

PLANNING APPLICATION:

250 LAKE VIEW ROAD KOROIT

The subject site is located on the north side of Lake View Road, south of Koroit. It is a site that contains 2055 sqm and is currently vacant. The site has a frontage to Lake View Road of 32.5 to 27.9 metres with a depth of 82.1 to 65.4 metres. The land is vacant and contains only domestic and non-endemic grass.

The land falls from the south to the north. Falling from a height of 50.20 metres in the south-east corner to 45.8metres AHD in the north-east corner of the site.

The property to the west contains an elevated single storey dwelling which is clad in dark colorbond.

The property to the east has recently been subdivided into two lots each with an area of around 1,000sqm. There are no dwellings or buildings on these two allotments at this point in time.

The land to the north contains a single storey brick dwelling setback 15.2 metres from the northern boundary of the subject site. A substantial shed is located 3.1 metres from the northern boundary of the site.

A 3.0 metre wide easement for stormwater drainage and sewer is located adjacent to the northern boundary of the site.

A 2.0 metre wide easement for stormwater is proposed, adjacent to the eastern boundary of the site.

The land is zoned General residential under the Moyne Planning Scheme. The site fronts onto the Tower Hill State Game Reserve which is within the Significant Landscape Overlay.

The southern part of the site is covered by SLO 6 which applies due to the proximity of the land to the Tower Hill State Game Reserve.

The proposal is to construct a single dwelling, **ON THE REAR LOT, 42.823** metres north of Lake View Road.

The attached plans show the house set back of **2.00** metres from the eastern boundary and **9.413** metres from the western boundary of the site.

RESPONSES TO CLAUSE 56 of the MOYNE PLANNING SCHEME

56.03

LIVEABLE AND SUSTAINABLE COMMUNITIES

56.03-5

Neighbourhood character objectives

To design subdivisions that respond to neighbourhood character.

C6 Standard

Subdivision should:

- Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme.
- Respond to and integrate with the surrounding urban environment.
- Protect significant vegetation and site features.

Response

The proposed subdivision creates 2 lots, each of which are greater than 1,000sqm in area. It is very similar to the subdivision that has occurred in the past few years on the lot immediately to the east.

The proposed new dwelling on Lot 2 will not be visible from the street. The newly proposed dwelling will be clad in earthy coloured colorbond, in keeping with the character of the neighbourhood and its rural history. There is no significant vegetation on the site.

Complies with standard C6.

56.04

LOT DESIGN

56.04-2

Lot area and building envelopes objectives.

To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.

Standard C8

An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows:

That the lots are consistent or contain building envelope that is consistent with a development approved under this scheme, or

That a dwelling may be constructed on each lot in accordance with the requirements of this scheme.

Response - Not applicable to this application

Lots of between 300 square metres and 500 square metres should:

Contain a building envelope that is consistent with a development of the lot approved under this scheme, or
If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10 metres by 15 metres, or 9 metres by 15 metres
if a boundary wall is nominated as part of the building envelope.
If lots of between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north unless there are significant physical constraints that make this difficult to achieve.

Response - Not applicable to this application

Lots greater than 500 square metres should be able to contain a rectangle measuring 10 metres by 15 metres and may contain a building envelope. A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless:

- The objectives of the relevant standards are met, and
- The building envelope is shown as a restriction on a plan of subdivision registered under the *Subdivision Act 1988*, or is specified as a covenant in an agreement under Section 173 of the Act.

Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope:

- The building envelope must meet Standards A10 and A11 of Clause 54 in relation to the adjoining lot, and
- The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement.

Lot dimensions and building envelopes should protect:

- Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations.
- Existing or proposed easements on lots.
- Significant vegetation and site features.

Response

Proposed lots to be at least 1,000sqm.

Lot 1 has a proposed 23m long east/west axis.

Lot 2 has a proposed 28m long east/west axis.

Complies with standard C8.

56.04-3

Solar orientation of lot objectives

To provide good solar orientation of lots and solar access for future dwellings.
Standard C9

Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.

Lots have appropriate solar orientation when:

- The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south.
- Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north.

Response - Not applicable to this application

- Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street.

Response

Both proposed lots are suitably oriented, with excellent northerly aspects. The two lots are quite large allowing for excellent north facing outcomes.

Complies with standard C9.

56.04-5

Common area objectives

To identify common areas and the purpose for which the area is commonly held.

To ensure the provision of common area is appropriate and that necessary management arrangements are in place.

To maintain direct public access throughout the neighbourhood street network.

Response - Not applicable to this application

Standard C11

An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:

- The common area to be owned by the body corporate, including any streets and open space.
- The reasons why the area should be commonly held.
- Lots participating in the body corporate.
- The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.

Response - Not applicable to this application – Complies to C11.

56.06-8

Lot access objectives

To provide for safe vehicle access between roads and lots.

Standard C21

Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where

appropriate and in accordance with the access management requirements of the relevant roads authority.

Response - Not applicable to this application

Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets.

The design and construction of a crossover should meet the requirements of the relevant road authority.

Response

The proposed driveway access for lot 2 will be 5 metres wide allowing efficient and safe access, including compliant CFA Access.

Complies with standard C21.

56.07

INTEGRATED WATER MANAGEMENT

56.07-1

Drinking water supply objectives

To reduce the use of drinking water.

To provide an adequate, cost-effective supply of drinking water.

Standard C22

The supply of drinking water must be:

- Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.
- Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.

Response

Lots 1 & 2 will be connected to town water as this will be a condition set out by the relevant water authority.

Wannon Water has agreed that a planning permit may issue for the subdivision of the land.

Complies with standard C22.

56.07-2

Reused and recycled water objectives

To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.

Standard C23

Reused and recycled water supply systems must be:

- Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health and Human Services.
- Provided to the boundary of all lots in the subdivision where required by the relevant water authority.

Response

Not applicable to this application

Reused and recycled water supply system is not available in this area.

56.07-3

Waste water management objectives

To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.

Standard C24

Waste water systems must be:

- **Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority.**
- **Consistent with any relevant approved domestic waste water management plan.**
- **Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.**

Response

Lot 2 is connected to the sewer.

Lot 1 will be connected to the sewer as this will be a requirement to satisfy the relevant water authority. Wannon Water has agreed that a planning permit may issue for the subdivision of the land.

Complies with standard C24.

56.07-4

Stormwater management objectives

To minimise damage to properties and inconvenience to residents from stormwater.

To ensure that the street operates adequately during major storm events and provides for public safety.

To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.

To encourage stormwater management that maximises the retention and reuse of stormwater.

To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.

Response.

This is a small-scale subdivision comprising one additional lot [2 in total].

The original subdivision of the land included a stormwater outlet in the north east corner of the lot to allow discharge of stormwater from the developed site.

Standard C25

The stormwater management system must be:

- **Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.**
 - **Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed.**
- Designed to meet the current best practice performance objectives for stormwater**

quality as contained in the *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999).

- **Designed to ensure that flows downstream of the subdivision site are restricted to pre- development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.**
- **Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.**

The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.

For all storm events up to and including the 20% Average Exceedance Probability (AEP) standard:

- **Stormwater flows should be contained within the drainage system to the requirements of the relevant authority.**
- **Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall.**

For storm events greater than 20% AEP and up to and including 1% AEP standard:

- **Provision must be made for the safe and effective passage of stormwater flows.**
 - **All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.**
- Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria $da Vave < 0.35 \text{ m}^2/\text{s}$ (where, da = average depth in metres and $Vave$ = average velocity in metres per second).**

The design of the local drainage network should:

- **Ensure stormwater is retarded to a standard required by the responsible drainage authority.**
- **Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, stormwater should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge.**
- **Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner.**
- **Include water sensitive urban design features to manage stormwater in streets and**

public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs. Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.

Response

• Two stormwater discharge points are located in the northeast corner of the site. It is intended to direct drainage to these points. Final details will be provided at the subdivision stage.