



Planning Enquiries
 Phone: (03) 5772 0333
 Email: planning@murrindindi.vic.gov.au
 Web: www.murrindindi.vic.gov.au

Clear Form

Office Use Only

VicSmart? YES NO

Specify class of VicSmart application:

Application No.: _____ Date Lodged: / /

Application for a Planning Permit

If you need help to complete this form, read MORE INFORMATION at the back of this form.

⚠ Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

⚠ Questions marked with an asterisk (*) must be completed.

⚠ If the space provided on the form is insufficient, attach a separate sheet.

i Click for further information.

Application Type

Is this a VicSmart application?*

No Yes

If yes, please specify which

VicSmart class or classes:.....

⚠ If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application.

Pre-application Meeting

Has there been a pre-application meeting with a Council planning officer?

No Yes

If 'Yes', with whom?:

Date:

day / month / year

The Land **i**

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

| | | |
|----------------------|-------------|----------------------------|
| Unit No.: | St. No.: 43 | St. Name: SNODGRASS STREET |
| Suburb/Locality: YEA | | Postcode: 3717 |

Formal Land Description *

Complete either A or B.

⚠ This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A Lodged Plan Title Plan Plan of Subdivision

OR

B

The Proposal

You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

i For what use, development or other matter do you require a permit? *

Two (2) Lot Subdivision

Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

i Estimated cost of any development for which the permit is required *

Cost \$ 0

You may be required to verify this estimate. Insert '0' if no development is proposed.

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit www.sro.vic.gov.au for information.

Existing Conditions **i**

Describe how the land is used and developed now *

For example, vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Existing Dwelling and carport

Provide a plan of the existing conditions. Photos are also helpful.

Title Information **i**

Encumbrances on title *

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies).

Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Applicant and Owner Details i

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

| | | |
|---|--------------------------|--|
| Name: | | |
| Title: | First Name: Trevor | Surname: Sargeant |
| Organisation (if applicable): | | |
| Postal Address: | | |
| Unit No.: | | |
| Suburb/ | | |
| Contact information: | | |
| Business | | |
| Mobile phone | | |
| Contact person's details* | | |
| Name: | | Same as applicant <input type="checkbox"/> |
| Title: | First Name: Aboorva | Surname: Mali |
| Organisation (if applicable): | | |
| Postal Address: | | |
| Unit No.: | | |
| Suburb/Locality | | |
| Name: | | |
| Name: | | Same as applicant <input type="checkbox"/> |
| Title: | First Name: RYAN NEVILLE | Surname: SARGEANT |
| Organisation (if applicable): | | |
| Postal Address: <small>If it is a P.O. Box, enter the details here:</small> | | |
| Unit | | |
| Sub | | |
| Own | | |

Information requirements

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

Is the required information provided?

Yes No

Declaration i

This form must be signed by the applicant *

⚠ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant, and that all the information in this application is true and correct, and the owner (if not myself) has been notified of the permit application.



Signature

Date: 10 05 2022

day / month / year

Checklist

Have you:

| | | |
|---|--|---|
| <input checked="" type="checkbox"/> | Filled in the form completely? | |
| <input type="checkbox"/> | Paid or included the application fee? |  Most applications require a fee to be paid. Contact Council to determine the appropriate fee. |
|  | Provided all necessary supporting information and documents? | |
| <input checked="" type="checkbox"/> | A full, current copy of title information for each individual parcel of land forming the subject site. | |
| <input checked="" type="checkbox"/> | A plan of existing conditions. | |
| <input checked="" type="checkbox"/> | Plans showing the layout and details of the proposal. | |
| <input checked="" type="checkbox"/> | Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist. | |
| <input checked="" type="checkbox"/> | If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts). | |
| <input type="checkbox"/> | If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void. | |
| <input checked="" type="checkbox"/> | Completed the relevant council planning permit checklist? | |
| <input checked="" type="checkbox"/> | Signed the declaration above? | |

Need help with the Application?

If you need help to complete this form, read More Information at the end of this form.

For help with a VicSmart application see Applicant's Guide to Lodging a VicSmart Application at www.planning.vic.gov.au

General information about the planning process is available at www.planning.vic.gov.au

Assistance can also be obtained from Council's planning department.

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Murrindindi Shire Council
PO Box 138
Alexandra VIC 3714
Shire Offices
Perkins Street
Alexandra VIC 3714

Contact information:
Phone: (03) 5772 0317
Fax: (03) 5772 2291
Email: planning@murrindindi.vic.gov.au

Deliver application in person, by post or by electronic lodgement.

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 04101 FOLIO 099

Security no : 124097133487C
Produced 28/04/2022 11:49 AM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 122978.
Created by Application No. 042769 20/06/1918

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
RYAN NEVILLE SARGEANT of 43 SNODGRASS STREET YEA VIC 3171
AM862048K 17/06/2016

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AM862049H 17/06/2016
BENDIGO AND ADELAIDE BANK LTD

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP122978 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 43 SNODGRASS STREET YEA VIC 3717

ADMINISTRATIVE NOTICES

NIL

eCT Control 03500L BENDIGO AND ADELAIDE BANK LTD - SAFE CUSTODY
Effective from 21/07/2017

DOCUMENT END

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122978

LP122978
 EDITION 1
 APPROVED 23/8/77

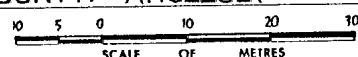
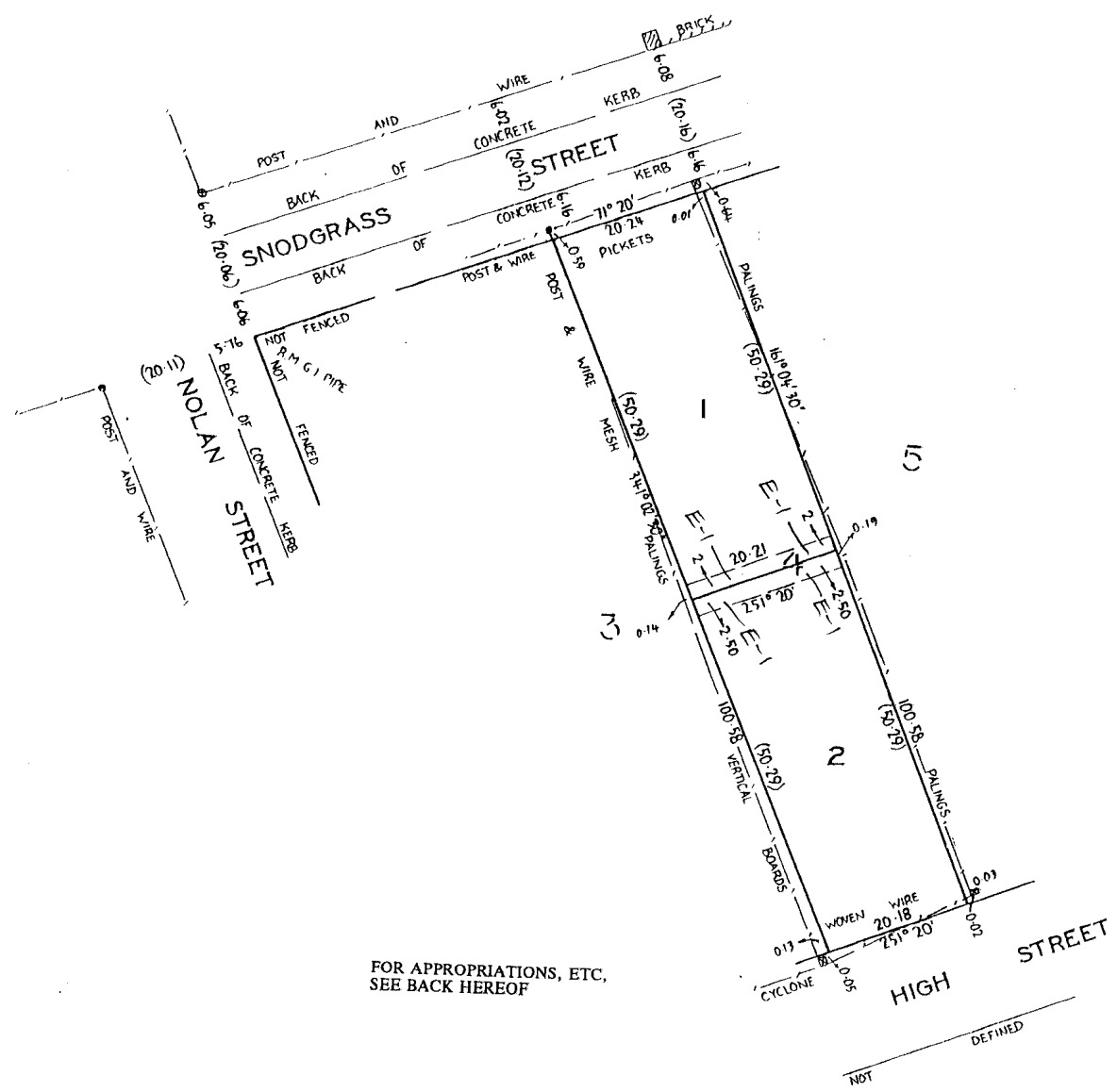
| | | |
|--|--|--------------------------------|
| PLAN OF SUBDIVISION CROWN ALLOTMENT 4 SECTION 4 TOWNSHIP OF YEA PARISH: YEA COUNTY: ANGLESEY  | APPROPRIATIONS BLUE - DRAINAGE & SEWERAGE | ENCUMBRANCES & OTHER NOTATIONS |
| | | |

CHART No. 1

COLOUR CONVERSION
 E-1 = BLUE



SUBDIVISIONAL
CERTIFICATE OF TITLE V.4101 F.099

122978

**FOR TITLE REFERENCES TO LOTS
SEE PARCELS INDEX**

LP 122978
BACK OF SHEET 1

LODGED BY MAL RYAN, JACKSON & GLEN

DEALING No. DATE 2 / 6 / 77

DECLARED BY PETER B. PEYTON

ON 6 / 12 / 76

COUNCIL SHIRE OF YEA

DATE OF CONSENT 4 / 5 / 77

PLAN MAY BE LODGED / /

PLAN APPROVED. DATE 23 / 8 / 77. TIME 11:00 a.m.

THE LAND COLOURED BLUE
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
DRAINAGE AND SEWERAGE.

Chris Smith

& ASSOCIATES

PTY LTD

- CIVIL ENGINEERS
- LAND SURVEYORS
- URBAN & REGIONAL PLANNERS
- PROJECT MANAGERS

 Approved Company – ISO 9001 – Quality Management Systems

Planning Report

Two (2) Lot Subdivision



43 Snodgrass Street, Yea

May 2022

Ref: 22102

Applicant: Trevor Sargeant

Level 1 135 Fryers Street, Shepparton, Vic, 3630
Telephone (03) 5820 7700 Facsimile (03) 5822 4878

- Visiting Offices: ■ Shop 3, 11-13 Sydney Street, Kilmore, Vic. 3764 ■ Ph: (03) 5781 1939
- Suite 7, 33 Nish Street, Echuca, Vic. 3564 ■ Ph: (03) 5482 9100

Document Ref: 22102_r_Two (2) Lot Subdivision, 43 Snodgrass Street, Yea_280422

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Two (2) Lot Subdivision
43 Snodgrass Street, Yea

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1 Introduction

This report is provided in support of an application for a two (2) lot subdivision of an existing residential lot at 43 Snodgrass Street, Yea – referred to within this report as the “subject land”.

The subject land is currently held within single ownership – containing an existing self-contained dwelling and associated carport. This application is submitted to Council to enable the registered proprietor to create two (2) independently serviced lots with separate titles – enabling a diversity of choice and providing for incremental residential growth of the Yea township.

In application, this proposal will increase the number of lots on the property from one (1) existing lot into two (2) new lots – which would have approximate areas of 450m² – containing the existing dwelling, and a vacant lot of 567m² at the rear of the subject land. The proposed subdivision includes a new driveway to be constructed along the western boundary which will facilitate access to the rear lot, via new crossover constructed adjacent to the existing crossover fronting Snodgrass Road.

The property is within **General Residential Zone (GRZ)** and is connected to urban services and utilities; including water, sewer, power and telecommunications – which will remain with the existing dwelling. It is submitted that the proposal appropriately responds to the opportunities of the site and the surrounding residential context and is considered to remain consistent with the surrounding neighbourhood character – on this basis should be supported.

This report describes the subject land and its surrounds and demonstrates how the proposal fulfils the relevant provisions of the Scheme. To prevent repetition, matters relating to the relevant provisions are not necessarily repeated within every relevant section of this report, therefore this report should be read in its entirety and in conjunction with any supporting documentation provided when considering individual planning considerations.

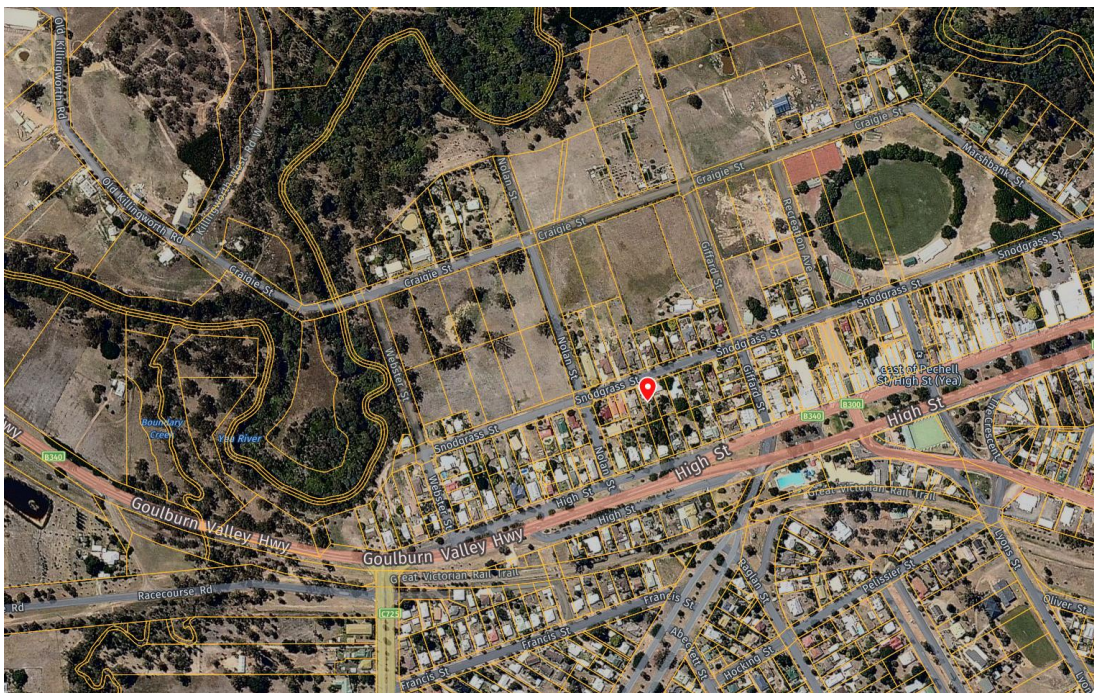


Figure 1: Locality Plan

Showing subject land outlined in red (Source – Nearmap)

2 Applicant / Property Details

This application has been prepared by Chris Smith & Associates on behalf of **Trevor Sargeant**, acting as the applicant on behalf of the owner, **Ryan Sargeant**.

2.1 Subject Land

The subject land is located at 43 Snodgrass Street, to the west of the Yea township. It is a rectangular parcel with an area of approximately 1017m² – with a frontage of approximately 20.2m to Snodgrass Street along the northern boundary and a maximum depth of 50.29m along the side boundaries.

The subject land is located along the northern edge the Yea township and consists of a single title, outlined below:

| | |
|---------------------------|-----------------------------------|
| Parcel | Lot 1 on LP122978 |
| Address | 43 Snodgrass Street, Yea VIC 3717 |
| Volume & Folio | Volume 04101, Folio 099 |
| Description | Existing Dwelling and carport |

The land is currently within the **General Residential Zone (GRZ)**. The site and its surrounds are generally flat. Physical features of the site include one (1) existing dwelling and an attached carport abutting the western wall of the existing dwelling on the property.

The land currently has vehicle access along the north-west via constructed crossover – fronting Snodgrass Road. The north/frontage of the site is largely cleared of any planted vegetation. It should be noted that the trees shown in aerial imagery to the rear of the site are dated to year 2010. The site is fully serviced with urban infrastructure, including water, sewer and telecommunications.



Figure 2: Subject Site
Showing subject land with red outline (Source –Nearmap)

2.2 Surrounding Context

The subject land is located approximately 200m to the west of the Yea main street shops – which are set out as a commercial strip fronting High Street/Goulburn Valley Highway as the township’s main east-west arterial.

The site is within Yea’s established residential neighbourhood – predominantly consisting of single detached dwellings on ‘standard’ residential lots. Though there is an emergence of some medium density residential in the surrounding area.

The land within the immediate vicinity of the site is also within the General Residential Zone and is identified for the continued long term residential use under local planning policy.

The built form of the Yea township is typical of a regional town, with single-storey detached dwellings being the predominant built form, typically with setbacks between 5 – 10 metres from property frontages.

The land to the north of High Street the lots are generally larger, less-developed properties that are used for low density residential purposes. This is largely due to the proximity to the Yea River and the consequent flooding constraints. The subject site is located relative to the following points of interest within Yea:

- 200m west of High Street shops
- 1.2km east of Yea Racecourse/Golf Course
- 350m east of the Yea River
- 280m south-west of the Yea Showground and Recreation Reserve



Figure 3: Site and Surrounding Context
Showing subject site relative to Yea township

3 Proposal & Planning Permit Triggers

3.1 Planning Permit Triggers

Pursuant to the relevant provisions of the Murrindindi Planning Scheme, a planning permit is sought to subdivide land in the:

- General Residential Zone (GRZ1) under **Clause 32.08-3**

3.2 Proposal

It is proposed to subdivide the subject land into two (2) new residential lots within Yea township – these lots would both be configured to accommodate separate self-contained dwellings (ref. Figure 4). The subdivision will accord with Proposed Plan of Subdivision (CS&A Drwg. No. 22102/01, Rev. 0) – attached with this application for endorsement and as per the below excerpt.

The proposal seeks to subdivide the current property to create two (2) regular shaped residential lots. The proposed subdivision shall reflect the physical configuration of the land whilst allowing higher order use and development within the General Residential Zone that can be individually titled and developed in future.

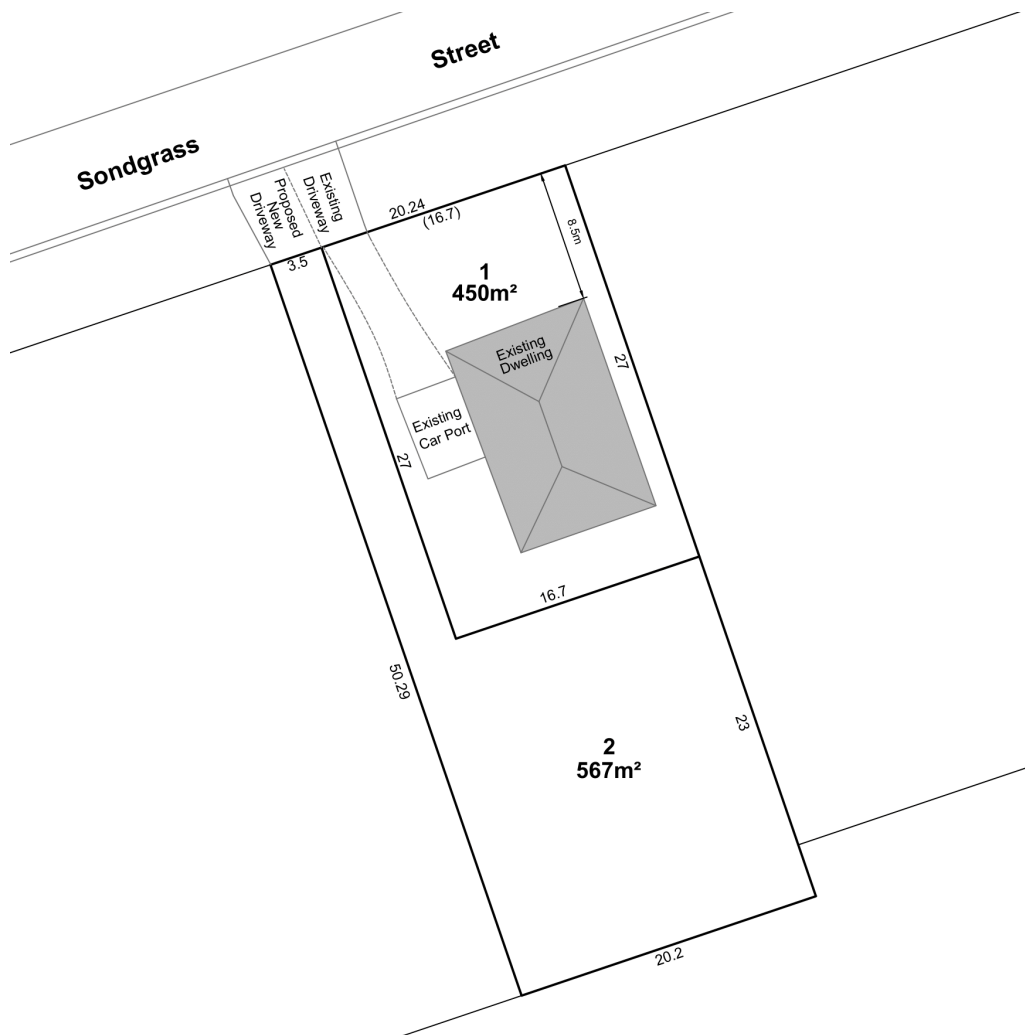


Figure 4: Excerpt from Plan of Proposed Subdivision
Proposed Lot 1 & Lot 2 – CS&A Drwg. No. 22102/01 Rev. 0

The proposed lots will be dimensioned to provide for self-contained dwellings, along with the ancillary domestic curtilage within the new title boundaries. There is planted vegetation to the rear of the property; however, it would not be impacted by the proposal.

Proposed Lots

Lot 1 will have an area of approximately 450m². This lot would contain the existing dwelling, entrance and on-site car parking along the north of the subject site, all facing onto Snodgrass Street.

This lot will be rectangular and will have a frontage of 16.7m to Snodgrass Street and an overall depth of (approximately) 27m. This lot will be accessed via the existing driveway and will retain most of the existing frontage.

Lot 2 would be a battle-axe shaped lot with maximum dimensions of 20.1m in width and 50.3m in depth. The access to this rear lot will be provided by a 3.5m-wide driveway "shaft" with a length of approximately 27m along the western boundary, off Snodgrass Street. The access will accommodate the proposed driveway and services – for a total lot area of approximately 567m².

Beyond the 3.5m-wide access, the proposed lot would have a developable area of approximately 465m²; reflecting a depth of approximately 23m and a width of approximately 20.2m. Accordingly, it is considered that the lot will be suitable for the siting of new dwelling with appropriate garden area and other facilities consistent with the neighbourhood.

As both of the proposed lots are more than 300 sqm., a planning permit would not be required for the subsequent development of a single dwelling on either of the proposed lots. The proposed lots will require new service connections in accordance with the relevant service provider. All lots provide greater than the minimum 10m x 15m building envelope rectangle prescribed by Clause 56.

As both lots would be independently accessed, there would be no requirement for common property or a body corporate.

4 Murrindindi Planning Scheme

The proposal has been considered and assessed against the relevant provisions of the Murrindindi Planning Scheme, specifically the relevant Clauses considered to be relevant to the application:

4.1 Municipal Planning Strategy

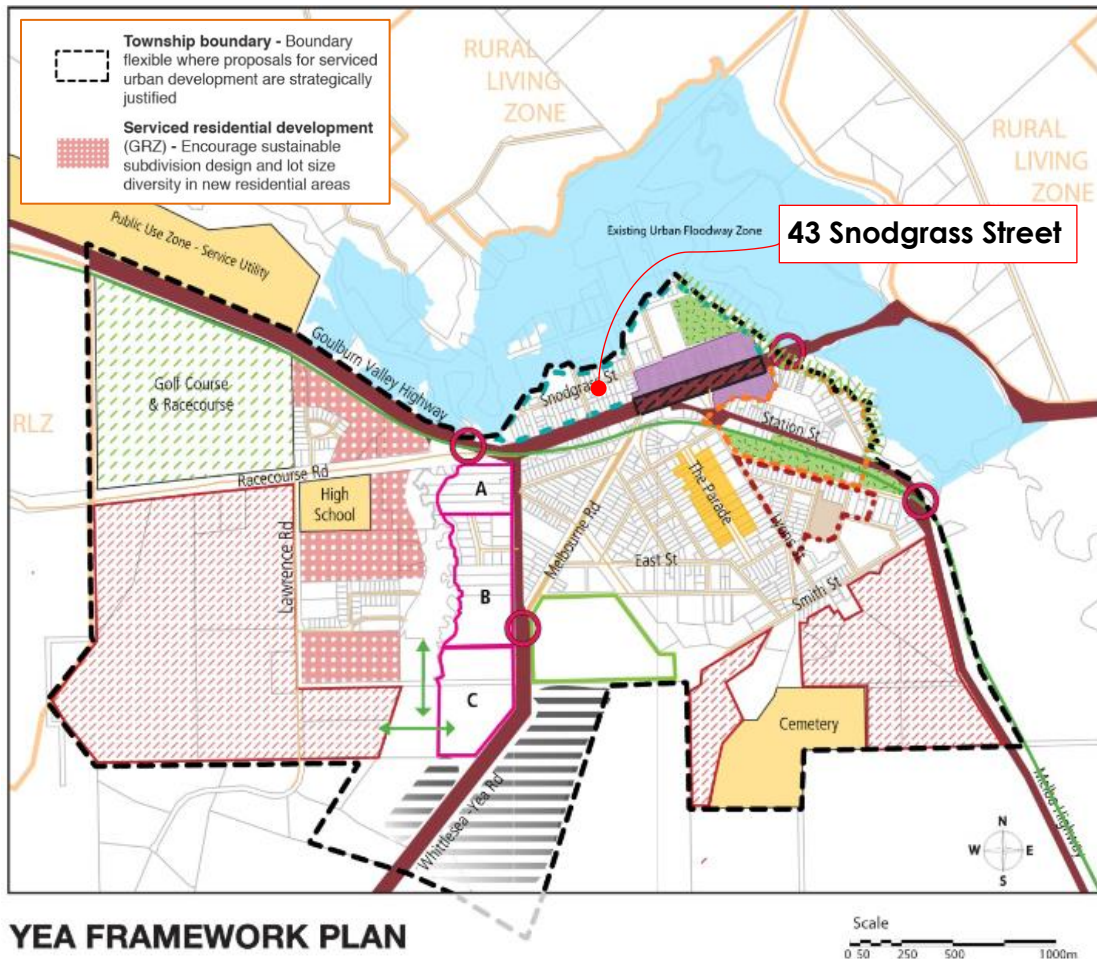


Figure 5: Yea Framework Plan
Extracted from Clause 02.04

02.03 Strategic Directions (Built environment and heritage)

The Murrindindi Shire's Municipal Planning Strategy (MPS) states the *established townships and settlements offer a significant opportunity to expand and provide living opportunities in locations with infrastructure and leisure facilities, where natural environment is protected and where a high level of community safety is facilitated.*

In managing the development of its town, Council will be:

- *Promoting and facilitate further residential development and housing diversity in established townships to meet the needs of the community, including affordable housing, public housing and aged care accommodation.*
- *Allowing the subdivision and development of Rural Living land where environmental benefits such as the protection of native vegetation and treatment of waste water are demonstrated.*

- Supporting residential growth that is sustainable.
- Facilitating the rebuilding of housing and residential diversity in towns and communities affected by natural disasters, including the 2009 bushfires.

The Yea Framework Plan, within **Clause 02.04 (Strategic Framework Plans)** illustrates the location of the subject site defined within the Yea township boundary. The Framework Plan includes provision to support infill residential development within the established residential areas.

4.2 Planning Policy Framework

11.01 Settlement

The Regional and Local provisions of Clause 11.01 state that planning is to:

- “Support growth and development in other existing urban settlements and foster the sustainability of small rural settlements.” (11.01-1R)

The proposed two (2) lot subdivision will provide reconfigured lots that will be within walking distance of the Yea commercial shopping strip in High Street. These lots will be designed to ensure that they do not preclude future development of the site or adjoining properties whilst providing for incremental residential growth within the township. The Yea township is identified in the Hume Regional Growth Plan under Clause 11.01-1R, as per the below figure, as a key growth township in regional Victoria.

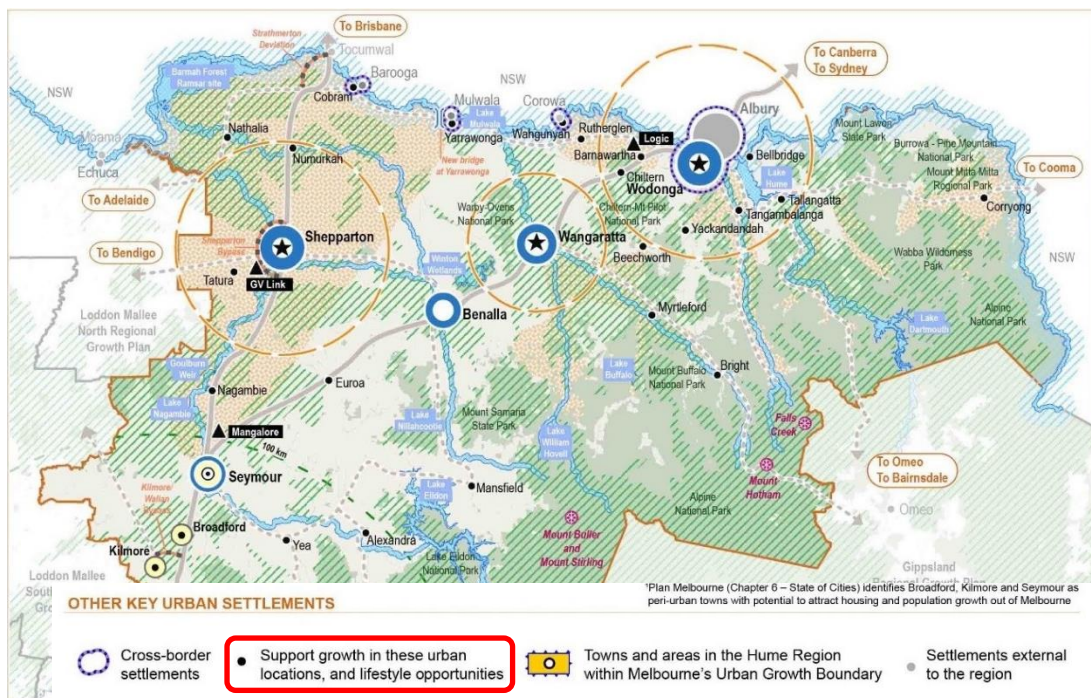


Figure 6: Hume Regional Growth Plan
Identifying Yea as a key growth location

11.02-1S Supply of urban land

Objective

- To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Strategies

- *Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.*
- *Planning for urban growth should consider:*
 - *Opportunities for the consolidation, redevelopment and intensification of existing urban areas.*
 - *Neighbourhood character and landscape considerations.*

The proposed subdivision shall create lots that would provide for diversity of housing choice within an established residential area of the township. In addition, the proposal shall ensure effective use of existing infrastructure and services, whilst enabling the orderly development of the urban area.

15.01-3S Subdivision design

Objective

- *To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods*

Strategies

- *In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:*
 - *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.*
 - *Creating compact neighbourhoods that have walkable distances between activities*
 - *Reduce car dependency by allowing for:*
 - *Subdivision layouts that allow easy movement within and between neighbourhoods.*
 - *A convenient and safe road network.*

The proposal is to subdivide an existing lot within the township boundary and create one (1) additional lot with suitable dimensions and amenities to ensure that future residents will enjoy attractive lots with safe access to community facilities.

The subject land is within the walking distance of the Yea Town Centre which facilitates convenient access to shops, parks, schools, community facilities, commercial services, public infrastructure, and transport facilities. It is considered that proposal remains consistent with the provisions of this clause.

15.01-5S Neighbourhood character

- *To recognise, support and protect neighbourhood character, cultural identity, and sense of place*

The proposal is to subdivide the existing lot into two (2) lots and the lot to the rear will have access to the road via driveway abutting the western boundary of the property. The subdivision will retain the existing dwelling, the existing frontage and the dwelling's curtilage – providing for a continuation of the existing streetscape to Snodgrass Street.

Accordingly, the future development to the rear of the site will be unlikely to significantly alter the existing neighbourhood character of the surrounding area.

4.3 General Residential Zone

A permit is required to subdivide land in the General Residential Zone pursuant to **Clause 32.08-3**. In considering the proposal against the relevant Purposes of this zone, planning is:

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

The proposed subdivision creates two (2) lots that are tailored to provide for the purpose of additional housing opportunities in a location that has excellent access to services and facilities in the Yea township.

The proposed lots will be provided with adequate area for uses ancillary to a dwelling – including car parking, access and private open space and solar access.

In considering the subdivision against the decision guidelines of the GRZ, the subdivision would create residential allotments consistent with the established pattern of subdivision in the surrounding area.

A permit is required to subdivide land and an application must meet the specified requirements of Clause 56 for a two (2) lot subdivision.

A demonstration of how the proposal upholds the purpose of the zone is illustrated above and in further sections of this report. A response to the relevant requirements of Clause 56 is provided at Section 5 of this report.



Figure 8: Planning Zone Map
Subject land denoted by red pin

Under the GRZ, there is now requirement for the provision of Garden Area – as Lot 1 contains an existing dwelling and is therefore not vacant, whilst Lot 2 will be a vacant lot above 400sqm in area.

5 Clause 56 Response

The proposal has been considered and assessed against the relevant provisions of the Murrindindi Planning Scheme. To avoid unnecessary repetition, the following Clause 56 has been produced in a concise manner.

Pursuant to Clause 56 of the Murrindindi Planning Scheme – all planning permit applications for a residential subdivision that do not contain an existing dwelling or car park space are required to be accompanied by Clause 56 Assessment.

In this instance, the proposal is for a two (2) lot subdivision within the General Residential Zone. Accordingly, an application for a two (2) lot subdivision must demonstrate compliance with Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2., in accordance with **Clause 32.08-3** of the Murrindindi Planning Scheme.

The objectives of Clause 56 are a key consideration of the subdivision design process; thus, a detailed response to each of the relevant standards, outlining how the proposed subdivision complies has been provided in relevant sections of this report.

56.01-1 Subdivision site and context description

The requirements of **Clause 56.01-1** have been responded to within Section 2 of this report.

56.01-2 Subdivision design response

Clause 56.01-2 is illustrated in the accompanying Plan of Proposed Subdivision and has been responded to under various sections of this report which have regard to relevant parts of the Murrindindi Planning Scheme.

The Plan of Proposed Subdivision (Refer Figure. 4) shows the layout of the development which is consistent with the site, its context and current pattern of subdivision on adjoining and nearby land. The plan also shows the layout of vehicle access connection with the existing road network via proposed new driveway, thus compliant with Clause 56.01-2

| Clause 56.03 Liveable & Sustainable Communities | |
|---|---|
| <p>56.03-5 Neighbourhood character objective</p> <p>To design subdivisions that respond to neighbourhood character.</p> <p>Standard C6 Subdivision should:</p> <ul style="list-style-type: none"> • Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme. • Respond to and integrate with the surrounding urban environment. • Protect significant vegetation and site features. | <p>The proposal creates a subdivision consistent with the preferred neighbourhood character in consideration of the surrounding area. The lot configuration and sizes provide for diversity within the Yea township and surrounding residential setting whilst respecting the existing neighbourhood character.</p> <p>As the layout illustrates , Lot 1 would use the existing crossover and Lot 2 will be accessed via the proposed new crossover and driveway. Further, as the new crossover is essentially a widening of the existing crossover, it will ensure the subject land, largely</p> |

| | |
|--|---|
| | <p>retaining the site’s existing interface to the streetscape and any vegetation within the road reserve will be retained and protected.</p> <p>It is considered that both the Clause 56.3 Objective and applicable Standard C6 will be met by the proposal.</p> |
| <p>Clause 56.04 Lot Design</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 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. <p>Lots of between 300 square metres and 500 square metres should:</p> <ul style="list-style-type: none"> • 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. <p>If lots of between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north unless there are significant physical constraints that make this difficult to achieve.</p> <p>Lots greater than 500 metres should be able to contain a rectangle measuring 10 metres by 15 metres, and may contain a building envelope.</p> <p>Any building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless:</p> <ul style="list-style-type: none"> • 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. <p>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:</p> | <p>The proposal creates two (2) suitably sized lots, measuring 450sqm (Lot 1) and 567sqm (Lot 2) in area respectively.</p> <p>Dwellings will need to be positioned to the rear of the lot, where utility services are available, particularly reticulated sewer.</p> <p>Nevertheless, the proposed vacant lots comfortably exceed this Standard within C8. The lot can easily accommodate a rectangle of 10m by 15m (as well as additional outbuildings), while still maintaining suitable front and side setbacks as well as secluded private open space at the side or rear of the dwelling.</p> <p>Therefore, Clause 56.04-3 Objective and applicable Standard C8 will be met by the proposal.</p> |

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| <ul style="list-style-type: none"> • 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. <p>Lot dimensions and building envelopes should protect:</p> <ul style="list-style-type: none"> • 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. | |
| <p>56.04-3 Solar orientation of lots objective</p> <p>To provide good solar orientation of lots and solar access for future dwellings.</p> <p>Standard C9 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>As mentioned above, all proposed lots provide suitable area and are orientated to align with the existing road layout.</p> <p>Given the site constraints, each lot is appropriately dimensioned which can accommodate a self-contained dwelling, capable of maximising the solar access.</p> <p>Furthermore, the north-south orientations of lots shall enable future dwellings to comply with good energy efficiency standards, including siting and design that allow adequate private open space, vehicle access, landscaping, and other associated features</p> <p>The Clause 56.04-3 Objective and relevant C9 Standards are met.</p> |
| <p>56.04-5 Common area objectives</p> <p>To identify common areas and the purpose for which the area is commonly held.</p> <p>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</p> <p>To maintain direct public access throughout the neighbourhood street network.</p> <p>Standard C11 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>NA. No common property is proposed for this subdivision application.</p> |

Clause 56.06 Access & Mobility Management

56.06-8 Lots access objectives

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.

The road layout and expected location of driveways & proposed new crossover and accessway will allow safe vehicle access to and egress from each lot.

Lot 1 will access Snodgrass Street via existing crossover & driveway, while Lot 2 via proposed new accessway.

The existing road network is considered capable of supporting the proposed increase of one (1) residential lot.

New crossovers will be constructed to meet the current requirements of the road authority, if required

It is submitted that the proposal complies with the Clause 56.06-8 Objective and Standard C21.

Clause 56.07 Integrated Water Management

56.07-1 Drinking water supply objectives

To reduce the use of drinking water.

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.

A water main managed by Goulburn Valley Water exists within Snodgrass Street, along frontage of the subject site.

All proposed lots could easily be connected to this main via the common property in accordance with Goulburn Valley Water servicing requirements.

The Clause 56.07-1 Objectives and the requirements of Standard C22 will be met by the proposal.

56.07-2 Reused and recycled water 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

The option exists at the dwelling construction phase for rainwater capture for watering gardens and other non-drinking purposes via the installation of a suitable rainwater storage tank.

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| <p>water authority, Environment Protection Authority and Department of Human Services.</p> <ul style="list-style-type: none"> • Provided to the boundary of all lots in the subdivision where required by the relevant water authority. | <p>As the scope of the proposal cannot generate a formal water reuse and recycle system in conjunction with the relevant water authority, compliance with Standard C23 is not relevant in this instance.</p> |
| <p>56.07-3 Waste water management objective</p> <p>To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.</p> <p>Standard C24 Waste water 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 waste water management plan. <p>Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p> | <p>A Goulburn Valley Water sewer main exists on site – along the south-west corner.</p> <p>The proposed lots could easily be connected to this main, in accordance with Goulburn Valley Water servicing requirements.</p> <p>Both the Clause 56.07-3 Objective and Standard C24 are met by the proposal.</p> |
| <p>56.07-4 Urban run-off management objectives</p> <p>To minimise damage to properties and inconvenience to residents from urban run-off.</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 run-off and protect the environmental values and physical characteristics of receiving waters from degradation of urban run-off.</p> <p>Standard C25 The urban 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 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 pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts. <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 Exceedence Probability (AEP) standard:</p> | <p>The surrounding residential neighbourhood features established urban stormwater infrastructure that is fully capable of supporting the proposed subdivision.</p> <p>It is submitted that this system and the subject site has the capacity to accommodate urban runoff from the proposed lots in terms of both water quality and rate of discharge.</p> <p>Thus, both the Clause 56.07-4 Objectives and Standard C25 will be met by the proposal.</p> |

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| <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 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 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. <p>Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.</p> | |
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Clause 56.08 Site Management

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| <p>56.08-1 Site management objectives</p> <p>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</p> <p>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</p> <p>To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</p> <p>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:</p> <ul style="list-style-type: none"> • Erosion and sediment. • Dust. • Run-off. • 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 proposed subdivision includes minimal site works to meet servicing connection requirements, and driveways for new lots that will be carried out in conjunction with the dwelling construction under the site management of the principal builder.</p> <p>To this end, it is submitted that no measures for site management will be required.</p> <p>Both Clause 56.08-1 Objective and Standard C26 will be met by the proposal. Both the Clause 56.08-1 Objectives and Standard C26 will be met by the proposal.</p> |
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Clause 56.09 Utilities

56.09-1 Shared trenching objectives

To maximise the opportunities for shared trenching.
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.

The subject site is an “infill” site and has existing infrastructure within immediate proximity that provides for efficient connection to these various utility services.

The new dwelling could be easily connected to these utility services.

As the scope of the proposal does not have require shared trenches, compliance with Standard C27 is not relevant in this instance.

56.09-2 Electricity, telecommunications and gas objectives

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 telecommunication 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.

Electricity and telecommunications infrastructure exist in the adjacent residential area, including an overhead power line within the Snodgrass Street. It is expected that all lots can easily be connected to these services, to the satisfaction of the relevant service providers.

Where relevant, the proposed subdivision meets the Clause 59.06-2 Objectives and the requirements of Standard C28.

Regarding the second Objective for greenhouse emission reductions, the option exists at the dwelling phase for utilisation of renewal energy sources such as solar panels.

6 Decision Guidelines

Clause 65 of the Murrindindi Planning Scheme outlines the decision guidelines which particularly focuses on the suitability of land for subdivision and the impact of this on existing land uses and infrastructure.

The matters set out at Section 65 of the Murrindindi Planning Scheme are addressed in various sections of this report. The proposal has been assessed to be in accordance with all relevant guidelines and, it is considered that the proposed subdivision meets the requirements of the decision guidelines.

It is thus requested, that permit be granted for the proposed two (2) lot subdivision.

7 Conclusion

The proposed subdivision is accordance with the relevant provisions of the Murrindindi Planning Scheme as it:

- Provides for the future expansion of the Yea township.
- Provides a positive and appropriate development outcome for a lot in an area with excellent connection to / proximity to a wide number of communities, retail, education, health, and employment services as well as utilities infrastructure.
- The configuration of the subdivision and the size of the lots respond to the existing and proposed development contained upon the land and respect the existing character of the area.

Further, the proposed two lot subdivision is consistent with the Municipal Planning Strategy, Planning Policy Framework, provisions of the General Residential Zone, Clause 56, and Decision Guidelines as contained within Clause 65 of the Murrindindi Planning Scheme.

In summary, the proposal supports housing diversity and delivers an appropriate increase in lot yield within an established and well serviced area of the municipality, thus supporting the Urban Growth Objective.

It is therefore respectfully requested that a permit, as applied for, be granted.

Chris Smith & Associates
May 2022

ASSESSMENT AGAINST CLAUSE 56 – RESIDENTIAL SUBDIVISION

2 LOT SUBDIVISION

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| APPLICATION NUMBER | 2022/84 |
| DEVELOPMENT ADDRESS | 43 Snodgrass Street YEA |
| PROPOSAL | Two (2) lot subdivision |

| Clause 56.01 – Site and Context Description and Design Response | | |
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| Objective | Applicant Comment | Council Comment |
| <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, dimension 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. <p>56.01-01</p> | <p>Currently single lot 1017sqm with single dwelling and carport</p> <p>Frontage of 20.2m to Snodgrass Street & depth of 50.29m along side boundaries</p> <p>Located along northern edge of Yea township</p> <p>Generally flat</p> <p>Vehicle access via constructed crossover</p> <p>Site clear of planted vegetation</p> <p>Fully serviced with urban infrastructure, including water, sewer, and telecommunications</p> <p>Within 200m of Yea main street shops</p> <p>Within established residential neighbourhood, consisting of dingle dwellings on 'standard' residential lots.</p> <p>Built form of Yea typical of regional town, with single-storey detached dwellings typically setback 5-10m from property frontages.</p> | |
| <p>Design response</p> <ul style="list-style-type: none"> • The design response must explain how the proposed design: <ul style="list-style-type: none"> - 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 | <p>Lots to be configured to accommodate separate dwellings & retaining existing dwelling and carport.</p> | |

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| 56.04-05 | Standard C11 | |
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| Clause 56.06 – Access and Mobility Management | | |
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| Objective | Applicant Comment | Council Comment |
| Lot access objective <ul style="list-style-type: none"> To provide for safe vehicle access between roads and lots. 56.06-08 Standard C21 | Road layout & expected location of driveways & proposed new crossover & accessway will allow safe vehicle access to and egress from each lot Existing road network capable of supporting increase of 1 residential lot New crossovers to be constructed to council standards | Room on each lot for maneuvering of vehicles to egress in forward direction Ok |

| Clause 56.07 – Integrated Water Management | | |
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| Objective | Applicant Comment | Council Comment |
| Drinking water supply objectives <ul style="list-style-type: none"> To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water. 56.07-01 Standard C22 | GVW water main along frontage of subject site All proposed lots can be easily connected | Ok |
| Reused and recycled water objective <ul style="list-style-type: none"> To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water. 56.07-02 Standard C23 | Option exists at dwelling construction phase for rainwater capture via installation of suitable rainwater storage tank | Ok |
| Wastewater management objective <ul style="list-style-type: none"> To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner. 56.07-03 Standard C24 | GVW sewer main on site along south-west corner Proposed lot can be easily connected | Ok |
| Urban run-off management objectives <ul style="list-style-type: none"> To minimize damage to properties and inconvenience to residents from urban run-off. To ensure that the street operates adequate during major storm events and provides for public safety. To minimize increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off. 56.07-04 Standard C25 | Surrounding residential n'hood features established urban stormwater infrastructure fully capable of supporting proposed subdivision. The system & subject site have capacity to accommodate urban runoff from proposed lots | Ok |

| Clause 56.08 – Site Management | | |
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| Objective | Applicant Comment | Council Comment |
| Site management objectives <ul style="list-style-type: none"> 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 | Minimal site works to meet servicing connection requirements & driveway for new lot will be carried out in conjunction with dwelling construction No measures required for site mgmt. | Refer to Eng & include any conditions recommended |

