

TOWN PLANNING ASSESSMENT REPORT

Multi-Lot Subdivision

MacGillivray Road, Peterborough

March 2023

Job No. J7509



This report has been written by

Planit Consulting Pty Ltd
ABN 20 099 261 711

101 West Fyans Street
Newtown VIC 3220

PO Box 112
Geelong VIC 3220

Telephone [REDACTED]

Email: [REDACTED]

Web: www.planitconsulting.com.au

Document Control

Version	Date	Document Type	Prepared By	Reviewed By
Draft	23.05.22	Draft	[REDACTED]	
Final	31.05.22	Final		
V1	1.03.2023	V1		

Project Details

Project Name	MacGillivray Road, Peterborough
Client	[REDACTED]
Client Project Manager	
Authors	
Planit Reference	J7509

Disclaimer

Planit Consulting Pty Ltd retains the ownership and copyright of the contents of this document including drawings, plans, figures and all work produced by Planit Consulting Pty Ltd. This document is not to be reproduced in full or in part, unless separately approved by Planit Consulting Pty Ltd. The client may use this document only for the purpose for which it was prepared. No third party is entitled to use or rely on this document whatsoever. Planit Consulting accepts no liability whatsoever for any possible subsequent loss or damage arising from the use of this data or any part thereof.

Development Application Sections

Section 1 Development Application Forms

- Application Form

Section 2 Supporting Document

- Town Planning Report
- Clause 56 Assessment
- Title Searches

Section 3 Plans and Drawings

- Proposed Plan of Subdivision, prepared by [REDACTED]

Section 4 Specialist Reports

- Vegetation Assessment – [REDACTED]
- Bushfire Management Plan – [REDACTED]
- Geotechnical Assessment – [REDACTED]
- Cultural Heritage Advice
- Easement Plan

Contents

1	Introduction.....	5
1.1	Application Sought.....	5
1.2	Investigations and Research.....	5
1.3	Summary of Opinion.....	5
1.4	Summary of Application Details.....	6
1.5	Public Notification.....	6
2	Site Analysis	7
2.1	Subject Site.....	7
2.2	Surrounds	8
3	Proposal	12
3.1	Subdivision.....	12
4	Permit Triggers, Notice & Referrals.....	13
4.1	Permit Triggers.....	13
4.2	Notice Requirements.....	13
5	Planning Policy.....	14
5.1	Zone.....	14
5.2	Overlays.....	16
5.2.1	Bushfire Management Overlay (BMO)	16
5.2.2	Design and Development Overlay (DDO4)	18
5.2.3	Schedule 24 to Clause 43.02 – Design and Development Overlay.....	19
5.2.4	Environmental Significance Overlay (ESO2).....	22
5.2.5	Schedule 2 to Environmental Significance Overlay (Peterborough Coastal and Estuary Area)	23
5.2.6	Significant Landscape Overlay.....	25
	The site is affected by Schedule 2 (Peterborough Urban Coastal Area) and Schedule 3 (Western Coastal Cliffs Landscape Area)	25
5.2.7	Schedule 2 – Peterborough Urban Coastal Area.....	26
5.2.8	Schedule 3 – Western Coastal Cliffs Landscape Area.....	28
5.3	Planning Policy Framework	30
5.4	Local Planning Policy Framework	32
5.4.1	Municipal Strategic Statement.....	32
5.4.2	Local Planning Policy	35
6	Particular & General Provisions.....	36
6.1	Native Vegetation	36
6.2	Public Open Space Contribution and Subdivision.....	38
6.3	Stormwater Management in Urban Development.....	38
6.4	Residential Subdivision	39
6.5	Decision Guidelines	39
6.5.1	Clause 65.02 - Decision Guidelines.....	39
7	Conclusion	41

1 Introduction

1.1 Application Sought

Planit Consulting has been engaged by [REDACTED] to assess and submit an application for a Multi-Lot Subdivision at MacGillivray Road, Peterborough Lots 1 & 2 PS628695. Lot 1 is located within the General Residential Zone – Schedule 1 & Farming Zone and Lot 2 is located within the Farming Zone. Planning overlays that apply to the property include the following:

- Significant Landscape Overlay (Schedule 2 – Peterborough Urban Coastal Area and Schedule 3 – Western Coastal Cliffs Landscape Area)
- Environmental Significance Overlay (Schedule 2 – Peterborough Coastal and Estuary Area)
- Bushfire Management Overlay (BMO)
- Design and Development Overlay (Schedule 24 – Peterborough Residential Area)

The purpose of this report is to provide:

- A written neighbourhood and site description and design response pursuant to Clause 56.01 of the Moyne Planning Scheme.
- An assessment of the proposal against relevant policies within the Moyne Planning Scheme.
- An assessment of the proposal against the relevant decision guidelines of Clause 56 (Residential Subdivision).

1.2 Investigations and Research

In the course of preparing this submission, relevant planning investigations have been carried out with the Moyne Shire.

Initial correspondence and advice has been sought from Moyne Shire regarding a multi-lot subdivision on the land and areas in which needed to be considered. It is noted all recommendations contained within Council's advice have been considered and all relevant technical assessments and reports have been completed and are accompanying this planning application.

1.3 Summary of Opinion

The proposal is considered worthy of Council support for the following reasons:

- It is consistent with the strategic directions contained in the State Planning Policy and Local Planning Policy Frameworks of the Moyne Planning Scheme as they relate to the residential development of land appropriately zoned for residential purposes.
- The site is within the defined Peterborough Township Boundaries and considered appropriate for a multi-lot residential subdivision.
- The proposal will contribute to housing opportunities in a key location that has access to services and amenities including a number of nearby commercial and community facilities.
- The proposed subdivision will complement the existing lot configurations and character of the surrounding area and will provide for adequate area for future dwellings, private open space and off-street carparking as required.
- The proposed multi-lot subdivision will make efficient use of existing physical and social infrastructure, on land identified for residential subdivision.

- It is not considered the proposal would result in any adverse amenity impacts on the site or surrounding land, which consists of residential development to the east and south and farming land to the north and west.

1.4 Summary of Application Details

Table 1- Basic Information

Basic Information	
Applicant	
Application	Multi-Lot Subdivision
Address	MacGillivray Road, Peterborough
Property Description	Lots 1 & 2 PS628695
Zone	General Residential Zone – Schedule 1 & Farming Zone
Overlay	Significant Landscape Overlay (Schedule 2 – Peterborough Urban Coastal Area and Schedule 3 – Western Coastal Cliffs Landscape Area) Environmental Significance Overlay (Schedule 2 – Peterborough Coastal and Estuary Area) Bushfire Management Overlay (BMO) Design and Development Overlay (Schedule 24 – Peterborough Residential Area)
Planning Scheme	Moyne
Permit Triggers	Clause 32.08-3 – Subdivision of Land Clause 44.06-2 – Subdivision of Land Clause 43.02-3 – Subdivision of Land Clause 42.01-3 – Subdivision of Land and removal of vegetation Clause 42.03-2 – Subdivision of Land and removal of vegetation Clause 52.02 – Easements, Restrictions and Reserves
Other	N/A

1.5 Public Notification

The application is not exempt from notice requirements or third-party appeal rights.

2 Site Analysis

2.1 Subject Site



Site Description

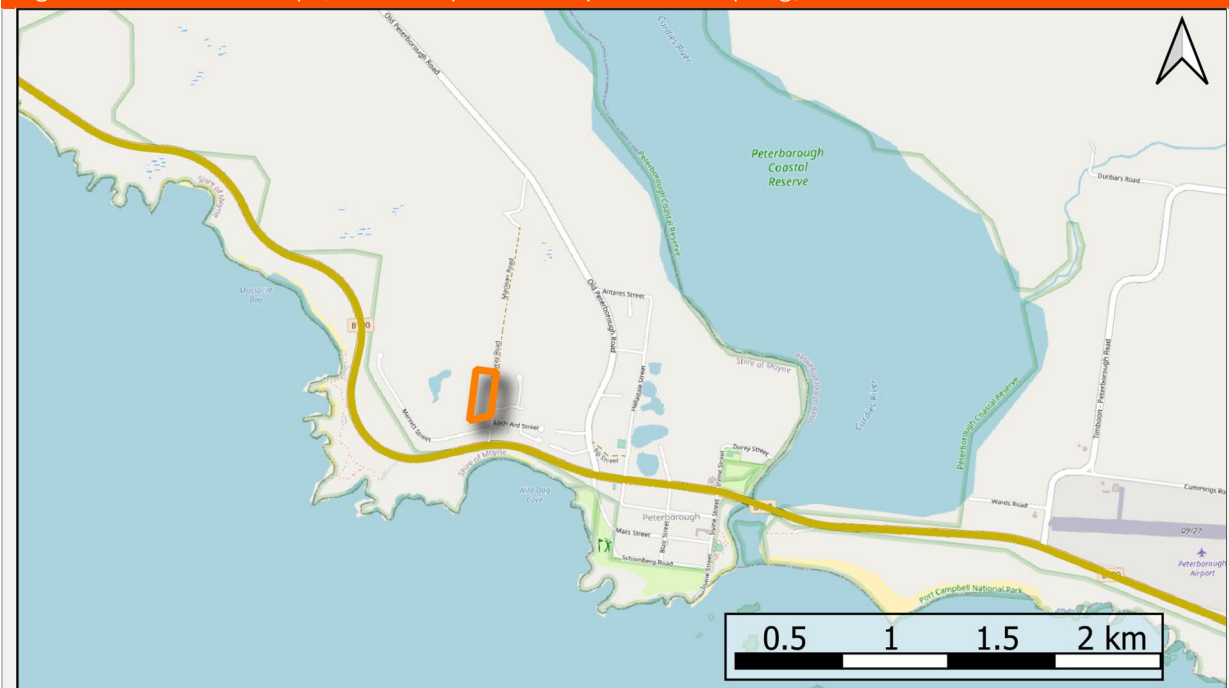
Location	The subject site is located within the established township boundaries of Peterborough. The site is situated on the western side of MacGillivray Road. It formally described as Lots 1 & 2 PS628695, MacGillivray Road, Peterborough.
Lot Description	Lot 1 is of a regular appearance with a frontage of approximately 205 metres to MacGillivray Road and an area of approximately 21,484m ²
Site Attributes	The topography of the land is generally flat. The site also contains sporadic vegetation.

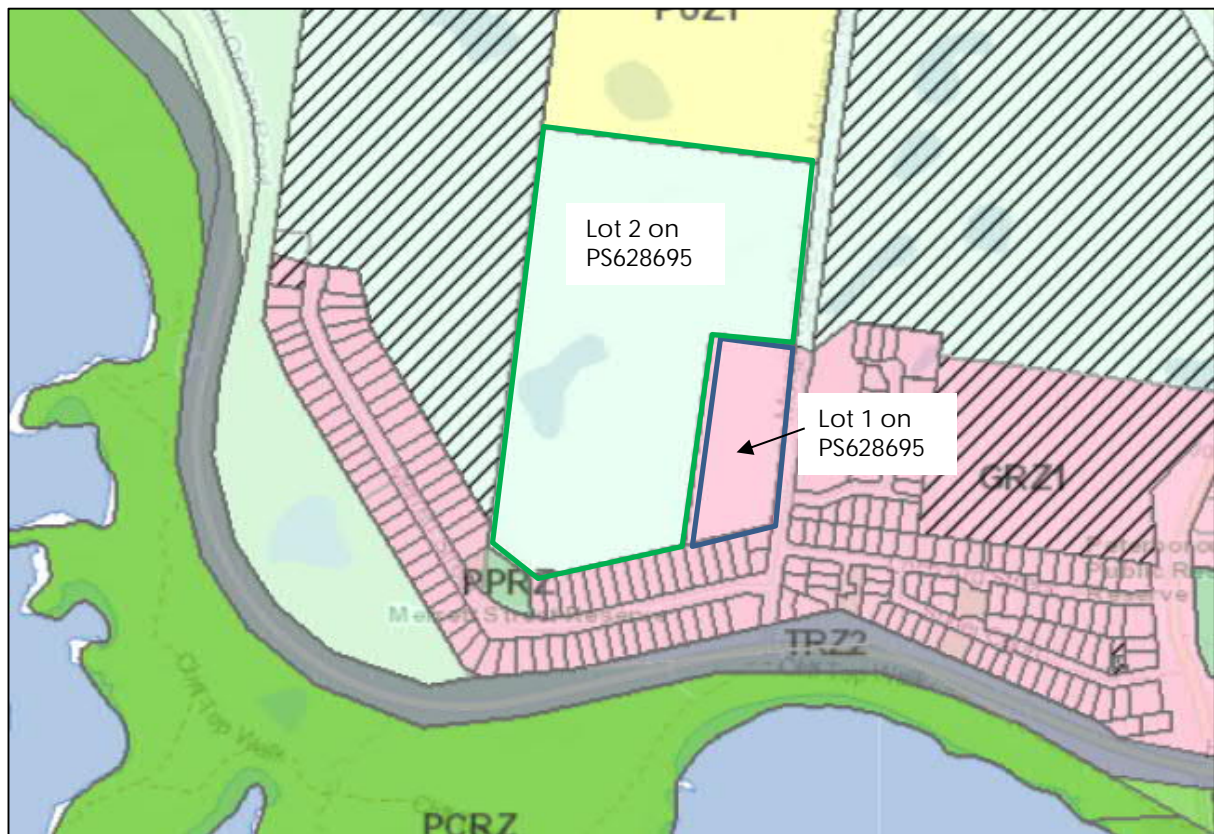
Site Description

Access Point	The site does not currently contain a formal access point along MacGillivray Road.
Existing Development	Lot 1 is currently undeveloped, residential land. Lot 2 is undeveloped farming land.
Zone	General Residential Zone – Schedule 1 & Farming Zone
Easements, reserves and covenants	The site contains a Section 173 Agreement on Title which relates to no further subdivision of land on Lot 2. Lot 2 contains various drainage easements through the property. Lot 1 also contains an existing sewerage easement along the southern boundary in favour of Wannon Water.
Utilities and services	The site is connected to electricity, water, and telecommunications and drainage. The subject site benefits from access to a range of nearby services and facilities.

2.2 Surrounds

Figure 2 Site context map (Source: <https://www.openstreetmap.org>)





Lot 1 is located within the established residential township of Peterborough as shown on the above plan. The site is also in close proximity to a range of community, recreational and commercial facilities.

The subject site and land to the east and south are included within the General Residential Zone. Land to the north and west are included within the Farming Zone.

MacGillivray Road is partially constructed with an asphalt surface which transitions to a gravel surface with grass shoulders at the intersection of MacGillivray Road and Callaway Court.

The land to the east, south-east, south and south-west has been developed for residential purposes and majority contain existing dwellings and associated outbuildings.

Locality:

The following figures (4-5) show the locality of the subject site and nearby amenities including emergency facilities and public transport.

Figure 4 Site Nearby Amenities (Straight Line Distance Km)

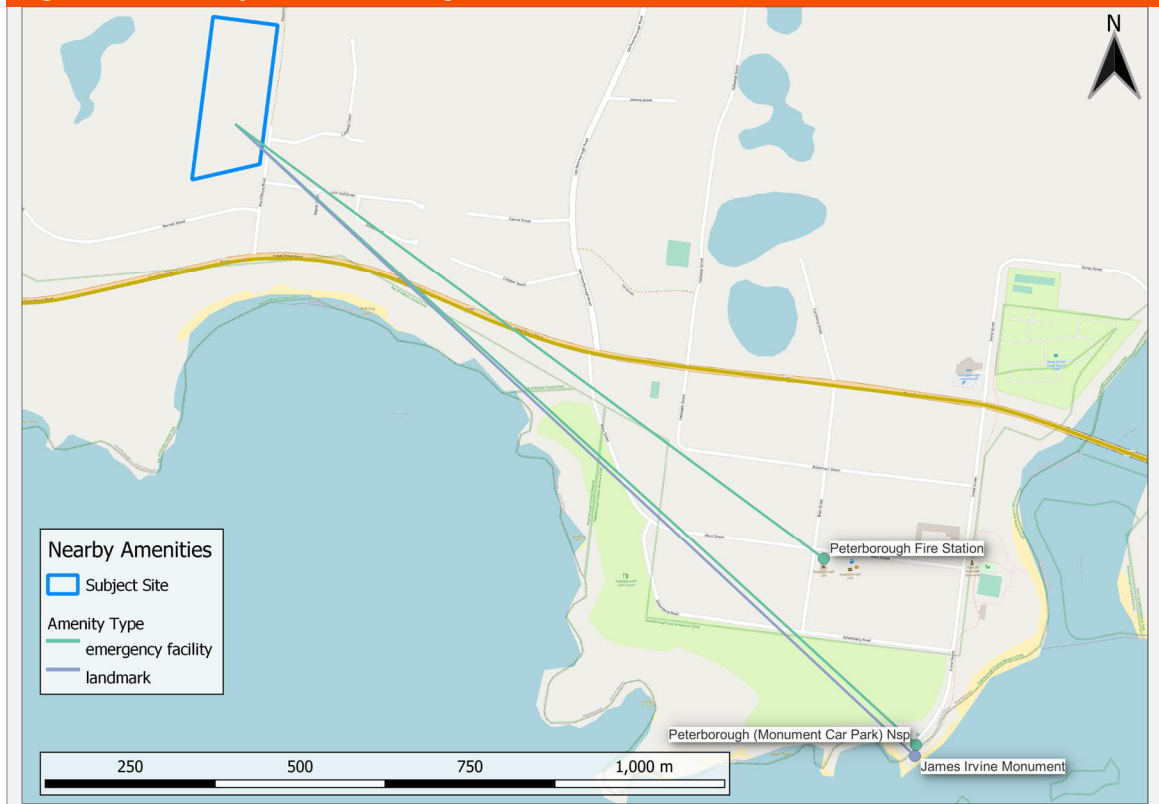


Figure 5 Site Nearby Public Transport (Straight Line Distance Km)

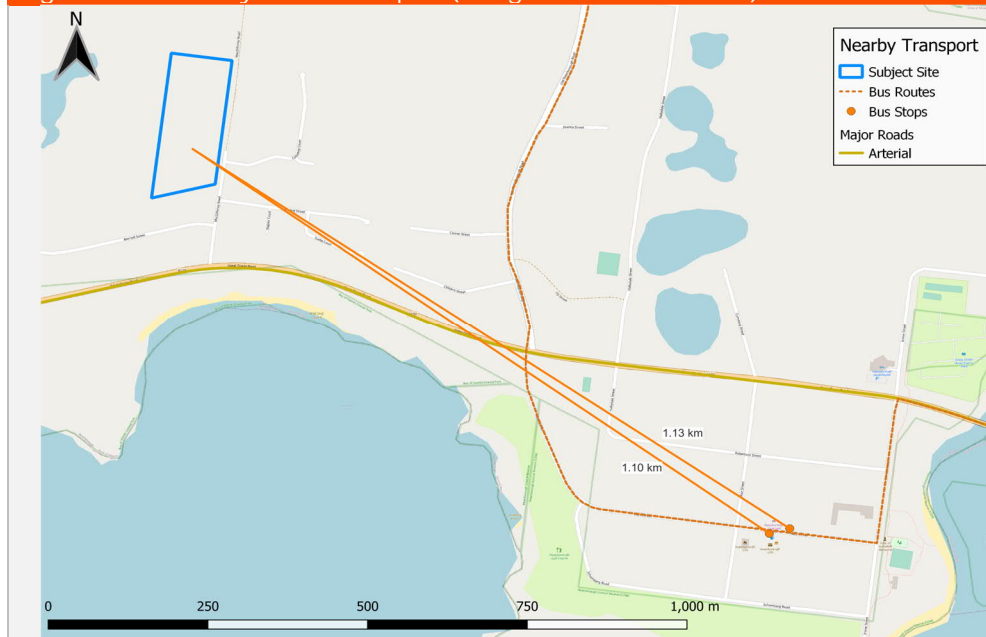


Figure 6 Aerial Image of Site (Immediate Context) (Source: Nearmap, January 2022)



Immediate context

North/West – To the north and west is Lot 2 PS628695 which is included within the Farming Zone. Lot 2 on PS628695 was originally attached to the subject site prior to a previous subdivision. Lot 2 will contain an extension to an existing wetland to facilitate drainage.

East – To the east is the frontage to MacGillivray Road. Further to the east is residential allotments, majority of which contain existing dwellings and associated outbuildings.

South – To the south is residential allotments which front Merrett Street. All adjoining lots to the south contain existing dwellings and associated outbuildings.

3 Proposal

3.1 Subdivision

Planning approval is sought for a twenty (20) lot residential subdivision, the removal of native vegetation on the site and the creation/variation of easements.



Plan of Proposed Subdivision

The proposed lots vary in size from 748 square metres to 1,043 square metres. We confirm the average lot size for the proposed subdivision is 800 square metres. The proposed lots will be accessed via a proposed new road network via MacGillivray Road. The proposal incorporates a court bowl located to the north and a turnaround area to the south-west of the site, as shown on the above plan.

Drainage for the site will be via an addition to the existing wetlands located on Lot 2 PS628695. Full details of the proposal are located within the Stormwater Management Plan accompanying this application.

4 Permit Triggers, Notice & Referrals

4.1 Permit Triggers

A planning permit is required pursuant to:

Provision and Use/Development
Clause 32.08-3 (General Residential Zone) – Subdivision of Land
Clause 44.06-2 (Bushfire Management Overlay) – Subdivision of Land
Clause 43.02-3 (Design and Development Overlay) – Subdivision of Land
Clause 42.01-3 (Environmental Significance Overlay) – Subdivision of Land and removal of vegetation
Clause 42.03-2 (Significant Landscape Overlay) – Subdivision of Land and removal of vegetation
Clause 52.02 Easements, Restrictions and Reserves

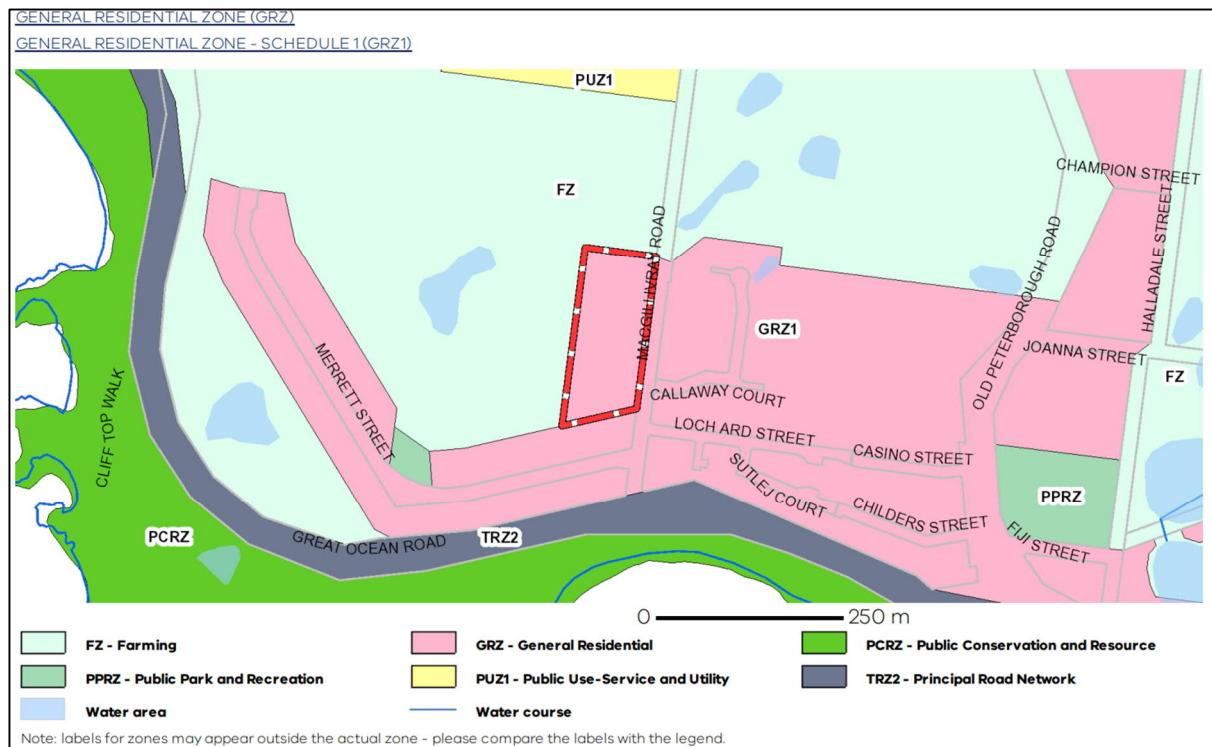
4.2 Notice Requirements

The application is not exempt from notice requirements or third-party appeal rights.

5 Planning Policy

5.1 Zone

Pursuant to the Moyne Planning Scheme Lot 1 is within the General Residential Zone – Schedule 1.



The purpose of the General Residential Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations

Comment: The proposed twenty lot residential subdivision is considered to accord with the purpose of the General Residential Zone as the proposal will encourage development within an appropriate area, identified for residential use. The proposal also incorporates varying densities, encouraging a diversity of housing opportunities within an appropriate location. In addition, the site is located within the established Peterborough township boundaries and is located in close proximity to a range of community, recreational and commercial facilities.

Application Requirements

An application must be accompanied by the following information, as appropriate.

- For an application for subdivision, a site and context description and design response as required in Clause 56.
- Plans drawn to scale and dimensioned which show:
 - Site shape, size, dimensions and orientation.
 - The siting and use of existing and proposed buildings.
 - Adjacent buildings and uses.
 - The building form and scale.
 - Setbacks to property boundaries.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of good and materials, hours of operation and light spill, solar access and glare.
- Any other application requirements specified in a schedule to this zone.

If in the opinion of the responsible authority an application requirement is not relevant to the evaluation of an application, the responsible authority may waive or reduce the requirement.

Comment: It is considered that the proposed twenty (20) lot subdivision accords with the relevant application requirements as set out above in that the application is supported with a plan drawn to scale and dimensioned accordingly. In addition, the application is also accompanied with a Clause 56 Assessment demonstrating compliance with Clause 56 requirements.

Further, it is not considered the proposed twenty (20) lot subdivision would create any adverse impacts on the surrounding land which includes existing residential development to the east and south, with farming land to the north and west.

Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General

- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of this zone.
- The objectives set out in a schedule to this zone.
- Any other decision guidelines specified in a schedule to this zone.
- The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

Subdivision

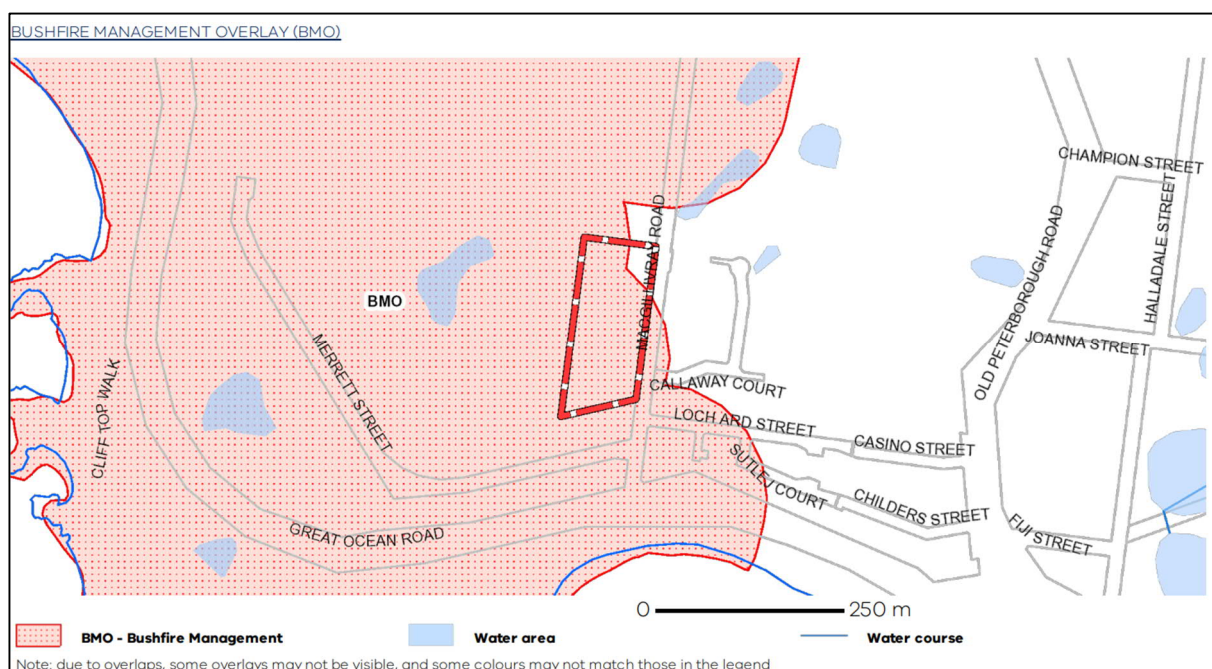
- *The pattern of subdivision and its effect on the spacing of buildings.*
- *For subdivision of land for residential development, the objectives and standards of Clause 56.*

Comment: The proposed twenty lot residential development accords with the relevant decision guidelines relating to general guidelines and subdivision as the proposal accords with the purpose of the

zone which encourages residential development within appropriate locations. It is considered that the site is appropriately located for residential development taking into account the General Residential Zone and being within the established town boundaries of Peterborough. In addition, it is also considered the proposed multi-lot subdivision also demonstrates compliance with Clause 56 requirements and a Clause 56 Assessment has been attached to this application.

5.2 Overlays

5.2.1 Bushfire Management Overlay (BMO)



The Bushfire Management Overlay purpose is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

Comment: The proposed multi-lot subdivision is considered to accord with the purpose of the Bushfire Management Overlay and has been designed accordingly. The application is also accompanied by a Bushfire Management Statement by South Coast Bushfire Consultants.

Application Requirements:

An application must meet the requirements of Clause 53.02 unless the application meets all of the requirements specified in a schedule to this overlay.

A schedule to this overlay may specify substitute approved measures, additional alternative measures and additional or substitute decision guidelines for the purposes of Clause 53.02.

Mandatory Conditions:

Subdivision:

A permit which creates a lot for a single dwelling on land zoned for residential or rural residential purposes must include the following condition:

"Before the statement of compliance is issued under the Subdivision Act 1988 the owner must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987. The agreement must:

- *State that it has been prepared for the purpose of an exemption from a planning permit under Clause 44.06-2 of the [*insert name of applicable planning scheme] Planning Scheme.*
- *Incorporate the plan prepared in accordance with Clause 53.02-4.4 of this planning scheme and approved under this permit.*
- *State that if a dwelling is constructed on the land without a planning permit that the bushfire protection measures set out in the plan incorporated into the agreement must be implemented and maintained to the satisfaction of the responsible authority on a continuing basis. The land owner must pay the reasonable costs of the preparation, execution and registration of the Section 173 Agreement."*

This does not apply:

- If a schedule to this overlay specifies that a Section 173 Agreement is not required.
- Where the relevant fire authority states in writing the preparation of an agreement under Section 173 of the Act is not required for the subdivision.
- For the subdivision of the land into lots each containing an existing dwelling or car parking space. A permit to subdivide land must include any condition specified in a schedule to this overlay.

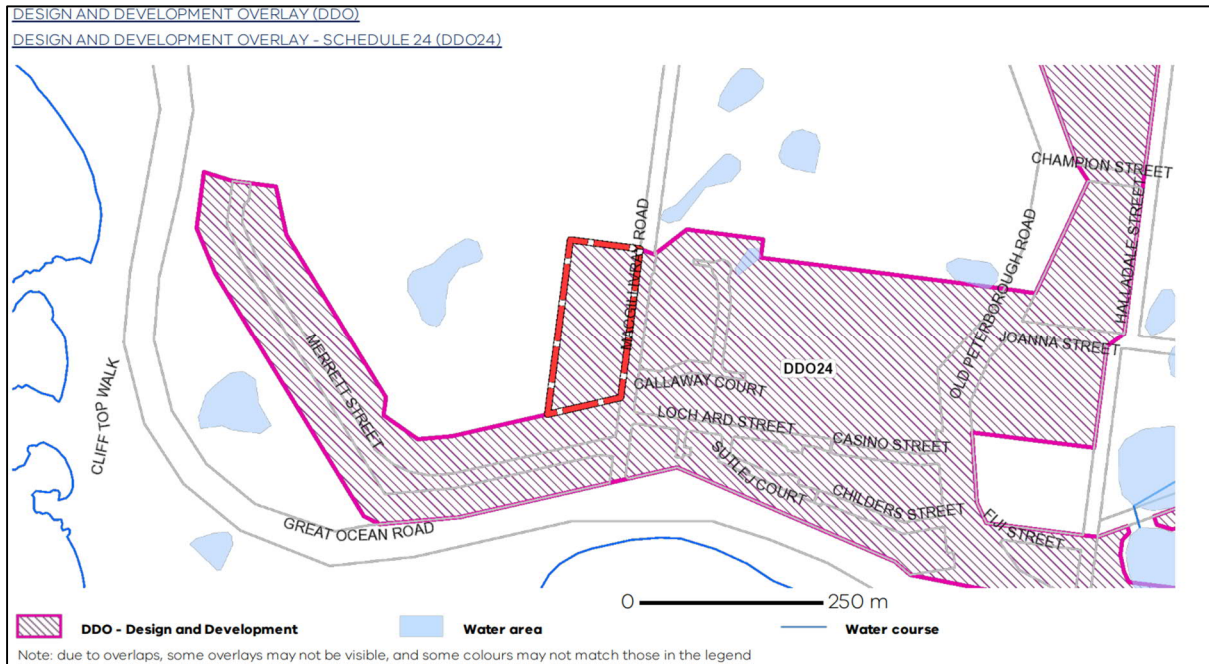
Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any other matters specified in a schedule to this overlay.

Comment: The proposed multi-lot subdivision is considered to accord with the provisions of the Bushfire Management Overlay and has been demonstrated within the attached Bushfire Management Plan prepared by [REDACTED]

5.2.2 Design and Development Overlay (DDO4)



The objectives of the DDO24 are:

- To maintain the existing small scale seaside village character of Peterborough
- To encourage site coverage and provide for separation of buildings that provides space and vistas between buildings
- To maintain the traditional grid pattern of subdivision whilst encouraging new development of a respectful scale
- To discourage dense streetscapes with a suburban feel and features, including concrete kerbs, channels, and garages.
- To maintain the dominance of the landscape over built form and encourage views from and between dwellings to the surrounding landscape.

Comment: The proposed twenty lot subdivision accords with the purpose of the Design and Development Overlay as the site is within the established residential area of Peterborough. The proposed multi-lot subdivision encourages large scale allotments, capable of containing future dwellings, associated outbuildings, private open space and off-street carparking.

Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The design objectives of the relevant schedule to this overlay.
- The provisions of any relevant policies and urban design guidelines.
- Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- 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.
- 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.
- 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
- Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Any other matters specified in a schedule to this overlay.

Comment: The proposed multi-lot subdivision accords with the relevant decision guidelines as the subdivision accords and respects the existing scale of residential development within close proximity. In addition, the proposed multi-lot subdivision allows for an average area of 800 square metres, consistent with the Design and Development Overlay. As such, it is considered the lots contain ample opportunity to contain future dwellings, associated outbuildings, private open space and off-street carparking. Minimal vegetation will be required to be removed to facilitate this proposal, which is further addressed within this report.

5.2.3 Schedule 24 to Clause 43.02 – Design and Development Overlay

Design Objectives

- To maintain the existing small scale seaside village character of Peterborough.
- To encourage site coverage and provide for separation of buildings that provides space and vistas between buildings.
- To maintain the traditional grid pattern of subdivision whilst encouraging new development of a respectful scale.
- To discourage dense streetscapes with a suburban feel and features, including concrete kerbs, channels and garages.
- To maintain the dominance of the landscape over built form and encourage views from and between dwellings to the surrounding landscape.

Decision Guidelines (Schedule 24)

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

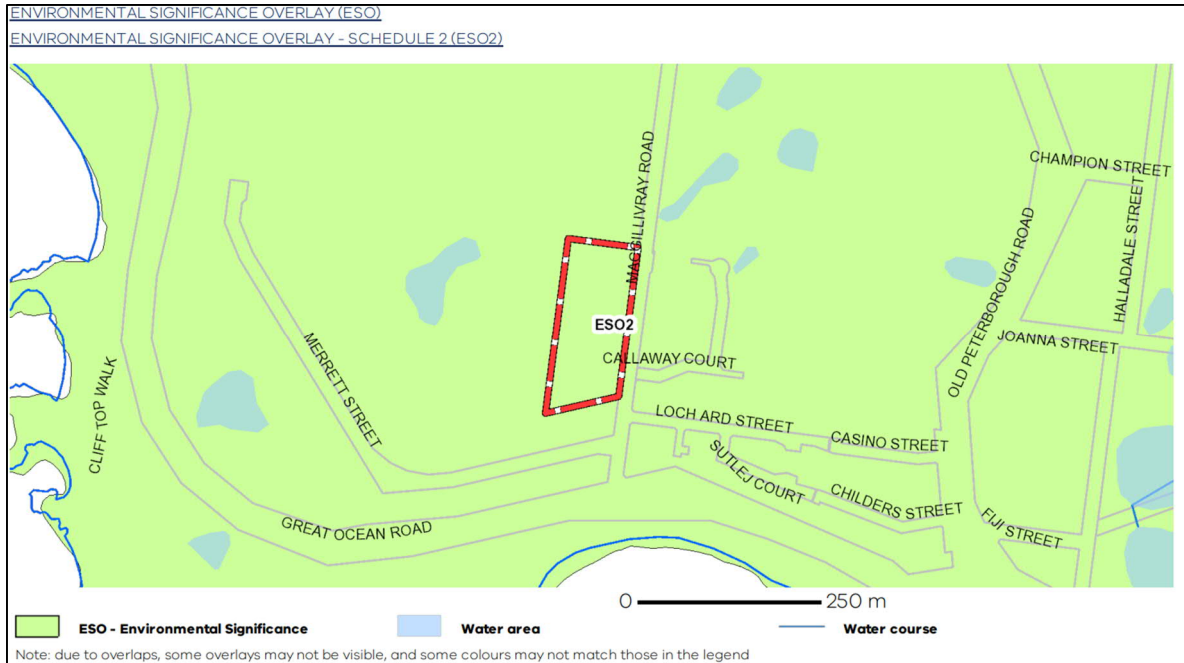
- Whether any subdivision adopts the traditional grid pattern of the street layout.
- Whether there are appropriate setbacks between buildings to provide spaces and views between and from buildings
- Whether the siting and design of buildings and works and subdivision is consistent with the objectives and the strategies of the *Residential Design Guidelines, Peterborough, Victoria 2006*.
- Whether a building dominates the natural landscape
- Whether the bulk of a building dominates the townscape.

Comment: The proposed multi-lot subdivision is considered to accord with the design objectives of Schedule 24 (Peterborough Residential Area), subdivision requirements within the Neighbourhood Character Zone 2 and the relevant decision guidelines as set out above in that the proposed multi-lot subdivision respects the scale of residential development within close proximity to the site.

We note the subject site is located within the Neighbourhood Character Zone 2 as shown on Map 2 below. The proposed multi-lot subdivision contains lots with an average of 800 square metres, in accordance with the requirements of Map 2 – Neighbourhood Character Zone 2.

The proposed multi-lot subdivision allows for ample opportunity for required setbacks in accordance with the Residential Design Guidelines. It is not considered the proposed multi-lot subdivision would create visual bulk by future dwellings on the site.

5.2.4 Environmental Significance Overlay (ESO2)



The purpose of the Environmental Significance Overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas where the development of land may be affected by environmental constraints.
- To ensure that development is compatible with identified environmental values.

Comment: The proposed multi-lot subdivision is considered to accord with the purpose of the Environmental Significance Overlay as the multi-lot subdivision will require removal of minimal vegetation to facilitate the proposal. In addition, it is not considered that the proposed multi-lot subdivision would cause any adverse environmental impacts to the site or surrounding land.

Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and Planning Policy Framework.
- The statement of environmental significance and the environmental objective contained in a schedule to this overlay.
- The need to remove, destroy or lop vegetation to create a defensible space to reduce the risk of bushfire to life and property.
- Any other matters specified in a schedule to this overlay.

Comment: The proposed multi-lot subdivision is consistent with the relevant decision guidelines of the Environmental Significance Overlay as the proposal accords with the statement of environmental significance contained within Schedule 2 (Peterborough Coastal and Estuary Area) as detailed within this report. The proposal also seeks the removal of minimal vegetation to facilitate the proposal as also addressed within this report.

5.2.5 Schedule 2 to Environmental Significance Overlay (Peterborough Coastal and Estuary Area)

Statement of environmental significance

Peterborough is located on the banks of the Curdies River estuary and the start of the spectacular limestone cliffs of the Bay of Islands Coastal Park. The coast around the township contains a range of geomorphological features including cliffs, coastal stacks, headlands and beaches. The Curdies River estuary located to the east of the town is a significant ecosystem and nursery for a range of fish species that provides an important habitat for a variety of birdlife.

A number of geomorphologically and ecologically significant limestone depression wetlands or 'sinkholes' occur within the town. They vary in size and typically can have a diameter in excess of 40 metres with many containing water in them all year round. Because some of these limestone depressions are located within Peterborough they are sensitive to the impacts of urban development including pollution from stormwater runoff and disturbance from development activity.

It is important that development does not detrimentally affect these drainage features or further reduce the water quality of the Curdies River estuary or impact on the environmental values of the coastal area.

Application Requirements:

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Any application for a building must contain the following information:
 - A Site Analysis and Context Plan which identifies a building envelope. The building envelope should ensure that the structure is sited to minimise any adverse impacts upon the coast, the Curdies River estuary and floodplain and the limestone depressions found within Peterborough including ecological impacts or pressures, visual impacts, and other matters of environmental or cultural significance
 - An assessment displaying that the building can be contained within the building envelope which has been determined following an analysis of the site and its context.

Decision Guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The existing use or development of the land.

- The impact of the development on other properties.
- The degree of dependence of the development on the coastal environment.
- The soil stability of the subject land and the need to prevent soil erosion.
- The likelihood of pollution and/or siltation of any watercourse.
- The amount of natural vegetation to be removed through the construction of any buildings or works.
- Whether adequate provision has been made for the landscaping and treatment of the site.
- The value of any native vegetation to be removed in terms of its physical condition, rarity or variety.
- The protection and enhancement of the landscape.
- The desirability of retaining a buffer strip of native vegetation along roads, watercourses and property boundaries.
- The need to protect the environmental values of limestone depressions including avoidance of the draining and filling of limestone depressions.
- The desirability of maintaining natural drainage features.
- The Peterborough Urban Design Framework, 2002.

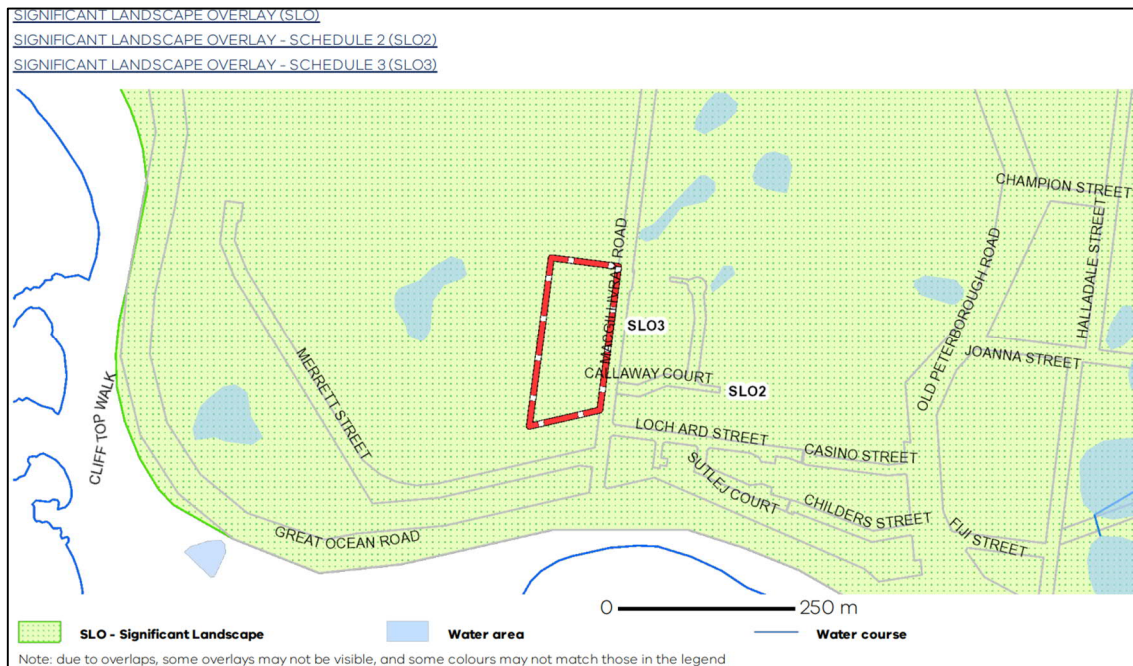
Comment: The proposed multi-lot subdivision accords with the statement of significance as the application is supported with a Geotechnical Investigation taking into account the site features and geological features of the site. The report concludes that based on the investigations and testing, sink holes were not present on the site, and based on adjacent geologies, are not likely on the site.

In addition, the proposed multi-lot subdivision is accompanied with a plan drawn to scale and appropriately dimensioned showing the site is capable of subdivision, with the creation of an average lot size of 800 square metres as required. The densities of the proposed lots have ample opportunity for a future dwelling, associated outbuildings, setbacks, private open space and off-street carparking.

Further, the proposed multi-lot subdivision is considered to accord with the Peterborough Urban Design Framework 2002 as required.

5.2.6 Significant Landscape Overlay

The site is affected by Schedule 2 (Peterborough Urban Coastal Area) and Schedule 3 (Western Coastal Cliffs Landscape Area)



The purpose of the Significant Landscape Overlay include:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify significant landscapes.
- To conserve and enhance the character of significant landscapes.

Comment: The proposed multi-lot subdivision accords with the purpose of the Significant Landscape Overlay in that the subdivision has been designed to ensure the lots respect the surrounding character. In addition, it is not considered that the proposal would create adverse impacts to the site or surrounding land.

Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The statement of the nature and key elements of the landscape and the landscape character objective contained in a schedule to this overlay.
- The conservation and enhancement of the landscape values of the area.
- The need to remove, destroy or lop vegetation to create a defensible space to reduce the risk of bushfire to life and property.

- The impact of the proposed buildings and works on the landscape due to height, bulk, colour, general appearance or the need to remove vegetation.
- The extent to which the buildings and works are designed to enhance or promote the landscape character objectives of the area.
- The impact of buildings and works on significant views.
- Any other matters specified in a schedule to this overlay.

Comment: The proposed multi-lot subdivision accords with the relevant decision guidelines as the proposal has been designed to ensure the subdivision respects the existing subdivision pattern and scale of residential development. It is not anticipated that the proposed multi-lot subdivision would create visual bulk having regard to the densities of the proposal. As previously mentioned, small portions of vegetation will require removal to facilitate the proposal.

5.2.7 Schedule 2 – Peterborough Urban Coastal Area

Landscape character objectives to be achieved

- To maintain the small scale seaside village character of Peterborough.
- To encourage the development of buildings that fit within the landscape and do not dominate the streetscape and long distance views from the coast, estuary, the rural hinterland and along the Great Ocean Road.
- To minimise the impact of buildings that project above the vegetation canopy.
- To encourage development to continue the use of light colours and tones, rather than bright or garish colours.
- To provide space around buildings for the retention and planting of vegetation, particularly native coastal species common to the area.
- To maximise opportunities for view sharing, particularly where views are available to the ocean, Curdies River, the rural hinterland and along the Great Ocean Road from private dwellings.
- To protect vistas of the ocean and the Curdies River available from public viewing points in the town, Bay of Islands Coastal Park and other areas of high visual amenity.

Application requirements

The following application requirements apply to an application for a permit under Clause 42.03 for buildings and/or works, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A Site Description and Design Response that provides information on:
 - Views obtained from neighbourhood dwellings or other habitable buildings across the site of the proposal to either the coast, coastal park, Curdies River, and/or rural hinterland.
 - How the proposed development will ‘share’ existing views with adjacent dwellings.
 - Where the proposed construction or extension of a building has the potential to be visible from a nearby beach and or visual amenity node, photographs, diagrams or similar documentation must be submitted to accurately demonstrate or capture the proposed structure as part of the visual landscape from these locations. The documentation must show that the development will not unduly impact upon vistas from the beach and other coastal areas including important visitor and tourism sites.

The following application requirements apply to an application for a permit under Clause 42.03 for buildings and/or works, or to remove, destroy or lop vegetation, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan that should incorporate the use of local indigenous species.

Decision Guidelines (Schedule 2)

All Applications:

- The comments of an Urban Design Advisor or Urban Design Panel appointed by Council for any new development and for alterations and additions to existing and new commercial development including tourist accommodation proposed in prominent locations (including sites adjacent to the Great Ocean Road, foreshore and coastal reserves and existing motel and hotel sites).
- The Peterborough Urban Design Framework.

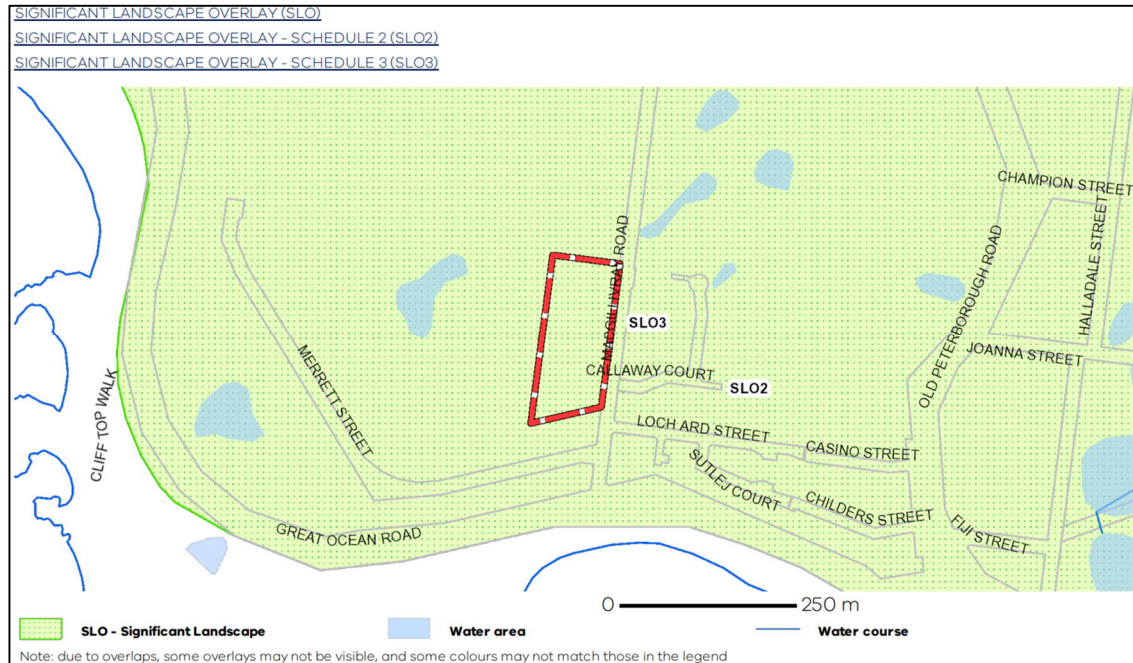
Vegetation

- Whether the size, species, age and health of existing vegetation proposed to be removed, destroyed or lopped and the size, species and growth characteristics of any proposed replacement vegetation.
- The reasons for removing the tree and the practicalities of alternative options that do not require removal of any trees.
- The effect of constructing a building or constructing or carrying out works on the root system, canopy and overall appearance of any trees.
- The impact of a specified flood level on the overall height of a building.

Comment: The proposed multi-lot subdivision accords with the landscape character objectives, relevant application requirements and decision guidelines as set out in Schedule 2 to the Significant Landscape Overlay. The proposal aims to encourage the small scale village character of Peterborough through the proposed layout of the subdivision, creating a range of lots of varying densities. As mentioned, the average lot size for the subdivision is 800 square metres which provides opportunity for future dwellings, private open space and off-street carparking.

In addition, it is not considered that the proposed multi-lot subdivision would create any adverse impacts on the site, surrounding area or Great Ocean Road.

5.2.8 Schedule 3 – Western Coastal Cliffs Landscape Area



Landscape character objectives to be achieved:

- To increase the coverage of native and indigenous vegetation, particularly in corridors that link to coastal vegetated areas associated with the Bay of Islands Coastal Park.
- To protect indigenous vegetation within the coastal area.
- To increase indigenous vegetation inland, particularly to highlight landscape features such as waterways and valleys.
- To retain clear views of the coastal cliffs and formations from the coastal area.
- To ensure that long stretches of the coastal strip remain free of development.
- To retain the dominance of an indigenous natural landscape in the coastal area around Peterborough, particularly when viewed from the Great Ocean Road.
- To ensure that buildings and structures inland do not dominate views from the Great Ocean Road and that the outlook from the Great Ocean Road towards the hinterland is dominated by the rural landscape.
- To improve the appearance of residential and rural residential development located on the fringes of Peterborough.
- To increase the use of shelter belts and indigenous planting in the hinterland.
- To retain the dominance of the natural landscape within the coastal strip, and views to the ocean.
- To protect landscape character and attributes that are consistent with the Aboriginal cultural heritage values of the area.
- To recognise, and protect, the landscape of the Great Ocean Road and the coastal cliffs area west of Peterborough as a place of significant Aboriginal cultural heritage value

Comment: The proposed multi-lot subdivision accords with the landscape objectives as set out within Schedule 3 (Western Coastal Cliffs Landscape Area) as the subdivision layout has been designed to ensure the layout respects the existing subdivision pattern and densities. The proposed multi-lot

subdivision will require removal of a small portion of vegetation to facilitate the proposal and is addressed within this report. It is not envisaged that the proposed subdivision would be visible from the Great Ocean Road, therefore mitigating any adverse amenity impacts.

Decision Guidelines (Schedule 3)

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the height of a building will have an impact on the landscape.
- Whether the external cladding or painting of a building other than for surface finishes is in light or pale colours and tones.
- Whether the siting and design of buildings will impact on the significant landscape features having particular regard to the following:
 - The impact of the proposed buildings and works on the view from a road or another property as a result of the design, siting, height, size, bulk (including the roof), and colour of the building.
 - The siting of buildings and availability of areas not covered by hard surfaces enables the retention of adequate vegetation and provides sufficient area for the planting of vegetation, particularly coastal native species that contributes to the overall landscape character.
- Whether the proposal avoids any development on the coastal side of the Great Ocean Road.
- Whether the proposal is designed so that development is not visible above the coastal vegetation when viewed from the Great Ocean Road.
- Whether the proposal locates all signage on the landward side of the Great Ocean Road.
- Whether the proposal avoids bright colours and group signage at particular locations to minimise visual impact on large areas of the landscape and to maintain views.
- Whether the proposal responds to the characteristics of the site and utilises low scale building forms, simple building details and avoids dominant bulky buildings or buildings that have no relationship to landform.
- Whether the proposal utilises materials and colours that complement those that occur naturally in the hinterland landscape with consideration as to how the materials will weather over time.
- Whether the proposal locates and screens large buildings and structures such as sheds, transmission lines and cleared easements etc to minimise visibility from the Great Ocean Road and key viewing locations.
- Whether the proposal avoids visually obtrusive infrastructure and provides infrastructure such as power lines and other utility services underground in the coastal area wherever possible.
- Whether the proposal sites development sparsely in coastal areas minimising visibility from the Great Ocean Road and maximising the retention of coastal vegetation.
- Whether the proposal avoids the loss of views to geological features.
- The size, species, age and health of existing vegetation proposed to be removed, destroyed or lopped and the size, species and growth characteristics of any proposed replacement vegetation.
- Whether the removal of vegetation is justified and the practicalities of alternative options that do not require removal of vegetation.
- Whether the construction of a building or construction or carrying out of works will impact on the root system, canopy and overall appearance of any vegetation.
- Whether the proposal avoids the loss of indigenous coastal vegetation.

- Whether the proposal retains existing indigenous and native trees and understorey wherever possible and provides for the planting of new indigenous vegetation, particularly around landscape features such as creek valleys.
- Whether the proposal replaces any trees lost due to development with indigenous trees that will grow to a similar size.
- Whether the proposal retains existing shelter belts wherever possible.
- Whether the proposal replaces lost shelter belt trees with the same species or an alternative species, suitable to the local area

Comment: The proposed multi-lot subdivision is considered to accord with the relevant decision guidelines as set out above as the subdivision has been designed taking into account the existing neighbourhood character. The proposal will create approximately twenty (20) lots of varying densities, with a minimum average lot size of 800 square metres. It is therefore considered the subdivision respects the existing subdivision pattern, together with the existing built form within the established residential areas. In addition, as previously mentioned, the application also seeks the removal of minimal vegetation to facilitate the proposal. It is not envisaged that the proposed multi-lot subdivision will be visible from the Great Ocean Road, therefore mitigating any potential adverse impacts.

5.3 Planning Policy Framework

The Planning Policy framework (PPF) sets out the specific policies relating to environmental, social and economic factors. The sections of the SPPF relevant to the consideration of this application are:

- Clause 15 – Built Environment and Heritage
- Clause 15.01-3S – Subdivision Design
- Clause 15.01-4S – Healthy Neighbourhoods
- Clause 15.01-5S – Neighbourhood character
- Clause 15.02-1S – Energy and Resource Efficiency
- Clause 15.03 – Heritage

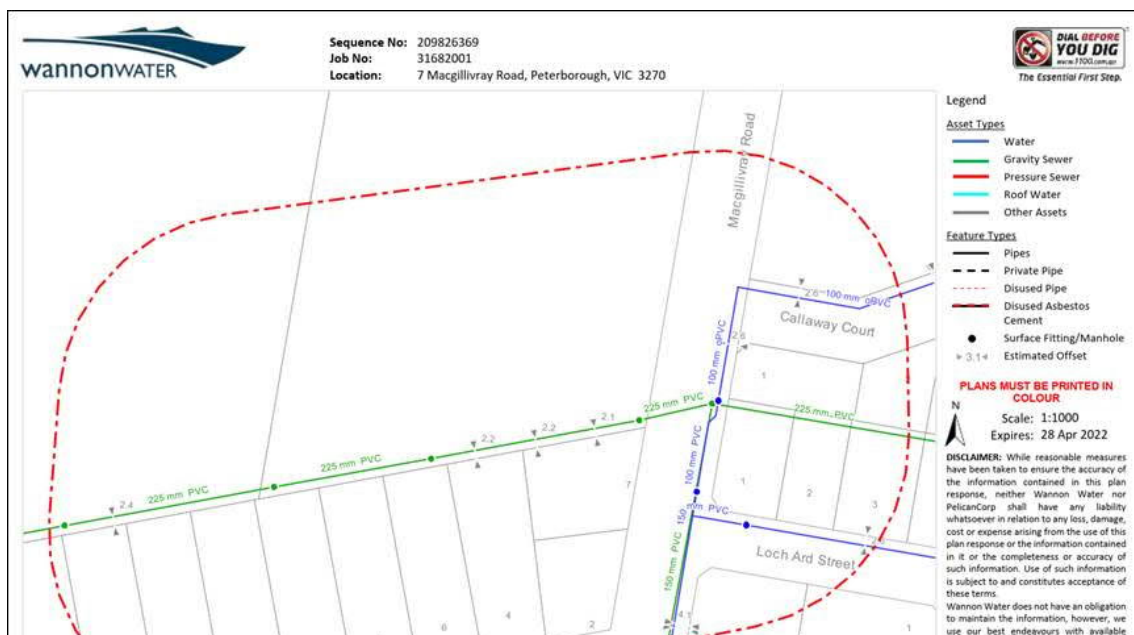
The above PPF provisions primarily seek to:

- To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.
- Provide 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.
- Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.
- To achieve neighbourhoods that foster healthy and active living and community wellbeing.
- To recognise, support and protect neighbourhood character, cultural identity, and sense of place.
- To encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

Comment: The proposed multi-lot subdivision is considered to accord with the relevant planning policy framework as the site is located within an appropriate area and within the Peterborough township boundaries. The proposed multi-lot subdivision aims to locate approximately twenty (20) residential

allotments within an appropriate location providing opportunity for housing diversity within an established residential area.

Under the Aboriginal Heritage Act, 2006, the subject site is identified as being within an area of possible cultural heritage sensitivity, as indicated on the following map extract from the Department of Environment, Land, Water and Planning data base. It is noted the extent of the sensitivity area is approximately 6 metres along the southern boundary of Lot 1. It is also noted that this portion contains an existing sewerage pipe as shown within the below Dial Before You Dig search. Therefore, it is considered that this area has been previously significantly disturbed during the installation of the sewerage pipe and residential subdivision to the south. In addition, relevant advice has been obtained regrading the proposal and sensitive area. It is noted the proposed location of the extension of the existing wetland within Lot 2 is not contained within a cultural sensitive area.



5.4 Local Planning Policy Framework

Local Planning Policy Framework (LPPF) is comprised of the Municipal Strategic Statement (MSS) and local policies.

5.4.1 Municipal Strategic Statement

The Moyne Strategic Statement identifies a number of local planning issues for development within the municipality. Of most relevance to the consideration of this application are the following clauses:

- Clause 21.05 - Settlement and Housing
- Clause 21.09-1 Local Areas – Peterborough

Clause 21.05 of the Municipal Strategic Statement outlines Council's 'Settlement and Housing' Strategy.

Key objectives include:

- To define a sustainable urban/non urban edge to the main townships and settlements within the Moyne Shire.
- To maintain compact urban forms that will allow for the ease of service delivery and minimal infrastructure costs. Unplanned developments that have potential to adversely affect the landscape and environmental qualities of the municipality, will not be supported.
- To identify, protect and promote the conservation and enhancement of Moyne's heritage places and precincts.
- To recognise the different requirements of the population by allowing the accommodation of the population of the municipality within a range of dwelling types suitable for the needs of the community.
- To recognise the significance of local Aboriginal heritage and appropriately protect sites of archaeological, cultural and scientific importance in accordance with relevant State and Commonwealth legislation, in consultation with the appointed Aboriginal authority.
- To prevent unwarranted alienation and fragmentation of valuable farming land by not supporting rural living and low density residential development, except in areas zoned for those purposes.
- To direct the built form and appearance of development in culturally and environmentally significant areas through appropriate design guidelines.
- To achieve a quality of residential development which conforms with accepted principles of sustainability and efficiency.
- To protect the Neighbourhood Character of Port Fairy.
- To ensure that new development in Port Fairy respects built form and/or the coastal and riverine location of the area, including existing character, the integrity of the dune formations, maintenance of floodplains, native vegetation and significant view lines to and from the coast.
- To protect and enhance the natural and man made assets of Moyne Shire.
- To provide an environment with the capacity to support a range of community and leisure facilities.
- To identify flood prone land and ensure that new development is compatible with flood hazard
- To encourage energy efficiency in housing design and construction.

- To encourage the development of aged and special care accommodation within the Shire.
- To avoid residential and rural residential development on small rural lots or re-subdivision of existing lots that may form isolated developments that are unrelated to existing townships and impact on farming activities and sensitive environments such as dunes, wetlands, estuaries, waterways, remnant areas of native vegetation or scenic volcanic landscapes like Tower Hill.
- To manage development on the fringes of townships so that it enhances the character of the town's landscape setting.
- To retain the dominance of the landscape between townships.
- To avoid ribbon development along the coastal edge and along main roads such as the Great Ocean Road and Princes Highway and key tourist routes.
- To recognize that views form an important part of the amenity of a property and to provide for a reasonable sharing of views of significant landscape features, including views of the ocean, coastal shoreline, estuaries, wetlands and notable cultural features.
- To promote the compact development of Mortlake in accordance with the Mortlake Urban Design Framework (April 2010) (adopted 2015).

Strategies to achieve the above include:

- Provide for a diverse range of housing opportunities that do not detrimentally impact on the residential amenity of an area.
- Emphasise landscaping and urban design in the assessment of permit applications for buildings and works in residential and rural residential areas.
- Encourage limited rural living and low density residential development within existing zoned areas, ensure that any effects upon the surrounding farms are minimised.
- To encourage population growth within all areas of the Shire.
- To encourage a range of accommodation opportunities in urban areas including medium density housing to suit the various and changing needs of the Shire's residents.
- To apply the Port Fairy Design Guidelines to protect the Neighbourhood Character of the town.
- Support development that is sympathetic to heritage places and precincts.
- Avoid development, including complete demolition, which would adversely affect the significance of a heritage place or precinct.
- To introduce mandatory building height controls to ensure that new development will not dominate the coastal and Moyne River estuary surroundings and viewlines of Port Fairy.
- To introduce discretionary building height controls to ensure that new development will respect the Neighbourhood Character in the established areas of Port Fairy away from the coast and the Moyne River estuary.
- To encourage residential development within existing serviced areas and established settlements.
- To encourage aged and special care accommodation within the Shire.
- To encourage energy efficiency in housing design and construction.
- Encourage the siting of development within areas that, avoid the need to remove native vegetation.
- Protect residential amenity by encouraging a reasonable sharing of views between new and established properties, particularly where the view is of a significant landscape feature, including views of the ocean and coastal shoreline, coastal cliffs and sand dunes, rivers and estuaries and notable cultural and scenic landscape features.
- Discourage new residential subdivision or development in sensitive or dynamic areas such as primary or secondary sand dunes, or wetlands or where views to and from scenic landscapes

such as The Bay of Islands Coastal Park, The Craggs, Lake Yambuk and Tower Hill may be impacted.

- Discourage development that generates and disposes of wastewater on-site within 100 metres of a waterway or wetland.
- Encourage development to locate a sufficient distance from the high water mark of the coast, estuary or wetland to enable protection from erosion hazards and the impacts of sea level rise and to allow for landward migration of shorelines, saltmarsh and wetland vegetation communities.
- Encourage development which will not expose acid sulphate soil hazards.

Comment: The proposed multi-lot subdivision accords with the relevant objectives and strategies relating to settlement and housing as the proposal is within an appropriate location, within the established township boundaries of Peterborough and identified for residential use and subdivision. The proposal is not considered to create any adverse impacts to the environment or surrounding land. In addition, the design of the subdivision is in accordance with the Peterborough Guidelines and achieves an average minimum of 800 square metres, therefore creating ample opportunity for future dwellings, associated outbuildings, setbacks and private open space.

Clause 21.09-1 of the Municipal's Strategic Statement Outlines Councils' Local Areas – Peterborough policy which is based on the following:

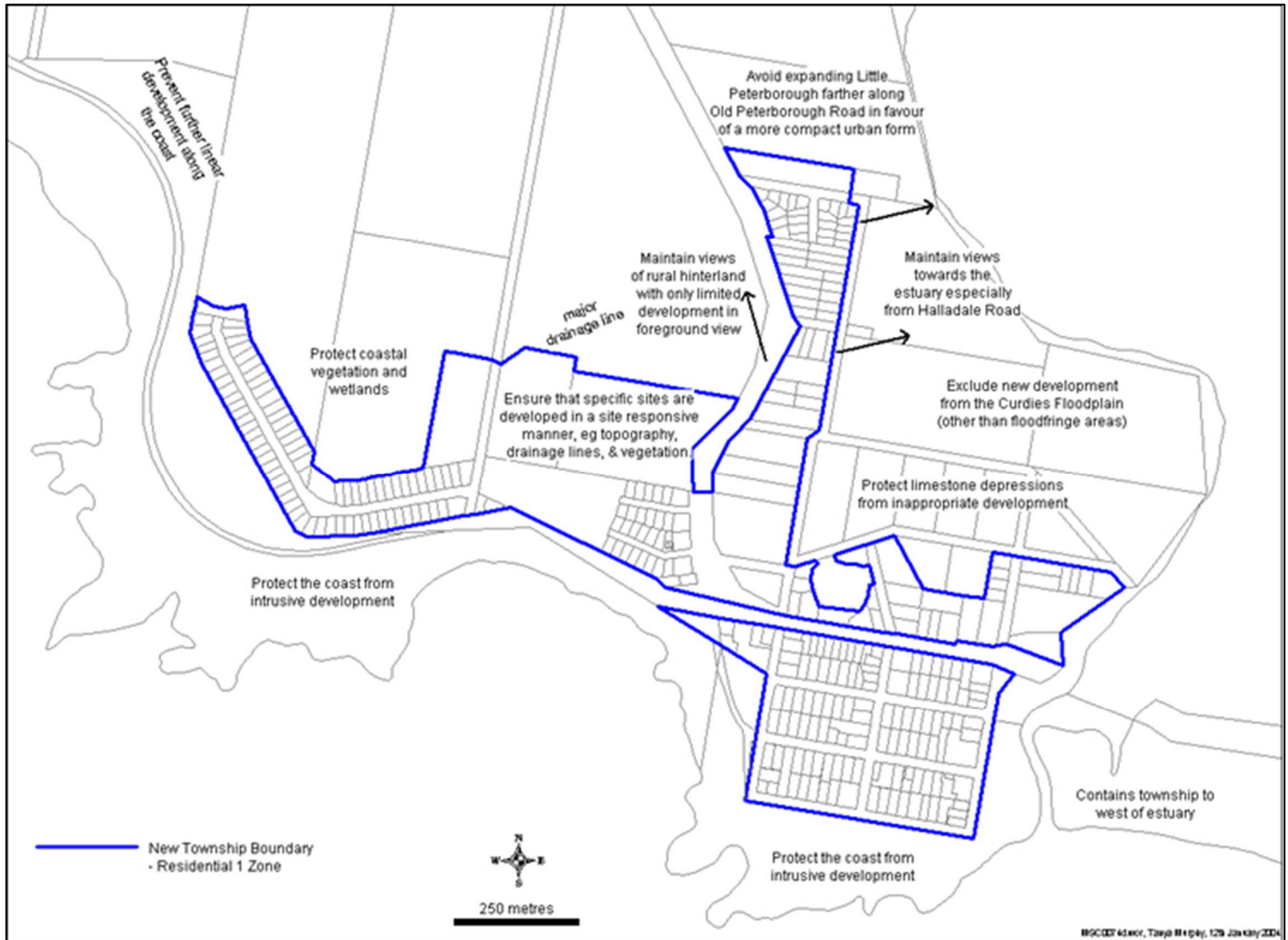
Peterborough is a small coastal village on the Great Ocean Road. It is located within a dramatic coastal landscape contrasting with the serene backdrop of the Curdies River estuary and rural hinterland. Flooding is a crucial issue in the areas of Peterborough adjacent to the Curdies River. The population of the town increases substantially over the summer holiday period. Development and tourism pressures are expected to increase when the town is connected to a sewerage system, and given the ongoing popularity of the Great Ocean Road region.

Vision:

- *To maintain and enhance the role of Peterborough as a peaceful small coastal village on the Great Ocean Road set within the dramatic scenery of the renowned Port Campbell National Park, Bay of Island Coastal Park and lesser-known Curdies River estuary.*
- *To limit the growth of the township and scale of development, including commercial development, to ensure the character, serenity and functioning of the township is protected for the enjoyment of permanent and semi-permanent residents and visitors.*

This strategy aims to be implemented through the Residential Design Guidelines, Peterborough, Victoria 2006 and the Peterborough Framework Plan (see 21.09-1.1).

Comment: The proposed multi-lot subdivision is considered to accord with the policy relating to local area, specifically Peterborough as the site is located within an appropriate location having regard to the established township boundary of Peterborough as identified within the Peterborough Framework Plan. The proposal aims to create twenty lots within an appropriate location. In addition, it is not envisaged that the proposed multi-lot subdivision would be visible from the Great Ocean Road, therefore eliminating any visual impact concerns.



Peterborough Framework Plan

5.4.2 Local Planning Policy

Clause 22.02 – Environment – this policy aims to protect natural and cultural values of the coast and to use and develop the coast in a sustainable manner.

Comment: As mentioned throughout the report, the application is supported by a vegetation assessment demonstrating minimal native vegetation will require removal to facilitate the development. In addition, it is not envisaged that the proposed multi-lot subdivision would be visible from the Great Ocean Road, therefore eliminating any visual impact concerns. It is considered that the proposed multi-lot subdivision is appropriate having regard to the existing Peterborough town boundaries, therefore protecting natural and cultural values of the coast.

6 Particular & General Provisions

6.1 Native Vegetation

Under the provisions of Clause 52.17-1, a permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply:

- If the table to Clause 52.17-7 specifically states that a permit is not required.
- If a native vegetation precinct plan corresponding to the land is incorporated into this scheme and listed in the schedule to Clause 52.16.
- To the removal, destruction or lopping of native vegetation specified in the schedule to this clause.

Comment: Planning approval is sought for the removal of native vegetation and is outlined within the attached vegetation assessment by [REDACTED]

A total of seven (7) patches of native vegetation on the site that would require removal to facilitate the proposal. The areas of native vegetation are identified below which is extracted from [REDACTED] vegetation assessment.

Address:

MACGILLIVRAY ROAD PETERBOROUGH
3270

Extent of past native vegetation removal: 0.000 ha

Summary of mapped native vegetation

Patch:

1	0.003 ha
2	0.002 ha
3	0.015 ha
4	0.008 ha
5	0.016 ha
6	0.008 ha
7	0.007 ha

Extent of all mapped native vegetation: 0.060 ha ?

Native vegetation extent for assessment pathway: 0.060 ha ?

Location category: 1

Assessment pathway: Basic



Location of native vegetation as identified by Mark Trengove

An offset requirement in relation to six (6) areas of native vegetation that would require removal to facilitate the proposal is outlined below. It is noted that the relevant offsets are available which is demonstrated within the attached quote from [REDACTED]

Offset type	General offset
Offset amount (general habitat units)	0.023
Offset attributes	
Vicinity	Corangamite Catchment Management Authority (CMA) or Moyne Shire Council
Minimum strategic biodiversity value	0.366
Large trees	0 tree(s)

Summary of mapped native vegetation	
Assessment pathway	Basic
Location category	1
Total extent of native vegetation used to determine assessment pathway	0.060 ha
Total extent of native vegetation mapped to be removed (patches plus extent of scattered trees)	0.060 ha
Total number of large trees	0 tree(s)
Strategic biodiversity value score	0.458
Condition score	0.353

Offset requirements as set out within the Vegetation Assessment

6.2 Public Open Space Contribution and Subdivision

Under the provisions of Clause 53.01, a person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under Section 18 of the Subdivision Act 1988.

Comment: A public open space contribution of 5% of the net developable area will be required in accordance with the Schedule to Clause 53.01 Public Open Space Contribution and Subdivision.

6.3 Stormwater Management in Urban Development

The purpose of Clause 53.18 is to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

Comment: As the application is to subdivide land in a residential zone for residential purposes, it is considered this clause is not relevant in this particular instance.

6.4 Residential Subdivision

Clause 56 of the Planning Scheme sets out various objectives and standards which Planning Permit applications for residential subdivision must meet.

Comment: Refer to the attached Clause 56 Assessment for full details of all requirements relevant to this application.

6.5 Easements, Restrictions and Reserves

Clause 52.02 relates to the provision/removal of easements, restrictions and reserves.

Comment: Planning approval is sought for the creation, variation and/or removal of easements to facilitate the drainage for the multi-lot subdivision.

6.6 Decision Guidelines

6.6.1 Clause 65.02 - Decision Guidelines

Clauses 65.02 of the planning scheme a number of matters for consideration by the responsible authority when considering a proposal to subdivide, these include:

- The suitability of the land for subdivision
- The existing use and possible future development of the land and nearby land.
- The availability of subdivided land in the locality, and the need for the creation of further lots.
- The effect of development on the use or development of other land which has a common means of drainage.
- The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.
- The density of the proposed development.
- The area and dimensions of each lot in the subdivision.
- The layout of roads having regard to their function and relationship to existing roads.
- The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.
- The provision and location of reserves for public open space and other community facilities.
- The staging of the subdivision.
- The design and siting of buildings having regard to safety and the risk of spread of fire.
- The provision of off-street parking.
- The provision and location of common property.
- The functions of any body corporate.
- The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.

- 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.
- Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.
- The impact the development will have on the current and future development and operation of the transport system.

Comment: The proposed multi-lot subdivision is considered to accord with the relevant decision guidelines as set out above in that the proposal will create approximately twenty (20) lots within an established residential area. The site is located within the township boundaries of Peterborough and considered an appropriate outcome for the site which is identified for subdivision and residential development. The site is located in close proximity to a range of community, recreational and commercial facilities. The proposed twenty lot subdivision will be connected to all available services as required. In addition, as mentioned throughout the report, a small portion of vegetation will require removal to facilitate the proposal. It is not envisaged any adverse impacts would result from the proposed twenty (20) lot subdivision which is appropriately located within the Peterborough township boundaries.

7 Conclusion

In summary, the proposal is considered to accord with the General Residential Zone – Schedule 1 and relevant Overlays on the site. The site is appropriately located within the General Residential Zone and identified for residential subdivision.

The proposal accords with the Peterborough Guidelines and achieves an average lot size of 800 square metres. It is considered the layout of the subdivision allows for ample opportunities for setbacks, future dwellings, associated outbuildings, private open space and off-street carparking.

In addition, the proposed multi-lot subdivision is not envisaged be visible from the Great Ocean Road, therefore mitigating any adverse visual impacts.

The proposal is supported with various technical assessments demonstrating compliance with the Planning Scheme and relevant requirements.

As such, the subdivision is able to suitably demonstrate compliance with state and local policy, and general provisions of the Moyne Planning Scheme. Accordingly, the proposed development is considered to be appropriate and worthy of support.

