



13 September 2024



Dear Liz,

RE: PLANNING PERMIT APPLICATION FOR SUBDIVISION OF LAND AT 11 STATION STREET, KOROIT (LOT 1\TP178475)

I am submitting a planning permit application for the proposed subdivision of land at 11 Station Street, Koroit (Lot 1\TP178475). The subject property, which is approximately 824.42 square metres, is located within the General Residential Zone (GRZ) and is not subject to any planning overlays.

Site Description:

The land is currently developed with a single-storey weatherboard dwelling, along with associated outbuildings, including a garage and garden shed. The property has dual frontages to Station Street (20.12 metres) and Church Street (41 metres), with vehicle access provided from Station Street (single vehicle crossover). Infrastructure in the surrounding area is minimal, with no kerb and channel, or footpath. Station Street includes a mature Norfolk Island Pine which is unaffected by the proposal.

Proposed Subdivision:

The proposal involves subdividing the land into two lots:

1. **Proposed Lot 1:** A new, vacant lot will be created to the rear of the existing dwelling with frontage to Church Street. This lot will have an area of approximately 341.59 square metres, with a frontage of 17 metres to Church Street. Vehicle access is proposed from Church Street, positioned away from the intersection with Station Street and clear of existing infrastructure, aligning approximately with the current informal access to the garage. The existing garage and garden shed will be removed as part of the subdivision process.
2. **Lot 2:** The remaining portion of the site will retain the existing dwelling, with an area of approximately 482.83 square metres. Vehicle access to Lot 2 will remain unchanged, continuing from Station Street.

Surrounding Land Uses:

The surrounding area is characterised by established residential development, with lot sizes ranging from approximately 550 square metres to 1,500 square metres. Lot frontages are quite uniform, typically spanning between 16 and 20 metres, which is a defining feature of the local subdivision pattern. The Koroit town centre is conveniently located about 150 metres to the south, providing easy walking access to amenities such as the IGA supermarket.

Clause 56 Assessment:

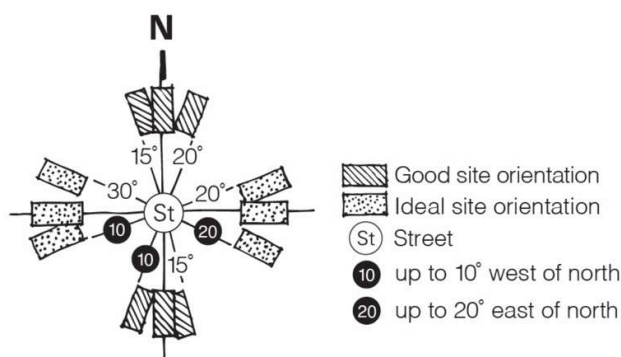
In accordance with Clause 32.08-3 (Subdivision) of the General Residential Zone, a planning permit is required for the proposed subdivision. The following assessments demonstrate how the proposal meets the objectives and standards of the relevant clauses of Clause 56.

- Clause 56.03-5 (Neighbourhood Character Objective):**

The proposed subdivision respects the character of the area, which features dwellings on lots ranging from 550 square metres to approximately 1,500 square metres. The frontage of Proposed Lot 1 (17 metres) is consistent with the established character of Church Street, particularly with No's 2 & 3 Church Street, which have a similar frontage. The lot's area is sufficient to allow for development that will respect the consistent front setback along this section of Church Street. The lot also provides ample space for garden areas and canopy trees, a feature of the neighbourhood character.
- Clause 56.04-2 (Lot Area and Building Envelopes Objective):**

A building envelope plan has been prepared, demonstrating compliance with the requirements of Clause 56.04-2. The proposed building envelope for Lot 1 ensures that future dwellings can achieve optimal solar access, meeting the energy efficiency standards outlined in the Building Regulations.
- Clause 56.04-3 (Solar Orientation of Lots Objective):**

The dimensions and orientation of Proposed Lot 1 provide excellent solar access, taking into consideration the likely size and configuration of a future dwelling. The long axis of the lot allows for ideal site orientation, maximising the potential for energy-efficient design. Solar access to Lot 2 will remain unaffected by the proposed subdivision.



Source: YourHome

- Clause 56.04-5 (Common Area Objectives):**

This objective is not applicable, as no common property is proposed within the subdivision.
- Clause 56.06-8 (Lot Access Objective):**

The proposed design includes an indicative driveway and crossover location for Lot 1, meeting Council's standards for safe and functional vehicle access. The driveway and crossover will be constructed in accordance with Council requirements.
- Clause 56.07-1 (Drinking Water Supply Objectives):**

Proposed Lot 1 will be connected to the existing reticulated water supply, ensuring that it meets the required standards for potable water access.
- Clause 56.07-2 (Reused and Recycled Water Objective):**

Reticulated recycled water is not available within Kororait, so this objective does not apply to the proposed subdivision.
- Clause 56.07-3 (Waste Water Management Objective):**

Proposed Lot 1 will be connected to the existing reticulated sewerage system, ensuring compliance with wastewater management requirements.
- Clause 56.07-4 (Stormwater Management Objectives):**

Stormwater management will be managed in accordance with Council's requirements. Appropriate measures will be implemented during the subdivision process to manage stormwater effectively.

- **Clause 56.08-1 (Site Management Objectives):**

The subdivision requires minimal works, limited to the installation of necessary services such as sewer, water, and electricity, and the construction of the crossover. These works will be managed in a way that minimises erosion, sediment, dust, and runoff, adhering to best practice site management principles.

- **Clause 56.09-1 (Shared Trenching Objectives):**

Shared trenching will be employed for reticulated services, including water, electricity, and telecommunications, reducing construction costs and minimising the amount of land required for underground services.

- **Clause 56.09-2 (Electricity and Telecommunications Objectives):**

Proposed Lot 1 will be connected to reticulated electricity and telecommunications (NBN). Gas services will not be connected to the new lot.

The proposed subdivision aligns with the purposes of the General Residential Zone by respecting the neighbourhood character and supporting the diversity of housing types in an area with excellent access to local services and transport.

We look forward to collaborating with the Council through the assessment process and am available to provide any additional information required to facilitate the consideration of this application.

Yours sincerely,



Myers Planning & Associates