

PP270/2019-1

34 Ennis Street BIRREGURRA

Lot: 1 TP: 247264 V/F: 4151/022

Four (4) Lot Staged Subdivision

M J Baker

Officer - Ravi Ayyagari

EXHIBITION FILE

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Submissions to this planning application will be accepted until a decision is made on the application.

If you would like to make a submission relating to a planning permit application, you must do so in writing to the Planning Department

Supplied by Samantha Steele
Submitted Date 26/11/2019

Application Details

Application Type Planning Permit for a Subdivision
Version 1
Applicant Reference Number 16282
Application name or Estate name 34 Ennis Street, Birregurra
Responsible Authority Name Colac Otway Shire
Responsible Authority Reference Number(s) (Not Supplied)
SPEAR Reference Number S150384P
Application Status Lodged with Responsible Authority
Planning Permit Issue Date NA
Planning Permit Expiry Date NA

The Land

Primary Parcel 34 ENNIS STREET, BIRREGURRA VIC 3242
Lot 1/Plan TP247264
SPI 1\TP247264
CPN 9637
Zone: 32.05 Township
Overlay: 43.02 Design and Development
42.02 Vegetation Protection

The Proposal

Plan Number Proposed
Number of lots 4
Proposal Description Four (4) Lot Staged Subdivision
Estimated cost of the development for which a permit is required \$ 0

Existing Conditions

Existing Conditions Description Single Dwelling and associated outbuildings
Title Information - Does the proposal breach an encumbrance on Title? The proposal does not breach an encumbrance on title, such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope.

Applicant Contact

Applicant Contact Mr Luke Gavin
StQuentin Consulting Pty Ltd
51 Little Fyans Street, South Geelong, VIC, 3220
Business Phone: 0352011811
Email: luke.gavin@stqc.com.au

Applicant

Applicant Mr Mick Baker

Owner

Owner

Jennifer Ann Sloan
5 Golightly Street, Point Lonsdale, VIC, 3225
Australia

Declaration

I, Samantha Steele, declare that the owner (if not myself) has been notified about this application.

I, Samantha Steele, declare that all the information supplied is true.

**Authorised by
Organisation**

Samantha Steele
StQuentin Consulting Pty Ltd



STORMWATER MANAGEMENT REPORT

34 Ennis Street, Birregurra

Prepared by:

Karmela Manikis –Design Engineer

Reviewed by:

Matthew Johnson – Senior Engineer

November 2019

Job No:

16282E

Report Version:

01

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1.0 INTRODUCTION

St. Quentin Consulting was engaged by Mick Baker to prepare a stormwater management report for the proposed development at 34 Ennis Street, Birregurra. The report will be submitted as part of the initial planning permit application.

On the 24th September 2019, a meeting was held on site between Tim Brain (Colac Otway Shire Council) and David Bolton (St Quentin Consulting) to discuss existing infrastructure conditions along with the concept of detaining and treatment of site stormwater flows.

2.0 SITE DESCRIPTION

The proposed development site is on the west side of Ennis Street and north side of Dunlop Rd, Birregurra. The site is approximately 5,281 sq. m and is zoned Township Zone.

There are existing swales along both Ennis Street and Dunlop Road adjacent to the pavement.

The site topography falls towards the northern boundary. The existing catchment of the proposed lot 1 (which is proposed to remain largely unchanged), falls towards the northern boundary and discharges to Ennis Street.

The site surface is grassed with several existing sheds, a garage, an existing dwelling, and trees. Much of the existing site boundary is filled with trees and shrubs.

There is an existing sewer north east of the development which may service all four lots. A sewer extension along the northern boundary would enable service of lots 2, 3 and 4. The location of the existing sewers is indicated in Figure 3.

Figure 1 (below) shows the existing site conditions.

Figure 1: SITE DESCRIPTION



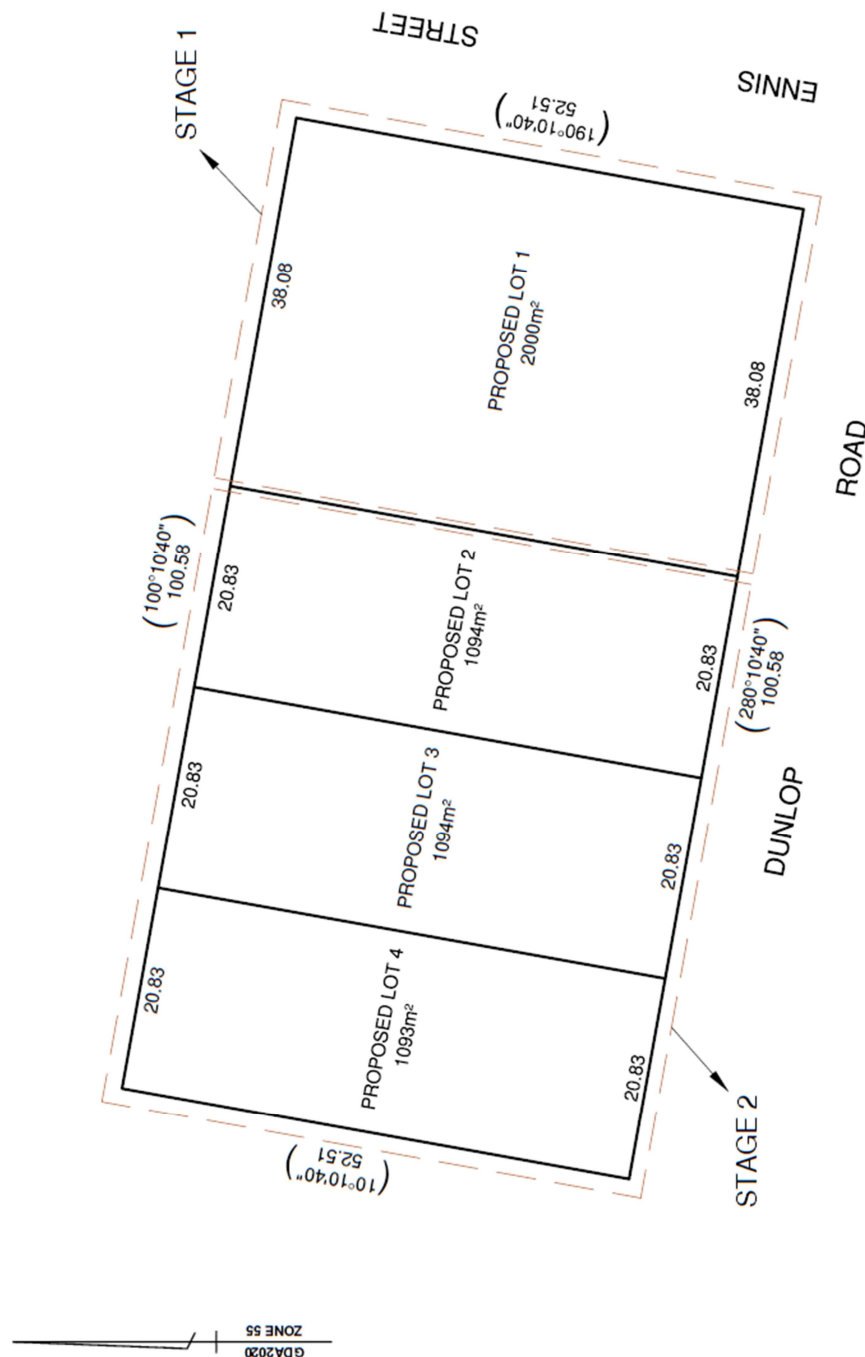
3.0 DEVELOPMENT/SUBDIVISION DESCRIPTION

The existing 5281 sq. m site is proposed to be divided into 4 lots. A sewer and drainage easement will be required along the northern boundary of the development. Refer to Figure 2 below.

Proposed lot 1 has existing buildings (dwelling, garage, shed and carport) contained within. The large existing shed on proposed lot 2 will be removed. Buildings shown to be retained/removed are shown in figure 3. Lot 1 would be 2000 sq. m, lots 2 and 3 would be 1094 sq. m and lot 4 would be 1093 sq. m.

Each lot will have vehicle access from Dunlop Road aside from proposed lot 1 with an existing access from Ennis Street.

Figure 2: PROPOSED LOT/PARCEL LAYOUT



4.0 COUNCIL ADVICE

The Colac Otway Shire (Council) is responsible for storm water infrastructure and managing storm water quality and quantity requirements.

Council's advice regarding existing storm water conditions and likely requirements for future storm water for the development, STQC met with council and held a site meeting on 24 September 2019 and discussed through followed up email on the 7th November 2019, is as follows:

- The stormwater discharge from the site is to be directed to the existing council swale drain on Ennis Street.
- Council would prefer pipework over swales to avoid potential presence of mosquitos and decrease maintenance requirements for property owners.
- On site detention and stormwater treatment for quantity and quality requirements must be met on site. Currently does not offer the offset contributions option in this area.
- The possibility of a raingarden was discussed for treatment but will require MUSIC model to demonstrate effectivity.
- Rainwater tanks are required for the new dwellings for lots 2, 3 and 4 to retain pre development discharge for the development
- Table drains on Dunlop Road may require some work due to the new crossovers for lots 2, 3 and 4. Minor reshaping to ensure it is deep enough to cater for pipe underneath crossovers.
- Dunlop Street must be bitumised along the frontage of the development including the intersection between Dunlops Rd and Ennis Street.

In subsequent phone conversations it was agreed:

- Given that a surcharge pit would still hold stagnant water, a swale drain along the northern boundary of the site would be an acceptable alternative to convey stormwater outflow to the legal point of discharge.
- Stormwater treatment to be achieved via grassed swales and reusing stormwater for toilet flushing.

5.0 PROPOSED DRAINAGE STRATEGY

5.1 Overall Strategy

To comply with Council's advice, the following strategy is proposed (refer to Figure 3):

- Discharge to be directed to the existing council swale drain on Ennis Street.
- Feasibility of constructing pit and pipe along the northern boundary to a surcharge pit discharging to the council swale in Ennis Street was explored. However, given council's preference to discourage presence of mosquitos, use of surcharge pit was counter intuitive.
- Swale along northern boundary of development to convey flow to Ennis Street instead was adopted.
- Rainwater tanks to be installed for on-site detention for lots 2, 3 and 4.
- Stormwater treatment via toilet flushing reuse and treatment through grassed swale for on-site treatment.

5.2 Stormwater Quality

The ultimate discharge of Stormwater from the site will be to the existing swale drain on Ennis Street.

It is proposed that stormwater captured in rainwater tank is reused for toilet flushing. The decrease in water outflow will be considered as partial stormwater treatment.

The proposed grassed swale along the northern boundary will also function as treatment as well prior to discharging to the council swale on Ennis Street.

The combination of the internal swale and reuse of water for toilet flushing and gardening are the proposed treatment for the site in terms of quality. A MUSIC model demonstrating this will inform detail design to ensure this satisfies best practice.

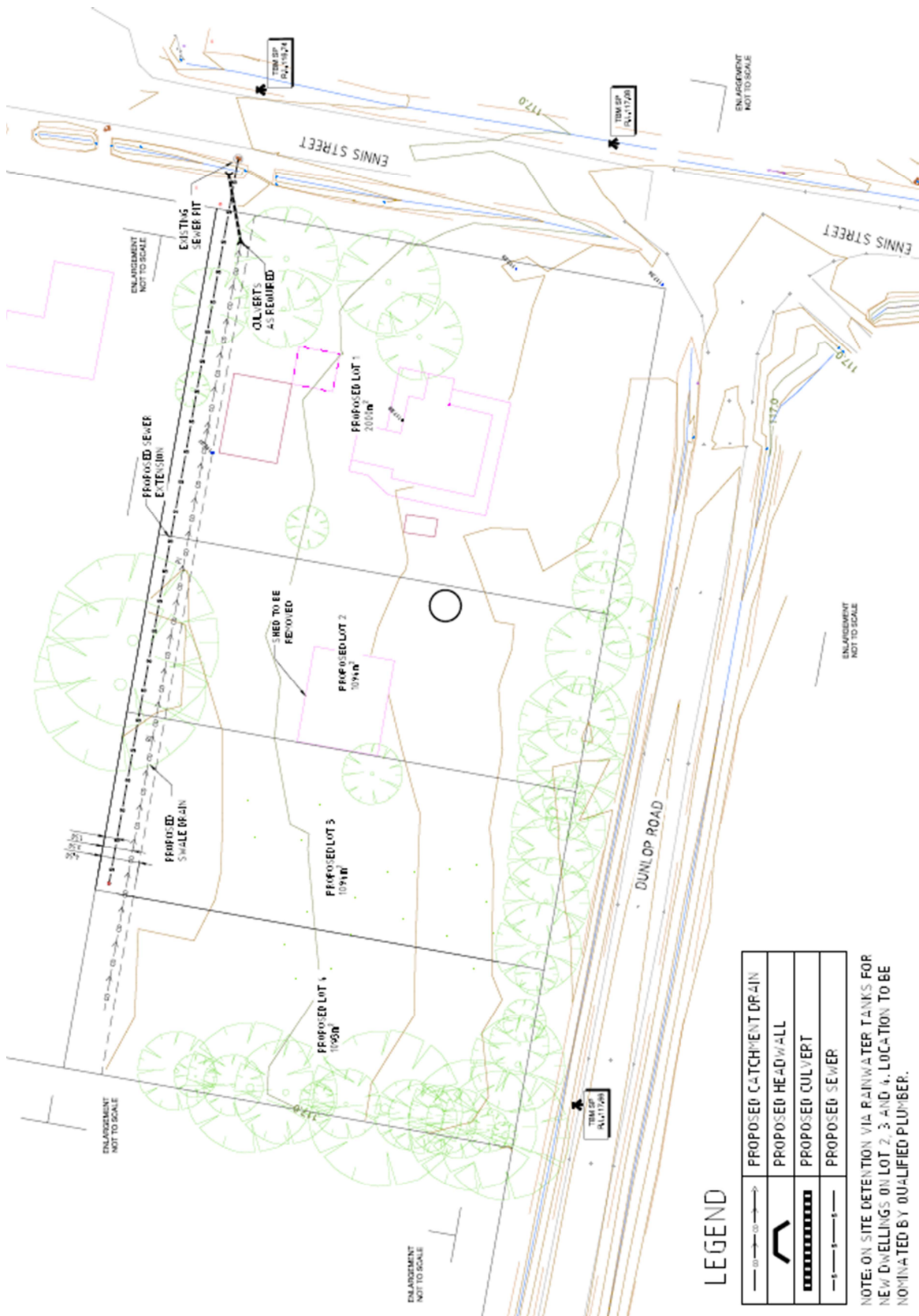
5.3 Stormwater Quantity

The site currently drains via swale drain towards the existing swale in Ennis Street.

The quantity of discharge from the site is expected to increase given new proposed dwellings/impervious surfaces for lots 2, 3 and 4. A majority of the existing impervious structures will be retained on site within proposed lot 1.

Rainwater tanks are proposed to be installed for the new proposed dwellings to retain the predevelopment discharge of the site.

Figure 3: FUNCTIONAL LAYOUT PLAN



6.0 Summary

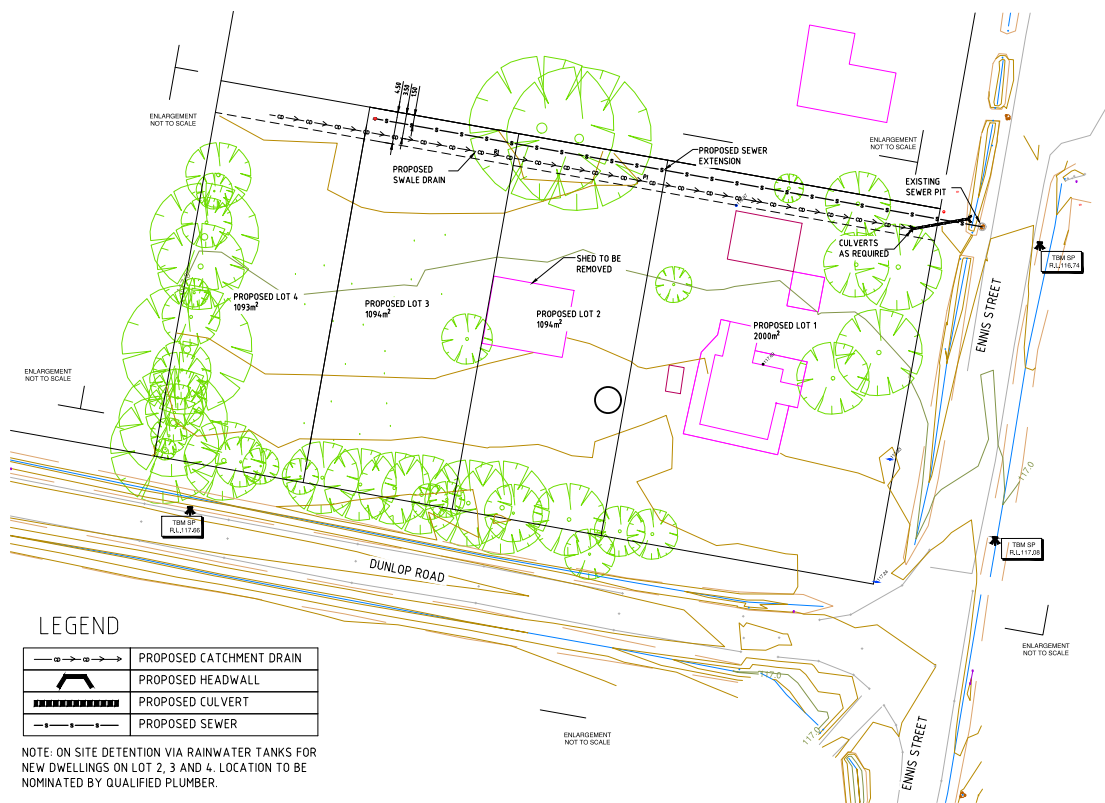
This Stormwater Management Strategy shows that all lots can be suitably drained towards the existing swale drain on Ennis Street. The method to convey stormwater is via grassed swales discharging to the council drain. The swale will also provide partial stormwater quality treatment. Rainwater tanks to be installed for the new dwellings for on-site detention and plumbed for toilet flushing and gardening for partial on-site quality treatment. Both rainwater tank and swale drain will address the stormwater quality requirements while the rainwater tank also addresses the stormwater quantity requirement.

The approach was discussed via email correspondence with Colac Otway Shire on the 7th November 2019 and further refined over phone discussions with Tim Brain on 19th and 20th November 2019. Colac Otway Shire have indicated support for this approach.

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34 ENNIS STREET, BIRREGURRA

4 LOT SUBDIVISION, STORMWATER LAYOUT PLAN



LEGEND	
	PROPOSED CATCHMENT DRAIN
	PROPOSED RAINWATER TANK
	PROPOSED STORMWATER DRAIN
	PROPOSED SEWER
	PROPERTY NILET

NOTE: ON SITE DETENTION VIA RAINWATER TANKS FOR NEW DWELLINGS ON LOT 2, 3 AND 4. LOCATION TO BE NOMINATED BY QUALIFIED PLUMBER.

LEGEND	
	PROPOSED CATCHMENT DRAIN
	PROPOSED HEADWALL
	PROPOSED CULVERT
	PROPOSED SEWER

NOTE: ON SITE DETENTION VIA RAINWATER TANKS FOR NEW DWELLINGS ON LOT 2, 3 AND 4. LOCATION TO BE NOMINATED BY QUALIFIED PLUMBER.

LEGEND	
	PROPOSED CATCHMENT DRAIN
	PROPOSED HEADWALL
	PROPOSED CULVERT
	PROPOSED SEWER

NOTE: ON SITE DETENTION VIA RAINWATER TANKS FOR NEW DWELLINGS ON LOT 2, 3 AND 4. LOCATION TO BE NOMINATED BY QUALIFIED PLUMBER.

ST. QUENTIN

11 LITTLE PYANS STREET
P.O. BOX 919, CARRONG 3220
TELEPHONE (03) 5201 1811 FAX (03) 5229 2909

Client: 34 ENNIS STREET, BIRREGURRA
4 LOT SUBDIVISION

Project: STORMWATER LAYOUT PLAN

Level Datum: AHD
Contour Interval: 0.2 m
Date of Survey: 11.10.19
Designed By: K.M.
Drawn By: K.M.
Date Drawn: 14.11.19
Scale: NOTED

FOR APPROVAL

ENGINEERING MANAGER APPROVED

Project Ref: 16282E Sheet No: 001 Rev: P1

SCALE AT A1 1:250

0 25 50 75 100 125m



Planning Enquiries
Phone: (03) 5232 9400
Email: ing@colacotway.vic.gov.au
Web: www.colacotway.vic.gov.au

Clear Form

Office Use Only

VicSmart?

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.

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

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

Street Address *

Unit No.:

St. No.: 34

St. Name: Ennis Street

Suburb/Locality: Birregurra

Postcode: 3242

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

Lot No.: 1

☐ Lodged Plan

☒ Title Plan

☐ Plan of Subdivision

No.: 247264X

OR


B


Crown Allotment No.:

Section No.:


Parish/Township Name:


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.


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

4 Lot staged 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.

 **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

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.

Single dwelling and associated outbuildings


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

Title Information

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

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: Mr	First Name: Mick	Surname: Baker
Organisation (if applicable): Bakerland Developments Pty Ltd		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 57b	St. Name: Tulloh Street
Suburb/Locality: Elliminyt		State: Vic Postcode: 3250

Contact information for applicant OR contact person below

Business phone: 5201 1811	Email: luke.gavin@stqc.com.au
Mobile phone:	Fax:

Contact person's details*

Same as applicant ☐

Name:		
Title: Mr	First Name: Luke	Surname: Gavin
Organisation (if applicable): St Quentin Consulting		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.: 51	St. Name: Little Fyans Street
Suburb/Locality: Geelong		State: Vic Postcode: 3220

Name:			Same as applicant <input type="checkbox"/>
Title:	First Name: Jennifer Ann	Surname: Sloan	
Organisation (if applicable):			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.: 5	St. Name: Golightly Street	
Suburb/Locality: Point Lonsdale		State: Vic	Postcode: 3225
Owner's Signature (Optional):		Date:	
		day / month / year	

Information requirements


Is the required information provided?

☒ Yes ☐ No

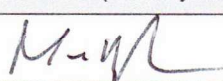
Contact Council's planning department to discuss the specific requirements for his application and obtain a planning permit checklist.

Declaration

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: 26/11/19
	day / month / year

Checklist

Have you:

<input checked="" type="checkbox"/>	Filled in the form completely?
<input checked="" type="checkbox"/>	Paid or included the application fee?
	Provided all necessary supporting information and documents? <div><div> Most applications require a fee. To avoid contact Council to determine the appropriate fee.</div><div><input checked="" type="checkbox"/> A full, current copy of title information for each individual parcel of land forming the subject site.</div><div><input checked="" type="checkbox"/> A plan of existing conditions.</div><div><input checked="" type="checkbox"/> Plans showing the layout and details of the proposal.</div><div><input checked="" type="checkbox"/> Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.</div><div><input checked="" type="checkbox"/> If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts)</div><div><input checked="" 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</div></div>
<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:

Colac Otway Shire
PO Box 283
Colac VIC 3250
2-6 Rae Street
Colac VIC 3250

Contact information

Phone: (03) 5232 9400
Email: inq@colacotway.vic.gov.au

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

Ref: 16282/ss

26 November 2019

Blaithin Butler
Planning Manager
Colac Otway Shire
2-6 Rae Street
COLAC VIC 3250

Dear Blaithin,

**RE: PROPOSED FOUR (4) LOT STAGED SUBDIVISION
34 ENNIS STREET, BIRREGURRA**

Please be advised we have lodged an application for a proposed four (4) lot staged subdivision of land located at 34 Ennis Street, Birregurra.

The proposal is considered to be consistent with the objectives of the PPF, LPPF, zone and overlay requirements.

In support of the above please find attached the following:

- Colac Otway Shire Credit Card Authority (Signed)

Please note this application has been lodged through SPEAR, with reference number S150384P allocated.

As such, the following supporting documentation has been submitted electronically-

- **STQC Planning Report & Appendices:**
 - **Appendix 1: Certificate of Title**
 - **Appendix 2: Plan of Features and Subdivision Plan**
 - **Appendix 3 Clause 56 (Rescode) Assessment**
 - **Appendix 4: Stormwater Management Plan (SWMP)**
- **Colac Otway Shire Planning Permit Application (Signed)**

If you require any further information or wish to discuss this application, please contact our office on 5201 1811.

Yours faithfully,



LUKE GAVIN
TOWN PLANNER

Enc: 1

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

VOLUME 04151 FOLIO 022

Security no : 124080390165P

Produced 22/11/2019 04:56 PM

LAND DESCRIPTION

Lot 1 on Title Plan 247264X.
PARENT TITLE Volume 04064 Folio 774
Created by instrument 0865102 16/09/1918

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
JENNIFER ANN SLOAN of 5 GOLIGHTLY STREET POINT LONSDALE VIC 3225
AS511857H 09/09/2019

ENCUMBRANCES, CAVEATS AND NOTICES

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP247264X FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AS495632S (E)	CONV PCT & NOM ECT TO LC	Completed	03/09/2019
AS495659V (E)	TRANSMISSION APPLICATION	Registered	03/09/2019
AS511297V (E)	CONV PCT & NOM ECT TO LC	Completed	06/09/2019
AS511362M (E)	REMOVAL OF NOMINATION	Completed	06/09/2019
AS511406T (E)	NOMINATION OF ECT TO LC	Completed	06/09/2019
AS511857H (E)	TRANSFER	Registered	09/09/2019

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

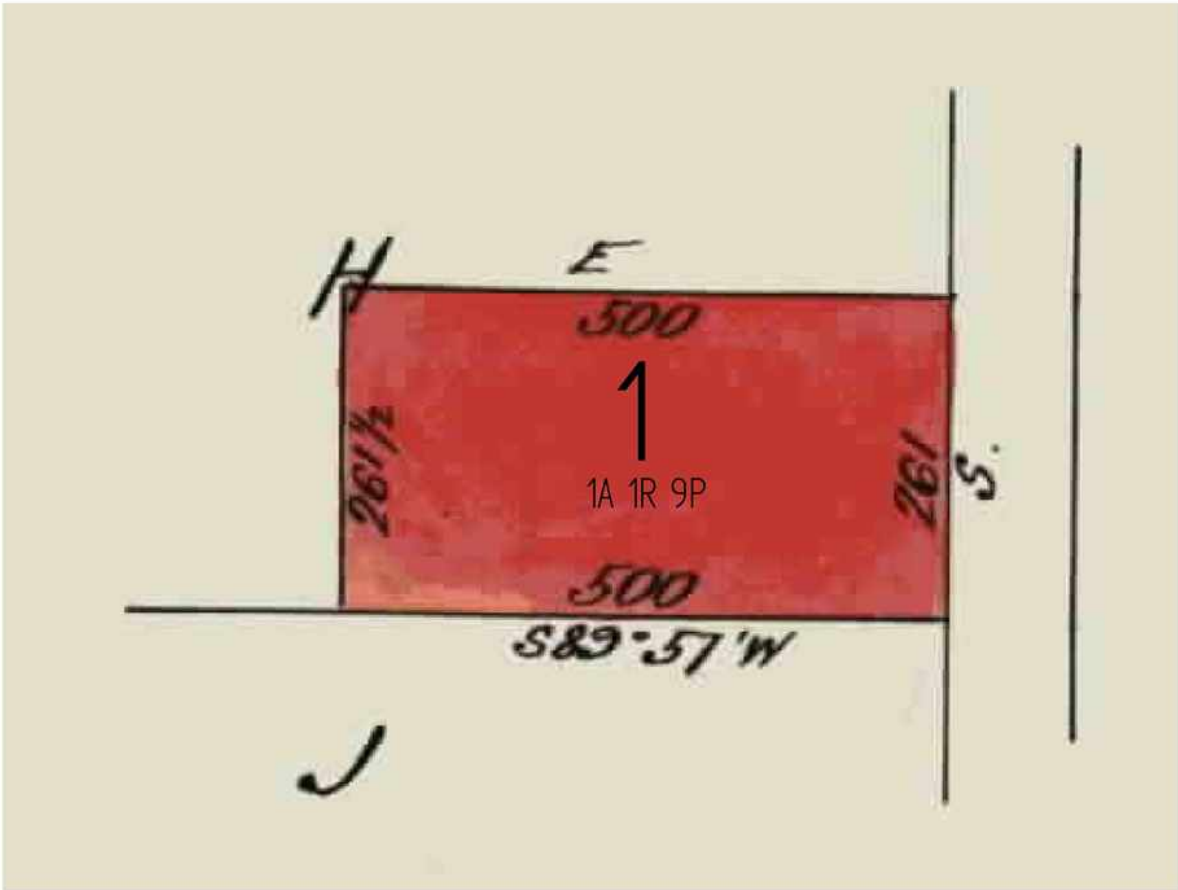
Additional information: (not part of the Register Search Statement)

Street Address: 34 ENNIS STREET BIRREGURRA VIC 3242

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 247264X						
<p>Location of Land</p> <p>Parish: BIRREGURRA</p> <p>Township:</p> <p>Section: 28</p> <p>Crown Allotment: 8(PT)</p> <p>Crown Portion:</p> <p>Last Plan Reference:</p> <p>Derived From: VOL 4151 FOL 022</p> <p>Depth Limitation: NIL</p>		<p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>							
Description of Land / Easement Information		<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 21/12/1999</p> <p>VERIFIED: G.B</p>							
									
<table><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td></tr><tr><td colspan="2">PARCEL 1 = CA 8 (PT)</td></tr></table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CA 8 (PT)	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962									
PARCEL 1 = CA 8 (PT)									
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links		Sheet 1 of 1 sheets						

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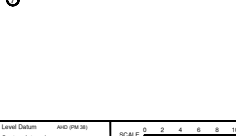
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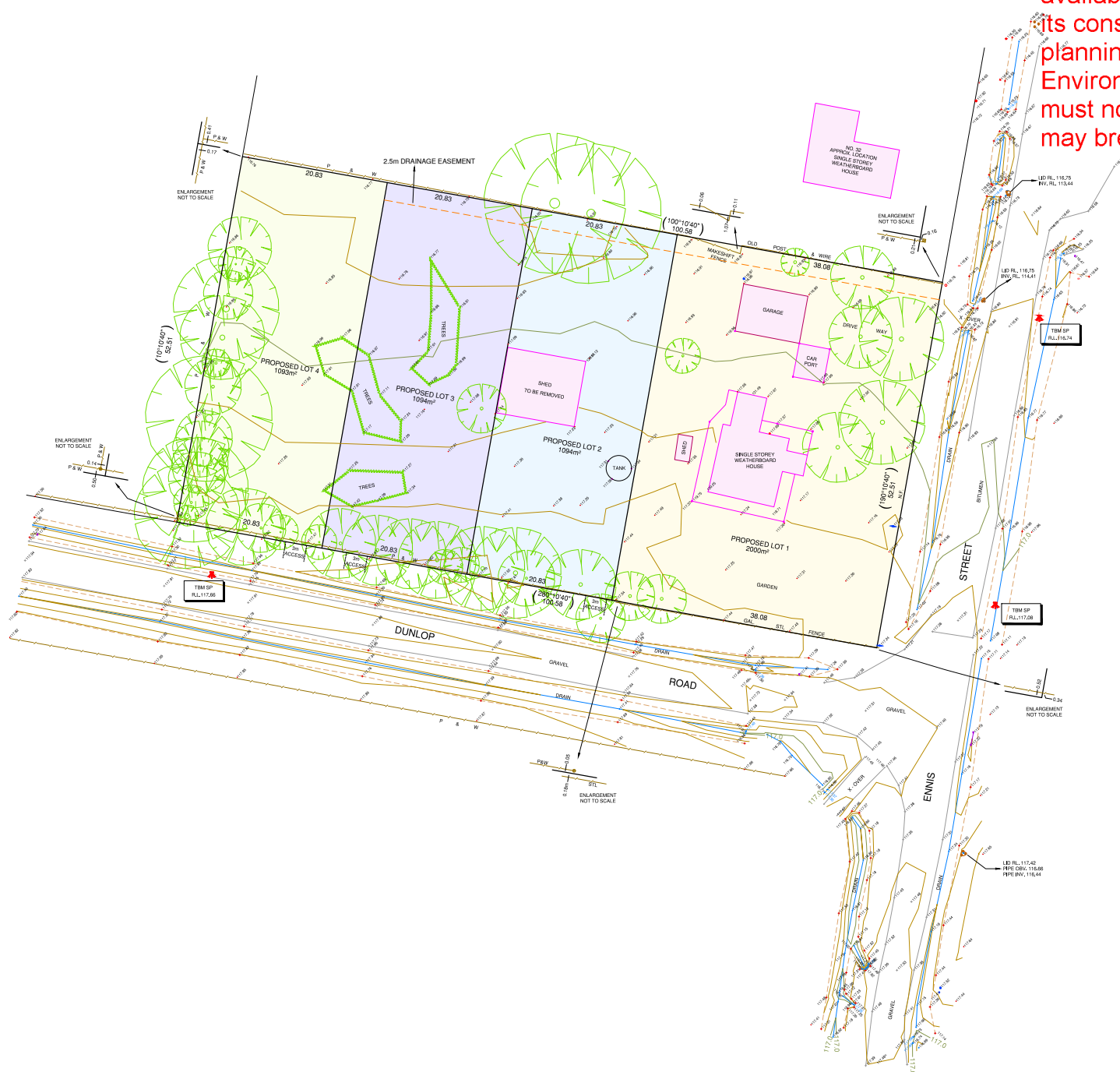


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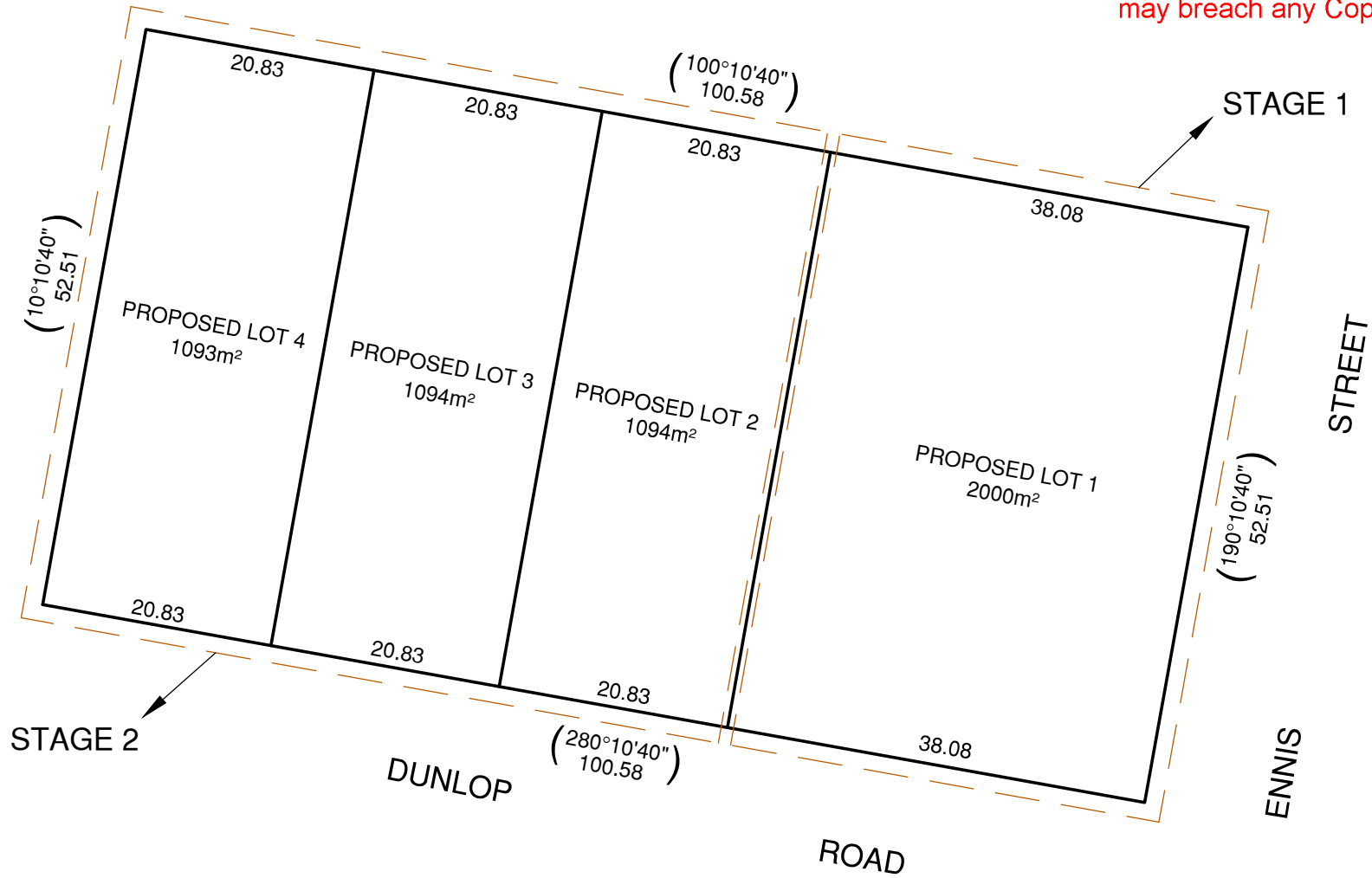


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51 LITTLE FYANS STREET,
P.O. BOX 919, GEELONG 3220
TELEPHONE (03) 5201 1811 FAX (03) 5229 2909

STAGING PLAN

34 ENNIS STREET, BIRREGURRA, 3242

DRAWN TH	LEVEL DATUM	
DRAWING REF 16282	SURVEY DATE	
VERSION 01	SCALE 1:400	A3



PLANNING REPORT

34 Ennis Street, Birregurra 3242

4 lot staged subdivision

NOVEMBER 2019



St. Quentin

51 Little Fyans Street South Geelong. PO Box 919 South Geelong 320

P. 5201 1811

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Document Control

Document Title: 16282

Document Author: LG

Client: Mick Baker

Version No:	Date:	Checked by:	Issued by:
1	16/11/2019	BOL	LG
2			
3			

Issued to:	Version No:		
	1	2	3
Client	✓		
Council		✓	

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1. INTRODUCTION

St Quentin has been instructed to prepare this planning report in relation to a four-lot staged subdivision at 34 Ennis Street, Birregurra.

The purpose of this report is to detail the proposal and its context, outline its consistency with the relevant strategic framework and statutory controls, and in doing so explain why the proposal is worthy of Council's support and approval.

This report is supported by and should be read in conjunction with the following supporting documentation:

Appendix 1: Copy of Title

Appendix 2: Plan of Features and Subdivision Plan

Appendix 3: Clause 56 ResCode Analysis

Appendix 4: Stormwater management plan

2. KEY CONSIDERATIONS

The key considerations for Council to assess within this planning application are as follows:

Subdivision Layout

The proposed subdivision will contribute to an increased range of residential land within the established Township boundary of Birregurra. The proposed lot sizes are consistent with the existing neighbourhood character found within the immediate vicinity of the site (63,61 Skene Street & 70,68,66 Jenner Street). The proposal responds positively to the Planning Policy Framework as the site allows for safe and convenient access to existing open space, shops, schools and public transport. Access to the additional allotments will be from Dunlop's Road with direct crossover access provided for each site.

The submitted staging plan details that lot 1 will be excised from the overall site first. The remaining lots fronting Dunlop's Road will constitute stage 2. It is submitted that works associated with stage 1 and stage 2 be completed pursuant to the service requirements of the individual stages.

Neighbourhood Character and Amenity Impacts

The proposal is consistent with the relevant policies and will create for a range of allotments in an environmentally sensitive way to provide greater residential choice within the Birregurra Township. The land will utilise the existing infrastructure available to the site particularly the adjoining roadside boundary of Dunlop's Road.

The site is located within an area mapped for existing residential use within the Birregurra Framework Plan and is not inconsistent with the proposed settlement strategy as outlined within the Municipal Strategic Statement, specifically in that the subdivision;

- Is contained within the urban development within the existing defined township boundary.
- Encourages sensitive infill development on proposed vacant lots and support further subdivision of larger developed lots within the existing township boundary
- Ensures roads provide safe access for all users and that road upgrades retain and enhance the character of Birregurra and the informal nature of road reserves.

The town has a relatively compact urban form based on an attractive and connected network of grid streets and open space links and sits discretely within its rural surrounds. The proposal is not at odds with the existing character of the Township.

Vegetation Removal

Proposed crossovers to the new allotments have been designed in order to avoid and minimise the need to remove protected vegetation. An assessment of the site was completed on survey and has indicated that all trees that are to be removed have a diameter of less than .5 metre and are less than 5 metres in height, therefore are exempt from planning assessment against the provisions of the Environmental Significance Overlay Schedule 3.

3. SETTING

3.1. Subject Site



Figure 1: Subject site

Street Address:	34 Ennis Street, Birregurra 3242
Title Details:	Lot 1 Title Plan 247264
Restrictions/Covenants:	Nil
Land Size:	5281 square metres
Zone:	Township Zone
Overlays:	Design and Development Overlay Schedule 13 Vegetation Protection Overlay Schedule 3
Other Regulatory Constraints:	Nil
Key Site Features:	34 Ennis Street, Birregurra 3242 The site is located on the south western edge of the Birregurra Township and consists of an area of 5284 square metres. The site is currently developed with a dwelling and associated outbuildings, constructed towards the Ennis Street Boundary. Practical

	<p>access is available to the site from the north eastern corner by means of a crossover and culvert from Ennis Street, a sealed two lane Council controlled and maintained Road.</p> <p>The rear of the site abuts the single lane all weather gravel Dunlop's Road.</p> <p>Vegetation is a feature of the site and is concentrated towards the property's boundary. An open cut spoon drain is present within the road reserve of both Ennis Street and Dunlop Road.</p>
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3.2. Surrounding Context

North:	To the north of the site residential allotments exist developed with dwellings associated infrastructure on lots varying in size from 1000 square to 5000 square metres.
South:	South of the subject site is open plain farming zoned land use for broad acre agricultural pursuits.
East:	East of the site along the opposite side of Ennis Street residential allotments exist developed with dwellings associated infrastructure on lots varying in size from 1000 square to 5000 square metres.
West:	West of the subject site is open plain farming zoned land use for broad acre agricultural pursuits.
Surrounding Area	<p>Birregurra is a township of some 3200 residents and is located approximately 15 kilometres from the major commercial and retail centre of Colac.</p> <p>The subject site is located on the western township border approximately 400 metres to the towns centre where the general store, post office, hotel and cafes service the local community.</p> <p>The Birregurra Football Ground Reserve is located approximately 1.2 kilometres from the site and provides for public open space within the Township.</p> <p>Local bus stops are located 350 metres from the site at the corner of Austin Street and Main Road. Birregurra Train Station is located to the north of the site approximately 2 kilometres away providing public transport opportunities throughout Victoria.</p> <p>Birregurra Primary School is located along Skene Street less than 800 metres from the site adjacent to the Birregurra Golf Club and Local Park.</p>

4. PROPOSAL

4.1. Proposal Description

The proposal is for a four-lot subdivision of the land.

Subdivision layout

The four-lot subdivision will create three additional residential allotments within the Township Boundary of Birregurra.

Allotments 2, 3 and 4 will have an area of 1094 square metres respectfully and length of 52.51 metres along the eastern boundaries, and a road frontage of 20.83 along the southern roadside boundary Dunlop Road. All lots will be vacant of buildings with the existing garden shed located in the site of lot 3 to be removed from the premises prior to statement of compliance of the subdivision.

Lot 1 will have an area of 2000 square metres and a frontage of 52.51 metres to Ennis Street and 38.08 metres to Dunlop Road. The site will contain the dwelling and associated outbuildings. Existing access to the site will be maintained from Ennis Street.

Staging

The submitted staging plan details that lot 1 will be excised from the overall site first. The remaining lots fronting Dunlop's Road will constitute stage 2. It is submitted that works associated with stage 1 and stage 2 be completed pursuant to the service requirements of the individual stages.

Access

The proposed vegetation removal will not trigger the requirement for planning assessment against the provisions of the vegetation protection overlay as the nominated crossover locations have been designed to account for the removal of vegetation which is less than 5 m high and have a single trunk circumference of less than 0.5 m at a height of 1 m above ground level.

The submitted site plan details the crossover locations and subsequently the vegetation to be removed to allow for access.

Vegetation Removal:

Proposed crossovers to the new allotments have been designed in order to avoid and minimise the need to remove protected vegetation. An assessment of the site was completed on survey and has indicated that all trees that are to be removed have a diameter of less than .5 metre and are less than 5 metres in height, therefore are exempt from planning assessment against the provisions of the Environmental Significance Overlay Schedule 3.

Services

All services are available for connection to the proposed allotments in accordance with the requirements of relevant authorities.

4.2. Permit Triggers

Use	Development	Subdivision	Other
		Clause 32.05-3 Subdivision (TZ) Clause 43.02-3 Subdivision (DDO13)	Clause 56 Residential Subdivision

5. STRATEGIC CONTEXT AND RESPONSE

The key planning, land use and development policies relevant to the consideration and assessment of the proposal are as follows.

5.1. Planning Policy Framework

Clause 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.*

Clause 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:

- *Creating compact neighbourhoods that have walkable distances between activities.*
- *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.*

Clause 15.01-5S Neighbourhood character

Clause 16.01-2S Location of residential development

Objective

To locate new housing in designated locations that offer good access to jobs, services and transport.

Strategies

Increase the proportion of new housing in designated locations within established urban areas and reduce the share of new dwellings in greenfield and dispersed development areas.

Response to Planning Policy Framework

The proposed subdivision will contribute to an increased range of residential land within the established Township boundary of Birregurra. The proposed lot sizes are consistent with the existing neighbourhood character found within the immediate vicinity of the site (63,61 Skene Street & 70,68,66 Jenner Street). The proposal responds positively to the Planning Policy Framework as the site allows for safe and convenient access to existing open space, shops, schools and public transport. Access to the additional allotments will be from Dunlop's Road with direct crossover access provided for each site.

5.2. Local Planning Policy Framework

Clause 21.03 Settlement

Overview

Other townships are located at Alvie, Barwon Downs, Beeac, Beech Forest, Birregurra, Carlisle River, Coragulac, Cororooke, Cressy, Forrest, Gellibrand, Lavers Hill, Pirron Yallock, Swan Marsh and Warrion.

The future development of other townships in the Shire should proceed in a manner that contributes to the economic development of these townships, acknowledges and responds to environmental constraints and protects the broader landscapes within which these townships are located.

Objectives

To facilitate the development of the various settlements in the Shire in accordance with the needs of each local community.

To facilitate a range of developments in an environmentally sensitive way to provide greater residential choice.

Relevant Strategies

Encourage future residential development into existing zoned and serviced areas to avoid an oversupply of residential zoned land and to make the most effective use of infrastructure services.

Clause 21.03-4 Birregurra

Overview

The township of Birregurra is located approximately 20 kilometres east of Colac and approximately 6 kilometres to the south of the Princes Highway. Birregurra is a small town offering a village lifestyle in an attractive rural setting to its diverse and active community.

The town has a relatively compact urban form based on an attractive and connected network of grid streets and open space links and sits discretely within its rural surrounds.

The Birregurra Structure Plan 2013 and Birregurra Neighbourhood Character Study 2012 identify urban design and built form opportunities to improve the presentation of this important centre in the municipality. The Birregurra Structure Plan 2013 encourages infill development to accommodate growth within Birregurra without the need to expand the existing defined township boundary.

Objectives

To manage modest growth and development in Birregurra in a coordinated and sustainable manner that ensures Birregurra retains its rural township character.

Strategies

Contain urban development within the existing defined township boundary.

Encourage sensitive infill development on vacant lots and support further subdivision of larger developed lots within the existing township boundary

Ensure roads provide safe access for all users and that road upgrades retain and enhance the character of Birregurra and the informal nature of road reserves.

Response to Local Planning Policy Framework

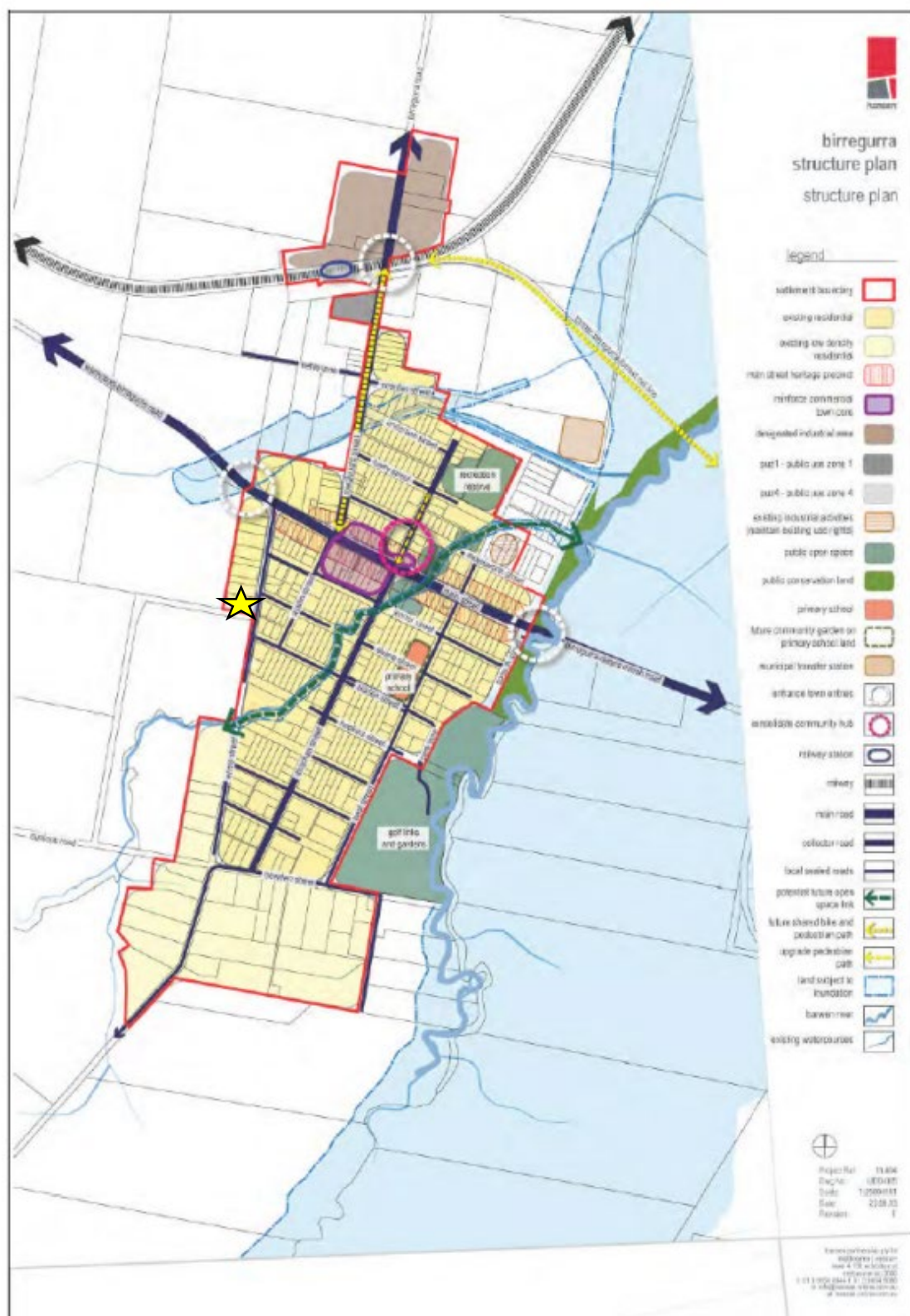
The proposal is consistent with the relevant policies and will create for a range of allotments in an environmentally sensitive way to provide greater residential choice within the Birregurra Township. The land will utilise the existing infrastructure available to the site particularly the adjoining roadside boundary of Dunlop's Road.

The site is located within an area mapped for existing residential use within the Birregurra Framework Plan and is not inconsistent with the proposed settlement strategy as outlined within the Municipal Strategic Statement, specifically in that the subdivision;

- *Is contained within the urban development within the existing defined township boundary.*
- *Encourages sensitive infill development on proposed vacant lots and support further subdivision of larger developed lots within the existing township boundary*
- *Ensures roads provide safe access for all users and that road upgrades retain and enhance the character of Birregurra and the informal nature of road reserves.*

The town has a relatively compact urban form based on an attractive and connected network of grid streets and open space links and sits discretely within its rural surrounds. The proposal is not at odds with the existing character of the Township.

Birregurra Framework Plan



6. **STATUTORY CONTEXT AND RESPONSE**

6.1. Zone

The subject site is contained within the Township Zone.

The purpose of the zone is:

- *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.*

Decision Guidelines

Before deciding that a plan prepared under Clause 32.05-13 is satisfactory the responsible authority must consider as appropriate

Decision Guidelines	Response
The Municipal Planning Strategy and the Planning Policy Framework	Please refer to Section 5 of the planning report.
The objectives set out in a schedule to this zone.	Non specified.
The protection and enhancement of the character of the town and surrounding area including the retention of vegetation.	The access provided to the additional allotments will promote the retention of vegetation on the site. The proposed subdivision will contribute to an increased range of residential land within the established Township boundary of Birregurra. The proposed lot sizes are consistent with the existing neighbourhood character found within the immediate vicinity of the site (63,61 Skene Street & 70,68,66 Jenner Street).
The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.	All services are available to the site and can be connected to the site in accordance with the requirements listed by the relevant referral authorities on any granted planning permit.
In the absence of reticulated sewerage, the capability of the lot to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.	Not applicable. Sewerage is available to the site.

The design, height, setback and appearance of the proposed buildings and works including provision for solar access.	No buildings are proposed within the development.
The need for a verandah along the front or side of commercial buildings to provide shelter for pedestrians.	Not applicable.
Provision of car and bicycle parking and loading bay facilities and landscaping.	Not applicable.
The effect that existing uses on adjoining or nearby land may have on the proposed use	It is envisaged the allotments will be used for future residential development which is consistent with that of the neighbouring area.
The scale and intensity of the use and development.	The subdivision form is consistent with the existing and evolving pattern throughout Birregurra and presents an appropriate response to the site's opportunities and constraints.
The safety, efficiency and amenity effects of traffic to be generated by the proposal.	It is expected that a road upgrade to Dunlop's Road will be required as part of the subdivision application. This upgrade will provide for safe and efficient traffic movements of future residents to and from the subject site.
The impact of overshadowing on existing rooftop solar energy facilities on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.	Not applicable.
Any other decision guidelines specified in a schedule to this zone.	Not applicable.
Subdivision	
The pattern of subdivision and its effect on the spacing of buildings.	The proposed subdivision will provide for additional residential allotments which have the capacity to house future residential buildings that have appropriate setbacks from property boundaries and neighbouring dwellings.
For subdivision of land for residential development, the objectives and standards of Clause 56	Please refer to the appendix for an assessment of the subdivision against the standards and objectives of Clause 56.
Any other decision guidelines specified in a schedule to this zone.	None specified.

6.2. Overlays

Design and Development Overlay – Schedule 13 (DDO)

Birregurra preferred character area C (Roadknight Street Entry and South of main Street)

The objectives of the overlay are:

- *To encourage sensitively designed and sited responsive medium density residential development within walking distance of Main Street (i.e. 400 metres).*
- *To ensure new development surrounding the church buildings responds to its context and the historic character of the streetscape, including the building stock.*
- *To encourage the use of robust but lightweight materials such as timber that will endure over time, whilst discouraging more urban materials.*
- *To reduce building bulk and the visual impact on the streetscape.*
- *To reduce hard surfacing and maximise landscaping opportunities.*
- *To encourage dwellings to be set back sufficient distance from all boundaries to provide the opportunity for native canopy trees.*
- *To encourage the retention of trees where possible and the planting of new canopy trees and understorey vegetation to the front, side and rear of dwellings*

Subdivision requirements

The minimum lot size is 1,000 square metres. All lot sizes are above 100 square metres as shown on the subdivision plan supplied within the appendix.

Decision Guidelines

Before deciding that a plan prepared under Clause 43.02-6 is satisfactory the responsible authority must consider as appropriate

Decision Guidelines	Response
The Municipal Planning Strategy and the Planning Policy Framework	Please refer to Section 4 of the report.
The statement of the nature and key elements of the landscape and the landscape character objective contained in a schedule to this overlay	The proposal is consistent with the objectives of the overlay, most notably, the subdivision will encourage future dwellings to be set back a sufficient distance from all boundaries to provide the opportunity for native canopy trees
The provisions of any relevant policies and urban design guidelines.	The subdivision is consistent with the Municipal Strategic Statement and relevant Planning policy Framework and will develop lots of sufficient dimensions for future development to respond favourably to the character study developed for Birregurra.
Whether the bulk, location and appearance of any proposed buildings and works will be in keeping	Future buildings and works can be developed in accordance with the character of the surrounding

with the character and appearance of adjacent buildings, the streetscape or the area.	streetscape, the subject design and development overlay act to guide development accordingly.
Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.	No development is proposed.
Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.	<p>The proposed vegetation removal will not trigger the requirement for planning assessment against the provisions of the vegetation protection overlay as the nominated crossover locations have been designed to account for the removal of vegetation which is less than 5 m high and have a single trunk circumference of less than 0.5 m at a height of 1 m above ground level.</p> <p>The submitted site plan details the crossover locations and subsequently the vegetation to be removed to allow for access.</p>
The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking	Future residents will have sufficient space available for off street parking onsite.
Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.	The proposed subdivision will contribute to an increased range of residential land within the established Township boundary of Birregurra. The proposed lot sizes are consistent with the existing neighbourhood character found within the immediate vicinity of the site (63,61 Skene Street & 70,68,66 Jenner Street).
Any other matters specified in a schedule to this overlay.	All matters set out in the Schedule to the overlay relate to development. It is considered that the size and dimensions of the allotments allow sufficient space on site to satisfy the intentions of the design and development overlay.

6.3. Particular Provisions

Clause 53.01 Public open space contribution and subdivision

In accordance with Clause 53.01 the subdivision of land for residential purposes for a four-lot subdivision which is creating 3 additional lots has liability to pay a 5% public open space contribution as per the provisions of the Colac Otway Planning Scheme.

Clause 56 Residential subdivision

Please refer to the Appendix for a detailed report assessing the subdivision against the provisions of Clause 56 of the Colac Otway Planning Scheme.

7. DECISION GUIDELINES

Before deciding on an to subdivide land, the responsible authority must consider, as appropriate:

Decision Guidelines	Response
The suitability of the land for subdivision	The land is of sufficient size to accommodate future low-density residential development.
The existing use and possible future development of the land and nearby land.	The existing residential development will be retained onsite, no abutting allotments will be detrimentally affected by the proposed subdivision.
The availability of subdivided land in the locality, and the need for the creation of further lots.	Residential land within the Birregurra township is sought after within close proximity to the town centre, the additional allotments will cater to the needs of the locality.
The effect of development on the use or development of other land which has a common means of drainage.	Not Applicable.
The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.	The subdivision layout responds to the existing development of the land and is a logical response to the site and surrounds.
The area and dimensions of each lot in the subdivision.	The lot layout and size are consistent with lots within the surrounding area and Township Zone within the immediate area of Birregurra.
The layout of roads having regard to their function and relationship to existing roads.	Additional crossovers will have no detrimental effects on Dunlop's Road.
The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.	Pedestrians and vehicles will have both convenient and practical access to and within the lots created by the subdivision.

The provision and location of reserves for public open space and other community facilities.	<p>The Birregurra Football Ground Reserve is located approximately 1.2 kilometres from the site and provides for public open space within the Township.</p> <p>Local bus stops are located 350 metres from the site at the corner of Austin Street and Main Road. Birregurra Train Station is located to the north of the site approximately 2 kilometres away providing public transport opportunities throughout Victoria.</p> <p>Birregurra Primary School is located along Skene Street less than 800 metres from the site adjacent to the Birregurra Golf Club and Local Park.</p>
The staging of the subdivision.	Please refer to attached subdivision plan
The design and siting of buildings having regard to safety and the risk of spread of fire.	Not applicable.
The provision of off-street parking.	Not applicable
The provision and location of common property.	Not applicable
The functions of anybody corporate.	Not applicable
The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.	All services are available to the site.
If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.	Sewage connections are available to the site and will be provided for in association with the requirements of the local utility authority.
Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.	Not applicable

8. CONCLUSION

As this report demonstrates, the proposal constitutes an appropriate response to the physical context of the subject site and surrounds, supports and implements the applicable strategic directions of the Planning Policy Framework and meets the objectives and requirements of the key statutory controls.

For these reasons, we submit that the responsible authority would be justified in reaching a conclusion that the proposal is worthy of support and approval.

9. APPENDIX 1: COPY OF TITLE

The following copied documents are made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any Copyright.

10. **APPENDIX 2: PLAN OF FEATURES AND SUBDIVISION PLAN**

11. **APPENDIX 3: CLAUSE 56 ANALYSIS**

12. **APPENDIX 4: STORM WATER MANAGEMENT PLAN**

CLAUSE 56 RESIDENTIAL SUBDIVISION (3 – 15 LOTS)

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To create liveable and sustainable neighbourhoods and urban places with character and identity.

To achieve residential subdivision outcomes that appropriately respond to the site and its context for:

- *Metropolitan Melbourne growth areas*
- *Infill sites within established residential areas*
- *Regional cities and towns*

To ensure residential subdivision design appropriately provides for:

- *Policy implementation*
- *Liveable and sustainable communities*
- *Residential lot design*
- *Urban landscape*
- *Access and mobility management*
- *Integrated water management*
- *Site management*
- *Utilities*

Application

*These provisions apply to an application to subdivide land in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or **Township Zone** and any Comprehensive Development Zone or Priority Development Zone that provides for residential development.*

Requirement

An application to subdivide land:

- *Must be accompanied by a site and context description and a design response.*
- *Must meet all of the objectives included in the clauses specified in the zone.*
- *Should meet all of the standards included in the clauses specified in the zone.*

Clause & Objective	Standard	Assessment (Must meet objective. Should meet standard)
56.01 SUBDIVISION SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE		
56.01-1 Subdivision site and context description	<p>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 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, 	<p>Please refer to the plan of features survey for the subdivision site and context visual description.</p> <p>The site is located on the south western edge of the Birregurra Township and consists of an area of 5284 square metres.</p>

	<p>drainage lines, water courses, wetlands, ridgelines and hill tops.</p> <ul style="list-style-type: none"> – 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 and 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"> • 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. <p>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.</p>	<p>The site is currently developed with a dwelling and associated outbuildings, constructed towards the Ennis Street Boundary. Practical access is available to the site from the north eastern corner by means of a crossover and culvert from Ennis Street, a sealed two lane Council controlled and maintained Road.</p> <p>The rear of the site abuts the single lane all weather gravel Dunlop's Road.</p> <p>Vegetation is a feature of the site and is concentrated towards the property's boundary. An open cut spoon drain is present within the road reserve of both Ennis Street and Dunlop Road.</p>
<p>56.01-2 Subdivision design response</p>	<p>The design response must explain how the proposed design:</p> <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. 	<p>Complies. Refer Proposed Plan of Subdivision and planning report for the subdivision design response.</p>

	<ul style="list-style-type: none"> • 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>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.</p>	
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Clause & Objective	Standard	Assessment (Must meet objective. Should meet standard)
56.03 LIVABLE AND 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>Complies</p> <p>The site is located within an area mapped for existing residential use within the Birregurra Framework Plan and is not inconsistent with the proposed settlement strategy as outlined within the Municipal Strategic Statement, specifically in that the subdivision;</p> <p>-Is contained within the urban development within the existing defined township boundary. -Encourages sensitive infill development on proposed vacant lots and support further subdivision of larger developed lots within the existing township boundary -Ensures roads provide safe access for all users and that road upgrades retain and enhance the character of Birregurra and the informal nature of road reserves.</p> <p>The town has a relatively compact urban form based on an attractive and connected network of grid streets and open space links and sits discretely</p>

		within its rural surrounds. The proposal is not at odds with the existing character of the Township.
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Clause & Objective	Standard	Assessment (Must meet objective. Should meet standard)
56.04 LOT DESIGN		
<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 neighbourhood 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 located in and within 400 metres street walking distance of an activity centre.</p>	<p>Complies.</p> <p>The subject site is located in an area zoned Township and provides lots sizes which are characteristic of the immediate area.</p> <p>The proposed subdivision will contribute to an increased range of residential land within the established Township boundary of Birregurra. The proposed lot sizes are consistent with the existing neighbourhood character found within the immediate vicinity of the site (63,61 Skene Street & 70,68,66 Jenner Street).</p> <p>The proposal responds positively to the Planning Policy Framework as the site allows for safe and convenient access to existing open space, shops, schools and public transport.</p> <p>Local bus stops are located 350 metres from the site at the corner of Austin Street and Main Road. Birregurra Train Station is located to the north of the site approximately 2 kilometers away providing public transport opportunities throughout Victoria.</p> <p>Birregurra Primary School is located along Skene Street less than 800 metres from the site adjacent to the Birregurra Golf Club and Local Park.</p>
<p>56.04-2 Lot area and building envelope objective</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>	<p>Not applicable</p> <p>All lots are greater than 500 square metres and are capable of housing a rectangle</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>	<ul style="list-style-type: none"> • That the lots are consistent or contain a 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 square metres should be able to contain a rectangle measuring 10 metres by 15 metres, and may contain a building envelope.</p> <p>A building envelope may specify or incorporate any relevant siting and design requirement.</p> <p>Any requirement should meet the relevant standards of Clause 54, unless:</p> <ul style="list-style-type: none"> • 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>measuring 10 metres by 15 metres within the bounds of the site.</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</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 2, 3 and 4 are proposed at above 1000m² which are large enough to have a future house design response that will have generous solar access.</p>
<p>56.04-4 Street orientation objective</p> <p>To provide a lot layout that contributes to community social interaction, personal</p>	<p>Standard C10</p> <p>Subdivision should increase visibility and surveillance by:</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. 	<p>Complies</p> <p>All vacant allotments will be created with a 20 metre road frontage which will provide the sites with increased visibility and surveillance.</p>

safety and property security.	<ul style="list-style-type: none"> • 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>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 and 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>No common property is proposed in this subdivision application.</p>

Clause & Objective	Standard	Assessment (Must meet objective. Should meet standard)
56.05 URBAN LANDSCAPE		
<p>56.05-1 Integrated urban landscape objectives</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>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. 	<p>Not applicable</p> <p>The application has not proposed the creation of streets or public open space.</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>	<ul style="list-style-type: none"> • 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. • 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. <p>The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs.</p>	
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Clause & Objective	Standard	Assessment (Must meet objective. Should meet standard)
56.06 ACCESS AND MOBILITY MANAGEMENT		
56.06-2 <i>Walking and cycling network objectives</i>	Standard C15 The walking and cycling network should be designed to:	Complies The 4-lot subdivision is located within a well serviced area with

<p>To contribute to community health and well being by encouraging walking and cycling as part of the daily lives 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"> • Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme. • Link to any existing pedestrian and cycling networks. • Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces. • Provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces. • Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport and other regional activities and for regional recreational cycling. • Ensure safe street and road crossings including the provision of traffic controls where required. • Provide an appropriate level of priority for pedestrians and cyclists. • Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night. • Be accessible to people with disabilities. 	<p>convenient access to the towns centre (400m) where the general store, post office, hotel and cafes service the local community.</p> <p>The Birregurra Football Ground Reserve is located approximately 1.2 kilometres from the site and provides for public open space within the Township.</p> <p>Local bus stops are located 350 metres from the site at the corner of Austin Street and Main Road.</p> <p>Birregurra Train Station is located to the north of the site approximately 2 kilometres away providing public transport opportunities throughout Victoria.</p> <p>Birregurra Primary School is located along Skene Street less than 800 metres from the site adjacent to the Birregurra Golf Club and Local Park.</p>
<p>56.06-4 Neighbourhood street network objective</p> <p>To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network.</p>	<p>Standard C17 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, cycle paths, footpaths and public transport routes. • Provide clear physical distinctions between arterial roads and neighbourhood street types. • Comply with the Roads Corporation's arterial road access management policies. • Provide an appropriate speed environment and movement priority for the safe and easy movement of 	<p>Complies No existing road networks will be impacted by the proposed subdivision. An upgrade to the all-weather Dunlop's Road is expected to create sealed access to the additional allotments.</p>

	<p>pedestrians and cyclists and for accessing public transport.</p> <ul style="list-style-type: none"> • 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. <p>The neighbourhood street network should be designed to:</p> <ul style="list-style-type: none"> • 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. • 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. 	
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	<ul style="list-style-type: none"> • Provide safe sharing of access lanes and access places by pedestrians, cyclists and vehicles. • Minimise the provision of culs-de-sac. • Provide for service and emergency vehicles to safely turn at the end of a dead-end street. • Facilitate solar orientation of lots. • Facilitate the provision of the walking and cycling network, integrated water management systems, utilities and planting of trees. • Contribute to the area's character and identity. • Take account of any identified significant features. 	
<p>56.06-5 <i>Walking and cycling network detail objectives</i></p> <p>To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities.</p> <p>To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</p>	<p>Standard C18</p> <p>Footpaths, shared paths, cycle paths and cycle lanes should be designed to:</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> – 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. 	<p>Complies</p> <p>No footpaths currently exist along either side of Ennis Street. There is no existing footpaths, shared paths, cycle paths and cycle lanes which would require upgrade as part of the subdivision application.</p> <p>Footpaths are not a feature of the township of Birregurra.</p>

	<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>56.06-7 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 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. • Provide a safe environment for all street users applying speed control measures where appropriate. • Ensure intersection layouts clearly indicate the travel path and priority of movement for pedestrians, cyclists and vehicles. • Provide a minimum 5 metre by 5 metre corner splay at junctions with arterial roads and a minimum 3 metre by 3 metre corner splay at other junctions unless site conditions justify a variation to achieve safe sight lines across corners. • Ensure streets are of sufficient strength to: 	<p>Not applicable</p> <p>No streets or carriageways are to be constructed as part of the proposal.</p>

	<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. • 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, cycle paths and speed control and traffic management devices. • Water sensitive urban design features. 	
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	<ul style="list-style-type: none"> 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>56.06-8 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 roads authority.</p> <p>Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets.</p> <p>The design and construction of a crossover should meet the requirements of the relevant road authority.</p>	<p>Complies.</p> <p>The existing access to the site and Lot 1 will remain unchanged. All proposed allotments will gain access from Dunlop's Road. The 20 metres frontage of all proposed allotments is sufficient to gain access for any future development in accordance with the IDM standards of the municipality.</p>

Clause & Objective	Standard	Assessment (Must meet objective. Should meet standard)
56.07 INTERGRATED WATER MANAGEMENT		
<p>56.07-1 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>	<p>Standard C22</p> <p>The supply of drinking water must be:</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>Complies.</p> <p>The reticulated water network runs beneath Ennis Street and will be extended to the boundary of all lots in accordance with the requirements of the Barwon Water Authority.</p>
<p>56.07-2 Reused and recycled water objectives</p> <p>To provide for the substitution of drinking water for non-drinking</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 	<p>Complies.</p> <p>There are no recycled water supply systems within the immediate area so it is unlikely Water Authority will require this as a condition.</p>

purposes with reused and recycled water.	<p>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>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</p> <p>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 sewerage authority.</p>	<p>Complies.</p> <p>The reticulated wastewater system runs along Ennis Street and will be extended to the boundary of all lots in accordance with the conditions of Barwon Region Water Authority.</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 by urban run-off.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p> <p>To encourage stormwater management that</p>	<p>Standard C25</p> <p>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 predevelopment 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>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>Complies.</p> <p>Please refer to the storm water management plan provided within the appendices to the report.</p>

<p>contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</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 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 & Objective	Standard	Assessment (Must meet objective. Should meet standard)
56.08 SITE MANAGEMENT		
<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 reuse of materials from the site and recycled materials in the construction of subdivisions where practical.</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 • 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>Complies.</p> <p>Site management will be in accordance with the Responsible Authority's guidelines and standards.</p>

Clause & Objective	Standard	Assessment (Must meet objective. Should meet standard)
56.09 UTILITIES		
<p>56.09-1 Shared trenching objective</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 is to be provided where appropriate.</p>
<p>56.09-2 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 be provided to the</p>	<p>Complies.</p> <p>Electricity supply is to be provided in accordance with the requirements of Powercor Australia Ltd.</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>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>Connection of telecommunication system is to be in accordance with requirements and contractual arrangements of Telstra.</p> <p>Reticulated gas will be provided in accordance with the requirements of the relevant gas supply agency.</p>
<p>56.09-3 Fire hydrants objective</p> <p>To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.</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 the each lot. • No more than 200 metres apart. <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>Complies.</p> <p>Fire hydrants are not expected to be required.</p>
<p>56.09-4 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>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>Complies.</p> <p>Street lighting does not currently exist within the vicinity of the site. No further street lighting is considered necessary in this site.</p>

To contribute to reducing greenhouse gas emissions and to saving energy.	Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings.	
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Planning Property Report

from www.planning.vic.gov.au on 26 November 2019 10:52 AM

Lot and Plan Number: Lot 1 TP247264

Address: 34 ENNIS STREET BIRREGURRA 3242

Local Government (Council): COLAC OTWAY **Council Property Number:** 9637

Directory Reference: VicRoads 521 M8

Planning Zone

[TOWNSHIP ZONE \(TZ\)](#)

[SCHEDULE TO THE TOWNSHIP ZONE \(TZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Zones Legend

ACZ - Activity Centre	IN1Z - Industrial 1	R1Z - General Residential
B1Z - Commercial 1	IN2Z - Industrial 2	R2Z - General Residential
B2Z - Commercial 1	IN3Z - Industrial 3	R3Z - General Residential
B3Z - Commercial 2	LDRZ - Low Density Residential	RAZ - Rural Activity
B4Z - Commercial 2	MUZ - Mixed Use	RCZ - Rural Conservation
B5Z - Commercial 1	NRZ - Neighbourhood Residential	RDZ1 - Road - Category 1
C1Z - Commercial 1	PCRZ - Public Conservation & Resource	RDZ2 - Road - Category 2
C2Z - Commercial 2	PDZ - Priority Development	RGZ - Residential Growth
CA - Commonwealth Land	PPRZ - Public Park & Recreation	RLZ - Rural Living
CCZ - Capital City	PUZ1 - Public Use - Service & Utility	RUZ - Rural
CDZ - Comprehensive Development	PUZ2 - Public Use - Education	SUZ - Special Use
DZ - Dockland	PUZ3 - Public Use - Health Community	TZ - Township
ERZ - Environmental Rural	PUZ4 - Public Use - Transport	UFZ - Urban Floodway
FZ - Farming	PUZ5 - Public Use - Cemetery/Crematorium	UGZ - Urban Growth
GRZ - General Residential	PUZ6 - Public Use - Local Government	
GWAZ - Green Wedge A	PUZ7 - Public Use - Other Public Use	
GWZ - Green Wedge	PZ - Port	

- - - - - Urban Growth Boundary
 + + + + + Railway + + + + + Tram ——— River, stream Lake, waterbody

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Planning Overlays

DESIGN AND DEVELOPMENT OVERLAY (DDO)

DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 13 (DDO13)



VEGETATION PROTECTION OVERLAY (VPO)

VEGETATION PROTECTION OVERLAY - SCHEDULE 3 (VPO3)



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Planning Overlays Legend

Overlays Legend

 AEO - Airport Environs	 IPO - Incorporated Plan
 BMO - Bushfire Management	 LSIO - Land Subject to Inundation
 CLPO - City Link Project	 MAEO1 - Melbourne Airport Environs 1
 DCPO - Development Contributions Plan	 MAEO2 - Melbourne Airport Environs 2
 DDO - Design & Development	 NCO - Neighbourhood Character
 DDOPT - Design & Development Part	 PD - Parking
 DPO - Development Plan	 PAO - Public Acquisition
 EAO - Environmental Audit	 RO - Restructure
 EMO - Erosion Management	 RCO - Road Closure
 ESO - Environmental Significance	 SBO - Special Building
 FO - Floodway	 SLO - Significant Landscape
 HO - Heritage	 SMO - Salinity Management
 ICPO - Infrastructure Contributions Plan	 SRD - State Resource
	 VPD - Vegetation Protection
 Railway	 Tram
 River, stream	 Lake, waterbody

Note: due to overlaps some colours on the maps may not match those in the legend.

Further Planning Information

Planning scheme data last updated on 21 November 2019.

A **planning scheme** sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the *Planning and Environment Act 1987*.

It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.

To obtain a Planning Certificate go to [Titles and Property Certificates](#)

For details of surrounding properties, use this service to get the Reports for properties of interest

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

For other information about planning in Victoria visit www.planning.vic.gov.au

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