

**PLANNING REPORT TO ACCOMPANY
PLANNING (SUBDIVISION) PERMIT APPLICATION
PROPOSED EIGHT (8) LOT SUBDIVISION – PS748412E
11 NORTH STREET, KOROIT
LOT A ON PS 712621W**

INTRODUCTION

The subject site is 11A North Street, Koroit located approximately 80 metres north of Commercial Road. The subject land consists of single title Volume 11510 Folio 587 with an area of 4128m².

The relatively large site was one of four large elongated lots created upon PS347831T, all of which have been or are subject to further future development. The site was subject to the recent two (2) lot subdivision PS712621W and is currently vacant. This application seeks to undertake a further eight (8) lot subdivision.

The land is zoned *Residential 1*, with no applicable planning overlays. The area is within an area subject to Aboriginal cultural heritage significance.

ABORIGINAL HERITAGE REQUIREMENTS.

The site has been previously significantly disturbed due to its prior use of stock sale yards and is therefore it is considered exempt from cultural heritage assessment.

CLAUSE 56 SUBDIVISION SITE AND CONTEXT DESCRIPTION RESPONSE

56.01 SUBDIVISION SITE AND CONTEXT DESIGN RESPONSE

56.01-1: Subdivision Site and Context Description

The site is located within a prior, underutilized subdivision consisting of vacant sites and new housing and units being constructed.

The site current site is vacant.

The site is currently fenced on the southern and western boundary with partial fencing located along the northern boundary.

Land to the south is zoned business, whilst the land immediately to the north and west has undergone recent infill development.

The land is relatively flat and is not affected by inundation.

The design of the subdivision is consistent with the prior development within the area and is compatible with the neighbouring land uses.

There is no significant vegetation onsite.

The site fronts the fully constructed North Street.

Please refer to accompanying plans for further details.

56.01-2: Subdivision Design Response

The proposal is in accordance with the varying neighbourhood character of varying lot sizes, shapes and infill development.

Please refer to accompanying plans for further detail.

56.02-1 STRATEGIC IMPLEMENTATION OBJECTIVE

It is considered the application is consistent with Koroit's growth areas and shall provide for varying and sound residential development.

56.03 LIVABLE AND SUSTAINABLE COMMUNITIES

56.03-5: Neighbourhood Character Objective

The proposal is within an old area now subject to current infill development. The proposed development is consistent with the varying lot sizes and development within the development. Neighbouring allotments are at varying stages of development.

56.04 LOT DESIGN

56.04-1: Lot Diversity and Distribution Objectives

The proposal seeks to create lots that offer diversity, whilst consistent with the varying sized land parcels emerging within the neighbourhood.

56.04-2: Lot Area and Building Envelopes Objective

The proposal seeks to create residential lots varying between 322m² and 416m² in area that shall satisfy the 10m X 15m building envelope objective.

56.04-3: Solar Orientation of Lots Objective

The lots are orientated at less than 30⁰ from the cardinal, in addition the size of the proposed lots shall allow the orientation of a future dwelling to achieve sound solar efficiency.

56.04-5: Common Area Objectives

The proposal seeks to create common property for a shared driveway to each lot.

56.05 URBAN LANDSCAPE

56.05-1: Integrated Urban Landscape Objectives

The proposal does not create new streets or public open space. The site is ideally located to adjoining public open space.

56.06 ACCESS AND MOBILITY

56.06-2: Walking and Cycling Network Objective

It is considered many parts of this standard are not relevant to the proposed infill development due to existing infrastructure.

56.06-4 Neighbourhood Street Network Objective

Infrastructure is in place per prior estate development

56.06-5 Walking and Cycling Network Detail Objectives

Infrastructure is in place per prior estate development.

56.06-7 Neighbourhood Street Network Detail Objectives

No further road infrastructure / construction shall be required by the proposal. Any new vehicle crossovers shall be constructed to the relevant authorities requirements.

56.06-8: Lot Access Objectives

Any new vehicle crossovers shall be constructed to the relevant authorities requirements. It considered a positive access shall be via common property, limiting the number of required access points.

56-07 INTEGRATED WATER MANAGEMENT

56.07-1: Drinking Water Supply Objectives

Upon construction of any new dwelling it is anticipated that self collecting water storage tanks for personal use will be required. Reticulated water is available to the sites and will be provided to the satisfaction of the Water Authority and Responsible Authority.

56.07-2: Reused and Recycled Water Objective

The size of the proposed lots are capable of the collection and storage of rain water. Any proposal to reuse and recycle water shall be designed, constructed and managed in accordance with the local responsible authorities

56.07-3: Waste Water Management Objective

Each lot will be connected to the existing reticulated system to the satisfaction of the Water Authority and Responsible Authority.

56.07-4: Urban Run-off Management Objectives

The proposed lots are capable of retaining rain water via tanks and permeable areas to reduce the effect of storm water runoff. The site is capable up accepting storm water runoff to North Street and additional soakage pits as required.

56.08 SITE MANAGEMENT

56.08-1: Site Management Objectives

The site is vacant and minimal site works are required to effect the proposed subdivision. Site management shall be undertaken to the satisfaction of the responsible authority to limit the loss of amenity to adjoining areas.

56.09 UTILITIES

56.09-1: Shared Trenching Objectives

To be undertaken upon the advice and satisfaction of service providers and local responsible authority requirements.

56.09-2: Electricity, Telecommunications and Gas Objectives

Services shall be provided as per service providers and local responsible authority requirements.

56.09-3: Fire Hydrant Objective

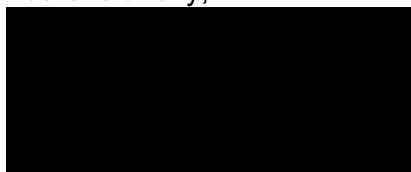
It is considered there is an adequate number of fire hydrants already in place as per the prior estate development, together with existing street lighting.

CONCLUSION

This proposal seeks to undertake an eight (8) lot subdivision within an area designated for further development. The proposed layout is consistent with prior, infill developments within the immediate area and shall allow for varying and sound residential development.

The proposed vacant lots when developed with a dwelling will present a high quality living environment for future residents and property owners. It is considered that the subdivision proposal is justified and satisfies the intent of the planning scheme.

Yours faithfully,



From www.planning.vic.gov.au at 05 May 2021 07:05 PM

PROPERTY DETAILS

Address: **11 NORTH STREET KOROIT 3282**
Lot and Plan Number: **More than one parcel - see link below**
Standard Parcel Identifier (SPI): **More than one parcel - see link below**
Local Government Area (Council): **MOYNE**
Council Property Number: **509911**
Planning Scheme: **Moynes**
Directory Reference: **Vicroads 510 C8**

www.moynes.vic.gov.au

[Planning Scheme - Moynes](#)

This property has 2 parcels. For full parcel details get the free Property report at [Property Reports](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Urban Water Corporation: **Wannon Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

[View location in VicPlan](#)

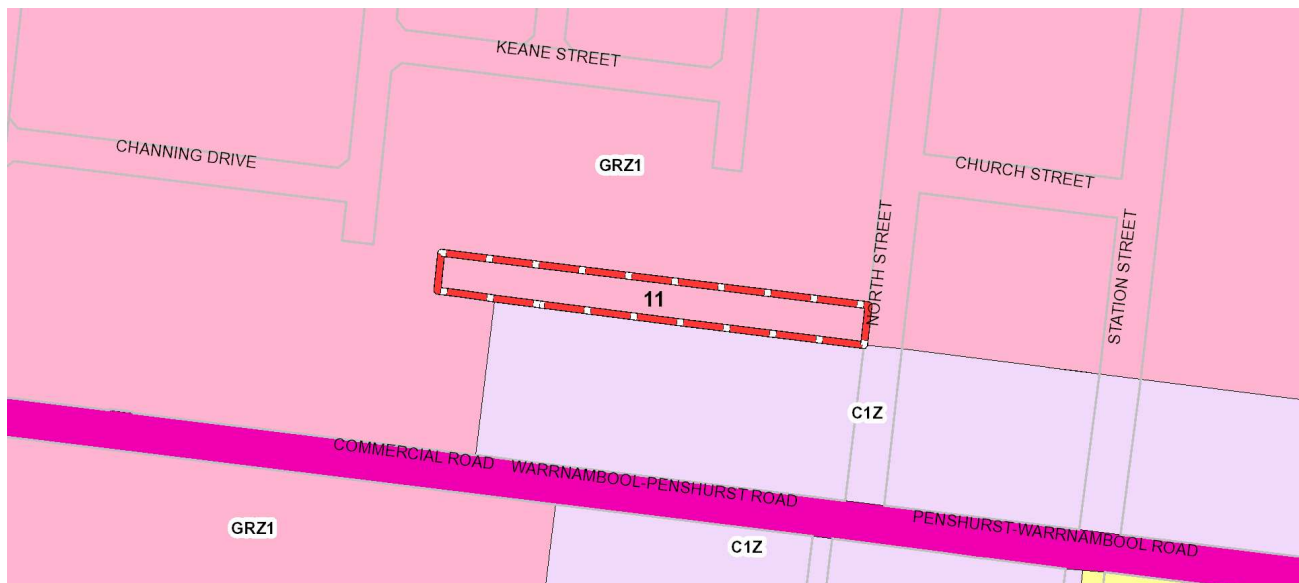
STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **SOUTH-WEST COAST**

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



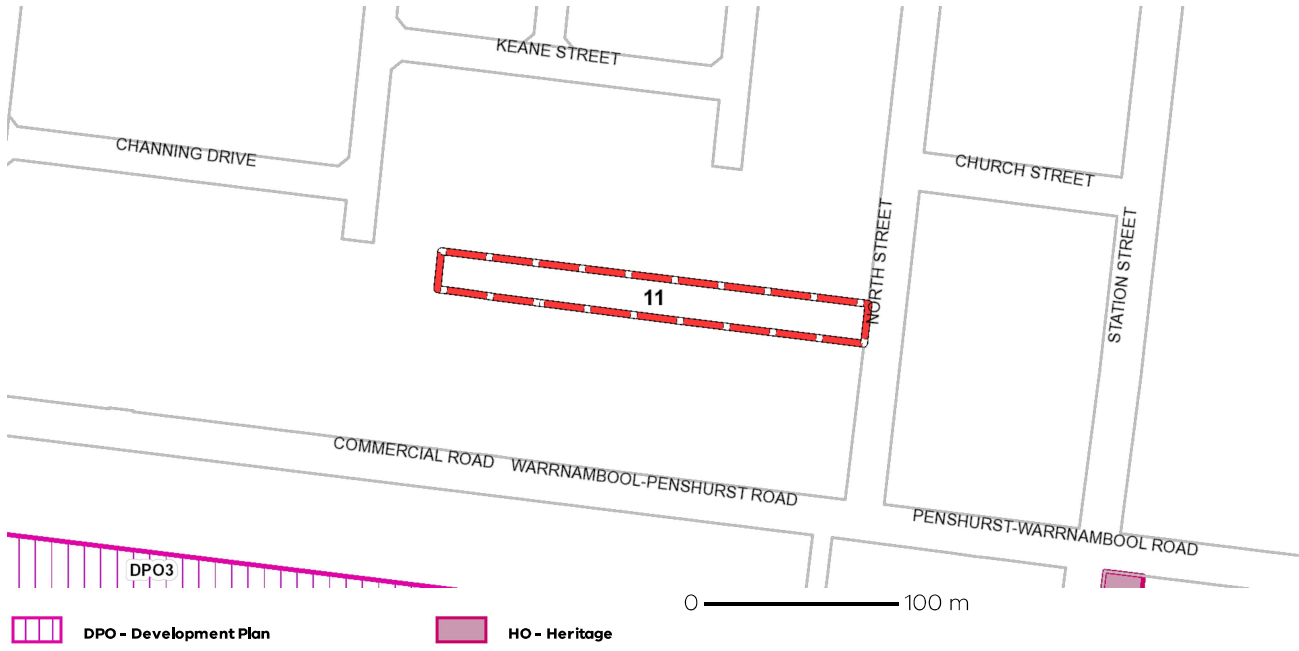
Note: Labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlay

None affecting this land - there are overlays in the vicinity

[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)

[HERITAGE OVERLAY \(HO\)](#)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

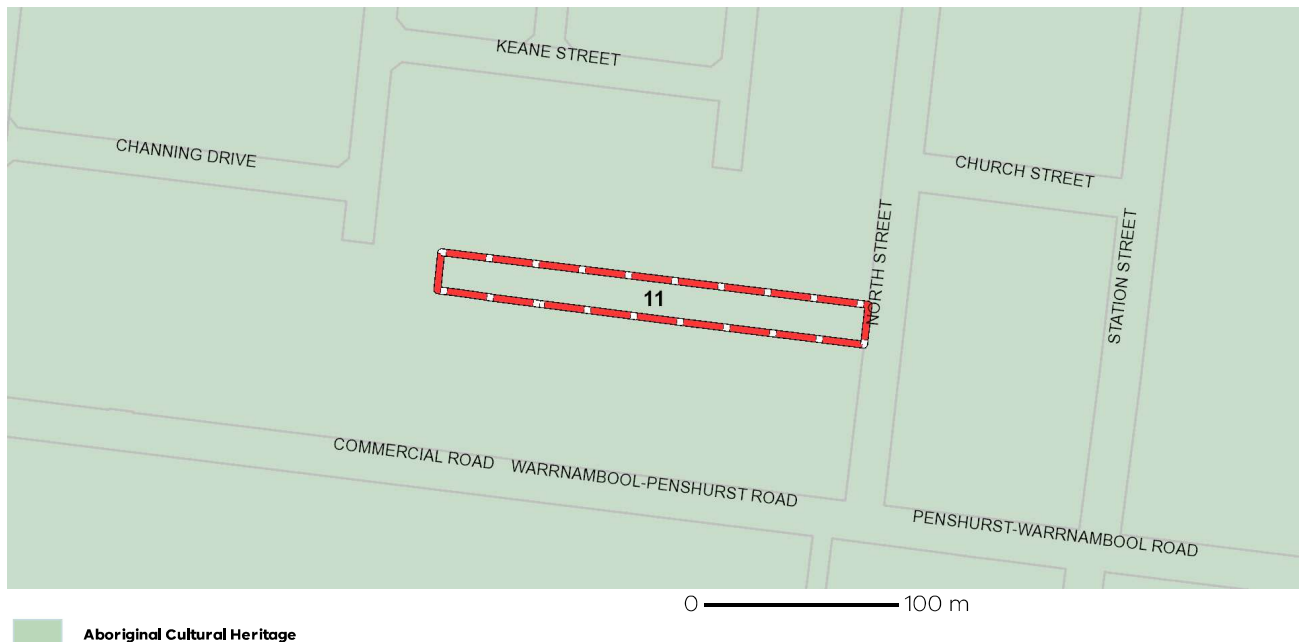
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.oav.nrms.net.au/oavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on 29 April 2021.

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 <https://www.planning.vic.gov.au>

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 at Landata - <https://www.landata.vic.gov.au>

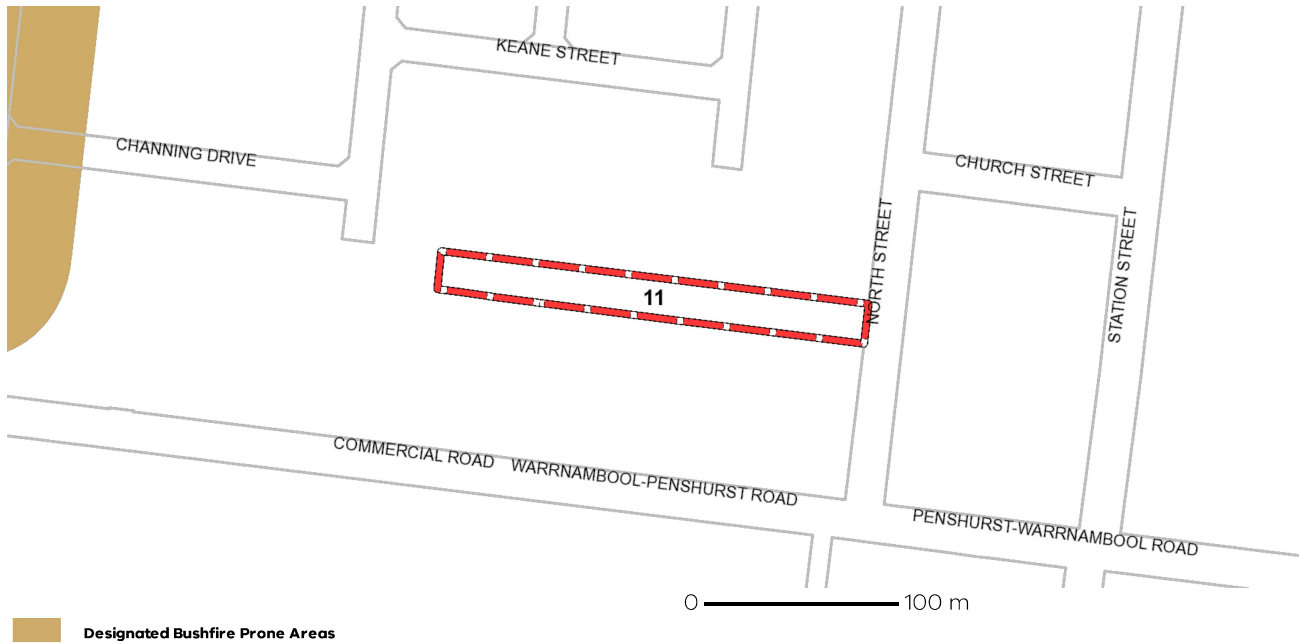
For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

**This property is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.**



Designated bushfire prone areas as determined by the Minister for Planning are in effect from 8 September 2011 and amended from time to time.

The Building Regulations 2018 through application of the Building Code of Australia, apply bushfire protection standards for building works in designated bushfire prone areas.

Designated bushfire prone areas maps can be viewed on VicPlan at <https://mapshare.maps.vic.gov.au/vicplan> or at the relevant local council.

Note: prior to 8 September 2011, the whole of Victoria was designated as bushfire prone area for the purposes of the building control system.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>

For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>