

MPAA  
STUDIO

## TOWN PLANNING REPORT

Proposed subdivision and second dwelling  
54 High Street, Koroit

ISSUED 2 FEBRUARY 2026



# OVERVIEW

## Background

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Address	54 High Street, Koroit
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Lot Description	Lot 1 on PS322465H
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## Relevant Planning Controls

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Municipal Planning Strategy	Clause 02.01 Context
	Clause 02.02 Vision
	Clause 02.03 Strategic Directions
	Clause 02.04 Strategic Framework Plan

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Planning Policy Framework	Clause 11 Settlement
	Clause 13 Environmental Risks and Amenity
	Clause 15 Built Environment and Heritage
	Clause 16 Housing
	Clause 18 Transport
Clause 19 Infrastructure	

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Zone	General Residential Zone
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Overlays	Nil
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Particular Provisions	Clause 52.06 Car Parking
	Clause 53.01 Public Open Space Contribution and Subdivision.
	Clause 53.03 Residential Reticulated Gas Service Connection
	Clause 55 two or more dwellings on a lot
Clause 56 Residential Subdivision	

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## Permit Application Details

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Description of Proposal	Two (2) lot subdivision of land and construction of second dwelling.
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Permit requirement	Clause 32.08-3 (GRZ) a permit is required to subdivide land
	Clause 32.08-6 (GRZ) a permit is required to construct two or more dwellings on a lot.

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# QUALITY ASSURANCE

**Town Planning Report**

2-lot subdivision and second dwelling  
54 High Street, Koroit

**Project Number**

25-1531

**Revision**

01

**Issued**

2 February 2026

<b>Revision</b>	<b>Date</b>	<b>Issue</b>
01	2 February 2026	Issue for Lodgement

# CONTENTS

OVERVIEW .....	2
QUALITY ASSURANCE .....	3
1. INTRODUCTION .....	5
1.1. Limitations	5
2. SITE AND SURROUNDS.....	6
2.1. Site description and title particulars	6
2.2. Site description and context	6
3. PROPOSAL.....	8
3.1. Overview	8
3.2. Planning permit triggers	8
4. PLANNING POLICIES AND CONTROLS.....	9
4.1. Municipal Planning Strategy	9
4.2. Planning Policy Framework (PPF)	12
4.3. General Residential Zone	13
4.4. Overlays	13
4.5. Particular Provisions	13
4.6. Other planning considerations	15
5. PLANNING ASSESSMENT.....	15
5.1. Overview	15
5.2. Key considerations	15
6. Conclusion .....	18

# 1. INTRODUCTION

This report has been prepared by MPAA Studio in support of a planning permit application for the construction of a two (2) lot subdivision and construction of a second dwelling at 54 High Street, Koroit.

The proposal provides a site-responsive design that directly responds to state and local planning policy provisions and complies with the Moyne Planning Scheme.

Accordingly, the proposal triggers the following permit requirements:

- Clause 32.08-3 (GRZ) a permit is required to subdivide land.
- Clause 32.08-7 (GRZ) a permit is required to construct two or more dwellings on a lot.

Considering the proposal concerning the Moyne Planning Scheme, this report concludes that the proposal is consistent with both state and local planning policy. As such, this report recommends and requests Council issues a permit for the proposal.

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

- Certificate of title
- Town planning drawings and concept plan of subdivision
- Clause 55 Written Statement
- Clause 56 assessments

## 1.1. Limitations

This report has considered the following documents:

- Moyne Planning Scheme (as of 2 February 2026)
- Certificate of title dated (2 February 2026)

## 2. SITE AND SURROUNDS

### 2.1. Site description and title particulars

Site address	54 High Street, Koroit
Title details	Lot 1 on PS322465H
Easements, restrictions or covenants	The Site is not encumbered by any easements, restrictions or agreements.

Refer to **Appendix A** - Certificate of Title.

### 2.2. Site description and context

The subject land is a large, established residential allotment within the township of Koroit, containing an existing detached dwelling originally constructed circa 1908. The dwelling is a substantial, early-era residence that retains a number of original architectural elements and building fabric, including generous room proportions, high ceilings, timber detailing, original fireplaces, tessellated tiled verandas, wainscoting to hallways and timber floorboards throughout.

The dwelling is sited to address the street frontage and occupies a modest footprint relative to the overall size of the allotment, resulting in extensive areas of open space within the site. This generous curtilage provides clear capacity for landscaping, planting and ancillary development, while maintaining appropriate separation from adjoining properties. Although the dwelling requires restoration and upgrading, it remains legible as a well-proportioned and established residential building that contributes positively to the streetscape through its scale, setbacks and presentation.

The site is located directly opposite the Koroit Botanical Gardens, which represent a significant public open space and landscape asset within the township. This interface provides a green outlook from the site, mature canopy vegetation and a high level of visual amenity, contributing to a strong sense of openness and landscape character in the immediate vicinity.

Development surrounding the site is predominantly residential in nature and generally low-scale, comprising detached dwellings set within generous lots. Buildings in the area reflect a range of architectural styles, ages and materials, with no single prevailing built form typology or consistent streetscape rhythm. This variation contributes to a diverse and informal character, rather than a tightly controlled or uniform suburban pattern. There is a medical centre immediately to the north which contains a large car park and is distinct from the typical residential rhythm.

The broader area is characterised by a calm, garden-oriented setting, reinforced by the presence of the botanical gardens, street trees and established private landscaping. The site also benefits from proximity to Koroit's town centre, community facilities and local services, reinforcing its suitability for residential development that is sensitive to context and amenity.

The neighbourhood character of the area is defined by low-density residential development set within a spacious, landscaped environment. Dwellings are typically detached, one to two storeys in height, and are positioned on relatively large allotments with generous setbacks and substantial private open space. Built form is generally subordinate to landscaping, with vegetation and garden settings forming a dominant visual element of the streetscape.



Figure 1: Subject site (Nearmap December 2025)

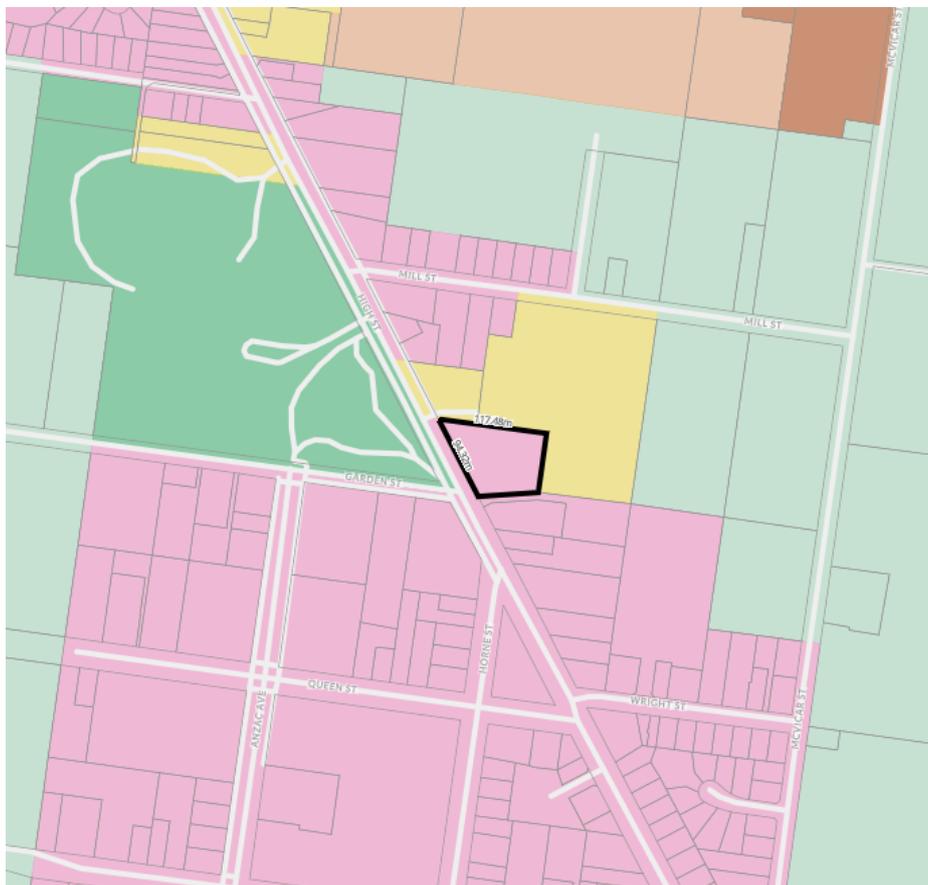


Figure 2: Zoning context

## 3. PROPOSAL

### 3.1. Overview

The proposal seeks planning approval to construct a second dwelling and proposes a two-lot subdivision.

Refer to the enclosed town planning drawings for full details of the proposal.

Key elements of the proposal include:

#### **Development**

Novara Homes has prepared the design of the dwelling, known as the Archer 29.

The dwelling is setback a minimum of 4.5 metres from the front boundary and 5.8 metres from the northern boundary.

The maximum height of the dwelling is approximately 5.5 metres.

The floor layout of the design includes the following:

- Four bedrooms, one with access to a walk in robe and ensuite
- Open plan kitchen, living and dining area
- Double garage with access to High Street
- Separate theatre room and activity room
- North facing alfresco area
- Separate bathroom, laundry and walk in linen rooms.

#### **Subdivision**

The proposal seeks to subdivide the land:

- Lot 1 is proposed to be 5,743 square metres.
- Lot 2 is proposed to be 871 square metres.

### 3.2. Planning permit triggers

In accordance with the provisions of the Moyne Planning Scheme, the proposal triggers the following planning permit requirements:

- Clause 32.08-3 (GRZ) a permit is required to subdivide land.
- Clause 32.08-7 (GRZ) a permit is required to construct two or more dwellings on a lot.

## 4. PLANNING POLICIES AND CONTROLS

### 4.1. Municipal Planning Strategy

The Municipal Planning Strategy (MPS) sets out the municipal context, outlines the Council vision, and provides for strategic directions for planning with a focus on specific areas and issues within Moyne Shire. The most relevant clauses within the MPS are set out below.

#### [Clause 02.01 – Context:](#)

The Moyne Shire is located in south western Victoria and occupies an area of approximately 5600 square kilometres. The Moyne and Hopkins Rivers flow through the municipality from north to south. The Hamilton and Princes Highways are the main road links through the municipality.

The Shire encircles the City of Warrnambool and shares common boundaries with Corangamite Shire to the east, Glenelg Shire to the west and Southern Grampians Shire and the Rural City of Ararat to the north.

The Shire has a coastline of over 90 kilometres extending westward (with the exception of the City of Warrnambool) from Curdies Inlet near Peterborough, to a point near the mouth of the Fitzroy River approximately mid-way between Port Fairy and Portland. The western portion of the Shire extends some 50 kilometres inland from Port Fairy, whilst the eastern portion extends some 90 kilometres inland.

The population of Moyne (approximately 17,374 in 2021) is growing modestly, with strong demand for growth along coastal areas.

The three main urban centres of Port Fairy, Koroit and Mortlake have populations of approximately 3742, 2184 and 1477 respectively. The rural areas, small townships and rural settlements account for the balance of the Shire's population.

The Shire is predominantly rural based with a focus on grazing agriculture, dairy and beef production, wool and prime lamb production, aquaculture and cropping.

#### [Clause 02.02 – Vision](#)

Sets out the following vision within Moyne Shire:

The Moyne Shire Council Plan (2021-2025) responds directly to the My Moyne, My Future 2040 Community Plan in focus areas that include:

- Place
- Environment
- People
- Economy

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 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.
- Move around Moyne easily.
- Have access to affordable transportation services regardless of our age or where we live.

- Be supported to live off the grid and have access to renewable energy benefits through local partnerships and an increased uptake of sustainable practices locally.
- Set the standard for sustainable farming practices.
- Actively reduce our carbon emissions and support the regeneration of land.
- Be innovators and use technology to increase the quality and quantity of farming while protecting the environment.
- Support the growth of our local industries through digital innovations and encouraging local expertise.

#### [Clause 02.03-1 Settlement](#)

Koroit is a settlement located to the north of the Tower Hill State Game Reserve with an attractive main street character, collection of heritage buildings and semi-rural lifestyle. The town contains a dairy production factory that is one of the major industries in the district.

Koroit has moderate growth capacity through infill development and some growth beyond existing urban zoned land, but within defined settlement boundaries.

##### **Strategic directions:**

- Encourage growth within clearly established boundaries of townships and settlements to protect their character, protect adjoining farmland and ensure that the environment of the area is not compromised.
- Preserve the cultural and historic character of Koroit, and strengthen its economic, social and cultural base in a sustainable manner.

#### [Clause 02.03-3 Environmental Risks and Amenity](#)

The municipality faces complex fire risk in agricultural, forested, urban bushland, rural residential and coastal areas.

##### **Strategic directions:**

- Ensure land use and development responds to fire risk

#### [Clause 02.03-5 Built Environment and Heritage](#)

Development occurring in coastal areas and between settlements and on highly visible sites has potential to affect landscape character. Larger, more 'imposing' dwellings, that are designed to maximise coastal views, often protrude above existing vegetation and natural landforms.

There is increasing pressure for substantial tourism development in coastal and non-urban locations. Other tourism-related development pressures relate to signs, car parking and viewing platforms.

##### **Strategic directions:**

- Contain township development within defined boundaries and manage development on the fringes of townships to enhance the landscape setting.

#### [Clause 02.03-6 Housing](#)

The population of the Shire is growing, however, it is ageing and household size is declining.

A significant proportion of dwellings in the coastal towns are not permanently occupied, serving as holiday homes. This contributes to a lack of affordable worker accommodation, particularly during peak tourism periods.

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.

There is a need to provide well-located and accessible housing in the Shire to accommodate demand and attract new residents. However, housing growth is subject to infrastructure constraints, and can compromise environmental, heritage, landscape and neighbourhood character values.

The development of housing between settlements and in sensitive locations, such as areas of environmental or landscape significance, including the coastline, is an issue.

Ad hoc low density residential and rural living development has the potential to fragment productive agricultural land.

**Strategic directions:**

- Encourage population growth within all areas of the Shire.
- Encourage a range of accommodation opportunities in settlements, including medium density housing, to suit the needs of the Shire’s residents.
- Facilitate aged and special care accommodation within the Shire.
- Support residential development densities that protect the heritage value and neighbourhood character of settlements.

**Clause 02.04 – Strategic Framework Plan:**



Figure 1: Moyne Strategic Framework Plan

## 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](#): seeks to promote 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](#): aims to attract more people to the region.

[Clause 11.01-1L-03 Settlement – Koroit](#) – Strategies:

- Encourage development within Koroit that maintains its village character.
- Facilitate the restoration of commercial buildings, including the reinstatement of verandahs, to reflect their original character.
- Protect the church heritage precinct.
- Consolidate retail and service functions within the existing commercial centre.
- Protect the Tower Hill crater rim from inappropriate and intrusive development.

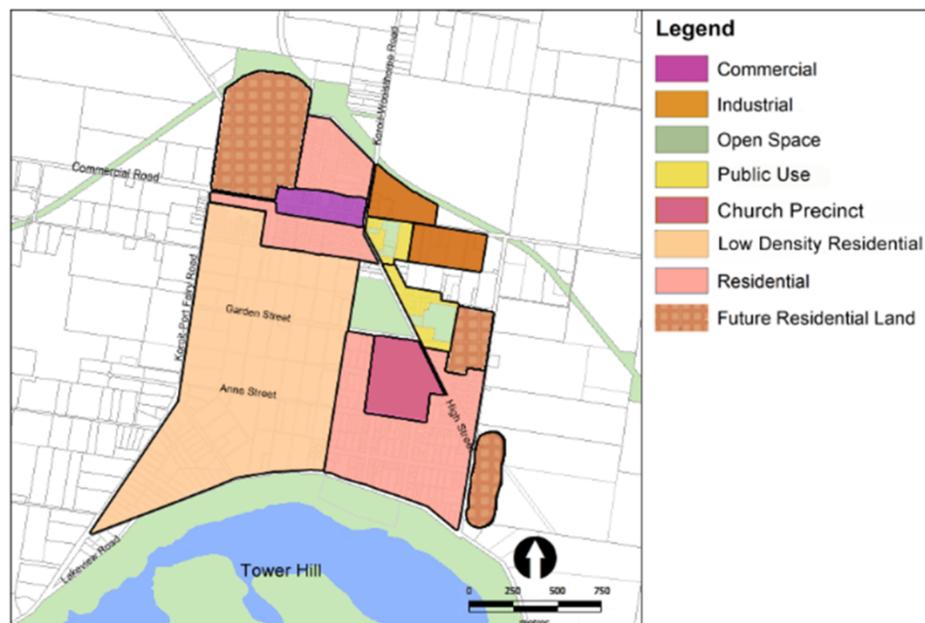


Figure 2: Koroit Framework Plan

[Clause 11.03-6S Regional and local places](#): seeks to facilitate integrated place-based planning.

### Clause 13 Environmental Risks and Amenity

[Clause 13.02-1S Bushfire planning](#): aims 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 15.01-2S Building design](#) – aims to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

[Clause 15.01-3S Subdivision design](#) - seeks to ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

[Clause 15.01-4S Healthy neighbourhoods](#) - aims to achieve neighbourhoods that foster healthy and active living and community wellbeing.

[Clause 15.01-5S Neighbourhood character](#) - seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place.

[Clause 15.03-2S Aboriginal cultural heritage](#) - seeks to ensure the protection and conservation of places of Aboriginal cultural heritage significance.

#### **Clause 16 Housing**

[Clause 16.01-1S Housing supply](#)- seeks to facilitate well-located, integrated and diverse housing that meets community needs.

#### **Clause 18 Transport**

[Clause 18.02-4S Roads](#): Seeks to facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure.

#### **Clause 19 Infrastructure**

[Clause 19.03-2S Infrastructure design and provision](#) - aims to provide timely, efficient and cost-effective development infrastructure that meets the needs of the community.

[Clause 19.03-3S Integrated water management](#): Seeks to sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.

### **4.3. General Residential Zone**

The Site is located within the General Residential Zone ([Clause 32.08](#)). The purpose of the General Residential Zone includes:

- To encourage development that is responsive to 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.

Pursuant to Clause 32.08-3, a permit is required to subdivide land.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the relevant requirements of Clause 56.

Under Clause 32.08-7, a permit is required to construct a second dwelling on a lot. It also requires a response to Clause 55 to be prepared.

Application requirements are listed at Clause 32.08-11. Decision guidelines are listed at Clause 32.08-13.

### **4.4. Overlays**

The Site is not located within any Overlays.

### **4.5. Particular Provisions**

#### **4.5.1. [Clause 52.06 Car Parking](#)**

Clause 52.06 is applicable to the planning application.

The purposes of Clause 52.06 include:

- To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
- To support sustainable transport alternatives to the motor car.
- To promote the efficient use of car parking spaces through the consolidation of car parking facilities.
- To ensure that car parking does not adversely affect the amenity of the locality.
- To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Pursuant to Table 1 of Clause 52.06-5 a dwelling must provide for one car parking space.

The proposal provides for a double garage to the new dwelling and complies with Clause 52.06.

#### 4.5.2. [Clause 53.03 – Residential Reticulated Gas Service Connection](#)

This clause seeks to prohibit residential reticulated gas connections to new dwellings, new apartment developments and new residential subdivisions and dwellings. The mandatory condition relating to subdivision and development will be applied to any given planning permit, prohibiting the connection of gas.

The site is currently serviced, and the dwellings will be serviced by the reticulated power supply located in nearby road reserves.

#### 4.5.3. [Clause 55 two or more dwellings on a lot](#)

Clause 55 is applicable to any application in a residential zone which proposes to construct two or more dwellings on a lot.

This clause seeks:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.
- To encourage residential development that provides reasonable standards of amenity for existing and new residents.
- To encourage residential development that is responsive to the site and the neighbourhood.

A written statement for Clause 55 objectives and standards is provided at Appendix D.

It is noted that the primary focus of the assessment relates to the construction of the new second dwelling. The existing dwelling is situated on a large allotment and has ample site area to comfortably accommodate the relevant Clause 55 objectives. In this context, matters such as private open space provision and service areas can be reasonably demonstrated by the size and configuration of the land, without the need for explicit notation on plans, particularly given the property will remain in excess of 5,000 square metres following subdivision.

Council can therefore be satisfied that the existing dwelling has the capacity to meet the applicable objectives of Clause 55. The proposed second dwelling is also sited in a manner that results in negligible amenity impacts to the existing dwelling and its curtilage.

#### 4.5.4. [Clause 56 Residential Subdivision](#)

The purposes of Clause 56 are to:

- To create liveable and sustainable neighbourhoods and urban places with character and identity.
- To achieve residential subdivision outcomes that appropriately respond to the site and its context for:
  - o Infill sites within established residential areas.
  - o Regional cities and towns.

- To ensure residential subdivision design appropriately provides for policy implementation, liveable and sustainable communities, residential lot design, urban landscape, access and mobility management, integrated water management, site management, utilities.

Pursuant to Clause 32.08-3, an application to subdivide land must meet the relevant requirements of Clause 56 Residential Subdivision.

An assessment against the relevant Clause 56 objectives and standards is provided at Appendix E.

## 4.6. Other planning considerations

### 4.6.1. [Aboriginal Cultural Heritage Sensitivity](#)

The Site is identified as being an 'area of cultural heritage sensitivity' pursuant to the Aboriginal Heritage Regulations 2018. These areas relate to landforms and soil types where Aboriginal places are more likely to be located.

A Cultural Heritage Management Plan (CHMP) is required for an activity if the activity is a 'high impact activity' and falls in whole or part within an area of cultural heritage sensitivity. The proposal comprises both a two-lot subdivision and the construction of a second dwelling. These activities are considered exempt from the requirement to prepare a CHMP.

# 5. PLANNING ASSESSMENT

## 5.1. Overview

The following chapter outlines the key planning considerations of the proposal in response to relevant policy and the provisions of the Moyne Planning Scheme. In summary, the following key considerations are relevant to the assessment of the proposal:

- Is the proposal consistent with the Municipal Planning Strategy and the Planning Policy Framework?
- Is the proposal consistent with the General Residential Zone?
- Does the proposal appropriately respond to the provisions of Clause 55?
- Does the proposal appropriately respond to the provisions of Clause 56?

## 5.2. Key considerations

### 5.2.1. [Is the proposal consistent with the Municipal Planning Strategy and the Planning Policy Framework?](#)

This proposal aims to allow for new housing development in an established area of Koroit in line with the Koroit Framework Plan. Koroit is recognised as a town with moderate growth potential in the Great South Coast Regional Growth Plan, and this proposal supports this growth by increasing the number of available dwellings within the existing residential area of Koroit. The planning scheme requires a balanced approach that takes into account the various planning controls, as well as the unique characteristics of the Site and the specific needs of the local area. The proposal appropriately responds to the Site's context and the surrounding character of Koroit by providing a conventional residential development response for a site that is large, within the General Residential Zone, and not impacted by any planning overlays. By providing additional dwellings and allotments in Koroit, it will help attract people to the Great South Coast area and to a township identified for growth. It will also assist in providing for a more self sufficient township, as new residents are likely to support the many small businesses along the main street (Commercial Road).

(Clause 02.01 Context, Clauses 02.02 Vision, Clause 02.03-6 Housing, Clause 11.01-1L-03 Settlement – Koroit, Clause 11.01-1S Settlement, Clause 11.01-1R Settlement - Great South Coast, Clause 11.03-6S Regional and local places).

The proposal is consistent with Clause 13.02-1S Bushfire Planning. While the broader area is identified as bushfire prone, the proposed dwelling is located close to the High Street road reserve and is not within the Bushfire Management Overlay. The



development does not result in an increased bushfire risk and maintains appropriate access and separation. This location is conveniently situated near many services in Koroit, including the Central Business District, also close to public transportation via bus routes. The subdivision encourages low-energy forms of transport and promotes a healthy neighbourhood by providing ample opportunities for walking and cycling. The development will be able to easily sit on its own allotment, given the size of the parent property (Clause 15.01-3S Subdivision design, Clause 15.01-5S Neighbourhood character).

The existing infrastructure can appropriately service the proposal to support the development, provided from High Street . There are no anticipated servicing constraints associated with the development (Clause 19.03-2S Infrastructure design and provision, Clause 19.03-3S Integrated water management).

On balance, the proposal is considered appropriate with regard to the PPF and MPS.

#### **5.2.2. Is the proposal consistent with the General Residential Zone?**

The proposed development subdivision is generally in line with the purpose and provisions of the General Residential Zone (Clause 32.08).

The character of the area is mixed, with a variety of homes from different eras, with differing setbacks, partially due to the angle of High Street. The contemporary design of the dwelling is responsive to this character and utilises a design with mixed colours and materials, with an articulated façade.

The proposal supports additional housing growth and types for Koroit, offering good access to local services.

As such, the subdivision and development on the subject site is supported by the General Residential Zone.

The proposed dwellings comply with the maximum height under the GRZ.

The proposal complies with the minimum garden area requirement at Clause 32.08-4. The proposal for subdivision does not create vacant lots less than 400sqm. The proposal provides for a second dwelling on the allotment, and well exceeds the 35% requirement for minimum garden area.

#### **5.2.3. Does the proposal appropriately respond to the provisions of Clause 55?**

In accordance with Clause 32.08-7, an application to construct two or more dwellings on a lot must appropriately meet the provisions of Clause 55. A written statement, acting as the application requirement, against the relevant objectives and standards can be found as part of this application. The development provides for a reasonable amenity standard for new residents who will occupy the new dwelling, and the development is site-responsive. The existing dwelling is left in a favourable state, whereby it still retains all on-site amenities, without creating any new issues for off-site amenity impacts.

#### **5.2.4. Does the proposal appropriately respond to the provisions of Clause 56?**

In accordance with Clause 32.08-3, an application to subdivide land must appropriately meet the relevant provisions of Clause 56. A detailed assessment against the relevant objectives and standards can be found as part of this application. The assessment has found that the proposal generally complies with the standards and objectives, as the allotment is a generous size, located in the General Residential Zone, with access to existing services from High Street.

#### **5.2.5. Design response**

The proposed dwelling has been designed having regard to the site description, surrounding context and the applicable design response requirements. The design adopts a low-scale, domestic built form that is proportionate to the size of the allotment and capable of being comfortably accommodated within its setting without giving rise to unreasonable amenity impacts.

The siting of the dwelling is orderly and logical, being located toward the corner of the parent property and well clear of surrounding interfaces. This approach provides generous front and side setbacks and ensures the development reads as a modest and recessive element within a large site, rather than a dominant built form. The absence of a defined or consistent

built form rhythm in the immediate area allows the dwelling to be sited flexibly, while still maintaining an appropriate relationship with the street and surrounding land uses.

The site benefits from substantial “borrowed amenity” derived from its proximity to the adjoining botanical gardens and broader vegetated surrounds. This context supports a design outcome that prioritises openness, setbacks and landscaping, rather than built form intensity. The proposal represents a conservative development outcome relative to what could reasonably be contemplated for a site of this size and zoning. The proposed layout intentionally retains a significant proportion of the site as unbuilt area, providing ample opportunity for a meaningful landscaping and planting response that will further soften the development and integrate it into its environment over time.

The extent of available site area allows for the retention and planting of canopy trees, additional understory planting and areas of deep soil capable of supporting long-term vegetation growth. There is also sufficient space to accommodate site services, clothes drying and storage areas in a discreet manner that does not detract from the presentation of the dwelling or the streetscape. The scale and siting of the development ensures that future landscaping can be established without constraint, including the use of species responsive to local environmental.

## 6. Conclusion

This report outlines the proposed development and provides an assessment against the relevant policies and planning regulations in the Moyne Planning Scheme. The proposal includes building a new dwelling and subdividing the land, which would increase the availability of housing in Koroit's defined settlement boundary. The development is designed to provide a comfortable living environment for the future occupants, while also avoiding any negative impact on the surrounding neighbours. Overall, the proposed development represents a net benefit to the Koroit community.

Based on the assessment, it is concluded that the application is consistent with the planning controls and policy framework of the Moyne Planning Scheme. Therefore, we recommend that the council grant a planning permit for the proposal.

We are eager to collaborate with the council during the application assessment process.