

29 November 2024



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[REDACTED]
Manager Energy, Environment and Development Services
Moyne Shire Council
PO Box 51
Princes Street
Port Fairy VIC 3284

By email only: [REDACTED]

Dear [REDACTED]

Application for a Planning Permit, 68 Aire Street, Kirkstall

Please find enclosed an application for a planning permit for the above address.

Enclosed are the following documents for your assessment:

1. Completed application form
2. Certificate of title
3. Town Planning Report;
4. Clause 56 Assessment;
5. Photo Montage;
6. Stormwater Management Strategy;
7. Land Capability Assessment; and
8. Concept Plan of Subdivision.

Please email Council's invoice to [REDACTED]

If you have any questions, please don't hesitate to contact me by telephone [REDACTED] or by email at [REDACTED]

Kind regards,

A handwritten signature in blue ink, appearing to read 'D. Pech'.

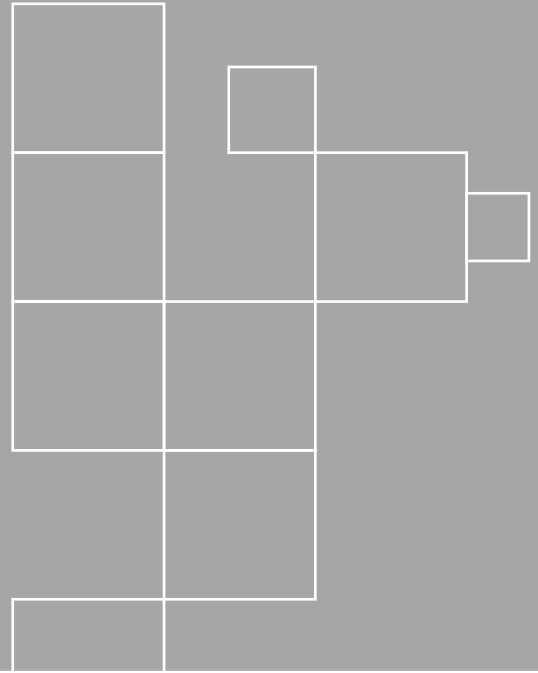
Dan Pech

Director (MPIA)

Town Planning Report

Six (6) Lot Residential Subdivision

68 Aire Street, Kirkstall



Quality and Care

Project No.	Revision	Author	Date	Issue
24-150	01	Daniel Pech	22/11/2024	DRAFT issued to Client

Disclaimer

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Care for our Country

We care, acknowledge and uphold the Traditional Owners of the Country upon which this application resides and recognise their connection to the land, water, sky and culture. We pay our respects to their Elders past, present and emerging.

Care for our people

We care about our people and community and donate a fixed percentage of our income each year to local organisations that work towards improving the world around us. We also advise to a select group of clients on a reduced-cost or pro bono basis.

Care for our environment

We care for our environment and for current and future generations by partnering with Greenfleet© to offset our business emissions. For more information, please visit www.greenfleet.com.au.



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1. Introduction

1.1. Summary

DP Planning has been engaged to prepare a planning permit application for 68 Aire Street, Kirkstall (the 'Site').

Approval is sought for a six (6) lot subdivision within the Township Zone. This report provides details of the subject site and surrounding area; a detailed description of the proposal; and an assessment and justification of the proposal against the applicable provisions of the Moyne Planning Scheme.

Having considered the proposal with respect to the Moyne Planning Scheme, it is submitted that the proposal is appropriate and warrants a planning permit for the following reasons:

- The proposal is supported by the Municipal Planning Strategy and the Planning Policy Framework;
- The proposal is an appropriate response to the relevant planning controls affecting the site, providing a sensitively designed subdivision that is in keeping with the role and scale of the area and the surrounding physical neighbourhood context.
- The subdivision appropriately meets the objectives of Clause 56 of the Moyne Planning Scheme, providing a design and layout that promotes health, safety and surveillance and provides adequate amenity for residents and adjoining properties.
- The proposal will add to the supply of residential land within the municipality and, subsequently, will make a positive contribution to housing supply and diversity (within the limits of unsewered residential land).

The following documents should be read in tandem with this report and are provided as part of the application:

- Planning Property Report;
- Preliminary Plan of Subdivision (prepared by Smith Land Surveyors);
- Stormwater Management Strategy (prepared by SITEC);
- Land Capability Assessment (prepared by SITEC);
- Clause 56 Assessment; and
- Photo Montage.

For the reasons detailed within this report (and associated Appendices), we respectfully request Council support the proposal and grant a planning permit.

1.2. Limits and exclusions

This report has considered the following documents:

- Moyne Planning Scheme (as of 22/11/2024)
- Certificate of Title (dated 21/11/2024)



2. Site, environs and context

2.1. Site

Site address	68 Aire Street, Kirkstall
Title details	Crown Allotment 7 (Vol. 00607 Folio 265) & Crown Allotment 10 Section 12 Township of Kirkstall (Vol. 00616 Folio 157)
Site description	<p>The Site comprises two parcels of approximately 1.68 hectares and consists of a regular rectangular shape.</p> <p>This site has a frontage to the Aire Street road reserve (west).</p>
Landowners	For the purposes of Section 48 of the Planning and Environment Act 1987 [REDACTED] are the registered landowners.
Easements, restrictions or covenants	<p>The site is not encumbered by any easements or restrictive covenants pursuant to Section 173 of the Planning and Environment Act 1987 and the Subdivision Act 1988.</p> <p>Refer to Appendix A - Certificate of Title for further details.</p>

2.2. Environs

The Site is approximately 1.68 hectares and is situated on the eastern side of Aire Street. The site has a regular rectangular shape, with its boundaries formed by the curtilages of residential lots to the south, east and north and the Aire Street road reserve to the west. The site is relatively flat with a slight fall to the eastern (rear) boundary.

The Site is located in the Township Zone and consists of one dwelling and associated outbuildings. The existing dwelling is setback between 0-1 metres from the western (front).

The Site is accessed via a crossover comprising a 5-metre crushed gravel driveway at the access/egress to Aire Street (dimensions approximated).

The Site comprises small stands of planted native and exotic vegetation, as evidenced by site observation and mapped native vegetation from DELWP's Nature Kit database, which illustrates the location of pre-2005 native vegetation.

The site is serviced with reticulated telecommunications and power infrastructure (see **Appendix C** for a copy of site photos).

The site is also serviced with kerb-side waste collection within the Kirkstall rubbish collection area.

Refer to **Figure 1** – Aerial Plan





Figure 1: Aerial Plan

2.3. Context

The Site is situated within the Kirkstall Township and within an established township residential area where residential development is to be encouraged.

Land surrounding the site on all sides is located in the Township Zone (TZ) and comprises single-detached dwellings on lots generally between 8,000-2,000 square metres, including recently constructed subdivisions and subsequent dwellings.

The built form of the area generally comprises dwellings generously setback with garden areas infilling the front setback. Land in close proximity to the Site has steadily been subdivided in recent years, as the demand for housing supply has reached a point where conventional infill township residential development is desirable (i.e. Aire Street and Kellys Road). This is in part due to local demand for housing, local policies encouraging subdivision within established township boundaries and policies discouraging small-lot subdivisions and rural lifestyle development in surrounding Farming Zone areas. This situation is expected to continue into the future.

The character of the Site and surrounds is reflective of it's position within the TZ and within a rural township.

The Site's key interfaces are as follows:

West	Beyond the Aire Street road reserve to the west is a developed township residential holding with a single-storey dwelling in the TZ1 . The holding comprises lots of 2,000 square metres and adjoins lots of a similar size to the north and larger lots to the south (circa 6,000 square metres).
East	To the east are township residential lots developed with single-storey dwellings in the TZ . These lots are approximately 8,000 square metres and adjoins lots of a similar size to the north and smaller lots to the south (circa 2,000 square metres). Recently subdivided lots comprise a battle-axe geometry with four-metre access frontages.
South	To the south are recently subdivided township residential lots in the TZ . These lots are approximately 4,000 square metres and adjoins lots of a similar size further south and smaller lots to the east (circa 2,000 square metres). Recently subdivided lots comprise a battle-axe geometry with four-metre access frontages.
North	To the north is a township residential lot developed with a single-storey dwelling in the TZ . The lot is approximately 8,000 square metres and adjoins lots of a similar size further north and east.

Refer to **Figure 1** – Aerial Plan, **Figure 2** – Context Plan, **Photo Montage** (Appendix C) and **Town Planning Drawings** (Appendix E) for further details.

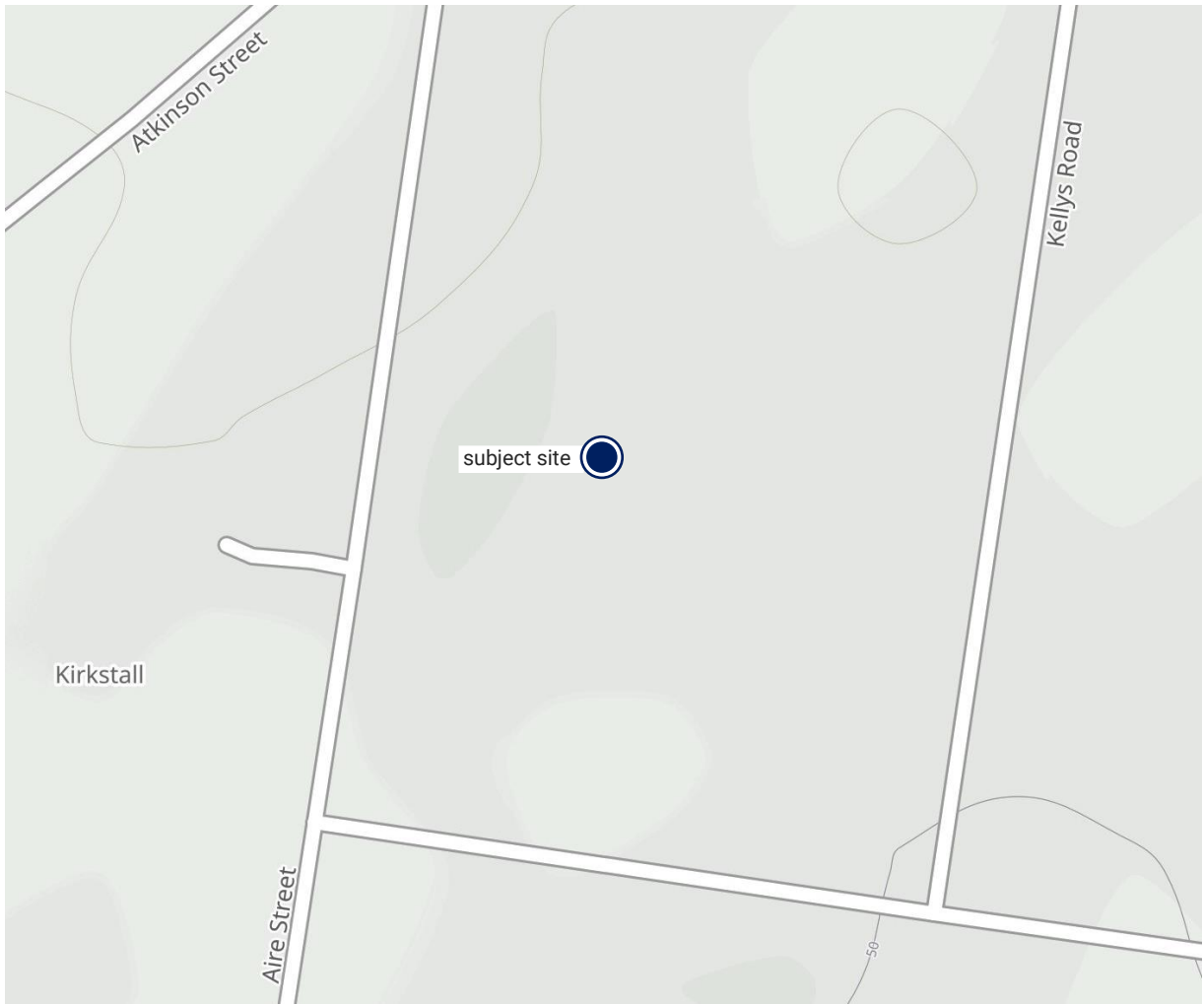


Figure 2: Context Plan (source: OpenStreetMap© accessed 21 November 2024)

3. Proposal synopsis

3.1. Planning permit description

A planning permit is sought for a six (6) lot residential subdivision.

The following Clauses of the Moyne Planning Scheme trigger a planning permit for the proposal:

- Clause 32.05-5 (Township Zone) - Subdivision

This section of this report describes in detail what the proposal is for, and is followed by an assessment of relevant policies and provisions of the Moyne Planning Scheme

3.2. Proposal description

This application seeks a planning permit for a six (6) lot residential subdivision comprising:

- Lots 1 & 4: 2,000 square metres, with a frontage of 23.15 metres.
- Lots 2 & 3: 2,087 square metres, with a frontage of 24.15 metres.
- Lot 5-6: 4,330 square metres, with an access frontage of 5 metres.

The works to enable the subdivision include typical service connections to telecommunications and power infrastructure, crossovers/vehicle access and side property boundary fencing of post and wire construction.

Potable water supply will be available via tanks for rainwater harvesting and each lot comprises a size and geometry suitable for the installation of on-site domestic waste water treatment facilities (see **Appendix E**).

The subdivision has been designed with a geometry that is suitable for the proposed stormwater strategy. Stormwater works to implement the stormwater strategy are proposed and described in **Appendix F**.

4. Planning context

Clause 65 of the Victorian Planning Provisions identifies the relevant decision guidelines that a Responsible Authority (Council) must consider in assessing a planning permit application. The following are relevant to the proposed development:

- The matters set out in Section 60 of the Act.
- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of the zone, overlay or other provisions.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect of the amenity of the area.

These matters, where relevant, form the framework of the following sections of this report.

4.1. Municipal Planning Strategy (MPS)

The Municipal Planning Strategy (MPS) describes the local and regional planning policies with a specific focus on areas and issues within the Moyne municipality. The policies relevant to the proposal are described below.

- Clause 02.01 **Context:** The population of Moyne (approximately 17,374 in 2021) is growing modestly, with strong demand for growth along coastal areas.
- Clause 02.01 **Vision:** The adopted 'Vision' for Moyne is: *The people of Moyne embrace the region's extraordinary cultural and ecological country. Our fertile volcanic plains and pristine coast are the pride of Victoria's southwest. From coast to country, our connected and vibrant communities are active stewards, working meaningfully towards the protection and advancement of environment, history, social and economic vitality for present and future generations.*

The priority aspirations for each of the above themes (of relevance to the application) include a commitment to:

- Live in well-planned and connected neighbourhoods that protect our way of life and cultural heritage.
- Have access to housing that suits our budget, the size of our family and lifestyle needs.
- Clause 02.03-1 **Settlement:** The Shire accommodates 11 township settlements. Future urban settlement needs to be carefully managed to prevent land use conflicts and ensure the efficient delivery of service infrastructure. The consolidation of existing townships is important to accommodating urban population growth in an orderly manner.

Smaller settlements

Growth and expansion of the smaller settlements is constrained by a lack of reticulated sewerage and surrounding productive agricultural land. Directing growth to areas within settlement

boundaries protects the unique characteristics of the settlements, and areas of agricultural, environmental, landscape or recreational significance.

Relevant strategic directions include:

- Direct growth to settlements in accordance with their role and functions specified in the Moyne Shire settlement hierarchy at Table 1.
- Encourage growth within clearly established boundaries of settlements to protect their character and adjoining farmland, and ensure that the environmental and landscape values are not compromised.
- Contain growth and development in the villages and hamlets within the existing Township Zone, Low Density Residential Zone, and Rural Living Zone areas of the settlements.

Table 1. Moyne Shire Settlement Hierarchy

Settlement Status	Expansion and infill capacity	Name of settlement
Village	- Low growth capacity.	Caramut
Settlements with low to moderate population levels generally in a singular urban zone or Rural Living Zone. Generally, no sewer connections or major services	- Identified potential for growth within existing urban or appropriately zoned land, primarily through infill capacity and within defined settlement boundaries.	Cudgee Garvoc Hawkesdale <u>Kirkstall</u> (author underline) Mailors Flat Nullawarre Orford Panmure Winslow Woolsthorpe Woorndoo Yambuk

- Clause 02.03-6 **Housing:** Housing affordability and availability of long-term rental stock is declining in the Shire, and there is limited dwelling diversity, due to a low proportion of medium density and small dwellings in urban areas.

Relevant strategic directions include:

- Encourage population growth within all areas of the Shire.
- Support residential development densities that protect the heritage value and neighbourhood character of settlements.
- Clause 02.03-9 **Infrastructure:** The design, management and delivery of infrastructure are key issues for Council.

Council has adopted the Infrastructure Design Manual (IDM) (prepared by the Local Government Infrastructure Design Association) which includes guidelines for the design and construction of



infrastructure, including roads, drainage, stormwater, car parking, landscaping, access, earthworks, public lighting and intersection treatments. The IDM complements the objectives and standards of Clause 56 for residential subdivision applications.

Relevant strategic directions include:

- Provide clear and consistent guidelines for the planning, design and construction of infrastructure.
- Clause 02.04 **Moyné Strategic Framework Plan**: Kirkstall is identified as a ‘village’ within the Moyné Strategic Framework Plan (see Figure 3).



Figure 3: Context Plan (source: OpenStreetMap© accessed 21 November 2024)

An assessment of the proposal against the policies of the MPS is contained within **Section 5.2.1** of this report.

4.2. Planning Policy Framework (PPF)

To ensure the overarching objectives of planning in Victoria are met, policies contained within the Planning Policy Framework (PPF) must be considered. The PPF clauses of most relevance to the Site and the proposal are set out below.

Clause 11 Settlement

- Clause 11.01-1S **Settlement**: To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.
- Clause 11.01-1R **Settlement – Great South Coast**: To attract more people to the region.
- Clause 11.01-1L-01 **Settlement – Moyn**:
- Clause 11.03-5R **The Great Ocean Road region**: To manage the sustainable development of the Great Ocean Road region
- Clause 11.03-6S **Regional and local places**: To facilitate integrated place-based planning.

Clause 13 Environmental Risks and Amenity

- Clause 13.02-1S **Bushfire planning**: This policy must be applied to all planning and decision making under the Planning and Environment Act 1987 relating to land that is:
 - Within a designated bushfire prone area.

To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Clause 15 Built Environment and Heritage

- Clause 15.01-3S **Subdivision design**: To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.
- Clause 15.01-4S **Healthy neighbourhoods**: To achieve neighbourhoods that foster healthy and active living and community wellbeing.
- Clause 15.01-5S **Neighbourhood character**: To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Clause 16 Housing

- Clause 16.01-1S **Housing supply**: To facilitate well-located, integrated and diverse housing that meets community needs.
- Clause 16.01-2S **Housing affordability**: To deliver more affordable housing closer to jobs, transport and services.

Clause 19 Infrastructure

- Clause 19.03-2S **Infrastructure design and provision**: To provide timely, efficient and cost-effective development infrastructure that meets the needs of the community.
- Clause 19.03-2L **Infrastructure – planning, design and construction**



- Clause 19.03-3S **Integrated water management**: To sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.

An assessment of the proposal against the policies of the PPF is contained within **Section 5.2.1** of this report.

4.3. Zoning

The Site is located within the Township Zone – Schedule 1 (**TZ**) (Clause 32.05). The relevant purposes of the **TZ** are:

- 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.

A permit is required for subdivision pursuant to Clause 32.05-5 **Subdivision**.

The **permit requirement** contained at Clause 32.05-5 outline that an application must meet all of the relevant objectives of Clause 56 and should meet all of the relevant standards of Clause 56.

The relevant class of subdivision for this application is for '3-15 lots'. For this class of subdivision, Clauses 56.03-5, 56.04-2 to 56.04-5, 56.05-1, 56.06-2, 56.06-4, 56.06-7 and 56.06-8 to 56.09-4 must be met.

Pursuant to Clause 32.05-5, each lot must be provided with reticulated sewerage, if available.

Reticulated sewerage is not available. It follows that, pursuant to Clause 32.05-5, the application must be accompanied by:

- a Land Capability Assessment on the risks to human health and the environment of an on-site wastewater management system constructed, installed or altered on the lot in accordance with the Environment Protection Regulations under the Environment Protection Act 2017.
- A plan which shows a building envelope and effluent disposal area for each lot.

Please see **Appendix E** for details of the land capability assessment and effluent disposal area for each lot. Each lot has been designed with a geometry suitable for the siting of a building and subsequent effluent disposal area, sufficient to avoid any adverse impacts on human health or the environment.

There are no specified neighbourhood character objectives within the Schedule (Moyné Townships) to the Township Zone.

An assessment of the proposal against the decision guidelines of the zone is provided in **Section 5.2.2** and an assessment of the requirements of Clause 56 are contained in **Appendix G**.

4.4. Particular Provisions

The Particular Provisions relate to a range of specific prerequisites for particular uses and development and apply consistently across the state.

Clause 56 Residential Subdivision

The enclosed planning permit application seeks approval for a 6-lot subdivision. See the assessments undertaken in **Appendix E** and **Appendix F** and the Proposed Plan of Subdivision (**Appendix D**) for details.

In accordance with Clause 32.05-5, an application to subdivide land must appropriately meet relevant provisions of Clause 56.

The relevant class of subdivision for this application is for '3-15 lots'. For this class of subdivision, Clauses 56.03-5, 56.04-2 to 56.04-5, 56.05-1, 56.06-2, 56.06-4, 56.06-7 and 56.06-8 to 56.09-4 must be met.

See **Appendix F** for an assessment against the relevant provisions of Clause 56.

4.5. General Provisions

The General Provisions relate to a range of specific prerequisites for particular uses and development, and apply consistently across the state.

Clause 65 Decision Guidelines

Clause 65.01 sets out matters that must be considered by the responsible authority prior to deciding on a planning permit application. These matters have been considered as part of **Section 4** and **Section 5** of this report.

5. Planning Policy Assessment

5.1. Key planning issues

Based on the provisions of the Moyne Planning Scheme and the decision guidelines of Clause 65, the following are submitted to be the key planning issues relevant to the proposed development of the Site.

- Is the proposal strategically justified and consistent with the Municipal Planning Strategy and the Planning Policy Framework?
- Does the proposal appropriately respond to the relevant application requirements and decision guidelines of Clause 35.05 Township Zone?
- Does the proposal appropriately respond to the objectives and standards of Clause 56 Residential Subdivision?

5.2. Policy assessment

5.2.1. Is the proposal strategically justified and consistent with the Municipal Planning Strategy and the Planning Policy Framework?

The proposal requires assessment under the Municipal Planning Strategy (MPS) and the Planning Policy Framework (PPF) of the Moyne Planning Scheme.

The Site is located within the Township Zone (TZ), which is intended 'to provide for residential development and a range of commercial, industrial and other uses in small towns'. There is significant alignment between this purpose of the TZ and local and state policy at Clause 02.03-1 **Settlement**, Clause 02.03-6 **Housing**, Clause 11.01-1S **Settlement**, Clause 11.01-1R **Settlement – Great South Coast**, Clause 11.01-1L-01 **Settlement - Moyne**, Clause 11.02-1S **Supply of urban land**, Clause 16.01-1S **Housing supply and** Clause 16.01-2S **Housing affordability**. These policies contain objectives and strategies to encourage housing in appropriate locations. The proposed six (6) lot subdivision responds well to these strategies and objectives, being within the township boundary, closely located to major transport assets and walkable from the town centre, and within an established residential area. The proposal will also assist in diversifying the lot typologies present within the local Kirkstall residential market, which consists of predominantly larger residential lots (4,000+ square metres), and subsequently a lower price-point for prospective owners and residents seeking more affordable land and subsequent housing development.

The site is identified within a Bushfire Prone Area as defined under the *Building Act 1993*. It follows that Clause 13.02-1S **Bushfire planning** should be considered. The proposal responds to this clause by employing a subdivision design which will enable each lot to provide for a building envelope with reasonable setbacks to achieve an acceptable bushfire attack level rating, without resulting in the reliance of defensible space on adjoining lots in separate ownership. The site geometry provides for suitable access and egress by emergency vehicles, including fire fighting vehicles. Each allotment will have the ability to install rain water

tanks for potable water supply and for fire fighting purposes. The subdivision will also result in smaller lots resulting in a modified and lower threat landscape.

The Zone also seeks to ‘to encourage development that respects the neighbourhood character of the area’ There is significant alignment between this purpose of the **TZ** and local and state policy at Clause 02.03-9 **Infrastructure**, Clause 15.01-3S **Subdivision design**, Clause 15.0-1-4S **Healthy neighbourhoods**, Clause 15.01-5S **Neighbourhood character**, Clause 15.01-3S **Subdivision design**, Clause 19.03-2S **Infrastructure design and provision** Clause 19.03-2L **Infrastructure – planning, design and construction** and Clause 19,03-3S **Integrated water management**. These policies contain objectives and strategies to encourage residential subdivision of a scale and design which is sustainable, high-quality and compatible with the neighbourhood character of the area. The design of the proposed six (6) lot residential subdivision responds well to these strategies and objectives, with a sprinkling of lot size variation (between 2,000-4,000 square metres) and being a shape and typology which is sought after within the Moyne residential market and without resulting in any detriment to the character of the neighbourhood. The proposed subdivision achieves this predominantly by:

- by providing vehicle crossings via normalised frontages (Lots 1-4) and ‘laneway’ frontages (Lots 5 & 6) which are shaped and dimensioned to safely accommodate vehicle access in a way that will not result in disruption to the physical presentation or function of the streetscape / street network and maximises existing infrastructure;
- maintaining the existing frontage of proposed Lot 2 and shaping the subdivision to logically provide a curtilage for the existing dwelling;
- providing a lot shape and area for all lots which provide adequate spacing for future residential development, subsequent garden area, waste treatment areas and areas set aside for stormwater infrastructure.

It follows, that the proposal is considered to be strategically justified and is consistent with relevant policies contained in the MPS and PPF.

5.2.2. Does the proposal appropriately respond to the relevant application requirements and decision guidelines of Clause 32.08 General Residential Zone (Schedule 1)?

The proposal is accompanied by a Preliminary Plan of Subdivision and drawings which illustrate the relevant features to be considered for a 6-lot class of subdivision. These drawings should also be read in conjunction with the description of the site environs and surrounds provided in **Section 2** of this report.

The following assessment (overleaf) is provided in response to the decision guidelines contained at Clause 32.08-13.

Decision Guidelines	Response
<p>General</p> <p>The Municipal Planning Strategy and the Planning Policy Framework.</p>	<p>Complies.</p> <p>As set out in this report, the proposal appropriately meets the objectives of the Municipal Planning Strategy (MPS) and Planning Policy Framework (PPF), which supports the development of existing township zone land and the efficient use of land and infrastructure to support population growth within the Kirkstall settlement and wider municipality.</p> <p>The PPF and MPS identify housing supply, diversity, affordability and infrastructure as key planning issues and encourage urban growth and housing within established settlements.</p> <p>See Section 5.1.2 for an assessment of the proposal against relevant objectives and strategies.</p>
<p>The objectives set out in a schedule to the zone (Township Zone).</p>	<p>Complies.</p> <p>There are no specified objectives set out in a schedule to the zone.</p> <p>As set out in this report, the proposal appropriately meets the purposes of the zone and is strategically justified. The proposed subdivision is appropriately located and designed to achieve the purposes of the TZ.</p>
<p>The protection and enhancement of the town and surrounding area including the retention of vegetation.</p>	<p>Complies.</p> <p>The property comprises two parcel boundaries. The shared common boundary of the lot intercepts vegetation, which was planted sometime after 2005. Meaning, this vegetation has grown over the common boundary. The vegetation comprises a mix of native and exotic vegetation species. The proposal seeks to mimic the existing parcel geometry, by retaining the existing boundary as the shared common boundary of proposed Lots 2 and 3 and Lots 5 and 6.</p>



Decision Guidelines	Response
(continued)	The proposal will not result in any additional adverse impacts on the existing native or exotic vegetation on the site.
<p>The availability and provision of utility services, including sewerage, water, drainage, electricity and telecommunications</p> <p>In the absence of a reticulated sewerage, a Land Capability Assessment on the risks to human health and the environment of an on-site waste management system constructed, installed or altered on the lot in accordance with the requirements of the Environment Protection Regulations under the <i>Environment Protection Act 2017</i>.</p>	<p>Complies</p> <p>This report has previously ventilated the availability of services to the site. Appendix E and Appendix F describe how stormwater and wastewater will be managed within the subdivision. Power and telecommunication facilities are available and connect to the existing property. New connections are able to made to the proposed new lots associated with the subdivision.</p> <p>Works related to on-site wastewater treatment systems will be undertaken at a later date as part of any subsequent dwelling and associated buildings and works.</p>
<p>The design, height, setback and appearance of the proposed buildings and works including provision for solar access.</p>	<p>Complies.</p> <p>The proposal comprises surface and sub-surface works to install / connect power, telecommunications, stormwater and vehicle access to the subdivision. Typical post and wire fencing will be constructed on side boundaries to provide orderly boundaries to each lot.</p> <p>Works related to on-site wastewater treatment systems will be undertaken at a later date as part of any subsequent dwelling and associated buildings and works.</p>
<p>The need for a verandahs along the front or side of commercial buildings to provide shelter for pedestrians.</p>	<p>Not applicable.</p>
<p>Provision of car and bicycle parking and loading bay facilities and landscaping.</p>	<p>Not applicable.</p>



Decision Guidelines	Response
<p>The scale and intensity of the use and development.</p>	<p>Complies.</p> <p>The proposal comprises surface and sub-surface works to install / connect power, telecommunications, stormwater and vehicle access to the subdivision. Typical post and wire fencing will be constructed on side boundaries to provide orderly boundaries to each lot.</p> <p>The scale and intensity of works are in keeping with the expected use and character of the area, as guided by the purpose of the Township Zone and existing / prevailing character of the area, and will not result in any likely adverse impacts.</p>
<p>The safety, efficiency and amenity effects of traffic to be generated by the proposal.</p>	<p>Complies.</p> <p>The proposal comprises four new additional residential lots from the existing balance of two parcels/allotments. The additional traffic to be generated can be roughly equated to 40 additional vehicle trips per day, based on an average of 10 vehicle trips per day (as outlined in Council's Infrastructure Design Manual).</p> <p>The existing condition of the Aire Street road reserve is suitable to cater for this additional increase in traffic over the course of the expected residential use of the subsequent new allotments.</p> <p>There is little additional traffic to be generated through the construction of development services to each new allotment, which comprise power, telecommunications, stormwater and vehicle access infrastructure. It follows, that the proposal will not result in any likely adverse impacts as it relates to the safety, efficiency and amenity effects of potential traffic.</p>
<p>The impact of overshadowing on existing rooftop energy systems on dwellings on adjoining lots in a</p>	<p>Not applicable.</p>

Decision Guidelines	Response
<p>General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.</p> <p>Any other decision guidelines specified in a schedule to this zone.</p>	<p>Not applicable.</p>
<p>Subdivision</p> <p>The Municipal Planning Strategy and the Planning Policy Framework.</p> <p>The pattern of subdivision and its effect on the spacing of buildings.</p> <p>For subdivision of land for residential development, the objectives and standards of Clause 56.</p>	<p>Complies.</p> <p>As set out in this report, the proposal appropriately meets the objectives of the Municipal Planning Strategy (MPS) and Planning Policy Framework (PPF), which supports the subdivision of Township Zone land and the efficient use of land and infrastructure to support population growth within the Kirkstall settlement and wider municipality.</p> <p>The PPF and MPS identify subdivision design and neighbourhood character as key planning issues and encourage urban growth and housing within established settlements which is in keeping with the established character of the area.</p> <p>See Section 5.1.2 for an assessment of the proposal against relevant objectives and strategies.</p> <p>The proposed pattern of subdivision will allow for adequate spacing between buildings for new development which is in keeping with the character of the area. The existing spacing between existing parcel boundaries and the established dwelling is to be maintained.</p> <p>The proposal has been assessed against the relevant objectives and standards contained within Clause 56.</p> <p>These include all objectives and standards in Clauses 56.03-5, 56.04-2 to 56.04-5, 56.05-1, 56.06-2, 56.06-4, 56.06-7 and 56.06-8 to 56.09-4</p> <p>See Section 5.1.3 and Appendix G for details.</p>

Decision Guidelines

Response

Any other decision guidelines specified in a schedule to this zone.

Not applicable.

Based on the above assessment and accompanying plans, the design of the proposed subdivision is considered to be an appropriate response to the areas neighbourhood character and provides a positive contribution to the provision of additional housing supply to the Kirkstall settlement and wider Moyne municipality.

5.2.3. Does the proposal appropriately respond to the objectives and standards of Clause 56 Residential Subdivision?

The proposal is considered to meet the relevant objectives and standards of Clause 56 of the Moyne Planning Scheme.

Please see **Appendix G** for details of the assessment.



6. Conclusion

This town planning report details the proposal and has made an assessment against the relevant policy and planning controls of the Moyne Planning Scheme.

The proposal is considered appropriate for the following reasons:

- The proposal is supported by the Municipal Planning Strategy and the Planning Policy Framework;
- The proposal is an appropriate response to the relevant planning controls affecting the site, providing a sensitively designed subdivision that is in keeping with the role and scale of the area and the surrounding physical neighbourhood context.
- The subdivision appropriately meets the objectives of Clause 56 of the Moyne Planning Scheme, providing a design and layout that promotes health, safety and surveillance and provides adequate amenity for residents and adjoining properties.
- The proposal will add to the supply of residential land within the municipality and, subsequently, will make a positive contribution to housing supply and diversity.

It is the conclusion of this report, that the application is consistent with the purposes and intent of the planning controls and policy framework of the Moyne Planning Scheme.

We highly commend the application to council, and recommend and request that Council issue a planning permit for the proposal.

We look forward to working with Council during the assessment of the application.

November 2024



Appendices

Appendix A	Certificate of Title
Appendix B	Planning Property Report
Appendix C	Site Photos
Appendix D	Preliminary Plan of Subdivision
Appendix E	Land Capability Assessment
Appendix F	Stormwater Management Strategyb
Appendix G	Clause 56 Assessment

