

Date Issued: 3 June 2024

NOTICE OF AN APPLICATION FOR A PLANNING PERMIT

The land affected by the application is located at: **47 Bank Street, Avenel VIC 3664**

The application is for a Permit for: **Four (4) Lot Subdivision**

Adjacent to a Road in a

Transport Zone 2

The applicant for the Permit is:

Land Development Consulting

The application Reference Number is:

P2024-006

You may view the application and any documents that support the application on our website at:

<https://www.strathbogie.vic.gov.au/services/building-and-planning/planning-applications-currently-advertised/>

or at the office of the Responsible Authority during office hours:

Strathbogie Shire Council 109A Binney Street Euroa

Telephone: (03) 5795 0000

Any person who may be affected by the granting of the Permit may object or make other submissions to the Responsible Authority.

An objection must be sent to the Responsible Authority in writing, include the reasons for the objection and state how the objector would be affected.

The Responsible Authority will not decide on the application before: 24 June 2024

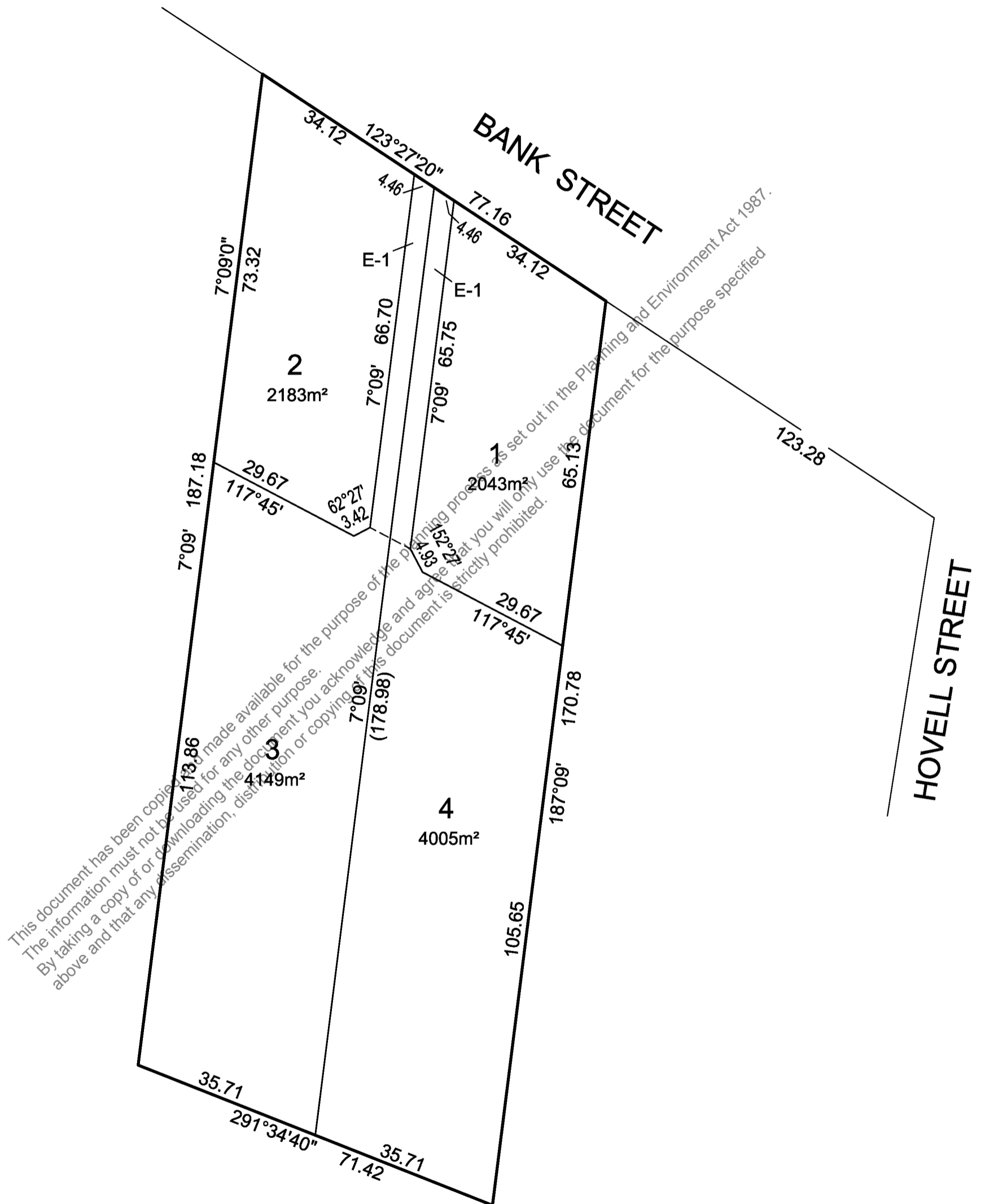
All objections are placed on the relevant Planning Permit application file, which is publicly available at all times. Objections can therefore be read and used by other parties.

An objection form is available from Strathbogie Shire Council office, by phoning Council on (03) 5795 0000 or at:

<https://www.strathbogie.vic.gov.au/development/statutory-planning/objections>

If you submit an objection, the Responsible Authority will tell you of its final decision.

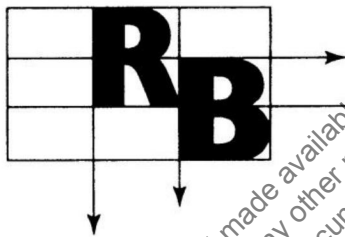
MGA 2020
ZONE 55



TOWN PLANNING SUBMISSION

FOUR LOT SUBDIVISION

NO. 47 BANK STREET, AVENEL



TOWN PLANNING SERVICES

ABN 29 457 142 528



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1. PURPOSE OF SUBMISSION

This submission has been prepared to support a planning permit application for the subdivision of a vacant allotment at No. 47 Bank Street, Avenel. The submission has also been prepared in response to Council's further information letter regarding Planning Permit Application P2024-006.

The subject land, which is located on the south side of Bank Street to the west of the railway line, is as shown on the aerial photo below.



Location of subject site ★ and showing residential development pattern in locality.

2. SITE / LOCALITY DETAILS

The subject site was created as part of the original Crown Allotment (Township Plan) subdivision of the town of Avenel and it is located on the south side of Bank Street approximately 800 metres west of the railway line and almost opposite Bayley Drive, which is a road that accesses a new subdivision on the north side of Bank Street immediately to the west of the Golf Course. This subdivision on the north side of Bank Street is in a Low Density Residential Zone.

The site is in that residential part of Avenel located to the west of the railway line and where the older original residential lots are somewhat larger than the more conventional size residential allotments located in that part of the township to the east side of the railway line and those on the north side of Bank Street. It is however noted that other smaller lot subdivision is occurring in the wider township area.

The site is basically rectangular in shape with a frontage of 77.16 metres to Bank Street, an average depth of almost 179 metres and an area of 1.2335 hectares. The site is vacant, essentially flat and appears most recently to have been used for horse agistment. Views to the site show some native vegetation and other non-native vegetation which appears to be ornamental planting comprising a row of Claret Ash along the Bank Street frontage and numerous Manchurian Pears in several locations.



View south to subject site



Native vegetation on subject site



Claret Ash planting along Bank Street frontage of site



View west along Bank Street to subject site – ★ (June 2023)

The adjoining property to the south at 45 Bank Street has an area of approximately 8000 square metres and located on this property is a substantial Victorian era brick dwelling along with a number of associated outbuildings.



Adjoining property – 45 Bank Street

To the north at 51 Bank Street is an allotment with a similar area to the subject site. A new dwelling is nearing completion on this adjoining property.



Adjoining property – 51 Bank Street

Opposite the site on the north side of Bank Street are numerous recently constructed dwellings in a newly developed residential subdivision in the Low Density Residential Zone to west of the Golf Course.



View northwest across Bank Street to new dwellings in recent subdivision

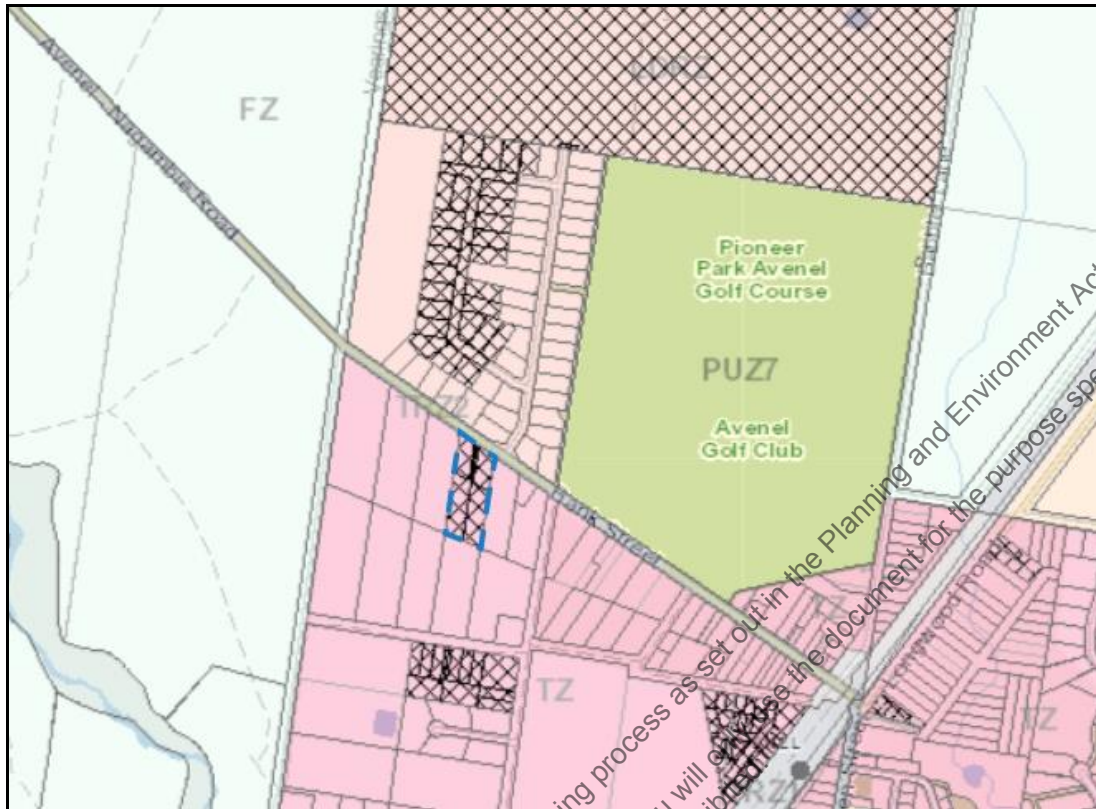


View across Bank Street near site to new dwellings in recent subdivision



View across Bank Street to Bayley Street to new dwellings in recent subdivision

The extract below taken from the planning scheme zoning maps for Avenel show the site in the context of the allotment pattern in this part of the township.



As can be seen the site sits a locality of larger old Crown Allotments compared to the size of the recently developed lots in the subdivision in the Low Density Residential Zone where the lots are around 2000-2500 square metres.

The larger area of the Crown Allotments and the presence of remnant native vegetation and other established vegetation imparts more of a rural residential to this side of Bank Street than the recent subdivision on the north side of Bank Street.

At Clause 02.03-1 of the Municipal Planning Strategy in Strathbogie Planning Scheme Avenel is seen as one of the principal towns of the municipality and it is described as follows:

Avenel is a small town experiencing strong population growth. The towns character can be defined by its size, low density layout, grid street layout, location between the Hume Freeway and rail boundaries. Avenel has a strong visual relationship with the rural landscapes, particularly Hughes Creek and its floodplain, which is a valuable natural feature and vegetation corridor.

Avenel 2030 Strategy (2008)

Further information about the town of Avenel can be found in the *Avenel 2030 Strategy*.

Avenel 2030 (March 2008) was a document included at Clause 21.08 of the Strathbogie Planning Scheme. Clause 21.08 no longer exists in the Strathbogie Planning Scheme but *Avenel 2030* is nonetheless listed as a Background Document in the Schedule to Clause 72.08 of the scheme.

The purpose of the Avenel strategy document was to provide a long-term strategic framework and directions for future land use and development of the town and so it has some relevance. The Strategy notes with respect to population:

Avenel's population increased marginally in the ten years to 2001 following a decade of higher population growth. The population increased from 552 to 732 from 2001 to 2006. This was a significant increase indicating that the town is growing as a result of "tree change" trends in the Hume Corridor.

Household size is declining with the number of 1 and 2 person households increasing. Age profile characteristics include increases in the proportion of residents in the 50-59 age group and declining proportions of young families.

While there are still likely to be some smaller households it may be that this situation will change in the medium to longer term as potential future residents who have found they can work from home as a result of the impact of Covid-19 seek to relocate as part of a tree-change lifestyle.

Strategic issues and opportunities relating to the future planning of Avenel are seen as including:

- Ample supply of serviceable residential land within the Township Zone to meet future demand for housing in the town.
- Development planning processes are required to co-ordinate development of large sites that are notionally available for residential development.
- All land within the existing urban area and undeveloped land with a Township zoning can be serviced with reticulated sewerage and water supply at developer's cost.
- Managing the impact new residential development has on neighbourhood and township character.
- Vacant land within and adjacent to the town centre presents some development and urban design opportunities.

On the matter of Residential Growth and Housing Avenel 2030 says:

There is ample serviceable residential land with Avenel township. A residential demand and supply analysis estimates a current supply of over 100 hectares of land with a Township zoning and capable of being serviced with sewer, town water supply, roads and drainage. This supply of residential land could provide for approximately 1,000 dwellings. The location of this land supply is shown on the Avenel Structure Plan.....

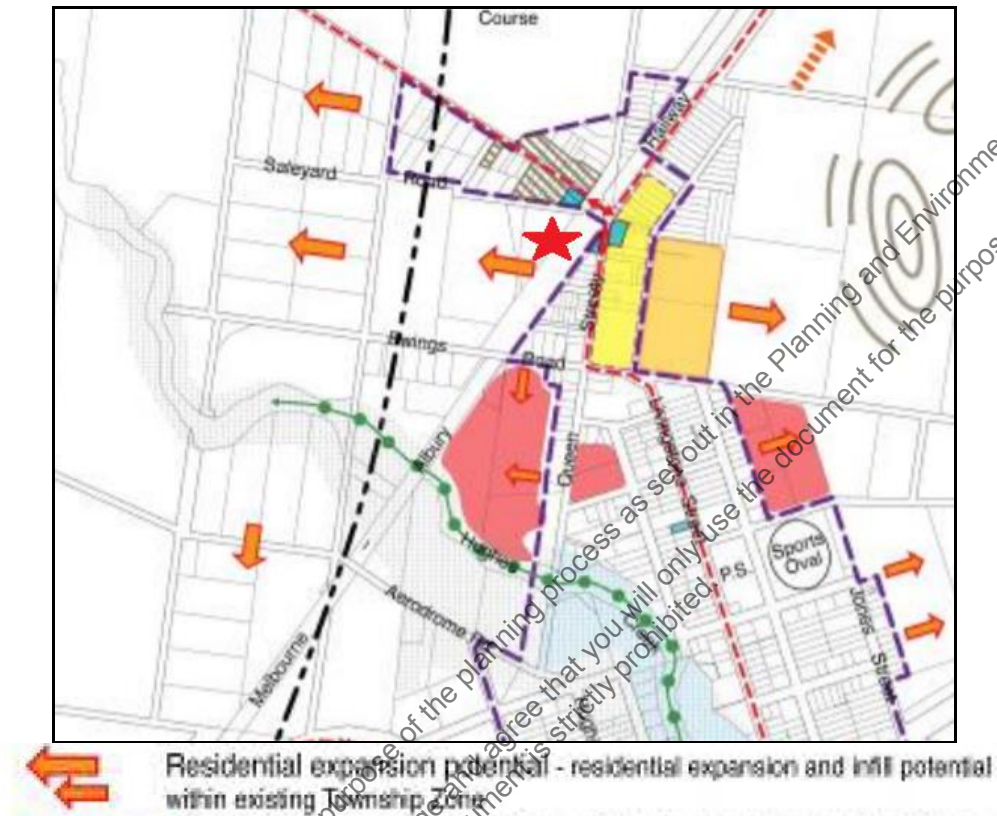
.....Larger lot sizes prevail in the town, most common sizes being 1-2,000 and 2-3,000 m². There is substantial potential for development on larger lots (in the 2-4,000 m² range). Re-subdivision of larger lots (> 1,000 m²) raises issues about increased density, loss/change of character. Council has commenced a neighbourhood character study for Avenel to manage changes to the town's character.

On the matter of Housing Choice and Diversity Avenel 2030 says:

The Avenel 2030 Strategy supports the existing housing choice policies in the Strathbogie Municipal Strategic Statement. Including the need for retirement and aged care accommodation. More diverse housing options will be required in the future due to a range of factors including ageing of the population, declining household sizes and housing preferences of residents moving to Avenel for retirement or lifestyle reasons. The mix of housing options include township living including medium density housing, retirement housing, low density township and rural living.

Priority and high priority areas for residential development have been identified on the Avenel Structure Plan. Priority areas close to the town centre are considered to be suitable locations for medium density housing.

A Strategic Issues and Opportunities plan – Plan 4 - in the strategy identifies the land on the south side Bank Street as having residential expansion potential - residential expansion and infill potential within the existing Township Zone



Extract Plan 4 - Avenel 2030 Strategy

A Residential Infill and Expansion plan – Plan 5 - in the strategy identifies land in Bank Street as being within the existing township and the key to the plan says of these areas:

- Opportunities for residential infill and expansion within the Township zone.
- Encouraging sequencing of development from more central to outer areas.
- Town water and sewerage either available or system capacity to extend services to new areas.

Having regard to these dot points it is noted that the site is easily large enough for further subdivision, sits adjacent to what might be considered the central part of the Avenel township and has water supply and sewerage available.



Extract Plan 5 - Avenel 2030 Strategy

Plan 6 in the Strategy is a Structure Plan for Avenel and on this plan the subject site and other land in this section of Bank Street are not specifically identified but are obviously suited for infill subdivision.

There are no development plan overlays that apply to the subject land but it is seen as well-placed, such that its residential development constitutes logical minor outward development from the town centre adjacent to the existing new residential development in the Low Density Residential Zone.



Extract Plan 6 - Avenel 2030 Strategy Structure Plan

Clearly there is nothing in the Avenel 2030 Strategy document that says the subject land is not suitable for this minor infill subdivision development. The subject site is in fact part of an area identified as part of the supply of existing residential land in Avenel.

3. PROPOSED SUBDIVISION/ DESIGN RESPONSE

As the site sits opposite to new residential development and reasonably close to what might be considered as the town centre of Avenel, it is not inappropriate that this land be subdivided to create additional residential lots to cater for future residents of the township who wish to pursue a type of rural residential style of living that can be associated with living on a reasonably large allotment.

The site is within the existing township adjoining land already largely developed with housing but separated from the subdivision in the Low Density Residential Zone by Bank Street itself. This separation and the fact that much of the land is not particularly visible from Bank Street provide a degree of flexibility with regard to layout and lot size.

While there is reasonably significant native vegetation on the land, a good deal of this vegetation is non-native recent ornamental plantings.

Other factors that need to be taken into consideration for the subdivision are as follows:

- The rectangular shape of the site.
- The vacant nature of the site.
- The length of the Bank Street frontage and the need to use this frontage for access to the site and any new lots.
- The depth of the site boundary.
- The availability of town water and reticulated sewerage.

The proposed layout effectively utilises the Bank Street frontage for access and creates four residential allotments. Two of these allotments have a 34-metre frontage to Bank Street and both have an area in excess of 2000 square metres. The size of these allotments is seen as reflecting the size of the allotments in the subdivision in the Low Density Residential Zone opposite.

To the rear of these allotments are two 4000 square metre lots which have frontage and access to Bank Street via carriageway easements between the 2000 square metre allotments. These easements are designated as being in reciprocal favour of the two rear lots thus eliminating the need for separate driveways to these lots and minimising the number of new vehicle crossings onto Bank Street. The size of the rear allotments reflects and respects the general pattern of development in the area between Bank Street and Saleyard Road.

It is submitted that the layout is generally appropriate given the pattern of allotment frontages along the south side of Bank Street and allows for suitable connection from each lot to this street.

All the lots are easily large enough to allow for the development of a substantial single dwelling with an appropriate garden area and outbuildings. The size of the allotments also would enable retention of the majority of existing trees on the land.

It is noted that the schedule to the Township Zone does not specify that a planning permit would be required to develop a dwelling on allotment with an area between 300 and 500 square metres.

There is no question as to whether or not the subject land should be subdivided for residential development, it is only a matter of how the land should be developed as an infill subdivision. Overall, it is submitted that the existing general pattern of subdivision and residential development in this part of Avenel will not be compromised. The development of new dwellings on the proposed lots will be largely consistent with existing nearby development.

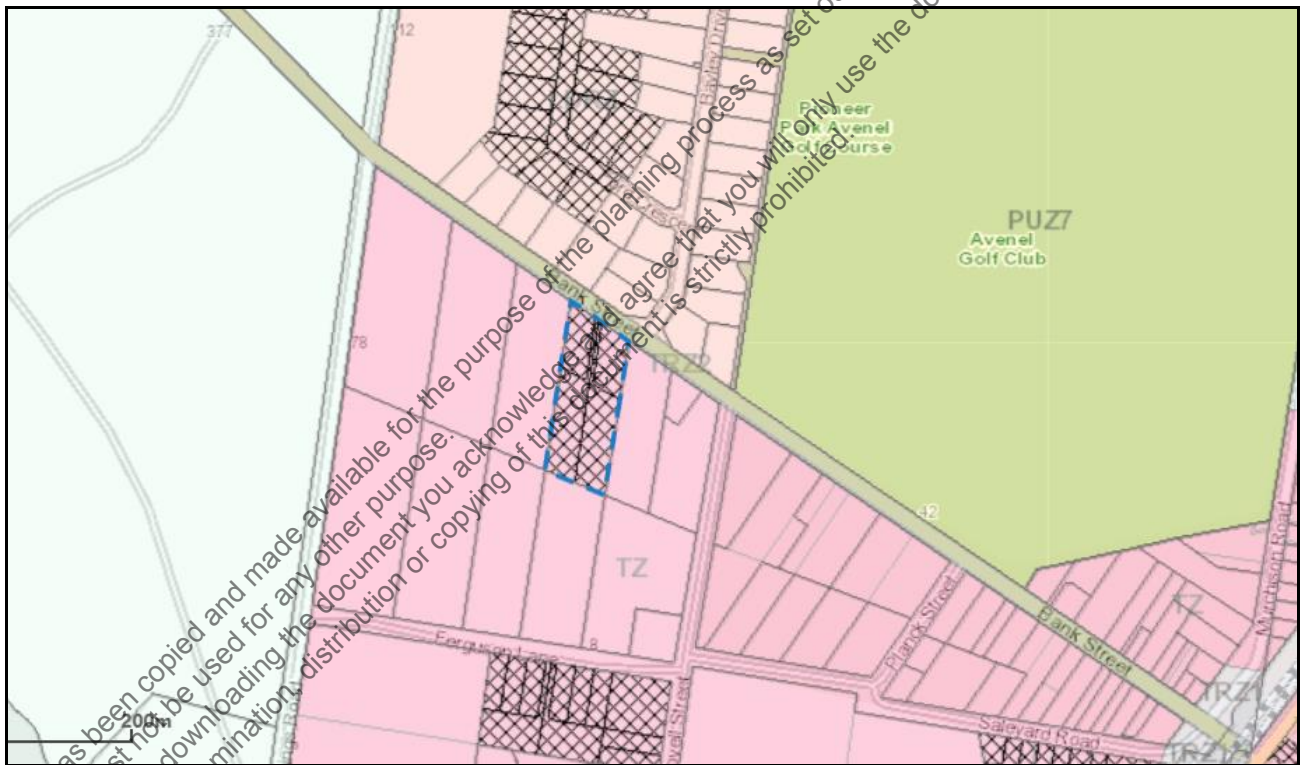
Aspects of how the proposal is consistent with neighbourhood character are addressed further in this submission when the relevant parts of Clause 56 of the Strathbogie planning Scheme are considered.

4. ZONING / PLANNING CONTROLS

The subject land is zoned for residential purposes and is in a Township Zone under the Strathbogie Planning Scheme. The purpose of the Township Zone includes:

- To implement the Municipal Planning Strategy and the Planning Policy Framework
- To provide for residential development and a range of commercial, industrial and other uses in small towns.
- To encourage development that respects the neighbourhood character of the area.

There is a Schedule to the Township Zone and it is noted that this schedule has no provisions relating to subdivision and no neighbourhood character objectives.



Zoning Plan

Clause 32.05-3 says a lot used for a dwelling (or small second dwelling) must meet the following requirements:

- Each dwelling or small second dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all wastewater from each dwelling must be treated and retained within the lot in accordance with the requirements of the Environment Protection Regulations under the *Environment Protection Act 2017* for an on-site wastewater management system.
- Each dwelling or small second dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply, with appropriate storage capacity.

- Each dwelling or small second dwelling must be connected to a reticulated electricity supply or have an alternative energy supply.

In the case of the subject land all these services are available.

Pursuant to Clause 32.05-5 a permit is required to subdivide land and this clause also says that an application to subdivide land must meet the relevant requirements of Clause 56 having regard to the number of lots proposed to be created and that a subdivision:

- Must meet all of the objectives included in the clauses specified.
- Should meet all of the standards included in the clauses specified.

As this is a 4-lot subdivision the following sections of Clause 56 apply:

Clauses 56.03-5, 56.04-2 to 56.04-5, 56.05-1, 56.06-2, 56.06-4, 56.06-5, 56.06-7 and 56.06-8 to 56.09-4

Clause 32.05-5 also says each lot must be provided with reticulated sewerage if available.

CLAUSE 56 – GENERAL

Clause 56 applies to residential subdivision and its purpose is to achieve residential subdivision outcomes that appropriately respond to its site and context in metropolitan growth areas and in regional cities and towns.

Specifically, the purpose of Clause 56 is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To create livable 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:*
 - *Metropolitan Melbourne growth areas.*
 - *Infill sites within established residential areas.*
 - *Regional cities and towns.*
- *To ensure residential subdivision design appropriately provides for:*
 - *Policy implementation.*
 - *Livable and sustainable communities.*
 - *Residential lot design.*
 - *Urban landscape.*
 - *Access and mobility management.*
 - *Integrated water management.*
 - *Site management.*
 - *Utilities.*

Clause 56.01 SUBDIVISION SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE

This clause says:

An application for subdivision of 60 or more lots must also describe in relation to the surrounding area:

- Location, distance and type of any nearby public open space and recreational facilities.
- Direction and distances to local shops and community facilities.
- Directions and walking distances to public transport routes and stops.
- Direction and walking distances to existing neighbourhood, major and principal activity centres and major employment areas.
- Existing transport routes, including freeways, arterial roads and streets connecting neighbourhoods.
- Local street network including potential connections to adjacent subdivisions.
- Traffic volumes and movements on adjacent roads and streets.
- Pedestrian, bicycle and shared paths identifying whether their primary role is neighbourhood or regional access.
- Any places of cultural significance.
- Natural features including trees and other significant vegetation, drainage lines, water courses, wetlands, ridgelines and hill tops.
- Proximity of any fire threats.
- Pattern of ownership of adjoining lots.

Although the number of lots involved does not trigger this requirement, please refer to the discussion on the *Avenel 2030 Strategy* and Section 3 of this submission entitled Proposed Subdivision/Design Response.

Clause 56.03 LIVEABLE AND SUSTAINABLE COMMUNITIES

Clause 56.03-5 Neighbourhood character objective

To design subdivisions that respond to neighbourhood character.

Standard C6

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 and

Protect significant vegetation and site features.

Standard Satisfied: There is no urban design strategy for the area that specifically deals with subdivision but the proposed subdivision is generally consistent with the pattern of development in the immediate area noting the pattern of lot frontages on the south side of Bank Street. The proposed lot sizes and orientation that will allow the construction of future dwellings consistent with what exists in the immediate area.

The proposal will result in residential development largely consistent with existing residential development in this part of Avenel. New residential development on the land will integrate with the surrounding urban/township environment as found on the south side of this section of Bank Street. The Avenel Neighbourhood Character Study provides some guidance and it is noted that Council has some concerns about space between buildings and front setbacks; although these concerns are unlikely to arise with the development of these large new lots with individual dwellings.

Avenel Neighbourhood Character Study (2009)

This document is also a background document in the Strathbogie Planning Scheme and it sees the subject site in a somewhat different light to the Avenel 2030 Strategy.

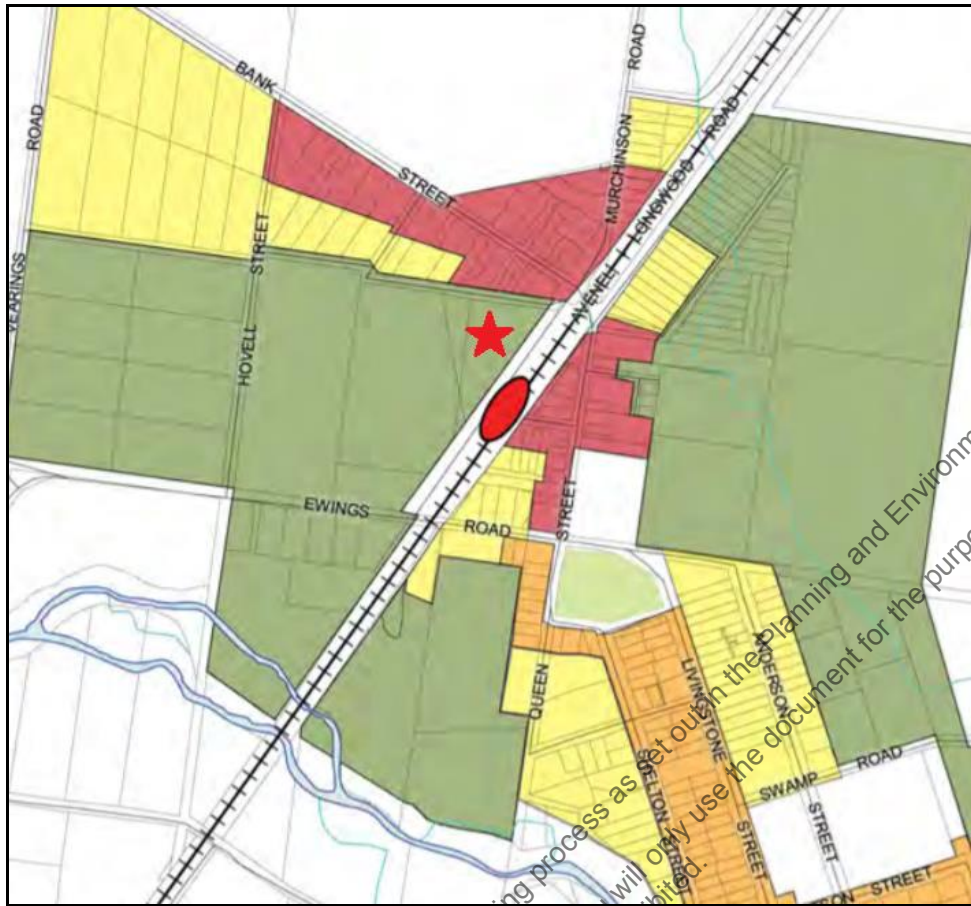
The neighbourhood character study identifies four distinct character precincts for Avenel which have been defined through the interactions between the built form, street patterns and the surrounding landscape. It identifies the subject site as being located in the 'Old Township' precinct. Such areas are seen as built form dominated residential areas where interfaces with existing or future development are not particularly significant.

The study says the following about interfaces:

There are three situations where interface issues are of importance. The first relates to the immediate interface between two adjoining precincts. Precincts are usually delineated using identifiable physical elements such as roads. In many cases, however, the actual boundary may be slightly blurred such that the characteristics of the adjoining precinct may also apply to the land in question. Where this occurs, the adjoining precinct guidelines should be taken into account in the assessment of proposals on land adjoining another precinct. The second occasion where interface issues are of importance is in specific situations where a residential area adjoins an area outside the study boundaries. This includes public reserves, institutions, the railway or freeway corridors and commercial or industrial areas

As this description applies to the subject land it is noted that the site has only one interface to an existing residential area in a different precinct and that is the rear of properties in Saleyard Road that are in the 'Post War Contemporary Mix' precinct. This adjoining precinct is seen as comprising 'spacious residential areas in a garden setting'.

It is submitted that the two rear 4000 m² plus allotments are of a size that even when developed with a dwelling will readily integrate with the spaciousness of the large residential allotments to the rear in Saleyard Road.



Precinct Map - Avenel Neighbourhood Character Study

On the matter of lot size, the study says at Page 30:

Historically, the pattern of lot sizes has been fairly consistent throughout Avenel. Closer to the town centre, lot sizes have been smaller, with buildings sited closer together, while further out, lot sizes have been greater. This pattern is slowly changing with new development and larger scale subdivision. Throughout consultation, many people attributed a loss of character to the changing patterns of lot sizes however there are a number of ways in which the character issues associated with lot sizes can be overcome. Often it is not lot size itself that is the core issue; it is the size, siting and design of the actual buildings being developed that contribute to the perceived loss of character. An emphasis on measures such as increased space between buildings and greater front setbacks can be used to overcome this issue.

It is submitted that the four lots proposed will not significantly impact the existing character of this side of Bank Street or the properties to the rear in Saleyard Road which are in a different precinct.

On the matter of new subdivisions, the study says at Page 31:

While pressure for large-scale subdivision is low in Avenel, there are some parcels of land that have been subdivided for new residential dwellings in recent years. Areas of residentially zoned land should be allowed to be developed for such uses, but it is important that these do not appear disjointed from the remainder of the township. There is concern amongst residents that new subdivisions could potentially appear to look too suburbanised and lacking of rural characteristics. New areas should be able to develop a character of their own, but should also respond to the existing character of the township and surrounding landscapes.

The subdivision of subject site and the subsequent development of new dwellings on the new lots is seen as new residential development generally consistent with the character of this section of the south side of Bank Street.

The Avenel Neighbourhood Character Study includes precinct guidelines brochures and the brochure for the Old Township Precinct has the following precinct description:

This Precinct provides a significant entry point from the north of the township, with a strong sense of place created through landmark sites and structures. The Victorian and Edwardian buildings give this Precinct an established character that is immediately recognisable as the oldest part of the township's built environment. Commercial land uses are present, with specialty shops showcasing Avenel's local heritage and produce. Victorian and Edwardian timber or brick buildings form the dominant style, with some infill of more recent styles. Older buildings have been well maintained and are complemented by private gardens and expansive streetscapes that further enhance the distinctive feel of the precinct. Streets are wide and informal, with extensive views to locations within and outside the Precinct.

It is submitted that the proposed subdivision will not detract from this section of Bank Street as a significant entry point from the north of the township. It will retain the character of the south side of Bank Street.

Issues / Threats to the precinct are seen as:

- Loss of older buildings that contribute to the valued character of the precinct.
- Poorly maintained period dwellings.
- Loss of established trees and vegetation.
- Large areas of impervious surfaces around dwellings.
- Boundary to boundary development that block views along the side of dwellings.
- Overdevelopment of sites.
- Overgrown, poorly maintained vegetation obstructing views to dwellings.
- High front fences obstructing views to gardens and dwellings.
- Housing developments that exceed the existing low scale of streetscapes and are out of character with the area.
- Loss of informal roadways.
- Inconsistent building materials that are out of character with the area.
- Inconsistent front setbacks.

Aside from the third dot point and the last dot point above, most of these threats are design issues related to actual building development on new allotments. The lots are large enough to allow for the development of a dwelling while allowing for the retention of trees and it is unlikely that any future homeowner would seek to erect a new dwelling close to the Bank Street frontage. Furthermore, the proposed subdivision is not intensive or large-scale, compared for example to the

new subdivision opposite, and it will constitute only a modest a degree of further residential development in the immediate locality.

The Preferred Character Statement for the Old Township Precinct is:

The distinctive old township character of this precinct will be enhanced and reinforced through the maintenance of period buildings and gardens. New development will be of a high standard and will respect the character of the built form through the articulation of facades, use of complementary materials and reflection of existing setback patterns. Front fences will remain low and open to ensure dwellings and private gardens are visible from the street.

The remainder of the guidelines includes objectives and design responses but aside from those relating to vegetation and siting they generally relate to development and not subdivision and do not specify a minimum lot size. It is seen appropriate to retain established trees and native vegetation and this will be able to be achieved by virtue of the size of the lots.

In the design response to siting it is seen as appropriate to set back buildings from frontages on boundaries and in this regard the proposed allotments are seen as adequately sized to allow such setbacks.

Clause 56.04 LOT DESIGN

56.04-2 Lot area and building envelopes objective

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

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.

Standard Satisfied. The lots range in area from 2043 m² to 4149 m². These lots are easily large enough for the appropriate siting and construction of a dwelling. As all are more than 2000 square metres or more in area and they can accommodate a suitable building envelope (although there is no need to specify such an envelope) for a dwelling with an appropriate orientation having regard to the shape and orientation of the site.

56.04-3 Solar orientation of lots objective

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.*
- *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.*

Standard Satisfied: The lots have a general north-south orientation and are of a size that facilitates a new dwelling being located to take advantage of some north facing solar access or have an area of private open space that will not be excessively overshadowed.

This standard is also considered satisfied given the constraints of the site, notably its location on the south side of Bank Street and the absence for reference of any direct abuttal to an adjoining dwelling.

Clause 56.04-4 Street orientation objective

To provide a lot layout that contributes to community social interaction, personal safety and property security

Standard C10

Subdivision should increase visibility and surveillance by:

Ensuring lots front all roads and streets and avoid the side or rear of lots being oriented to connector streets and arterial roads.

Providing lots of 300 square metres or less in area and lots for 2 or more dwellings around activity centres and public open space.

Ensuring streets and houses look onto public open space and avoiding sides and rears of lots along public open space boundaries.

Providing roads and streets along public open space boundaries.

Standard not applicable - although lots fronting Bank Street would allow for surveillance to Bank Street.

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.

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.*

Standard not applicable: - No common areas would be created as part of the proposed subdivision.

Clause 56.05 URBAN LANDSCAPE

56.05-1 Integrated urban landscape objectives

To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas.

To incorporate natural and cultural features in the design of streets and public open space where appropriate.

To protect and enhance native habitat and discourage the planting and spread of noxious weeds.

To provide for integrated water management systems and contribute to drinking water conservation

Standard C12

An application for subdivision that creates streets or public open space should be accompanied by a landscape design.

The landscape design should:

- *Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area set out in this scheme.*
- *Create attractive landscapes that visually emphasise streets and public open spaces.*
- *Respond to the site and context description for the site and surrounding area.*
- *Maintain significant vegetation where possible within an urban context.*
- *Take account of the physical features of the land including landform, soil and climate.*
- *Protect and enhance any significant natural and cultural features.*
- *Protect and link areas of significant local habitat where appropriate.*
- *Support integrated water management systems with appropriate landscape design techniques for managing urban run-off including wetlands and other water sensitive urban design features in streets and public open space.*
- *Promote the use of drought tolerant and low maintenance plants and avoid species that are likely to spread into the surrounding environment.*
- *Ensure landscaping supports surveillance and provides shade in streets, parks and public open space.*
- *Develop appropriate landscapes for the intended use of public open space including areas for passive and active recreation, the exercising of pets, playgrounds and shaded areas.*
- *Provide for walking and cycling networks that link with community facilities.*
- *Provide appropriate pathways, signage, fencing, public lighting and street furniture.*
- *Create low maintenance, durable landscapes that are capable of a long life.*
- *The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs.*

Standard Satisfied: Street planting in the Bank Street road reserve (nature strip) would not be appropriate and no new streets are created. Because of the size of the allotments, they will be able to be developed with new dwellings in a way which allow for the retention of much of the existing treed vegetation.

Clause 56.06 ACCESS AND MOBILITY MANAGEMENT

Clause 56.06-2 Walking and cycling network objectives

To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors.

To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.

To reduce car use, greenhouse gas emissions and air pollution

Standard C15

The walking and cycling network should be designed to:

- *Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme.*
- *Link to any existing pedestrian and cycling networks.*
- *Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces.*
- *Provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces.*
- *Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport and other regional activities and for regional recreational cycling.*
- *Ensure safe street and road crossings including the provision of traffic controls where required.*
- *Provide an appropriate level of priority for pedestrians and cyclists.*
- *Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night.*
- *Be accessible to people with disabilities.*

Standard Satisfied: All lots have frontage to and access to Bank Street which has a verge that facilitates some pedestrian access. It is considered that the layout of the subdivision is appropriate in relation to the existing road layout and the way in which Bank Street provides access to existing services and facilities within the Avenel township. There is no pedestrian or cycle path network in the area.

56.06-4 Neighbourhood street network objective

To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network.

Standard C17

The neighbourhood street network must:

Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, shared paths, footpaths and public transport routes.

Provide clear physical distinctions between arterial roads and neighbourhood street types.

Comply with the Roads Corporation's arterial road access management policies.

Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport.

Provide safe and efficient access to activity centres for commercial and freight vehicles.

Provide safe and efficient access to all lots for service and emergency vehicles.

Provide safe movement for all vehicles.

Incorporate any necessary traffic control measures and traffic management infrastructure.

The neighbourhood street network should be designed to: Implement any relevant transport strategy, plan or policy for the area set out in this scheme.

Standard Considered Satisfied: The standard sets out numerous requirements for a neighbourhood street network which do not apply because no new local street is proposed. A local street network already exists around the site of this infill subdivision and the proposed subdivision will integrate with that network. Allotments have frontage to Bank Street which provides access to existing services and facilities within the Avenel township.

Clause 56.06-5 Walking and cycling network detail objectives.

To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities.

To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.

Standard C18

Footpaths, shared paths, cycle paths and cycle lanes should be designed to: Be part of a comprehensive design of the road or street reservation.

Be continuous and connect.

Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots.

Accommodate projected user volumes and mix.

Meet the requirements of Table C1.

Standard Not Applicable: The standard sets out numerous requirements for footpaths, shared paths, cycle paths and cycle lanes which are not applicable because no local street is created. The creation of a footpath at the Bank Street frontage would not be appropriate as it would be located in isolation from any other section footpath in Bank Street which starts on the north side of Bank Street some distance to the east.

Clause 56.06-7 Neighbourhood street network detail objective

To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users.

Standard C20

The standard sets out numerous comprehensive requirements for an accessible and safe neighbourhood street network.

Standard Not Applicable: No new street is created.

56.06-8 Lot access objective

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.

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.

The standard sets out numerous comprehensive requirements for the design of roads and neighbourhood streets.

The standard will be satisfied with the local street design standards in the Infrastructure Design Manual and all lots will be provided with appropriate vehicle crossovers onto Bank Street to the Manual's and Council's specifications.

Clause 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.*

Standard satisfied – a suitable connection to the new lots reflecting the requirements of the Goulburn Valley Water Corporation will be required by a condition of permit.

56.07-2 Reused and recycled water objective

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

Given the location of the land within a largely established residential area and the number of lots proposed there is no opportunity to implement in any economical way a scheme for reusing or recycling 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.*

Standard not applicable.

56.07-3 Waste water management objective

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.

Standard satisfied – The new lots can be provided with reticulated sewerage in accordance with the requirements of the Goulburn Valley Water Corporation and this will be required by a condition of permit.

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.

Standard C25

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.*

Standard can be satisfied – There is limited existing stormwater infrastructure adjacent to the site and it may be that there will be a requirement for some onsite retention of stormwater prior to discharge to this existing drainage infrastructure in the immediate area. Drainage standard requirements for the land will be specified in a permit condition by the responsible authority.

Clause 56.08 SITE MANAGEMENT

56.08-1 Site management objectives

To protect drainage infrastructure and receiving waters from sedimentation and contamination.
To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.
To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.

Standard C26

A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing:

- *Erosion and sediment.*
- *Dust.*
- *Run-off.*
- *Litter, concrete and other construction wastes.*
- *Chemical contamination.*
- *Vegetation and natural features planned for retention.*

Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.

Standard can be satisfied – But a Construction Management Plan is probably unnecessary for this four-lot subdivision and unlikely to be required or specified as a permit condition by the responsible authority.

Clause 56.09 UTILITIES

56.09-1 Shared trenching objectives

To maximise the opportunities for shared trenching.
To minimise constraints on landscaping within street reserves.

Standard C27

Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.

Standard can be satisfied – the site presently has no services or easements services connections will only likely be required down the easements serving the rear lots and this may present an opportunity for shared trenching in the verges.

56.09-2 Electricity, telecommunications and gas objectives

*To provide public utilities to each lot in a timely, efficient and cost effective manner.
To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.*

Standard C28

The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority.

Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.

The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.

Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency

Standard can be satisfied – All of these utilities are available to the subdivision and these matters will be addressed in permit conditions specified by the various servicing authorities on referral.

Clause 56.09-3 Fire hydrants objective

To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.

Standard C29

Fire hydrants should be provided:

- *A maximum distance of 120 metres from the rear of the each lot.*
- *No more than 200 metres apart.*

Hydrants and fire plugs must be compatible with the relevant fire service equipment.

Where the provision of fire hydrants and fire plugs does not comply with the requirements of standard C29, fire hydrants must be provided to the satisfaction of the relevant fire authority.

Standard can be satisfied – The provision of a fire hydrant is unlikely to be a requirement of the CFA.

Clause 56.09-4 Public lighting objective

To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles.

To provide pedestrians with a sense of personal safety at night.

To contribute to reducing greenhouse gas emissions and to saving energy.

Standard C30

Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be well used at night to assist in providing safe passage for pedestrians, cyclists and vehicles.

Public lighting should be designed in accordance with the relevant Australian Standards.

Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings.

Standard can be satisfied – There is limited existing street lighting in the immediate vicinity along Bank Street. Additional street lighting unlikely to be required by the responsible authority by a condition of permit.

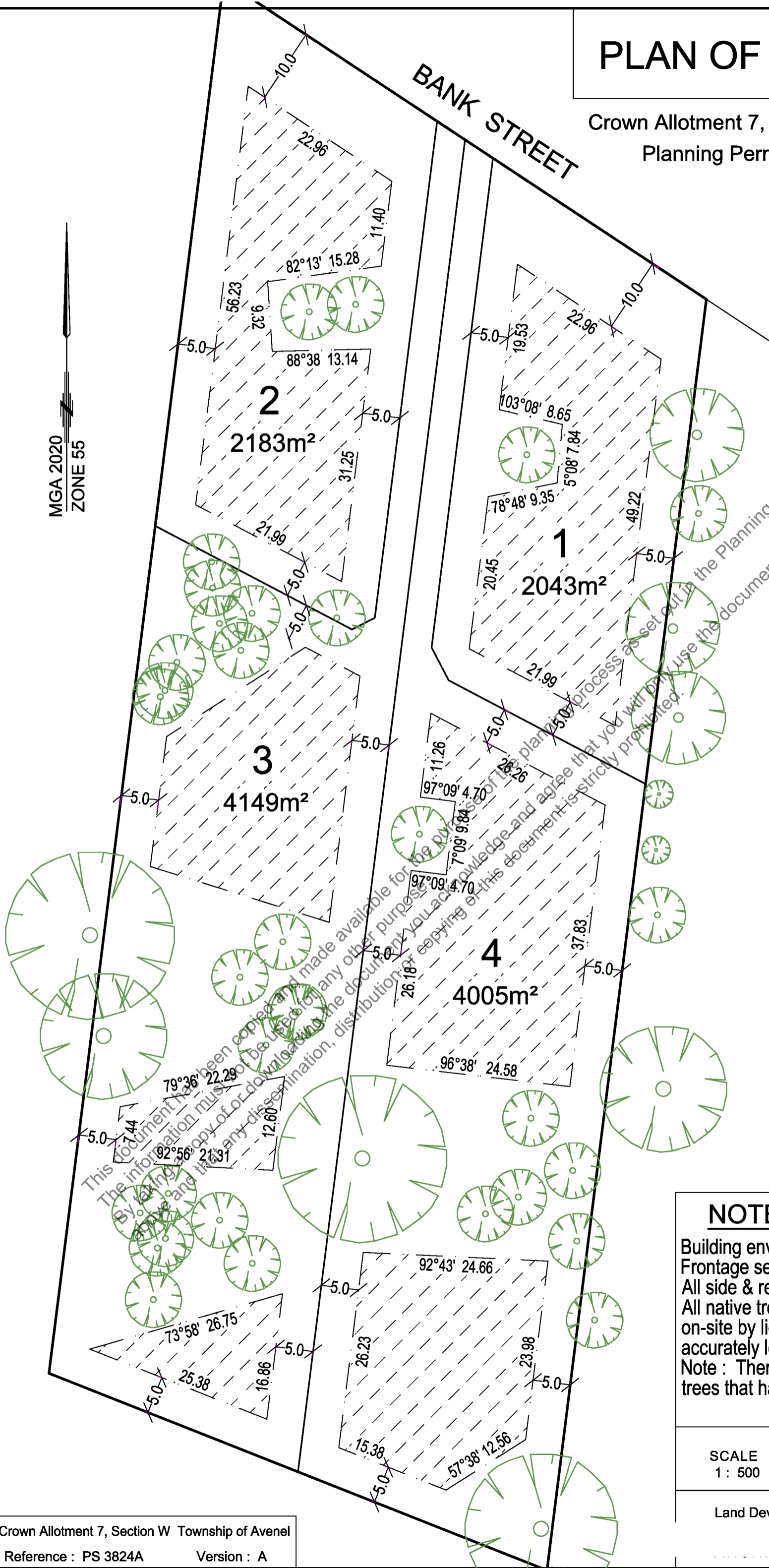
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PLAN OF NATIVE TREES

Crown Allotment 7, Section W, Township of Avenel
 Planning Permit Application : P2024 - 006

MGA 2020
 ZONE 55

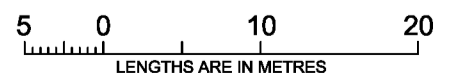
BANK STREET



NOTES

Building envelopes (proposed) are shown hatched.
 Frontage setback : Minimum 10m
 All side & rear setbacks are minimum 5m
 All native trees on this lot are surveyed & 'sized'
 on-site by licensed surveyor. The trees have been
 accurately located & plotted on title.
 Note : There are also many deciduous, introduced
 trees that have NOT been surveyed, nor plotted.

SCALE
 1 : 500



Land Development Consulting Pty Ltd