



Planning Report

**Proposed four lot subdivision and creation of
common property**

20 Havenstock Drive, Yarrawonga

CONTENTS

1.0	PROPOSAL	3
	1.1 Introduction	3
	<i>Figure 1- Locality Plan</i>	<i>3</i>
2.0	SITE AND SURROUNDS	4
	2.1 The subject site	4
	<i>Figure 2 – Existing dwelling at 20 Havenstock Drive</i>	<i>5</i>
	<i>Figure 3 – Subject site access point from Havenstock Drive</i>	<i>5</i>
	<i>Figure 4 – Looking east along Havenstock Drive near the subject site access ..</i>	<i>6</i>
	<i>Figure 5 – Looking south west along Havenstock Drive near the subject site</i>	<i>6</i>
	<i>Figure 6 – Photo of the paddock to the rear of the property</i>	<i>7</i>
	<i>Figure 7 – Looking east across the paddock at the rear of the property.....</i>	<i>7</i>
	<i>Figure 8 – Aerial image of the subject site (source nearmap).....</i>	<i>8</i>
	2.2 Surrounding Environment.....	8
	<i>Figure 9: Approximate lot sizes near the subject site.....</i>	<i>9</i>
	<i>Figure 10 - Subject site context.....</i>	<i>10</i>
3.0	THE PROPOSAL.....	11
	<i>Figure 11 - The proposed subdivision.....</i>	<i>13</i>
4.0	PLANNING CONSIDERATIONS.....	13
	4.1 Planning policy framework.....	13
	4.2 Municipal Planning Strategy	14
	4.3 Zoning - Low Density Residential Zone	15
	<i>Figure 12 – Zoning Map.....</i>	<i>15</i>
	4.4 Particular Provisions	16
	4.5 General Provisions.....	16
5.0	PLANNING ASSESSMENT	16
	5.1 The Decision Guidelines of the Low Density Residential Zone	16
	5.2 Particular Provisions	18
	5.3 General Provisions.....	20
6.0	CONCLUSION.....	25
	APPENDIX 1- PROPOSED PLAN OF SUBDIVISION.....	26

1.0 PROPOSAL

1.1 Introduction

This Town Planning Report has been prepared in support of an application for a planning permit to subdivide land at 20 Havenstock Drive, Yarrowonga, into four lots and creation of common property. The locality plan shown in Figure 1 displays the land in relation to the surrounding area. The report provides details of the site and environs, the proposal, planning controls and an assessment against the provisions of the Moira Shire Planning Scheme.



Figure 1- Locality Plan

2.0 SITE AND SURROUNDS

2.1 The subject site

The site is located at 20 Havenstock Drive, Yarrawonga. It is more particularly described as Lot 18 on Plan of Subdivision 136018. A copy of the title is included with this application. The subject title is not affected by any covenants or easements.

The site is in shape an irregular rectangular shape, with an area of 2.337 hectares and has the following characteristics:

- A 75.15 metre frontage to Havenstock Drive along its southern boundary;
- A western boundary measuring 185.74 metres that is orientated in a south east- north west orientation;
- A northern boundary of 161.22 metres in a south west – north east orientation;
- An eastern boundary orientated in slight north west-south east orientation measuring 246.88 metres
- The land is currently used for accommodation in the form of a dwelling and associated shedding that are located in the southern eastern corner of the site;
- The subject site has a well established low maintenance established garden in place on the south eastern part of the site surrounding the existing dwelling;
- There is some established vegetation within the garden area around the dwelling and shedding area;
- An all-weather access to the site from Havenstock Drive is provided to the existing dwelling in the form of a mainly gravel driveway that provides an access point at the south eastern corner of the property;
- There is a concrete area in front of the existing garage of the dwelling and gravel driveway provided near the eastern boundary of the site that provides access to the shedding running along near the eastern boundary of the property and the northern paddocks of the property;
- There are two sheds that are north of the existing dwelling;
- The existing dwelling, sheds and garden area are fenced from the rest of the property;
- There are two separate paddocks that are north of the existing dwelling and north and west of the shedding area that is the rear of the existing dwelling;
- The majority of the site is grassed and underutilised particularly to the north/north west of the existing dwelling and shedding area;
- The site is relatively flat, with no discernible change of slope across the property;
- The majority of the boundary of the site is fenced with a typical rural post and wire fence however the frontage of the property is treated with a horizontal timber fence with vertical timber posts;
- There is an opening in this fence about 15 metres in from the south west corner that is used for informal access to the rear of the property;
- There are no areas of the site known to be affected by fill or contamination; and

- The site is not afforded any significant views other than across adjacent properties and roads which are obstructed due to the planted established vegetation on the site.



Figure 2 – Existing dwelling at 20 Havenstock Drive



Figure 3 – Subject site access point from Havenstock Drive



Figure 4 – Looking east along Havenstock Drive near the subject site access



Figure 5 – Looking south west along Havenstock Drive near the subject site



Figure 6 – Photo of the paddock to the rear of the property



Figure 7 – Looking east across the paddock at the rear of the property



Figure 8 – Aerial image of the subject site (source nearmap)

2.2 Surrounding Environment

The subject site is located within an established low-density residential precinct on the southern periphery of Yarrawonga's urban area, approximately 3 kilometres south west of the central activity district. Surrounding the site to its west, east and south are low density residential allotments ranging from 4000m² to approximately 19 hectares which is north west of the subject site at 63 Reillys Road. Over time the lots along

Katamatite Road and Havenstock Drive are being further subdivided as encouraged under the Low Density Residential Zone.



Figure 9: Approximate lot sizes near the subject site

Further to the north east of the subject site along Benalla - Yarrowonga Road is an Industrial precinct generally used for light industrial, bulky goods and a mix of other uses. Directly to the north east of the subject site is used as a grain bunker and abutting the northern boundary of the subject site is a freight rail line.

The low density residential precinct is gradually emerging due to the original lots in the area being created in the early 1980s with an area between 2ha and 3ha originally. This area is bounded by the freight rail line that runs south west-north east, Benalla - Yarrowonga Road that runs north-south approximately 800 metres to the east and Katamatite – Yarrowonga Road 500 metres to the south. Further to the south of Katamatite – Yarrowonga Road is an area zoned Farming Zone- Schedule 1 that is currently used for cropping purposes. The Low Density Zoned area extends

east of Benalla – Yarrawonga Road where it extends to an area of land zoned Public Use Zone Schedule 6 (Local Government) which is associated with the Yarrawonga Transfer Station and industrial zoned precinct.

Both Katamatite-Yarrawonga Road and Benalla - Yarrawonga Road are arterial Transport 2 Zone roads. The general area is serviced by reticulated water, electricity and telecommunications.

Havenstock Drive is a typical low density residential area with a sealed road and open swale drains on either side. It has grassed verges, and informal rural style drainage. The topography of the immediate area around the site is flat. A range of schools, public open space areas and other community facilities are located within 3.5 kilometres primarily to the north east of the site. Public transport services between Yarrawonga and Melbourne operate from Belmore Street approximately 3 kilometres north east of the site.

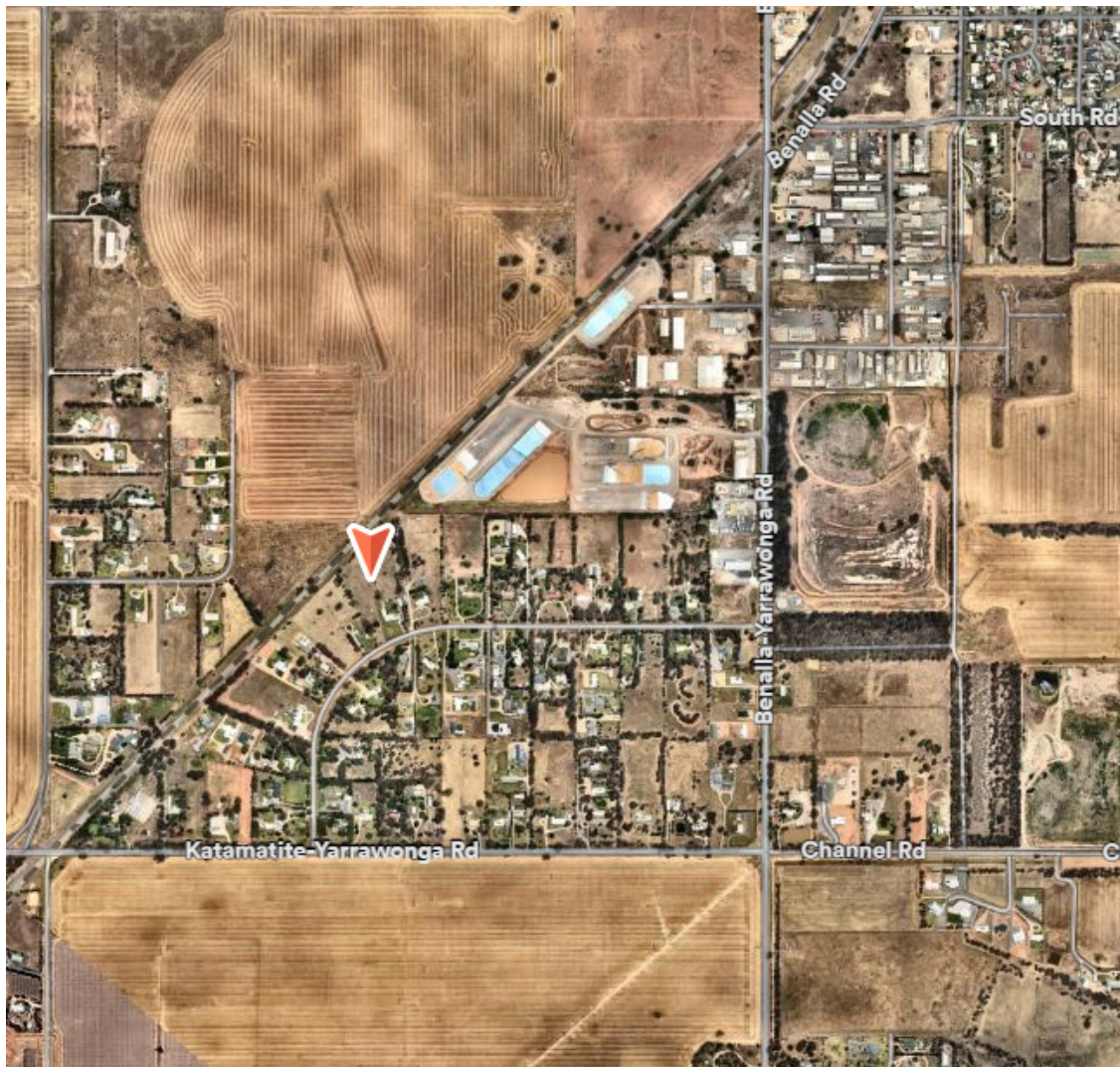


Figure 10 - Subject site context

3.0 THE PROPOSAL

This application seeks permission for a four lot subdivision of Low-Density Residential Zoned land and creation of common property.

The proposal seeks to create one lot (proposed lot 1) of 6908m² comprising the existing dwelling, shedding, garden area and the existing effluent treatment field. Access to the house will be provided by the existing access point onto Havenstock Drive.

The remainder of the subject land, which has an area totalling approximately 1.642 hectares, is proposed into separate lots and a common property area.

To provide access to proposed lots 2, 3 and 4 a “battleaxe” handle type arrangement in the form of common property will be provided to gain access onto Havenstock Drive.

The majority of the property is currently underutilised and infrequently grazed/cut for hay to ensure the property is maintained to a certain degree.

Our client is now of the opinion that this land is better utilised to be developed further as encouraged under the zone and policy provisions of the Moira Shire Planning Scheme while recognising the existing site features appropriately.

The proposed subdivisional arrangement is portrayed on the plan of subdivision contained in **Appendix 1**, with the proposed lots having the following distinct characteristics:

Proposed Lot 1:

- Will have area of approximately 6908m² formed in a rectangular shape;
- Enjoy an arced frontage of approximately 60.13 metres to Havenstock Drive along its southern boundary;
- Abuts proposed Lot 2 for 93.77 metres along its northern boundary and abuts the common property area along its western boundary for a distance of 97.43 metres;
- Has an eastern boundary of 86.95 metres; and
- Will accommodate the existing dwelling, shedding, wastewater management system and effluent field and existing all weather access onto Havenstock Drive.

Proposed Lot 2:

- Will have area of approximately 4168m² formed in an irregular rectangular shape;
- Is generally cleared grassed area of three scattered two and the planted vegetation along the eastern boundary of the property that provides privacy to the property to the east of the subject site that is 18 Havenstock Drive;
- Abuts proposed lot 1 for 93.77 metres along its southern boundary;
- Abuts proposed lot 2 to the north for a length of 108.34 metres;

- Has an eastern boundary of 51.12 metres and abuts the common property to the west for a length of 33 metres; and
- Will have more than a sufficient area to provide for a future dwelling and waste water treatment area without any impact to the vegetation onsite.

Proposed Lot 3:

- Will have area of approximately 4612m² formed in an irregular rectangular shape;
- Is generally cleared grassed area with the exception of one tree that is located near the centre of the property near the southern boundary;
- Has a boundary of 125.60 metres running along its northern boundary to proposed lot 4;
- Abuts proposed lot 2 to the south for a length of 108.34 metres and abuts the common property to the west for a length of 31.03 metres;
- Has a western boundary of 31.03 metres and an eastern boundary of 51.32 metres; and
- Will have more than a sufficient area to provide for a future dwelling and waste water treatment area without any impact to vegetation onsite.

Proposed Lot 4:

- Will have area of approximately 5646m² formed in an irregular rectangular shape;
- Is generally cleared grassed area with the exception of a few scattered tree that are located near the western boundary and part of the property near the northern boundary;
- Has a boundary of 161.22 metres running along its northern boundary to the railway freight line;
- Abuts proposed lot 3 for a length of 125.60 metres and the common property area for a length of 12.05 metres along its southern boundary;
- Has a western and eastern boundary of 26.2 metres and eastern boundary of 57.49 metres; and
- Will have more than a sufficient area to provide for a future dwelling and waste water treatment area without any impact to vegetation onsite.

Common property area

- Has an area of 2034m² in a rectangular shape;
- The common property runs long the western side of the site and will have a 15.02 metre frontage to Havenstock Drive;
- The common property area abuts proposed lot 1 for 97.43metres, proposed lot 2 for a length for 33 metres and proposed lot 3 for 31.03 metres along eastern boundary.
- The northern boundary of the proposed common property area abuts proposed lot 4 for 12.05 metres;

- The 15.02 metres frontage to Havenstock Drive which is wide enough to ensure a common property driveway and all required services can be put in place without the removal of any of the vegetation in south west corner of the site



Figure 11 - The proposed subdivision

4.0 PLANNING CONSIDERATIONS

4.1 Planning policy framework

The Moira Shire Planning Scheme contains a series of relevant state, regional and local planning policy considerations relevant to this proposal:

- Settlement (Clause 11.01-1s)

- Settlement Hume (Clause 11.01-R)
- Settlement in Moira (Clause 11.01L-01)
- Yarrawonga (Clause 11.01L-03)
- Managing Growth (Clause 11.02)
- Supply of Urban Land (Clause 11.02-1S)
- Bushfire Planning (Clause 13.02-1S)
- Land Use Compatibility (Clause 13.07-1S)
- Subdivision design (Clause 15.01-3S)
- Neighbourhood Character (Clause 15.01-5S)
- Housing supply (Clause 16.01-1S)
- Housing supply in Moira (Clause 16.01-1L)
- Housing affordability (Clause 16.01-2S)
- Infrastructure design and provision (Clause 19.03-2S)
- Infrastructure design and provision in Moira (Clause 19.03-2L)

4.2 Municipal Planning Strategy

The Moira Municipal Planning Strategy sets out the future strategic direction for the Municipality in Clause 2 of the Planning Scheme. The following is an outline of the relevant planning policies contained within the Strategy.

In Clause 02.01, Municipal Profile states that the Shire is a rural Council on the banks of the Murray River bordering New South Wales. Yarrawonga is identified as a major town in the Shire. The economic strengths of the Moira Shire include intensive irrigated agricultural production, associated food processing industries and tourism and the Shire is located in the broader Shepparton Irrigation District.

The population of Moira is ageing similar to many other regional areas and trend is likely to drive an increased need of diversity of housing choice and relevant aged care services.

At Clause 02.02 Vision it details that the Council Plan contains the following vision for Moira: *“Moira on the Murray; with an environmentally, economically and socially sustainable community: the best place to be”*.

Within Clause 02.03 Strategic Direction, the following is outlined at Clause 02.03-1 Settlement *“Yarrawonga, located on the banks of Lake Mulwala (Yarrawonga Weir) is a key cross-border settlement. In combination with Mulwala, it is an attractive tourism destination with a wide range of land and water based recreation and entertainment options. Yarrawonga has the strongest growth rate of all Moira’s centres, with residential and retirement living expanding rapidly on the eastern side of the town. Recent and future growth is shifting the town’s focus along the banks of Lake Mulwala and the Murray Valley Highway”*. Yarrawonga is identified as a key sub-regional settlement and residential development is encouraged.

At Clause 02.03-3 Environmental risks and amenity, it outlines that Council seeks to “*Ensure development adapts to the impacts of climate change and minimises impacts of natural hazards*”. Bushfire is relevant as the subject site is in a designated Bushfire Prone Area and this section of the scheme advises that Council seeks to “*Ensure development responds to bushfire risk*”.

At Clause 02.03-8 Infrastructure it is advised “*There is also a need to effectively manage effluent disposal to protect public health, minimise environmental impacts, minimise the demand for water as a resource and maximise reuse opportunities in an economically viable manner*”. Effluent management has been considered in the preparation of the proposed plan of subdivision with sufficient area provided to each lot to address onsite waste water treatment.

4.3 Zoning - Low Density Residential Zone

The land is zoned Low Density Residential Zone (LDRZ) under the Moira Shire Planning Scheme. An extract of the zoning map is contained in Figure 12.

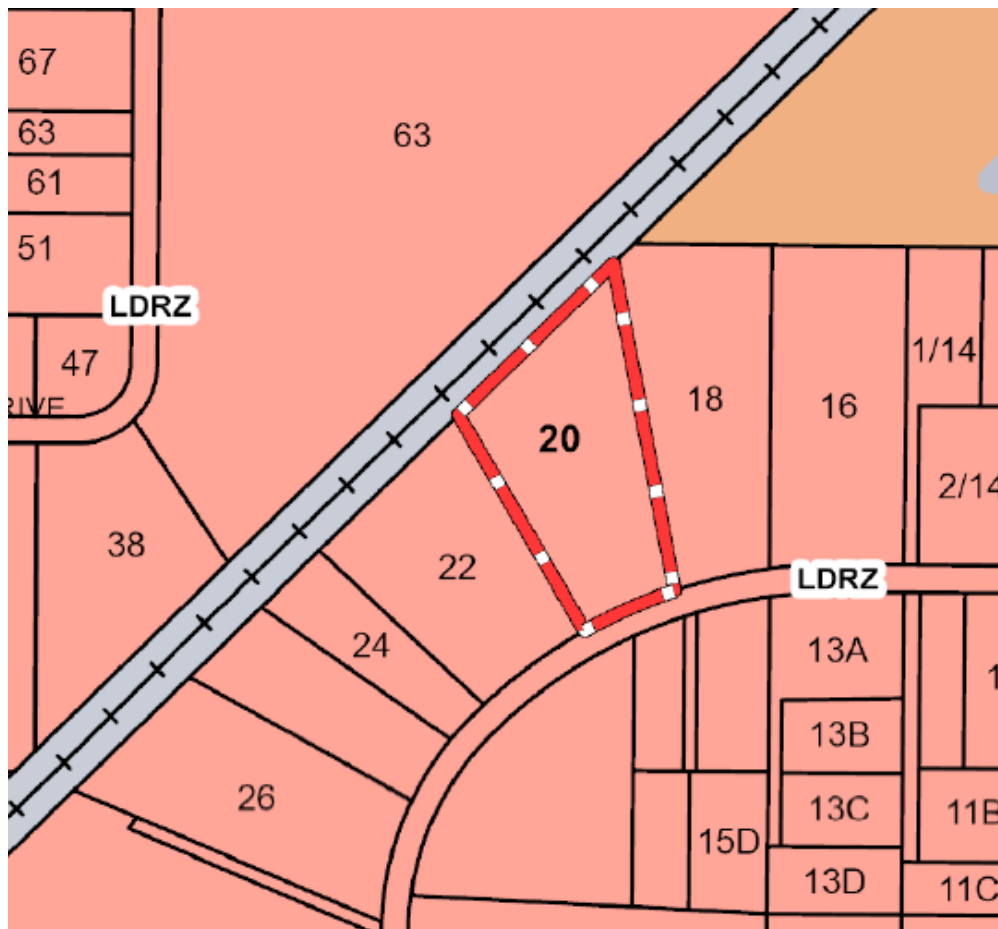


Figure 12 – Zoning Map

The purpose of the Low Density Residential Zone, as stated in Clause 32.03 of the Scheme, is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.*

In accordance with Clause 32.03-3 of the Scheme, a permit is required to subdivide land. Each lot must be at least 0.4 hectare in the absence of reticulated sewerage. As the subject land is not connected to reticulated sewerage and this infrastructure cannot be readily extended to service the proposed lots, as a result the 0.4 hectare minimum lot size will be applied.

4.4 Particular Provisions

The following Particular provisions are relevant to the proposal:

- *Clause 56 – Residential Subdivision*

4.5 General Provisions

The requirements of Clause 65 – *Decision Guidelines* and Clause 66 – *Referral and Notice Provisions* are relevant to the proposal.

5.0 PLANNING ASSESSMENT

5.1 The Decision Guidelines of the Low Density Residential Zone

The following decision guidelines of the Low Density Residential Zone set out matters that the responsible authority must consider (as appropriate):

- *The Municipal Planning Strategy and the Planning Policy Framework*

The Planning Policy Framework (PPF) at all levels encourages the sustainable growth and development of sub-regional towns such as Yarrowonga, by providing for urban growth opportunities and directing growth to those areas. The PPF also seeks to facilitate the logical and efficient provision of new infrastructure and use of existing infrastructure and services, where feasible. In this instance the proposed design has taken into consideration the existing mainly planted vegetation on the property and the character of the wider area.

At a local level, planning policy identifies the subject site within an established Low Density Residential precinct. The proposed plan of subdivision will create three additional vacant lots for housing while making more efficient use of existing infrastructure. It is considered based on the number of proposed lots in the area and size of the existing lots in the area, that there is potential to subdivide the land consistent with the intent of the state, regional and local planning policy direction.

The proposed subdivision is consistent with the relevant planning policy objectives and strategies, as it:

- Creates three additional low-density residential allotments within an existing precinct that is already appropriately serviced or where services can be put in place on individual titles to service a future dwelling;
 - Creates three vacant lots with appropriate dimensions to accommodate a dwelling with onsite effluent field while being connected to existing reticulated services that are readily available;
 - Has appropriately considered the existing built footprint and vegetation on site including providing a wider common property area near the frontage to Havenstock Drive to avoid the need of removal of vegetation in that area as servicing the lots to the rear of proposed lot 1;
 - The lots will largely be indiscernible from the Havenstock public frontage due to the planted vegetation on the site within proposed lot 1; and
 - Is consistent with the intent outlined under Clause 11.01L-03 *Yarrowonga* as it provides three additional lots for low density residential development in an area already zoned for that purpose.
- *The protection and enhancement of the natural environment and character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.*

The subject land has established planted vegetation generally in the front half of the property surrounding the existing dwelling and related infrastructure. There is an established perimeter vegetation particularly along the eastern and western boundary that will remain in place as a result of this proposal. The lots are of sufficient area to ensure scattered trees can also be retained with the proposed lot boundaries as part of any future lot development. The rest of the site is generally covered in grass. Proposed lot 2, 3 and 4 are large enough to accommodate a future dwelling without impacting established vegetation. Minor works will be required along the western boundary to remove to ensure access and services can be provided to proposed lots 2, 3 and 4

- *The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.*

All allotments will be connected to available services including electricity, water and telecommunications services and otherwise directed by servicing authorities.

- *In the absence of reticulated sewerage:*
 - *The capability of the lot to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.*
 - *The benefits of restricting the size of lots to the minimum required to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria).*
 - *The benefits of restricting the size of lots to generally no more than 2 hectares to enable lots to be efficiently maintained without the need for agricultural techniques and equipment.*

Each lot will be capable of accommodating all wastewater within the boundaries of each new lot and meeting the SEPP (Waters of Victoria) requirements.

The three lots meet the minimum lot size of 4000m², with a range from 4168m² – 6908m² proposed. These lot sizes take into context the existing conditions of the site, location of the existing dwelling and associated infrastructure and provides a good balance between the minimum lot size and larger lots in the area that could be considered underutilised.

- *The relevant standards of Clauses 56.07-1 to 56.07-4.*

Refer to discussion below at section 5.2 of this report.

5.2 Particular Provisions

- **Clause 56 Residential subdivision**

An assessment against the requirements of Clause 56 for a subdivision in the Low Density Residential Zone is made in table below:

Clause	Objectives & Standards	Response
56.07-1	<p>Drinking water supply Standard C22</p> <p>The supply of drinking water must be:</p> <ul style="list-style-type: none"> - Designed and constructed in accordance with the requirements and to the 	<p>Each new lot will be connected to reticulated drinking water, in accordance with the standards of North East Water authority</p>

	<p>satisfaction of the relevant water authority.</p> <ul style="list-style-type: none"> - Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority. 	
56.07-2	<p>Reused and recycled water Standard C23</p> <p>Reused and recycled water supply systems must be:</p> <ul style="list-style-type: none"> - 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. 	<p>There is no proposal for a reused and recycled water system to be installed for this subdivision.</p>
56.07-3	<p>Waste water management Standard C24</p> <p>Waste water systems must be:</p> <ul style="list-style-type: none"> - 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. <p>Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p>	<p>The area of the lots proposed, topography of the land, soil quality and lack of any natural waterways on the site would allow the Responsible Authority comfort that the subject site can appropriately address waste water requirements on site in accordance with the recommendations of any LCA undertaken as a condition of any permit issued.</p> <p>No reticulated waste water system is available to the proposed lots.</p>

56.07-4	<p>Urban run-off management Standard C25</p> <p>The stormwater management system must be:</p> <ul style="list-style-type: none"> - 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 urban run-off 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) as amended. - 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. 	<p>Stormwater runoff from each proposed lot will be directed to the legal point of discharge in accordance with the Responsible Authority requirements. This will be detailed in a site drainage plan as a condition of any permit issued.</p>
---------	--	--

5.3 General Provisions

An assessment, as appropriate, against the requirements of the decision guidelines contained in Clause 65 is set out in the table below:

- **Clause 65.02 Decision Guidelines**

Approval of an application to subdivide land	Application Response
---	-----------------------------

<p>The suitability of the land for subdivision.</p>	<p>As previously outlined in this report, the site is highly suitable for the proposed subdivision because it will comfortably accommodate three additional vacant lots that allows some flexibility in terms of the future siting of a dwelling.</p> <p>There are no major environmental constraints over the land such as remnant native vegetation that will be impacted by the proposed subdivision.</p> <p>While it is noted that the subject site is in a designated “bushfire prone area” the site itself takes advantage from infrastructure such as Benalla-Yarrowonga Road, Katamatite-Yarrowonga Road and the Rail Freight Line that provide a man-made fire break.</p> <p>That added to the land surrounding the subject site in all directions being managed in some shape or form by either dwelling related infrastructure, managed gardens, grazing activities and active industrial properties means that the actual fire risk to the subject site is significantly reduced.</p> <p>The land also has access to essential services and road frontage.</p>
<p>The existing use and possible future development of the land and nearby land.</p>	<p>The surrounding Low Density Residential Zone area is comprised of large lots, some of which have potential for further subdivision down to 0.4ha in area without reticulated sewer. It is likely that this land will be subdivided into smaller lots to meet demand as development extends outwards from the town centre.</p> <p>The existing grain storage operation to the north is also unlikely to change in the near future.</p>

<p>The availability of subdivided land in the locality, and the need for the creation of further lots.</p>	<p>The creation of three additional lots from existing Low Density Residential Zone land is considered an appropriate outcome as it better utilises land already zoned for the purpose, with road frontage, access to services and minimal environmental constraints. The proposal is strongly supported at a state, regional and local planning policy level as the subject site has subdivision potential and by making more beneficial use of land, such as the subject site, avoids further unnecessary pressure to rezone further land for residential purposes.</p> <p>There is continued demand for residential lots of this size in Yarrawonga which will cater for a legitimate lifestyle choice on land that is specifically zoned for that purpose.</p>
<p>The effect of development on the use or development of other land which has a common means of drainage.</p>	<p>The proposal will create three additional lots and will not impact significantly on the existing natural drainage of the land due to the large lot sizes.</p> <p>Appropriate conditions related to drainage on an issue of permit will be addressed to the satisfaction of the Responsible Authority.</p>
<p>The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.</p>	<p>The subdivision pattern is varied in this location, indicating an original layout with rectangular style blocks fronting Havenstock Drive which over time, a number of original lots have been further subdivided, creating a variety of lot sizes and layouts.</p>
<p>The density of the proposed development.</p>	<p>Given that the total area of the land is over 2ha and the proposal will create four separate lots, the density of the proposal is approximately 2 lots per net developable hectare. The subdivision of the existing lot into four will add slightly to the overall density of the</p>

	precinct which is consistent with the zone intent and the emerging character of the area.
The area and dimensions of each lot in the subdivision	Refer to the Proposed Subdivision Plan at Appendix 1 for lot areas and dimensions. Dimensions are appropriate to accommodate a building envelope, vehicle movements, servicing and provision of effluent disposal areas.
The layout of roads having regard to their function and relationship to existing roads.	The subdivision will create three additional lots and no new roads are required to service the lots. Lot 1 will maintain direct access onto Havenstock Drive. Lots 2, 3 and 4 will be provided separate access onto Havenstock Drive to the satisfaction of the Responsible Authority in the form of common property
The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.	No new roads or footpaths are proposed. Access to lot 1 will remain via the existing driveway access point onto Havenstock Drive and lots 2, 3 and 4 will obtain access via a common property driveway onto Havenstock Drive.
The provision and location of reserves for public open space and other community facilities.	As this is for a four lot subdivision in a low density residential zoned area, there is no provision for or need for public open space on the subject land. The increase in density of three lots in the area is not considered to place an additional burden on surrounding public open space.
The staging of the subdivision.	The subdivision will not be staged.
The design and siting of buildings having regard to safety and the risk of spread of fire.	There is adequate separation between existing and proposed buildings to meet Building Code of Australia requirements.

	Proposed lots 2, 3 and 4 have been designed to ensure that any future dwelling can be built to a BAL 12.5 level
The provision of off-street parking.	There is adequate space for the parking of vehicles on each lot.
The provision and location of common property.	The common property area has an area of 2034m ² in a rectangular shape and runs along the western boundary side of the site for 159.54 metres.
The functions of any body corporate.	The body corporate will oversee the maintenance of the common property area.
The availability and provision of utility services, including water, sewerage, drainage, electricity and gas	Reticulated water, power and telecommunications are available to the land and will be connected to all lots in accordance with authority requirements. As previously stated, reticulated sewer and gas are not available. On-site waste water management will be required in accordance with the Responsible Authority requirements.
If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.	<p>The proposed vacant lots will be capable of treating and retaining all wastewater on site given their size and dimensions.</p> <p>It is considered appropriate in this instance given the specifics of the site as discussed earlier in this report that an LCA is required as a condition of any permit issued which will confirm the exact disposal area needed and treatment system required.</p>
Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas	There is no native vegetation on the subject land that is impacted by the proposed subdivision. The majority of the established planted vegetation is near the perimeter of the site or around the existing dwelling and associated infrastructure. The lots are of sufficient

	area to ensure scattered trees within the property can be retained within the proposed lot boundaries.
--	--

6.0 CONCLUSION

The subdivision will create three additional vacant lots (four in total) in an established low-density residential area approximately 3 km from the Yarrawonga town centre. The proposal seeks to implement the relevant objectives of the Moira Shire Planning Scheme by creating additional housing opportunities for low density residential purposes within an area currently specifically identified and zoned for this purpose.

This report leads to the following conclusions:

- The proposal meets the requirements of the Moira Shire Planning Scheme for a four-lot subdivision and creation of common property in the Low Density Residential Zone;
- The proposed subdivision will create three additional lots for the development of future dwellings within an established residential area;
- Will ensure that the significant features of the site such as the established planted vegetation remains with only minor work requires facilitate access and services to the three proposed vacant lots and
- The proposal has carefully considered the existing conditions and constraints of the site.

It is therefore requested that a permit is issued, granting approval for a four (4) lot subdivision and creation of common property as outlined in this report.



APPENDIX 1- PROPOSED PLAN OF SUBDIVISION