |

| | | |
|---|--|--|
| <p>nuisance prior to and during construction of subdivision works. To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</p> | <ul style="list-style-type: none"> • Litter, concrete, and other construction wastes. • Chemical contamination. • Vegetation and natural features planned for retention. <p>Recycled material should be used for the construction of streets, shared paths, and other infrastructure where practicable.</p> | <p>The CMP will detail how the site will be managed prior to and during the construction periods and may set out requirements for managing.</p> <ul style="list-style-type: none"> • Erosion and Sediment • Dust • Run-off • Litter, concrete, and other construction wastes. • Chemical contamination; and • Vegetation and natural features planned for retention. |
| <p>Clause 56.09-1</p> <p>Shared Trenching Objectives</p> <p>To maximise the opportunities for shared trenching.</p> <p>To minimise constraints on landscaping within street reserves</p> | <p>Standard C27</p> <p>Reticulated services for water, gas, electricity, and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.</p> | <p>Complies</p> <p>Shared trenching of services will be undertaken where feasible.</p> |
| <p>Clause 56.09-2</p> <p>Electricity, Telecommunications, and gas objectives</p> | <p>Standard C28</p> <p>The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and</p> | <p>Complies.</p> <p>All proposed allotments will be connected to available utilities in</p> |

| | | |
|--|---|--|
| <p>To provide public utilities to each lot in a timely, efficient, and cost effective manner.</p> <p>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources</p> | <p>be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority.</p> <p>Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.</p> <p>The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy, or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.</p> <p>Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.</p> | <p>accordance with the requirements of the relevant service provider.</p> |
| <p>Clause 56.09-3</p> <p>Fire hydrant objective</p> <p>To provide fire hydrants and fire plugs in positions that enable fire fighters to access water</p> | <p>Standard C29</p> <p>Fire hydrants should be provided:</p> <ul style="list-style-type: none"> • A maximum distance of 120 metres from the rear of each lot. • No more than 200 metres apart. | <p>Complies</p> <p>Hydrants will be installed as per the requirements of the responsible authority.</p> |

| | | |
|--|--|--|
| <p>safely, effectively, and efficiently.</p> | <p>Hydrants and fire plugs must be compatible with the relevant fire service equipment. Where the provision of fire hydrants and fire plugs does not comply with the requirements of standard C29, fire hydrants must be provided to the satisfaction of the relevant fire authority.</p> | |
| <p>Clause 56.09-4</p> <p>Public Lighting Objective</p> <p>To provide public lighting to ensure the safety of pedestrians, cyclists, and vehicles.</p> <p>To provide pedestrians with a sense of personal safety at night.</p> <p>To contribute to reducing greenhouse gas emissions and to saving energy</p> | <p>Standard C30</p> <p>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.</p> <p>Public lighting should be designed in accordance with the relevant Australian Standards.</p> <p>Public lighting should be consistent with any strategy, policy, or plan for the use of renewable energy and energy efficient fittings.</p> | <p>Complies.</p> <p>Council requirements will be adhered to in relation to Street Lighting.</p> |

5.0 CONCLUSION

The proposal for the subdivision of land at 2 Carter Street East, Katunga represents a thorough and contextual design response that provides a residential subdivision in a natural landscape character setting.

In summary, it is submitted that the proposal is a positive response to the site context and is strongly supported by the Moira Planning Framework. In particular:

- The proposed subdivision supports the key directions of the State and Local Planning Policy Frameworks promoting housing diversity and providing land suitable for the construction of residential dwellings.
- The proposed subdivision is consistent with the Moira Shire Small Towns Strategy.
- The proposal complies with the objectives and standards of Clause 56.
- The proposed subdivision provides an appropriate design response to the constraints of the land having regard to the environmental site conditions including slope, native vegetation, land subject to inundation, and potentially contaminated land.
- The proposed subdivision will not impact on areas of Aboriginal Cultural Heritage Significance.
- Given the above it is submitted that the proposal should be supported, subject to standard conditions.

Based on the details and information supplied in this application we request a Planning Permit be issued for the proposed 13 lot subdivision at 2 Carter Street East, Katunga.