

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	27 Wellington Street PAYNESVILLE VIC 3880 Lot: 59 LP: 1089
The application is for a permit to:	Four Lot Subdivision
A permit is required under the following clauses of the planning scheme:	
Planning Scheme Clause	Matter for which a permit is required
32.08-3 (GRZ1)	Subdivide land
32.08-3 (GRZ1)	Subdivide land
The applicant for the permit is:	Hatch Planning Pty Ltd
The application reference number is:	5.2026.176.1

You may look at the application and any documents that support the application free of charge at: <https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

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 made to the Responsible Authority in writing,**
♦ **include the reasons for the objection, and**
♦ **state how the objector would be affected.**

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

The Responsible Authority will not decide on the application before:	Subject to the applicant giving notice
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If you object, the Responsible Authority will tell you its decision.

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Friday, 12 June 2026 8:45 AM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: P26-053 - Planning Report - 27 Wellington Street Paynesville.pdf; P26-053 - Proposed Subdivision Plan - 27 Wellington Street Paynesville.pdf; P26-053 - Title Documents - 27 Wellington Street Paynesville.pdf; P26-053 - AAV Checklist - 27 Wellington Street Paynesville.pdf; Planning_Permit_Application_2026-06-12T08-44-28_34676115_0.pdf

Planning Permit Application

A "Planning Permit Application" has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Applicant name:

Business trading name: C/- Hatch Planning Pty Ltd

Email address: admin@hatchplanning.com.au

Postal address : PO Box 185 Grantville VIC 3984

Preferred phone number: 0409577838

Street number: 27

Street name: Wellington Street

Town: Paynesville

Post code: 3880

Lot number: 59

Plan number: 1089

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?: No

Will the proposal result in a breach of a registered covenant restriction or agreement?: No

Existing conditions : The land is improved by a single dwelling

Description of proposal : 4 lot subdivision

Estimated cost of development: 0

Has there been a pre-application meeting: No

Full copy of Title: [P26-053 - Title Documents - 27 Wellington Street Paynesville.pdf](#)

Plans: [P26-053 - Proposed Subdivision Plan - 27 Wellington Street Paynesville.pdf](#)

Planning report: [P26-053 - Planning Report - 27 Wellington Street Paynesville.pdf](#)

ExtraFile: 1

1. Supporting information/reports: [P26-053 - AAV Checklist - 27 Wellington Street Paynesville.pdf](#)

Invoice Payer: Hatch Planning Pty Ltd

Address for Invoice: PO Box 185 Grantville VIC 3984

Invoice Email: admin@hatchplanning.com.au

Primary Phone Invoice: 0409577838

Declaration: Yes

Authority Check: Yes

Notice Contact Check: Yes

Notice check 2: Yes

Privacy Statement Acknowledge: Yes

**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 1 of 3

VOLUME 08009 FOLIO 135

Security no : 124135104830B
Produced 29/05/2026 12:33 PM

LAND DESCRIPTION

Lot 59 on Plan of Subdivision 001089.
PARENT TITLE Volume 07468 Folio 075
Created by instrument 2598409 27/10/1953

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP001089 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 27 WELLINGTON STREET PAYNESVILLE VIC 3880

DOCUMENT END

Imaged Document Cover Sheet

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Document Assembled	29/05/2026 12:33

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PLAN OF SUBDIVISION
OF PART OF CROWN ALLOTMENTS 147A & 147B
PARISH OF BAIRNSDALE
COUNTY OF TANJIL
VOL.1837 FOL.289

Measurements are in Links
Conversion Factor
LINKS X 0.201168 = METRES

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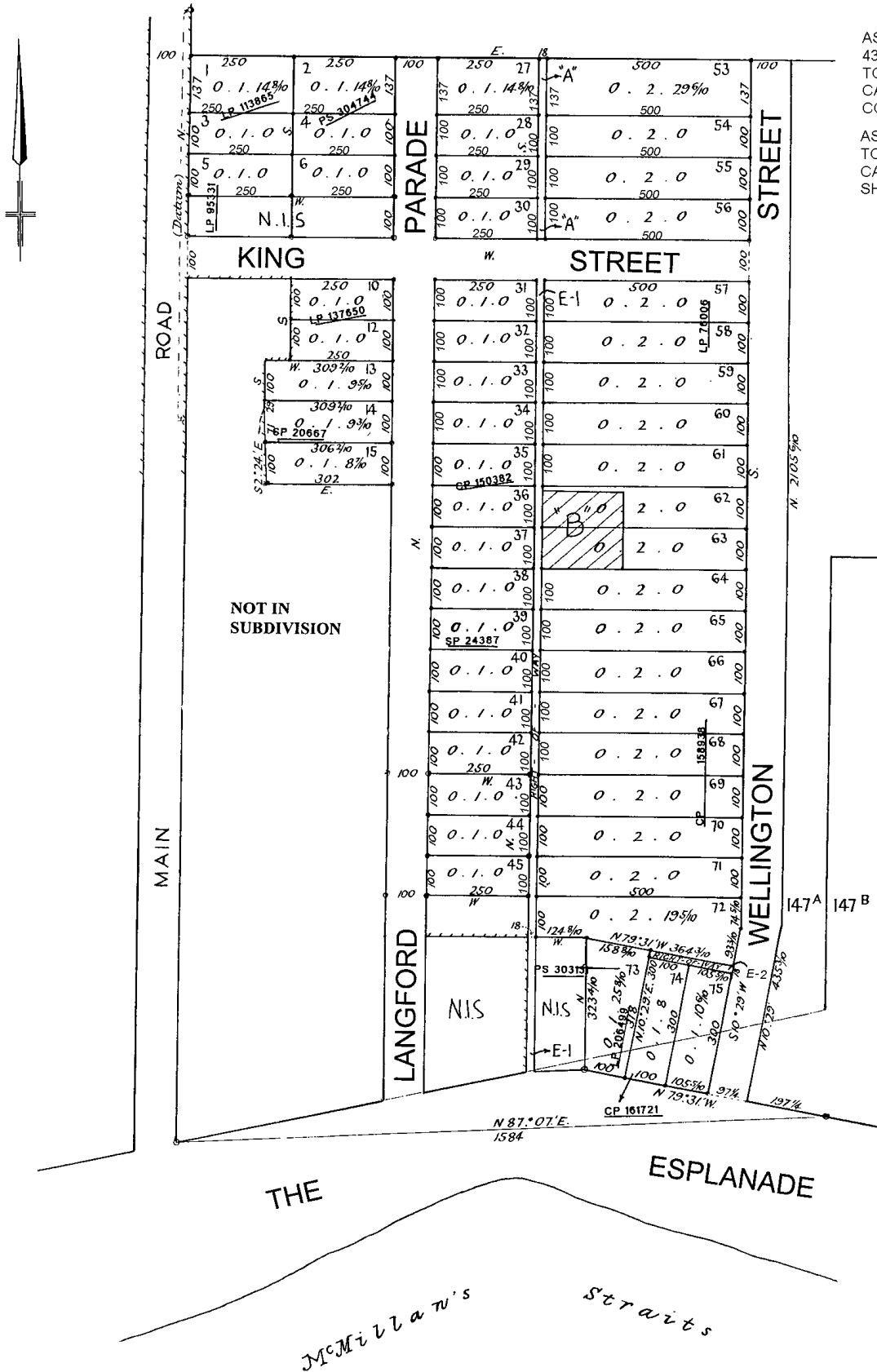
LP 1089
EDITION 2
Stamp
30 May 1986

COLOUR CODE
E-1 & E-2 = BROWN

APPURTENANCIES

AS TO LOTS 29, 30, 31, 32, 37, 40, 41, 43, 44, 45, 55, 56, 59 & 60
TOGETHER WITH A RIGHT OF CARRIAGEWAY OVER THE ROADS COLOURED BROWN

AS TO LOTS 33 & 42
TOGETHER WITH A RIGHT OF CARRIAGEWAY OVER THE ROADS SHOWN E-1



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MODIFICATION TABLE

RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN

PLAN NUMBER

LP 1089

[illegible]



Planning Permit Application

27 Wellington Street
PAYNESVILLE 3880

4 lot subdivision of land

Prepared for Garry and Rama Gardner





Project Reference	Version	Date	Author/s	Reviewed
P26-053	Version 1	12 June 2026	TB	NT



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1. Introduction

This town planning report has been prepared in support of an application for a planning permit for the 4 subdivision of land at 27 Wellington Street, Paynesville.

Figure 1 shows the subject land in relation to the surrounding landscape.



Figure 1: Subject site and immediate surrounds (7 July 2024). Source: Metromap.

This report provides details of the site and its environs, the proposal, relevant planning controls and an assessment against the relevant provisions of the East Gippsland Planning Scheme.

2. Subject site and surrounding area

2.1 Site and area

The subject land is located within the traditional land of the Gunaikurnai Nations. It comprises a single parcel formally identified as Lot 59 on Lodged Plan 1089, Council Property No. 5051 and commonly known as 27 Wellington Street, Paynesville. The site has a land area of 2,023m², with a maximum site width of 20.12 metres and maximum site depth of 100.58 metres. It is situated on the western side of Wellington Street, between King Street to the north and Victoria Street to the South. The site is approximately 250 metres from the Paynesville Town Centre.

The subject land is improved by a single storey dwelling, setback deep into the subject site (approximately 69 metres from the frontage). The balance of the land is levelled domestic curtilage, currently retained as a grassed lawn to Wellington Street. The site is generally flat, with slight fall towards Wellington Street. It appears to have access to all reticulated services.

The subject land is zoned in the General Residential Zone – Schedule 1 (**GRZ1**) and is affected by the Design and Development Overlay – Schedule 14 (**DDO14**). The site is not located within a designated Bushfire Prone Area (**BPA**) under the *Building Act* 1993. It is partially within an area of Aboriginal cultural heritage sensitivity under the *Aboriginal Heritage Act* 2006. It is not located in a special water supply catchment area under the *Catchment and Land Protection Act* 1994.

The surrounding area comprises land zoned in the GRZ which is typically used for residential purposes (i.e. single dwellings on a lot). Original lots in the surrounding area were of a size and form comparable to the subject land, however many lots have been subject to infill development over time. The subject land has the following interfaces:

- Abutting to the north-west is 3 units (2/29, 4/29 and 6/29 King Street), which form part of a 6 unit development interfacing with King Street. Rear private open space areas of these units abuts the existing dwelling of the subject site. To the north is 29 Wellington Street, comprising a single dwelling on a lot of approximately 1,000m², which interfaces with the proposed vacant allotments.
- To the south of the subject site, is 25A and 25B Wellington Street. 25B Wellington Street is a dwelling that has been excised from the original allotment, with the balance land now being a vacant lot identified as 25A Wellington Street. This vacant allotment is proposed to be subdivided into 2 further lots.
- To the west (rear) of the site, separated by a laneway is 30 Langford Parade. This property comprises a single dwelling on a lot of approximately 1,000m², with a large canopy tree, shedding and domestic curtilage in its rear yard interfacing with the laneway and existing dwelling on the subject site.

- To the east of the site, on the opposite side of Wellington Street, is 32 Weellington Street. This property comprises an area of approximately 1,011m², and appears to be improved by 2 dwellings and domestic curtilage.

Wellington Street is a sealed bi-directional road with power poles to the western side, sealed footpaths to the western side, a painted centre median, double sided on-street car parking, street trees, naturestrips and curb and channelling to both sides.



Figure 2: Subject site. Source: Google Streetview

2.2 The proposal

The subject land is owned by our client and currently comprises a single storey residential dwelling, located to the rear of the site. This proposal seeks to subdivide the land into four (4) lots; being 3 vacant lots and 1 lot containing the existing dwelling.

The primary features of the proposal are detailed below:

Lot number	Site area (m ²)	Width (m)	Length (m)	Access via	Orientation	Shape
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1	347	16.12	22.28	Wellington Street	East-West	Rectangular
2	306	16.12	19.5	Common property	East-West	Rectangular
3	303	16.12	19.5	Common property	East-West	Rectangular
4	835	20.12	49.8	Common property	East-West	Rectangular

2.3 Permit triggers

A Planning Permit is triggered under the following clauses of the East Gippsland Planning Scheme for the proposed subdivision:

Planning Scheme Clause No.	Description of what is proposed
Clause 32.08-3 General Residential Zone – Schedule 1	A permit is required to subdivide land
Clause 43.02-3 Design and Development Overlay – Schedule 14	A permit is required to subdivide land

2.4 Planning Permit History

A search of Council's planning register found the following relevant planning history pertaining to the subject site:

Application no.	Proposal	Outcome	Date
5.2007.303.1	Development of a dwelling	Approved	23 July 2007

2.5 Title restrictions

Pursuant to Section 61(4) of the *Planning and Environment Act 1987 (Act)*, the Responsible Authority must not issue a permit that breaches a registered restriction.

Review of the title documents to the subject land show the site is not encumbered by any restrictive covenants or section 173 agreements.

2.6 Cultural Heritage

The subject land is partially identified as being located in an area of Aboriginal Cultural Heritage Sensitivity under the *Aboriginal Heritage Act 2006*, as depicted below:

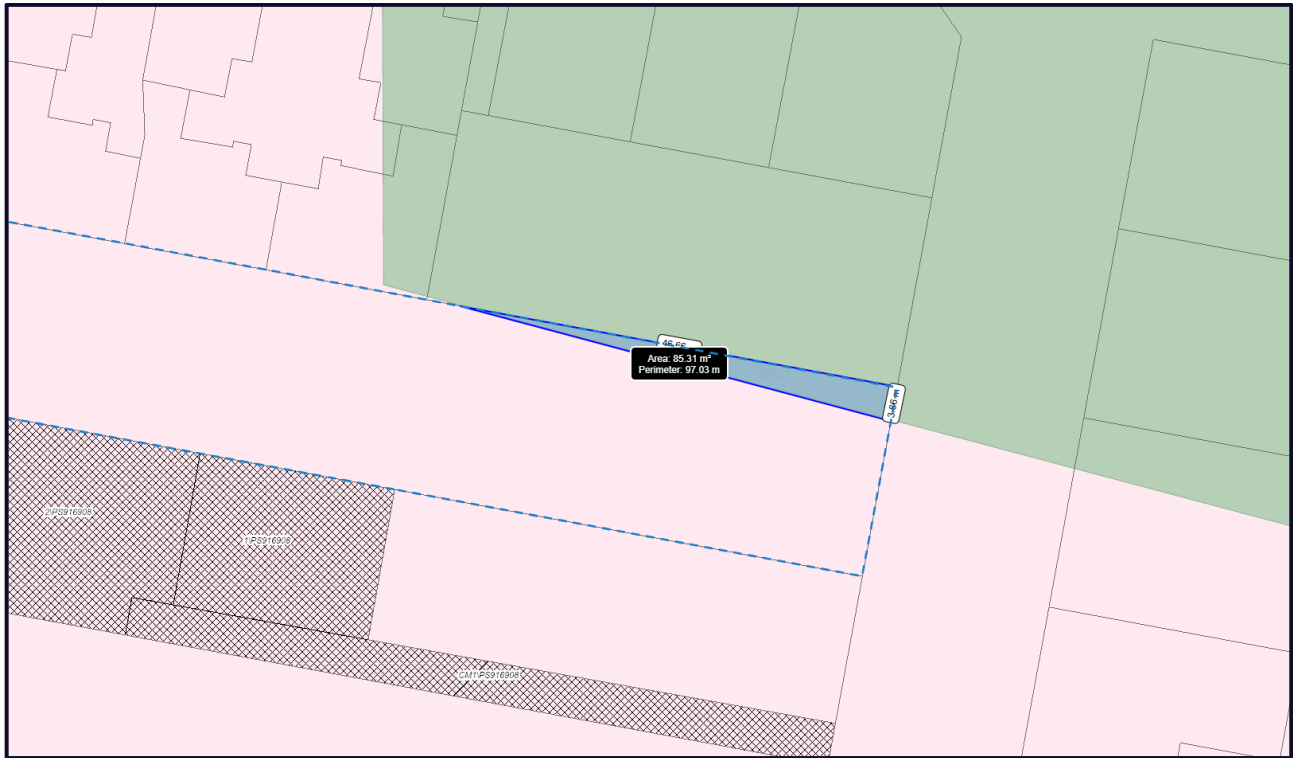


Figure 3: Extent of cultural heritage sensitivity mapped on site. Source: VicPlan

It is submitted that a CHMP is not required for this proposal, as:

- (a) The subject land has been subject to significant ground disturbance across the entirety of the land, by way of:
 - i. The subdivision of the site and surrounding lots in their first creation, which has resulted in the creation of level, residential building blocks connected to reticulated services; and
 - ii. The development of the subject site with a dwelling and domestic curtilage, including the installation of driveways, trenching for site specific services, boundary fencing and the like.
- (b) The area mapped as sensitive comprises an area of less than 1,100m² (being a sliver of 85m²). In accordance with Regulation 11 of the *Regulations*, the subdivision of land is an exempt activity if:
 - i. The land is not within 200 metres of the coastal waters of Victoria; and
 - ii. The area of land is less than 1,100m².

For the avoidance of doubt, we submit that the Gippsland Lakes system is not the coastal waters of Victoria, as they are an inland lake system and do not constitute the coastal bounds of Victoria.

- (c) Regulation 48 provides that a high impact subdivision is one of 3 or more lots, less than 8ha in which each lot can be used for a dwelling. The area of sensitivity on the subject site, partially encroaches only 2 lots; being Lots 1 and 2. As such, the area of sensitivity does not comprise 3 or more lots, and therefore we submit is not a high impact activity in any event.

For these reasons, the proposal does not require a CHMP.

2.7 Notice and referrals

2.7.1 Referrals

Pursuant to Section 55 of the Act and Clause 66 of the East Gippsland Planning Scheme, the following mandatory referrals are required for this application:

Referral trigger	Kind of application	Referral authority	Type of referral authority
Clause 66.01	<i>To subdivide land.</i>	SP Ausnet	Determining referral authority
Clause 66.01	<i>To subdivide land.</i>	East Gippsland Water	Determining referral authority

2.7.2 Notice

In accordance with Section 52(1)(a) of the Act, notice must be given to the owners and occupiers of allotments or lots adjoining the land to which the application applies unless the responsible authority is satisfied that the grant of the permit would not cause material detriment to any person.

There are no exemptions for the subdivision of land under the GRZ1 or DDO14 applicable to this proposal.

Accordingly, it is anticipated that the application may be required to be notified by way of:

- Letters to adjoining and nearby owners and occupiers; and
- A sign on site.



3. Planning controls

3.1 Planning Policy Framework

The East Gippsland Planning Scheme contains the following State and Local Planning Policies relevant to this proposal:

- Clause 02.03-1 Settlement
- Clause 11.01-1S Settlement
- Clause 11.01-1R Settlement – Regional Victoria
- Clause 11.01-1R Settlement – Gippsland
- Clause 11.01-1L-01 East Gippsland settlements
- Clause 11.01-1L-05 Paynesville
- Clause 11.03-4S Coastal settlement
- Clause 11.03-4L-01 Coastal settlements
- Clause 12.06-1S Urban forests
- Clause 02.03-5 Built environment and heritage
- Clause 15.01-1S Urban design
- Clause 15.01-1L Urban design
- Clause 15.01-3S Subdivision design
- Clause 15.01-5S Neighbourhood character
- Clause 02.03-6 Housing
- Clause 16.01-1S Housing supply
- Clause 16.01-1L Housing supply
- Clause 16.01-2S Housing affordability
- Clause 19.03-2S Infrastructure design and provision
- Clause 19.03-3S Integrated water management

Clause 02.03-1 Settlement

The Regional Service Centre, District Towns and Towns have the greatest capacity to accommodate additional growth and are the priority for future urban development. New urban development should be supported by reticulated services, coordinated infrastructure and community facilities.

A network of small rural towns and settlements is critical to the environmental, social and economic prosperity of the municipality. Small rural towns and settlements will be supported to ensure the long-term viability of these communities.

Council seeks to manage growth by:

- *Directing growth within the settlement boundaries of towns and settlements in accordance with their role and function as set out in the East Gippsland Settlement Roles Plan at Clause 02.04.*
- *Prioritising efficient and effective use of existing urban zoned land resources over spatial growth of settlements.*
- *Not supporting residential development where there is an unacceptable risk to human life from bushfire, flood, or erosion, or in areas of significant environmental value.*

Paynesville is identified as a District Town, which is characterised as follows:

Settlement Category	Current Role	Future Role
District Towns Lakes Entrance, Paynesville and Orbost	▪ Moderate to larger populations providing a variety of housing and a moderate employment base within commercial and industrial centres. ▪ Service Towns are generally popular visitor and retirement destinations. ▪ Fully serviced by reticulated water and sewerage, with low density residential development reliant upon onsite wastewater disposal.	▪ Population growth and residential development is supported, subject to consideration of environmental values and environmental risk constraints. ▪ Demand for housing is encouraged through diverse, medium density, infill development in established residential areas. ▪ Maintains role as secondary commercial, industrial, retail and service centre.

Figure 4: Extract of settlement hierarchy from Clause 02.03-1

Clause 11.01-1S Settlement has the objective:

- *To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.*

Relevant strategies to achieve this objective include:

- *Plan for the delivery of 2.24 million homes across Victoria by 2051.*
- *Develop sustainable communities through a settlement framework that:*
 - *Offers a range of housing choices.*
 - *Provides convenient access to jobs, services, infrastructure and community facilities.*
 - *Takes into account regional and municipal contexts and frameworks.*
- *Provide for growth in population and development of facilities and services across a regional or sub-regional network in accordance with housing targets.*

Clause 11.01-1R Settlement – Regional Victoria has the relevant strategies:

- *Deliver networks of high-quality integrated regional settlements by:*
 - *Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.*
 - *Developing settlements that will support resilient communities and their ability to adapt and change.*
 - *Balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level.*
 - *Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.*
 - *Encouraging an integrated planning response between settlements in regions and in adjoining regions and states.*
 - *Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs.*
 - *Improving transport network connections in and between Major regional cities, Regional cities and Melbourne.*
 - *Maintaining distinctive breaks and open rural landscapes between settlements.*
 - *Planning for increased seasonal demand on services and infrastructure in towns with significant visitor accommodation and high holiday home ownership or periodic influxes of workers.*

Clause 11.01-1R Settlement - Gippsland has the relevant strategies:

- *Support the continuing role of Cowes, Yarram, Lakes Entrance, Orbost, Paynesville, Maffra, Heyfield, Trafalgar, Inverloch, Mirboo North, Korumburra and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns.*

Clause 11.01-1L-01 East Gippsland settlements has the relevant strategies:

- *Support settlement growth in accordance with the East Gippsland Settlement Framework Plan at Clause 02.04.*
- *Encourage settlement growth within existing settlement boundaries to enable the efficient, coordinated and sustainable use of land and infrastructure.*
- *Maintain and enhance the distinctive character of towns and settlements across East Gippsland.*
- *Manage the growth of settlements to address natural hazards and protect natural resources, areas of environmental significance and significant landscapes.*
- *Protect the separation between settlements by preserving intervening areas of rural land.*

Clause 11.01-1L-05 Paynesville has the relevant strategies:

- *Provide a variety of lot sizes and housing types to meet community needs.*
- *Promote higher residential densities in proximity to areas of high amenity in particular the activity centre, open space and recreational areas.*

Clause 11.03-4S Coastal settlement has the objective:

- *To plan for sustainable coastal development.*

Relevant strategies to achieve this objective include:

- *Plan and manage coastal population growth and increased visitation so that impacts do not cause unsustainable use of coastal resources.*
- *Support a network of diverse coastal settlements that provide for a broad range of housing types, economic opportunities and services.*
- *Minimise linear urban sprawl along the coastal edge and ribbon development in rural landscapes.*
- *Limit development in identified coastal hazard areas, on ridgelines, primary coastal dune systems, shorelines of estuaries, wetlands and low-lying coastal areas, or where coastal processes may be detrimentally impacted.*
- *Ensure a sustainable water supply, stormwater management and sewerage treatment for all development.*
- *Minimise the quantity and enhance the quality of stormwater discharge from new development into the ocean, bays and estuaries.*

Clause 11.03-4L-01 Coastal settlements has the relevant strategies:

- *Maintain the character of coastal settlements.*

- *Ensure development protects and enhances landscape and environmental values and minimises impacts on sensitive coastal ecosystems and processes.*
- *Provide high quality infrastructure, recreation facilities and open space networks that are well connected to activity nodes and sensitively link with areas of environmental and landscape value.*
- *Direct lake-based tourism development to locate within urban areas.*
- *Retain existing native vegetation and encourage indigenous vegetation planting on public and private land and as part of new development.*

Clause 12.06-1S Urban Forests has the objective:

- *To protect and enhance tree canopy in urban areas.*

Relevant strategies to achieve this objective include:

- *Contribute to achieving an overall 30 per cent tree canopy target for urban areas by:*
 - *Encouraging the retention of existing canopy trees.*
 - *Promoting the planting of new canopy trees:*
 - *Within the public realm and open space (excluding areas dedicated to biodiversity or native vegetation conservation).*
 - *On private land.*
- *Ensuring that canopy tree species are appropriate for the locality, available space, growing conditions and future climate conditions.*

Clause 02.03-5 Built environment and heritage has the relevant strategic directions:

- *Supporting appropriately designed and located development that complements the built form, character, environmental, topographical and landscape values of its location.*
- *Supporting environmentally sustainable development and seeking to optimise energy, water and natural resource efficiency in the planning of urban areas and construction and operation of buildings.*
- *Protecting places of Aboriginal or post-European settlement heritage significance.*

Clause 15.01-1S Urban Design has the objective:

- *To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity*

Relevant strategies to achieve this objective include:

- *Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.*

- *Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.*
- *Ensure the interface between the private and public realm protects and enhances personal safety.*
- *Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.*
- *Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.*
- *Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.*
- *Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.*
- *Promote good urban design along and abutting transport corridors.*

Clause 15.01-1L Urban design has the relevant strategy:

- *Encourage high standards of design in urban areas, coastal and lakeside areas, areas of high landscape quality, and land adjacent to parks and reserves.*

Clause 15.01-3S Subdivision Design has the objective:

- *To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.*

Relevant strategies to achieve this objective include:

- *In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:*
 - *Creating compact neighbourhoods that have walkable distances between activities.*
 - *Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.*
 - *Creating neighbourhood centres that include services to meet day to day needs.*
 - *Creating urban places with a strong sense of place that are functional, safe and attractive.*
 - *Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.*
 - *Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.*
 - *Protecting and enhancing native habitat.*

- *Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.*
- *Reduce car dependency by allowing for:*
 - *Convenient and safe public transport.*
 - *Safe and attractive spaces and networks for walking and cycling.*
 - *Subdivision layouts that allow easy movement within and between neighbourhoods.*
 - *A convenient and safe road network.*
- *Being accessible to people with disabilities.*
- *Creating an urban structure and providing utilities and services that enable energy efficiency, resource conservation, integrated water management and minimisation of waste and air pollution.*

Clause 15.01-5S Neighbourhood Character has the objective:

- *To recognise, support and protect neighbourhood character, cultural identity, and sense of place*

Relevant strategies to achieve this objective include:

- *Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.*
- *Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.*
- *Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:*
 - *Pattern of local urban structure and subdivision.*
 - *Underlying natural landscape character and significant vegetation.*
 - *Neighbourhood character values and built form that reflect community identity*

Clause 02.03-6 Housing has the relevant strategic directions:

- *Supporting the efficient use of land and infrastructure by encouraging medium density infill development in existing residential areas with convenient access to employment, shops and services.*
- *Aligning housing development with the provision of appropriate infrastructure.*
- *Encouraging diversity in dwelling type, size, adaptability and accessibility to provide greater choice and affordability to suit a range of community needs.*
- *Encouraging housing development that enhances the character and environmental values of towns and settlements.*
- *Encouraging environmentally sustainable design and integrated water management measures within new development.*

- *Supporting opportunities for low density residential development located close to existing towns where access to infrastructure is available and environmental constraints can be appropriately managed.*

Clause 16.01-1S Housing Supply has the objective:

- *To facilitate well-located, integrated and diverse housing that meets community needs.*

Relevant strategies to achieve this objective include:

- *Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.*
- *Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.*
- *Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.*
- *Identify opportunities for increased residential densities to help consolidate urban areas.*
- *Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.*
- *Encourage the development of well-designed housing that:*
 - *Provides a high level of internal and external amenity.*
 - *Incorporates universal design and adaptable internal dwelling design.*
- *Support opportunities for a range of income groups to choose housing in well-serviced locations.*
- *Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.*

Clause 16.01-1L Housing Supply has the objective:

- *To facilitate well-located, integrated and diverse housing that meets community needs.*

Relevant strategies to achieve this objective include:

- *Encourage a diverse range of housing in locations with access to jobs, services and public transport in accordance with the Settlement Hierarchy at clause 02.03.*
- *Encourage medium density infill housing in the form of units and townhouses in incremental change areas within 800m walking distance of the Bairnsdale Activity Centre or 400m of existing or planned neighbourhood or local activity centres in Bairnsdale, Service Towns, Towns and Rural Towns in accordance with the Settlement Hierarchy at clause 02.03.*

- *Support lower density infill housing in established residential areas outside substantial and incremental change areas.*
- *Support opportunities for low density residential development located close to existing towns where access to infrastructure is available and environmental constraints can be appropriately managed.*
- *Ensure infill housing development:*
 - *Appropriately manages environmental risks.*
 - *Does not adversely affect established environmental values.*
 - *Has access to appropriate reticulated services and infrastructure.*
 - *Enhances streetscape character.*

Clause 16.01-2S Housing affordability has the objective:

- *To deliver more affordable housing closer to jobs, transport and services.*

Relevant strategies to achieve this objective include:

- *Improve housing affordability by:*
 - *Ensuring land supply continues to be sufficient to meet demand.*
 - *Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.*
 - *Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.*
- *Increase the supply of well-located affordable housing by:*
 - *Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.*

Clause 19.03-2S Infrastructure design and provision has the objective:

- *To provide timely, efficient and cost-effective development infrastructure that meets the needs of the community.*

Relevant strategies to achieve this objective include:

- *Provide an integrated approach to the planning and engineering design of new subdivision and development.*
- *Integrate developments with infrastructure and services, whether they are in existing suburbs, growth areas or regional towns.*

Clause 19.03-3S Integrated water management has the objective:

- *To sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.*

Relevant strategies to achieve this objective include:

- *Plan and coordinate integrated water management, bringing together stormwater, wastewater, drainage, water supply, water treatment and re-use, to:*
 - *Take into account the catchment context.*
 - *Protect downstream environments, waterways and bays.*
 - *Manage and use potable water efficiently.*
 - *Reduce pressure on Victoria's drinking water supplies.*
 - *Minimise drainage, water or wastewater infrastructure and operational costs.*
 - *Minimise flood risks.*
 - *Provide urban environments that are more resilient to the effects of climate change.*
- *Manage stormwater quality and quantity through a mix of on-site measures and developer contributions at a scale that will provide greatest net community benefit.*
- *Provide for sewerage at the time of subdivision or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.*
- *Ensure land is set aside for water management infrastructure at the subdivision design stage.*
- *Minimise the potential impacts of water, sewerage and drainage assets on the environment.*
- *Protect significant water, sewerage and drainage assets from encroaching sensitive and incompatible uses.*
- *Protect areas with potential to recycle water for forestry, agriculture or other uses that can use treated effluent of an appropriate quality.*
- *Ensure that the use and development of land identifies and appropriately responds to potential environmental risks, and contributes to maintaining or improving the environmental quality of water and groundwater.*

Discussion

The interaction with the relevant decision guidelines of the GRZ1 and DDO14 is contained in Section 4 of this report. The primary considerations applying to this application and the application of policy relate to the level of intensity of development in the GRZ, ResCode compliance and the provision of safe and efficient access, with the overwhelming policy direction being to intensify residential development in such areas in close proximity to jobs, transport and services.

Settlement policy

Relevant policy relating to settlements seek to locate development in appropriate areas taking into account accessibility, site constraints, neighbourhood character and orderly planning. When assessing the application against the state policies in the PPF, there is clear support for the proposed increase in density on the site as the site is well serviced by jobs, infrastructure and community

services, and the density would be commensurate to surrounding residential lots and development. The proposed subdivision maximises this opportunity for development on the subject land whilst remaining consistent with the intent of the zoning and the reasonable expectations for use and development. The proposal would promote infill urban consolidation proximate to main roads, the Paynesville town centre and other services and infrastructure, and which is serviced by reticulated services. This ensures efficient use of infrastructure and supports the usual preference that established residential areas experience residual increase in population and density. This is supported by the relevant state policy direction at Clauses 02.03-1, 11.01-1S and 16.01-1L of the Scheme.

Built environment policy

Planning policy relating to urban design and subdivision design seeks to, among other things, foster attractive urban environments that interact with their surroundings, contribute positively to the local context and achieve best practice in environmentally sustainable development.

Of cause for consideration here are the matters guided by policy at Clause 15.01-3S of the scheme, and whether the proposed intensity of the subdivision, including its layout, will achieve satisfactory outcomes. In determining the appropriateness of the proposal in the context of the local policies, due weight and consideration must also be given to the site's location within a fully serviced residential area of Paynesville, within walking distance of the town centre. The proposed subdivision would provide for measured urban consolidation; would promote choice of lot and housing options; and would facilitate an increase in residential density. This is consistent with state and locally led policy directions at Clauses 11.01-1S, 15.01-3S, 16.01-1S and 16.01-1L of the Scheme, which seek to direct population growth to existing settlements such as the subject land's location, and which provide clear support for the proposed increase in density on the site as it is well serviced by infrastructure and community services. This ensures efficient use of infrastructure and supports the usual preference that established residential areas experience residual increase in population and density.

The subdivision layout and lot configuration and sizes proposed demonstrates that each lot could be readily developed in accordance with the relevant policy at Clauses 02.03-6, 15.01-1S, 15.01-3S, 15.01-5S and 16.01-1S (and ResCode), with ample opportunity for good solar access, spaciousness, diversity in development, generous landscaping and attractive built form within the site. The proposed subdivision is mindful of the preferred neighbourhood character in terms of the lot sizes, dimensions and access opportunities. Overall, it enables development to achieve the desired built form outcomes of policy.

Overall, the proposal is consistent with existing, emerging (and intended) lot densities in the area and will ultimately assist in achieving the underlying strategic direction. The subdivision is of a high

standard and responsive to the considerations of the relevant state and local policy direction relating to the built environment.

Housing policy

Planning policy centred on housing seeks to improve the supply, quality and diversity of housing. The application proposes the subdivision of the land into 4 useable lots, being 3 vacant residential lots and 1 lot containing the existing dwelling, which would provide greater opportunity for diversity in housing options for future residents. The site is connected to existing infrastructure and service provision. The lots would promote more diverse and affordable housing for households; being well-located within walking distance to the town centre. The density proposed is commensurate with the setting, zoning and preferred character. The State Government has announced that the municipality of East Gippsland has a housing target of at least 11,000 additional homes by 2051, which is part of a scheme to ensure an additional 2.24 million homes can be built around the State and that all Victorians have the choice of an affordable home that meets their needs. The proposal is responsive to this as it provides the potential for greater density and diversity of residential land and housing types, size, design and affordability, which accords with policy at the state and local level. The proposal would effectively result in a net increase to residential land stock (and by extension; housing) in the surrounding area, with adequate amenity, choice and good proximity to nearby services. Furthermore, it would provide for more affordable housing options, consistent with overarching state, regional and local policies for housing and, particularly, in addressing the housing affordability crisis. Overall, this proposal provides a positive housing supply outcome in response to an overwhelming need for housing, that is consistent with state-led policy at Clauses 16.01-1S and 16.01-2S of the Scheme.

Infrastructure policy

State-led planning policy relating to infrastructure seeks to ensure adequate infrastructure is in place according to relative needs. The proposal can adequately manage utility infrastructure requirements, including stormwater, consistent with the policy direction at Clauses 19.03-2S and 19.03-3S of the Scheme.

Summation

For these reasons, the proposal is considered to represent an appropriate built form outcome for the site and surrounding area when considered against relevant policy. The subdivision is of an intensity commensurate with expectations for the site and surrounds, and designed in such a way to maximise development well located and serviced with the existing urban area.

3.2 Zoning and overlay controls

3.2.1 Zoning

Clause 32.08 General Residential Zone – Schedule 1

The subject land is located within the GRZ1 under the East Gippsland Planning Scheme. An extract of the relevant zoning map is provided below:



Figure 5: Zoning map of subject site and immediate surrounds. Source: VicPlan

The purpose of the GRZ, as stated at Clause 32.08 of the East Gippsland Planning Scheme is:

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

Permit requirement

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 requirements of Clause 56 and:

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

<i>Class of subdivision</i>	<i>Objectives and standards to be met</i>
3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.

An assessment against the provisions of Clause 56 is provided in Section 6 of this report.

In accordance with Clause 32.08-3, as the subdivision would create vacant lots below 400m² in area, an indicative garden area plan is provided as part of the subdivision demonstrating how 25% of the site could be retained as garden area, while accommodating the requirements of Clause 56.04-2 – Lot design.

3.2.2 Overlays

Clause 43.02 Design and Development Overlay – Schedule 14

The subject land is covered by the DDO14 under the East Gippsland Planning Scheme. An extract of the relevant overlay map is provided below:

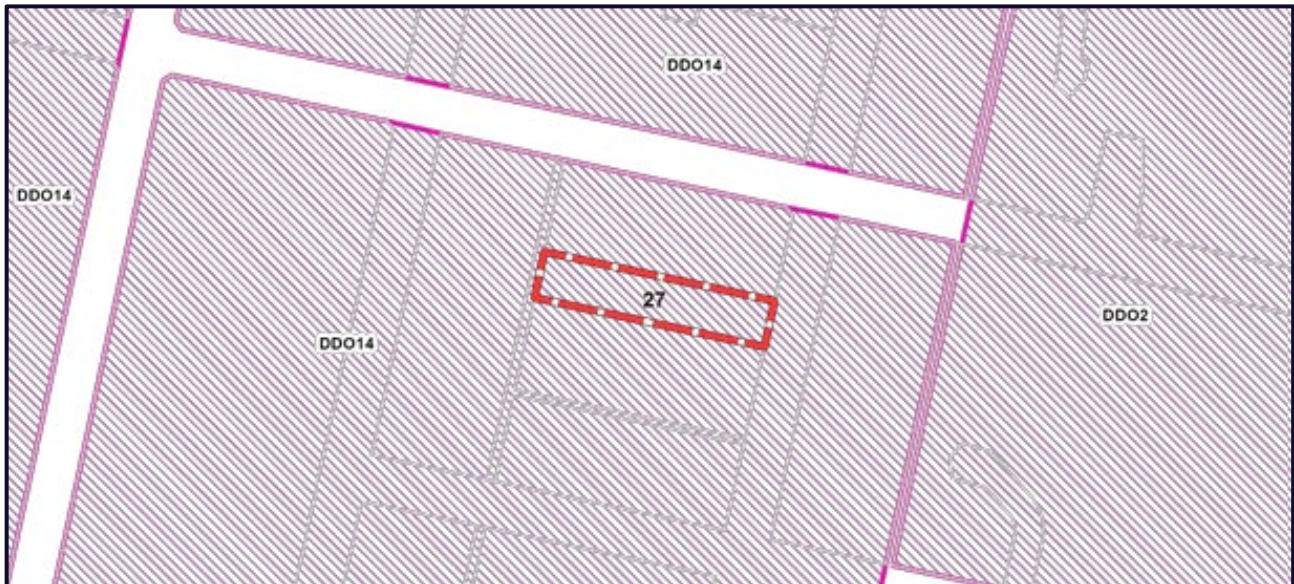


Figure 6: Overlay map of subject site and immediate surrounds. Source: VicPlan

The purpose of the DDO14, as stated at Clause 43.02 of the Planning Scheme is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

The subject site is identified in the Paynesville Urban Design Framework (2007) as being within precinct 4 – Village Housing.

The associated design objectives of DDO14 are:

All areas

- *To protect and manage the township character of coastal settlements.*
- *To ensure that the height and visual bulk of new development is compatible with the coastal neighbourhood setting.*
- *To ensure that new development is designed to minimise visual impacts on the natural landscape.*
- *To ensure that new development is visually and physically integrated with the site and surrounding landscape.*
- *To ensure that new development is sited and designed to be visually unobtrusive through and above the surroundings tree canopy when viewed from nearby streets, lakes, coastal areas, or other distant viewpoints.*
- *To protect the vegetated character of the landscape, particularly where it is a dominant visual and environmental feature.*

Village housing (area 4)

- *To limit the height of buildings in keeping with the established form and character of the area.*
- *To lower the perceived height of buildings through the use of pitched roofs with an eaves overhang of at least 450mm.*
- *To ensure that new development respects the setting and environs of existing heritage character buildings in relation to scale, mass and setbacks.*
- *To encourage the redevelopment of sites that do not contain heritage character buildings at higher densities to take advantage of good access to the foreshore and town centre.*

Permit requirement

Pursuant to Clause 43.02-3 of the Scheme, a permit is required to subdivide land.

Application requirements

Clause 5.0 of Schedule 14 to the DDO provides that for an application for subdivision, the location, type and size of any trees to be removed must be shown.

This proposal does not seek to remove any vegetation. The subject site is generally devoid of vegetation, with only a small planted fruit tree in the front setback (shown below in Figure 7). It is

likely this tree will be removed at some stage, however, there is no permit requirement for its removal.



Figure 7: Planted tree on subject site.

Decision guidelines

An assessment against the decision guidelines of Clause 43.02-6 is provided in Section 4 of this report.

3.3 Particular provisions

Clause 53.01 – Public Open Space Contribution and Subdivision is relevant to this application.

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

It is expected that a condition requiring a payment of up to 5% of the land value of the land will be imposed on any permit issued.

Clause 53.03 Residential Reticulated Gas Service Connection is relevant to this application.

The purpose of Clause 53.03 is:

- *To prohibit residential reticulated gas connections to new dwellings, new apartment developments and new residential subdivisions.*

No reticulated gas connections are proposed to the new lots. Accordingly, it is anticipated that Council will include the requisite mandatory condition of this clause on any permit issued.

Clause 53.18 Stormwater Management in Urban Development does not apply to an application to subdivide land in a residential zone for residential purposes.

Clause 56 – Residential Subdivision is relevant to this application. A detailed assessment against Clause 56 is provided at Section 4 of this report.

3.4 General provisions

The provisions of Clause 65 – Decision Guidelines are relevant to this proposal and are discussed at Section 4 of this report.

4. Planning Assessment

4.1 The decision guidelines of the General Residential Zone – Schedule 1

The decision guidelines of the General Residential Zone set out the matters that the Responsible Authority must consider (as appropriate):

General

General

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

Subdivision

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

Discussion

As discussed in Section 3 of this report, it is considered that the proposed subdivision and development is supported by the relevant provisions of the Municipal Planning Strategy and the Planning Policy Framework in relation to settlement planning, urban design, subdivision design, neighbourhood character, heritage, housing and infrastructure planning policy.

The proposed subdivision is highly accordant with the zone purpose, which seeks to encourage residential housing growth that is respectful of the prevailing and preferred neighbourhood character and which provides choice and favourable accessibility. The proposal is respectful of the existing neighbourhood character, whilst providing a measured and modest intensification on the land that is in line with the reasonable expectations of the zone and the preferred neighbourhood character, as demonstrated by prevailing new development within Paynesville and in proximity to the site.

The further development of housing options in an existing residential area, in close proximity to services and infrastructure is encouraged by the relevant provisions of the Scheme and the GRZ. There are no objectives or decision guidelines set out in Schedule 1 to Clause 32.08. The proposed

lots would be between 303m² and 835m² in land area and is demonstrably capable of accommodating development for a dwelling or residential building which would meet the minimum garden area requirements of the zone.

The intensification on the land that is resultant is in line with the reasonable expectations of the zone (and applicable schedule); which calls for diversity in housing types and urban form. The use of the site for a dwelling, notably as-of-right, will not compromise neighbourhood character and is well suited and situated to fulfil housing needs. The proposal provides for this with the subdivision and development put forward.

The pattern of subdivision is logical and orderly, and optimises the benefits of a large, unencumbered GRZ site within walking distance to the Paynesville Town Centre; such is the subject land. As a result, there is adequate spacing of buildings afforded, a demonstrated by the proposed dwelling development, wholly in line with the intent of the zone.

The proposed development maintains general accordance with the relevant objectives and standards of Clause 56 of the Scheme, as detailed further in this report. Accordingly, the proposal does not cause any further detriment nor unreasonable loss of amenity.

Overall, the proposal presents a high level of accordance with the zone.

4.2 The decision guidelines of the Design and Development Overlay – Schedule 14

The decision guidelines of Clause 43.02 set out the following matters that the Responsible Authority must consider (as appropriate):

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The design objectives of the relevant schedule to this overlay.*
- *The provisions of any relevant policies and urban design guidelines.*
- *Whether the bulk, location and appearance of any proposed buildings and works will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*
- *Whether the design, form, layout, proportion and scale of any proposed buildings and works is compatible with the period, style, form, proportion, and scale of any identified heritage places surrounding the site.*
- *Whether any proposed landscaping or removal of vegetation will be in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*
- *The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking*
- *Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.*

- *Any other matters specified in a schedule to this overlay.*
 - *The effect of any proposed subdivision or development on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.*
 - *The need to contribute, where practicable, to the development of pedestrian walkways, to link residential areas and to provide access to community focal points, public land and activity areas such as commercial or community precincts, recreation areas or foreshore areas.*
 - *Whether the proposed subdivision layout provides for the protection of existing natural vegetation, drainage lines, wetland areas and sites of cultural or heritage significance.*
 - *Whether the potential for wildlife corridors through the area has been retained or created by limiting fencing and maintaining indigenous and native vegetation.*
 - *The provision for water sensitive urban design.*
 - *Provision in the design for the impact of coastal processes (the impacts from wind, waves, floods, storms, tides, erosion) on foreshore areas.*
 - *Whether the allotment frontage width is consistent with the typical width of existing allotments in the locality.*
 - *Whether the proposed subdivision layout relates sympathetically to the topography of the site and the surrounding land uses.*

Discussion

The proposal is generally in accordance with the relevant decision guidelines at Clause 43.02-6 and the scheduled decision guidelines of the Planning Scheme, for the following reasons:

- The interaction of this proposal with the relevant clauses of the PPF is contained in Section 3 of this report. The proposal is generally congruous with the relevant MPS and PPF having regard to built environment and heritage.
- The subject site is within 400 metres of the Paynesville Town Centre. This is an area expressly recognised as being suitable for development at higher densities where there are not heritage character buildings. The dwelling on the subject site is modern, approved by a Planning Permit in 2007, with no heritage qualities.
- The height and visual bulk of future development will be assessed as part of future planning and/or building permit applications. The lots to be created are regular in shape and form, can contain a regular building envelope with space for POS and garden area, and as such will not create a need for development that is not in keeping with the design objectives of DDO14.

- The subject site is devoid of vegetation. The subdivision does not alter this fact, however it will create the opportunity for new development to sit in a landscaped setting as part of future development of the land.
- The proposed subdivision will have no effect on environmental and landscape values, noting that the subject site sits in a suburban context surrounded by residential dwellings of different forms and densities.
- The subject site has frontage to existing pedestrian infrastructure which will be unaffected by the proposal.
- The form of the subdivision is consistent with surrounding development in terms of topography, lot width, and surrounding land uses and developments.

On balance, the proposal is an appropriate response having regard to the DDO14.

4.3 Assessment of the proposal against Clause 56

The head clause of Clause 56 provides that:

An application to subdivide land:

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

An assessment against the applicable Clause 56 matters is attached at Section 6 (Appendix) of this report. The proposed development meets the relevant objectives and standards of Clause 56 as applicable to this proposal.

4.4 The decision guidelines of Clause 65

The decision guidelines contained in Clause 65 of the East Gippsland Planning Scheme set out the matters that the Responsible Authority must consider (as appropriate):

Clause 65.01 – Approval of an application or plan

- *The matters set out in section 60 of the Act.*
- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*

- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*

Clause 65.02 – Approval of an application to subdivide land

- *The suitability of the land for subdivision.*
- *The existing use and possible future development of the land and nearby land.*
- *The availability of subdivided land in the locality, and the need for the creation of further lots.*
- *The effect of development on the use or development of other land which has a common means of drainage.*
- *The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.*
- *The density of the proposed development.*
- *The area and dimensions of each lot in the subdivision.*
- *The layout of roads having regard to their function and relationship to existing roads.*
- *The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.*
- *The provision and location of reserves for public open space and other community facilities.*
- *The staging of the subdivision.*
- *The design and siting of buildings having regard to safety and the risk of spread of fire.*
- *The provision of off-street parking.*
- *The provision and location of common property.*
- *The functions of any body corporate.*
- *The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.*
- *If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sillage within the boundaries of each lot.*
- *Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.*

Discussion

The proposed subdivision accords with the relevant matters enunciated in this Clause. There would be no adverse social, economic or environmental impacts associated with this proposal.

As explored through this report, it is considered that the proposal accords with the relevant provisions of the Municipal Planning Strategy and the Planning Policy Framework and is an example of orderly planning.

The extent of subdivision proposed is consistent with policy guidance, the parameters of the GRZ and DDO14, and the general expectations for development on the site and surrounds.

The close proximity of the subject land to public open space, jobs and the Paynesville town centre provides good accessibility and amenity.

The subject land is not affected by any land management overlays or within any sensitive areas which would otherwise require the preservation of specific environmental and/or landscape values. The proposed subdivision will not cause or contribute to land degradation or reduce water quality as stormwater and wastewater will be appropriately managed in accordance with Council and Scheme requirements.

The subject land is not considered to be at risk of potential land contamination that could otherwise affect the proposed development and any future inhabitants. The provision of reticulated utility services, including water, sewerage, drainage and electricity will be provided in accordance with the requirements of the relevant utility provider/authority.

As discussed in this report, no residential reticulated gas connections are proposed, in accordance with the requirements of Clause 53.03, and it is anticipated that the mandatory conditions of Clause 53.03 will be included on any permit issued.

The subject land is not subject to any notable flood, erosion or other environmental hazards/risks, which would otherwise require consideration of such.

The proposal is generally in accordance with the relevant requirements of Clause 56. As explored through this report, the subdivision will provide for modest-sized lots and further housing options, on an infill residential holding, in an area well connected to private and public services, afforded with good utility and drainage connections, consistent with policy to intensify development within townships in proximity to the town centre. Vehicular movements and access will be provided commensurate to the needs of the site and surrounds (and relevant authorities).

The proposal provides for a logical and efficient pattern of subdivision, which is representative of orderly planning. The subdivision would not be staged.



For the reasons discussed in this report, it is considered that the proposal accords with the relevant provisions of the Municipal Planning Strategy, the Planning Policy Framework, GRZ, DDO14, Clause 56 and Clause 65.

5. Conclusion

This report demonstrates that the proposal is consistent with the relevant provisions of the East Gippsland Planning Scheme, including the Planning Policy Framework, Municipal Planning Strategy and the relevant objectives and decision guidelines of the General Residential Zone, Design and Development Overlay, Clause 56 and Clause 65.

The proposed subdivision is appropriate for the site as it:

- Is supported by relevant State and Local Planning Policy relating to infill development with good access to jobs, transport and services;
- Is of a scale commensurate with the surrounding neighbourhood, existing lot forms, preferred neighborhood character and provides for the considered intensification of development in the area;
- Satisfies the relevant objectives and decision guidelines of the General Residential Zone;
- Satisfies the relevant objectives and decision guidelines of the Design and Development Overlay – Schedule 14;
- Can satisfy the requirements of Clause 53.01;
- Can satisfy the requirements of Clause 53.03;
- Satisfies the relevant objectives and decision guidelines of Clause 56; and
- Is consistent with the decision guidelines of Clause 65 of the East Gippsland Planning Scheme.

It is therefore considered that the proposal is worthy of support, and it is therefore respectfully requested that the East Gippsland Shire Council issue a Planning Permit to allow the subdivision as described in this report at 27 Wellington Street, Paynesville.

6. Clause 56 – Residential Subdivision

SUBDIVISION SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE

Clause 56.01-1 Subdivision site and context description

The site and context description may use a site plan, photographs or other techniques and must accurately describe:

- In relation to the site:
 - Site shape, size, dimensions and orientation.
 - Levels and contours of the site.
 - Natural features including trees and other significant vegetation, drainage lines, water courses, wetlands, ridgelines and hill tops.
 - The siting and use of existing buildings and structures.
 - Street frontage features such as poles, street trees and kerb crossovers.
 - Access points.
 - Location of drainage and other utilities.
 - Easements.
 - Any identified natural or cultural features of the site.
 - Significant views to and from the site.
 - Noise and odour sources or other external influences.
 - Soil conditions, including any land affected by contamination, erosion, salinity, acid sulphate soils or fill.
 - Any other notable features or characteristics of the site.
 - Adjacent uses.
 - Any other factor affecting the capacity to develop the site including whether the site is affected by inundation.
- An application for subdivision of 3 or more lots must also describe in relation to the surrounding area:
 - The pattern of subdivision.
 - Existing land uses.
 - The location and use of existing buildings on adjacent land.
 - Abutting street and path widths, materials and detailing.
 - The location and type of significant vegetation.
- 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.

If in the opinion of the responsible authority a requirement of the site and context description is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.

Discussion:

A written description of the site and surrounding area is provided at Section 2 of this report.

The submitted plans and associated material show the existing context on the site and surrounding area.

This satisfies the site description requirements of Clause 56.01-1.

This satisfies the subdivision site and context description requirements of Clause 56.01-1.

The proposed subdivision plan, in combination with the plans and images in this report, provide the context of the site and surrounding area.

This satisfies the design response requirements of Clause 56.01-2.

Clause 56.02-1 Strategic implementation objective

To ensure that the layout and design of a subdivision is consistent with and implements any objective, policy, strategy or plan for the area set out in this scheme.

Standard C1

An application must be accompanied by a written statement that describes how the subdivision is consistent with and implements any relevant growth area, activity centre, housing, access and mobility, community facilities, open space and recreation, landscape (including any native vegetation precinct plan) and urban design objective, policy, strategy or plan for the area set out in this scheme.

Objective met?	Yes	Standard met?	Yes
Discussion:	Sections 3 and 4 of this report set out the relevant planning policy/controls and the assessment of such. For the reasons discussed in this report, the application is consistent with policies (and relevant policy documents) relating to residential land development and urban growth, as well as the character of the surrounding area and policy direction to intensify existing residential areas. The proposed lot configuration positively integrates with the surrounding urban environment and provides density of development consistent with the existing and emerging character of the area.		

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.
- Protect significant vegetation and site features.

Objective met?	Yes	Standard met?	Yes
Discussion:	For the reasons discussed throughout this report, the application is consistent with policies relating to residential land development and urban consolidation.		

	The subject land sits within a residential area to which policy encourages lots under 400sqm as the land is fully serviced and walkable to the town centre. The area is primarily characterised by detached single dwellings on standard density residential parcels. Infill development on smaller lots has occurred to the immediate north of the site. The proposal is consistent with the emerging and preferred subdivision layout and development forms in the area, in a manner both supported and encouraged by planning policy at the State and Local level. The proposal is of a scale consistent with the preferred character as envisaged by relevant policy and zoning. For these reasons, the proposal is an appropriate intensification in the GRZ as envisaged by the Scheme.
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LOT DESIGN

Clause 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

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

- That the lots are consistent or contain building envelope that is consistent with a development approved under this scheme, or
- That a dwelling may be constructed on each lot in accordance with the requirements of this scheme.

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

- Contain a building envelope that is consistent with a development of the lot approved under this Scheme, or
- If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10 metres by 15 metres, or 9 metres by 15 metres if a boundary wall is nominated as part of the building envelope.

If lots of between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north unless there are significant physical constraints that make this difficult to achieve.

Lots greater than 500 square metres should be able to contain a rectangle measuring 10 metres by 15 metres, and may contain a building envelope.

A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless:

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

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

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

Lot dimensions and building envelopes should protect:

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

Objective met?	Yes	Standard met?	Yes
Discussion:	Complies The lots are of sufficient size and dimension that a dwelling could be constructed on each lot in accordance with the requirements of the Scheme, including the minimum garden area requirement. 3 lots between 300m² and 500m² are proposed. Each lot is able to contain a rectangle measuring 10m x 15m. Lot 4 would be over 500m² and contains the existing dwelling. A building envelope is not warranted. The plans sufficiently demonstrate that a dwelling could be constructed on each lot in		

	accordance with the requirements of the Scheme, including the minimum garden area requirement. No lots between 300 m² and 500 m² are proposed to contain a building. This meets the objective and standard.
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Clause 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.

Objective met?	Yes	Standard met?	Yes
Discussion:	All lots are orientated east-west within the parameters specified in the Standard, being within east 20 degrees north to east 30 degrees south.		

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.

Objective met?	Yes	Standard met?	Yes
Discussion:	Complies Lot orientation is appropriate. Lot 1 will front Wellington Street while the balance lots will front the common property driveway. There are no public open space interfaces from the land. No public open space is proposed.		

Clause 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.

Objective met?	Yes	Standard met?	Yes
Discussion:	Common property will comprise the driveway to Lots 2-4, which is unavoidable given the form and length of the site. This form of common property is common place and can be managed by a standard owners corporation.		

URBAN LANDSCAPE

Clause 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.

Objective met?	N/A	Standard met?	N/A
Discussion:	No new streets or public open space are proposed. The proposed plan for endorsement shows the lot layout, with sufficient space for landscaped areas. It is noted that the road interfaces are existing and no new roads are being created that require landscaping. A landscape design has not been provided at this time, however one can be provided as part of the certification process should Council consider it necessary.		

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.

Objective met?	N/A	Standard met?	N/A
Discussion:	No internal roads are proposed. Access would be provided via existing public roads.		

Clause 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 Head, Transport for Victoria'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.

- Include arterial roads at intervals of approximately 1.6 kilometres that have adequate reservation widths to accommodate long term movement demand.
- Include connector streets approximately halfway between arterial roads and provide adequate reservation widths to accommodate long term movement demand.
- Ensure connector streets align between neighbourhoods for direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles.
- Provide an interconnected and continuous network of streets within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles.
- Provide an appropriate level of local traffic dispersal.
- Indicate the appropriate street type.
- Provide a speed environment that is appropriate to the street type.
- Provide a street environment that appropriately manages movement demand (volume, type and mix of pedestrians, cyclists, public transport and other motor vehicles).
- Encourage appropriate and safe pedestrian, cyclist and driver behaviour.
- Provide safe sharing of access lanes and access places by pedestrians, cyclists and vehicles.
- Minimise the provision of cul-de-sacs.
- Provide for service and emergency vehicles to safely turn at the end of a dead-end street.
- Facilitate solar orientation of lots.
- Facilitate the provision of the walking and cycling network, integrated water management systems, utilities and planting of trees.
- Contribute to the area's character and identity.
- Take account of any identified significant features.

Objective met?	N/A	Standard met?	N/A
Discussion:	No internal roads are proposed. Access would be provided via existing public roads.		

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.
- Provide pavement edge, kerb, channel and crossover details that support safe travel for pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound.
- Provide appropriate signage.
- Be constructed to allow access to lots without damage to the footpath or shared path surfaces.
- Be constructed with a durable, non-skid surface.
- Be of a quality and durability to ensure:
 - Safe passage for pedestrians, cyclists, footpath bound vehicles and vehicles.
 - Discharge of urban run-off.
 - Preservation of all-weather access.
 - Maintenance of a reasonable, comfortable riding quality.
 - A minimum 20 year life span.
 - Be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with disabilities.

Objective met?	N/A	Standard met?	N/A
Discussion:	No internal roads are proposed. Access would be provided via existing public roads.		

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 design of streets and roads should:

- Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met.

- Provide street blocks that are generally between 120 metres and 240 metres in length and generally between 60 metres to 120 metres in width to facilitate pedestrian movement and control traffic speed.
- Have verges of sufficient width to accommodate footpaths, shared paths, cycle paths, integrated water management, street tree planting, lighting and utility needs.
- Have street geometry appropriate to the street type and function, the physical land characteristics and achieve a safe environment for all users.
- Provide a low-speed environment while allowing all road users to proceed without unreasonable inconvenience or delay.
- Provide a safe environment for all street users applying speed control measures where appropriate.
- Ensure intersection layouts clearly indicate the travel path and priority of movement for pedestrians, cyclists and vehicles.
- Provide a minimum 5 metre by 5 metre corner splay at junctions with arterial roads and a minimum 3 metre by 3 metre corner splay at other junctions unless site conditions justify a variation to achieve safe sight lines across corners.
- Ensure streets are of sufficient strength to:
 - Enable the carriage of vehicles.
 - Avoid damage by construction vehicles and equipment.
- Ensure street pavements are of sufficient quality and durability for the:
 - Safe passage of pedestrians, cyclists and vehicles.
 - Discharge of urban run-off.
 - Preservation of all-weather access and maintenance of a reasonable, comfortable riding quality.
- Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority.
- Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span.
- Provide pavement edges, kerbs, channel and crossover details designed to:
 - Perform the required integrated water management functions.
 - Delineate the edge of the carriageway for all street users.
 - Provide efficient and comfortable access to abutting lots at appropriate locations.
 - Contribute to streetscape design.
- Provide for the safe and efficient collection of waste and recycling materials from lots.
- Be accessible to people with disabilities.
- Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met. Where the widths of

connector streets do not comply with the requirements of Table C1, the requirements of the relevant public transport authority must be met.

A street detail plan should be prepared that shows, as appropriate:

- The street hierarchy and typical cross-sections for all street types.
- Location of carriageway pavement, parking, bus stops, kerbs, crossovers, footpaths, tactile surface indicators, cycle paths and speed control and traffic management devices.
- Water sensitive urban design features.
- Location and species of proposed street trees and other vegetation.
- Location of existing vegetation to be retained and proposed treatment to ensure its health.
- Any relevant details for the design and location of street furniture, lighting, seats, bus stops, telephone boxes and mailboxes.

Objective met?	N/A	Standard met?	N/A
Discussion:	No internal roads are proposed. Access would be provided via existing public roads.		

Clause 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.

Design of roads and neighbourhood streets

Access Lane

A side or rear lane principally providing access to parking on lots with another street frontage.

[refer to Table C1 Design of roads and neighbourhood streets]

Access Place

A minor street providing local residential access with shared traffic, pedestrian and recreation use, but with pedestrian priority.

[refer to Table C1 Design of roads and neighbourhood streets]

Access Street - Level 1

A street providing local residential access where traffic is subservient, speed and volume are low and pedestrian and bicycle movements are facilitated.

[refer to Table C1 Design of roads and neighbourhood streets]

Access Street - Level 2

A street providing local residential access where traffic is subservient, speed and volume are low and pedestrian and bicycle movements are facilitated.

[refer to Table C1 Design of roads and neighbourhood streets]

Connector Street - Level 1

A street that carries higher volumes of traffic. It connects access places and access streets through and between neighbourhoods.

[refer to Table C1 Design of roads and neighbourhood streets]

Connector Street - Level 2

A street that carries higher volumes of traffic. It connects access places and access streets through and between neighbourhoods.

[refer to Table C1 Design of roads and neighbourhood streets]

Objective met?	Yes	Standard met?	Yes
Discussion:	Lot 1 will have an individual crossover to Wellington Street, while lots 2-4 will use the existing access to Wellington Street. Wellington Street is designed to a standard that can accommodate expected traffic demands. Crossovers will be provided in accordance with relevant requirements to the road network.		

INTEGRATED WATER MANAGEMENT

Clause 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.

Objective met?

Yes

Standard met?

Yes

Discussion:

Services will be installed in accordance with the requirements of the relevant utility provider.

Clause 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.

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.
- Provided to the boundary of all lots in the subdivision where required by the relevant water authority.

Objective met?

N/A

Standard met?

N/A

Discussion:

Recycled water is not available or proposed.

Clause 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 a domestic waste water management plan adopted by the relevant council.

Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.

Objective met?	Yes	Standard met?	Yes
Discussion:	There are existing sewer connections and new services / extensions will be installed in accordance with the requirements of the relevant utility provider.		

Clause 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

The stormwater management system must be:

- Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.
- Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed.
- Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).
- Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.
- Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

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

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

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

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

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

The design of the local drainage network should:

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

Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.

Objective met?	Yes	Standard met?	Yes
Discussion:	Services will be installed in accordance with the requirements of the relevant utility provider.		

SITE MANAGEMENT

Clause 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.

Objective met?	Yes	Standard met?	Yes
Discussion:	The site will be managed to address these issues; which we anticipate will be imposed by permit condition. Reused/recycled materials will be used where practicable.		

UTILITIES

Clause 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.

Objective met?	Yes	Standard met?	Yes
Discussion:	Services will be installed in accordance with the requirements of the relevant utility provider.		
Clause 56.09-2 Electricity and telecommunications 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.			
Objective met?	Yes	Standard met?	Yes
Discussion:	Services will be installed in accordance with the requirements of the relevant utility provider.		

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 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.

Objective met?	Yes	Standard met?	Yes
Discussion:	To be provided in accordance with the requirements of the relevant fire authority.		

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.

Objective met?	Yes	Standard met?	Yes
Discussion:	To be provided in accordance with Council requirements (where required).		



Process List

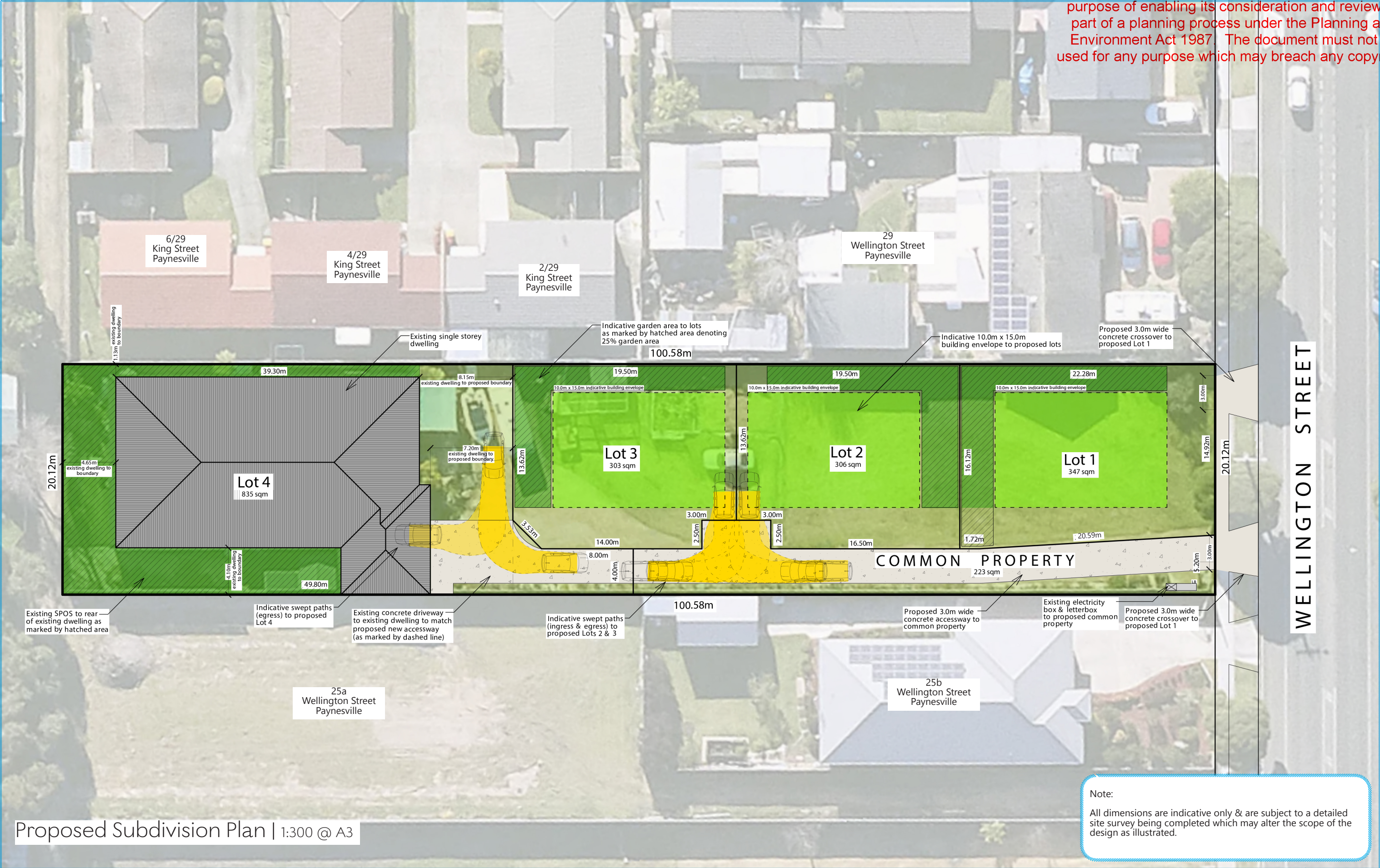
Project Name: 27 Wellington Street

Project Location: Paynesville

Date: 12-Jun-2026

	QUESTION	ANSWER
Question 1	Is the proposed activity , or all the proposed activities, exempt?	Yes
Answer:	<u>ON THE BASIS OF THE ANSWERS YOU HAVE ENTERED</u> YOU ARE NOT REQUIRED BY THE REGULATIONS TO PREPARE A CULTURAL HERITAGE MANAGEMENT PLAN <u>FOR THIS PROJECT</u>	
	This process list is for information purposes only; the result must not be relied upon by a statutory authority in deciding whether a cultural heritage management plan is required for a proposed activity.	

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Proposed Subdivision Plan | 1:300 @ A3

	Project 27 Wellington Street Paynesville Client Drawing Proposed Subdivision Plan	REVISIONS v1 - Dwg provided for feedback - 1 June 2026 v2 - Updated subdivision layout - 9 June 2026 v3 - Garden area revision - 11 June 2026	 Scale 1:300@ A3	FOR PLANNING ONLY DISCLAIMER: HATCH PLANNING RETAINS COPYRIGHT OF DRAWINGS & ASSOCIATED DOCUMENTATION. REPRODUCTION IN WHOLE OR PART WITHOUT PRIOR PERMISSION FROM HATCH PLANNING PTY LTD (ACN: 652 375 507) WILL BE REGARDED AS AN INFRINGEMENT OF THE COPYRIGHT ACT (COPYRIGHT ACT 1968)	DWG A001 Date: 11/06/2026
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