
Application to Amend Development Plan

Subject Site:	11 McKim Road Gisborne
Responsible Authority:	Macedon Ranges Council
Proposal:	Amend Development Plan DP/2013/6 in relation to stage 3 of the subdivision of 11 McKim Road Gisborne
Date:	21 September 2020

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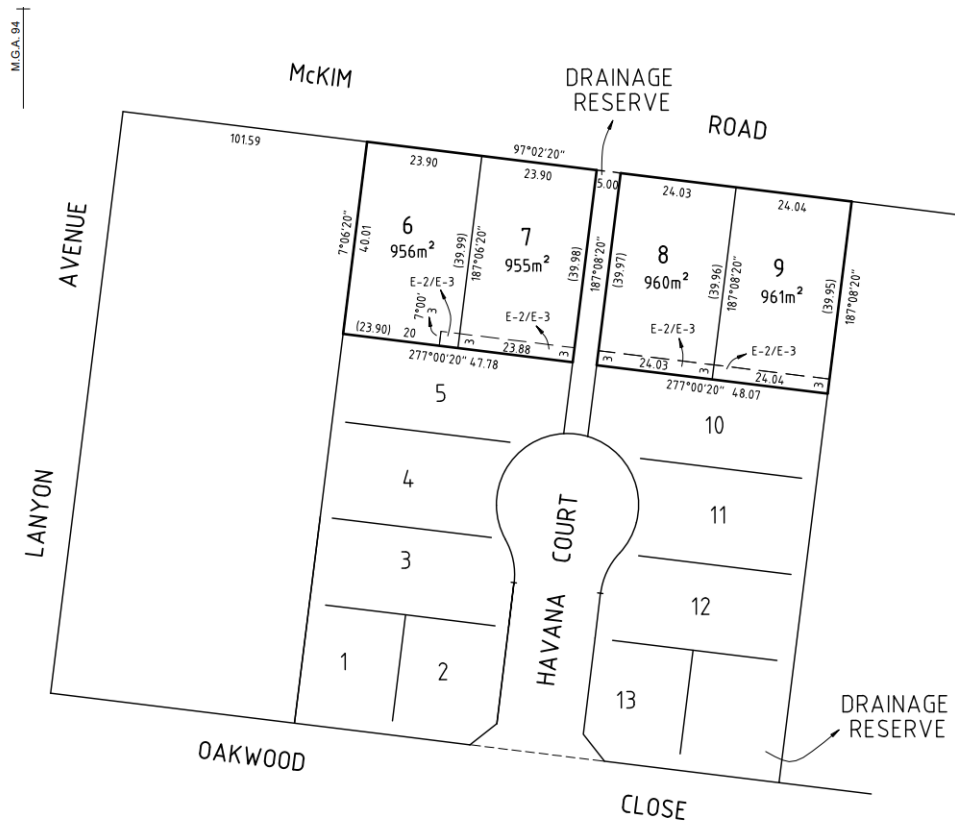
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Introduction

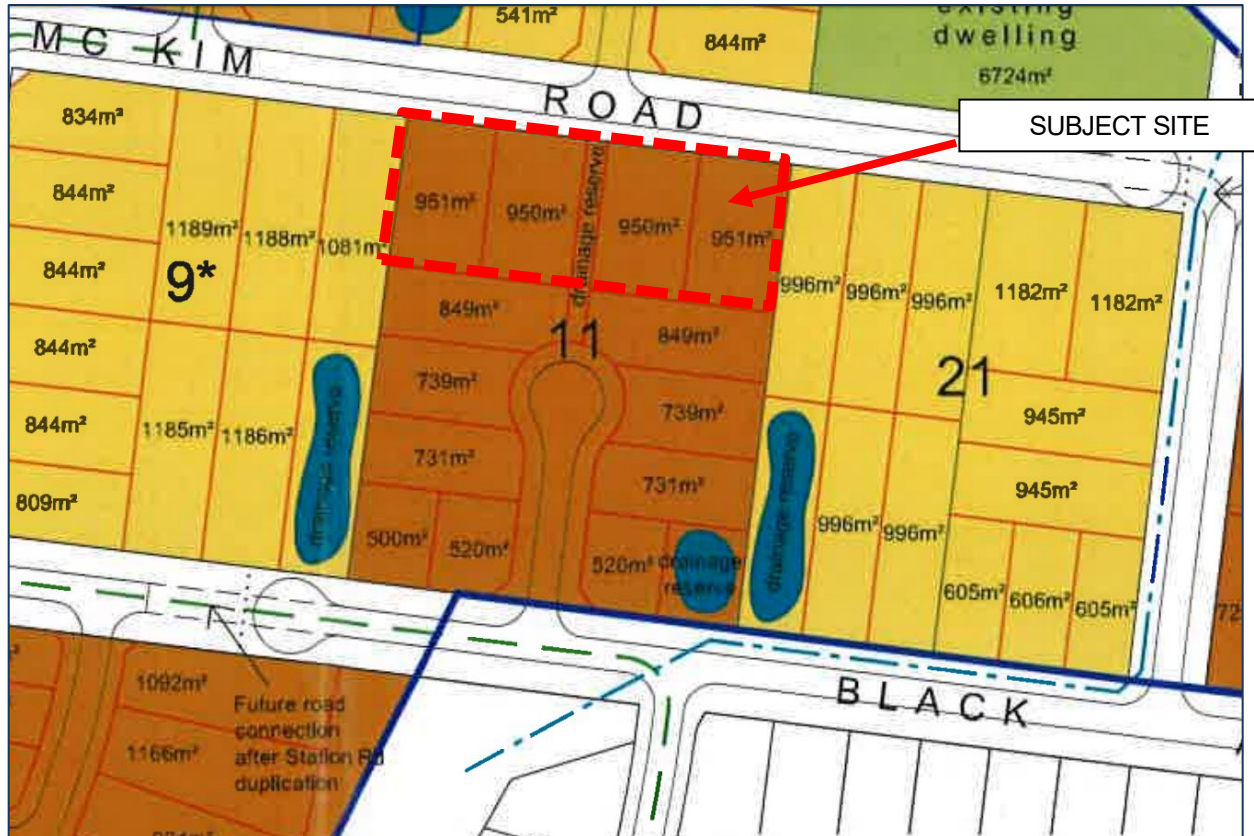
1. Permission is sought for an amendment of the Development Plan DP/2013/6 for the re-subdivision of land from 4 lots into 6 lots as part of Stage 3 of the subdivision of 11 McKim Road Gisborne.
2. The subject site is affected by Schedule 1 to the General Residential Zone (GRZ1) in accordance with the Macedon Ranges Planning Scheme (MRPS) and is affected by a Development Contributions Plan Overlay Schedule 1 (DCPO2) and a Development Plan Overlay Schedule 4 (DPO4)
3. This report provides an assessment of the proposal to amend the Development Plan against the relevant provisions of the MRPS.

Background

4. The following Planning Permit history is relevant to the subject site:
 - *PLN/2005/468 - 6 lot subdivision approved 24.09.2008*
 - *PLN/2010/127 - Subdivision of the land into 13 lots in 3 stages in accordance with the endorsed plans*
 - *PLN/2010/127/B lodged 15/07/19 - Amendment sought to reinstate the drainage reserve, boundary change between Lot 13 and drainage reserve and amended stage areas*
5. The four lots approved by PLN/2010/127/B (Stage 3) are the subject of this application. The requirements of that permit have been satisfied and the new Certificates of Title for those lots have issued. The approved plan of subdivision is copied below:



6. The subject site is subject to a Development Plan Overlay. The endorsed Development Plan shows the subject site with 4 lots. It is proposed to amend the Development Plan to show 6 lots in the place of lots 6 to 9 in the diagram above. The following excerpt from the approved Development Plan DP/2013/06 shows the location of the land subject to this proposal.



The Subject Site and Context

The Subject Site

7. The subject site is located on the southern side of McKim Road, approximately 160 metres west of the Calder Freeway. McKim Road is a cul-de-sac which is aligned east-west and does not join directly to the Freeway. The subject site is comprised of 4 lots in two pieces, legally described as Lots 6, 7, 8 and 9 on Plan of Subdivision 703786N/S3 S3 Vol 9948 Fol 441.
8. The 4 lots are between 955 and 961 square metres in area.
9. Each pair of lots within the subject site are separated by a 5 metre wide drainage reserve which is aligned north-south and runs between McKim Road to the north and Havana Court to the south.
10. The street address of the subject site is 11 McKim Road, Gisborne.
11. The subject site is Stage 3 of a 3-stage subdivision approved by order of the Victorian Civil and Administrative Tribunal in *Campbell v Macedon Ranges SC* [2012] VCAT 528. Council reference P2100127. The approval was for:
 - *Subdivision of the land into 13 lots in 3 stages in accordance with the endorsed plans*
12. A Section 173 Agreement applies to the land in Instrument AS477633S registered on 27/08/2019. The Agreement between Macedon Ranges Shire Council and the land owner is:

3. SPECIFIC OBLIGATIONS OF THE OWNER

- 3.1. Prior to the issue of a Statement of Compliance for any Stage of the subdivision authorised by the Permit, the Owner must pay to the Responsible Authority:

Development Contribution

- 3.1.1. the Development Contribution in respect of each Demand Unit or part thereof contained in the Plan of Subdivision;

Indexation

- 3.1.2. the amount of the Development Contribution must be adjusted on 1 December of each year until it is paid by the Adjustment Index;

Public Open Space Contribution

- 3.1.3. the Public Open Space Contribution to the Responsible Authority.
- 3.2. The Owner must ensure that any fencing constructed on the eastern boundary of Lot 5 and the western boundary of Lot 10 as identified on the Plan of Subdivision will be post and wire fencing, unless the further written consent of the Responsible Authority is obtained.

4. SPECIFIC OBLIGATIONS OF THE RESPONSIBLE AUTHORITY CONCERNING THE CONTRIBUTIONS

The Responsible Authority acknowledges and agrees that:

- 4.1. it will, in respect if any Development Contributions received pursuant to this Agreement, keep proper records and accounts in accordance with its obligations under the *Local Government Act 1989*; and
- 4.2. it will apply the Development Contributions received pursuant to this Agreement for the purposes of providing infrastructure to support urban development of the Land and other urban land in the general vicinity of the Land.

13. The new titles include sewerage and drainage easements adjoining the southern boundaries providing rights to Macedon Ranges Shire Council for drainage and to Western Water for sewerage.
14. The subject site is currently vacant land in grass. McKim Road at the north boundary of the site is currently formed but not sealed. Havana Court to the south of the subject site which serves stages 1 and 2 of the original subdivision has been sealed and completed.
15. The aerial photograph below shows the site and surrounds as at 2020:



Source: NearMap

Site Context

16. As depicted in the photograph above, the surrounding land is comprised of greenfield sites being sequentially developed with medium density development in the form of single and double storey dwellings.
17. Land to the west of the Calder Freeway in the vicinity of the subject site is zoned General Residential Zone while land to the east of the Freeway is zoned Rural Living Zone and Low Density Residential Zone.
18. The site is within proximity (by road/walking) of the following features and services:
 - 100 metres to reserve connecting to Sankey Reserve (450m) containing football ovals, bowling club, skate park, BMX track and other recreation features;
 - 1.3km to Gisborne Central Shopping Centre;

- Bus route 473 - *Gisborne Station Via Gisborne Town Centre and Fersfield Road* - stop near Intersection of Cherry Lane/Station Road - 600 metres west;
- On and off ramps to the Calder Freeway – 960 metres.

The Proposal

19. Permission is sought pursuant to Clause 45.06 of the Macedon Ranges Planning Scheme to amend Development Plan DP/2013/06 for the subdivision of 4 lots into 6 lots at the subject site. The proposal relates specifically to the 4 lots created through Stage 3 of the approved parent subdivision.
20. The current Development Plan (Rev 10) shows the 4 lots with lot areas of 951m², 950m², 950m² and 951m². The lots are coloured a dark brown on the Development Plan which depicts land “Proposed Development. Planning permit attained for proposed layout”. As a result of this proposal the colour will change to yellow which depicts “Possible Future Development. Indicative development layout”.
21. Other changes required to the existing Development Plan include:
- Increasing the total lots proposed from 67 to 69;
 - The lot size ranges table amended from:

Lot Size Range	No. of Lots	Distribution
300 to 800m ²	32	48%
800 to 1000m ²	23	34%
>1000m ²	12	18%

To

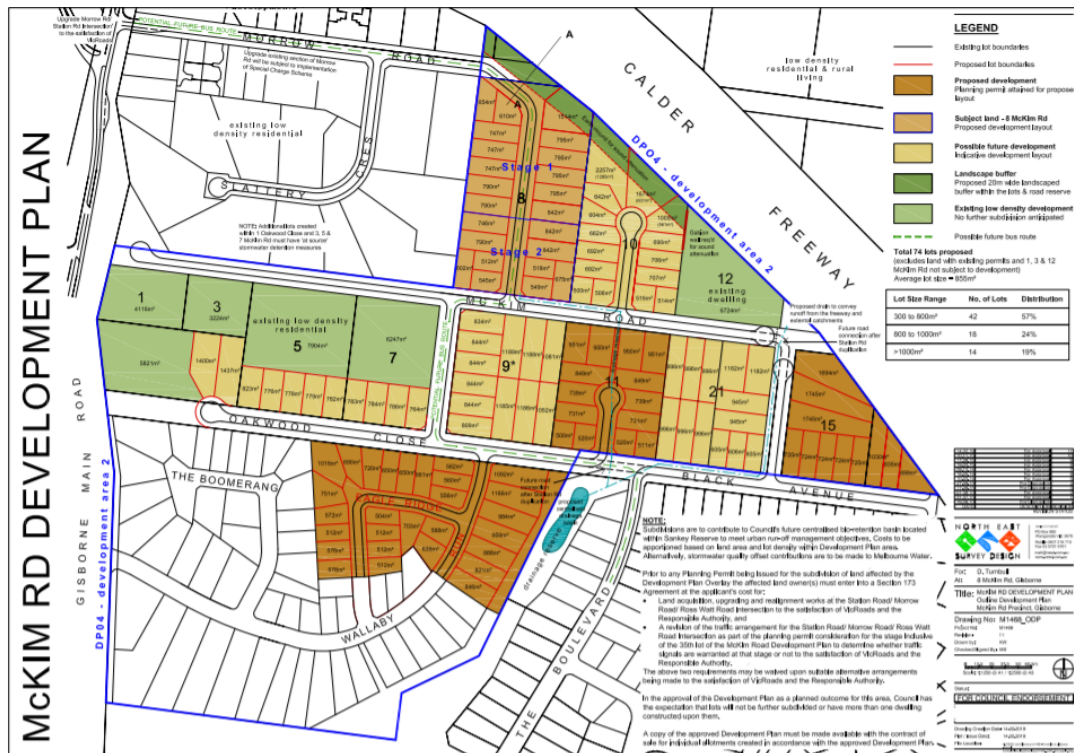
Lot Size Range	No. of Lots	Distribution
300 to 800m ²	38	55%
800 to 1000m ²	19	28%
>1000m ²	12	17%

22. We note the Council has prepared an Amended Development Plan (Rev 11) dated 14.02.19 which differs from the current Development Plan by:

- Increasing the number of lots at 10 McKim Road from 12 to 15, and removing the drainage reserve on land between 8 and 10 McKim Road. Lots fronting McKim Road have been reduced in size and multiplied;
- Increasing the number of lots at 8 McKim Road from 21 to 23, and removing the drainage reserve on land between 8 and 10 McKim Road;
- A new common drainage reserve located to the south of Black Street with drainage infrastructure connecting northern lots to the drainage reserve. This change also removes drainage reserves from other areas of Development Plan.
- The lot size range table amended to:

Lot Size Range	No. of Lots	Distribution
300 to 800m ²	42	57%
800 to 1000m ²	18	24%
>1000m ²	14	19%

- The Development plan amended as follows:



23. We understand that this plan has not been approved and not incorporated into the Macedon Ranges Planning Scheme. For these reasons we consider Revision 10 to be the most recent and relevant Development Plan for this assessment.
24. This application is accompanied by a report by SJE Consulting titled *Stormwater Drainage Calculations for 11 McKim Road Gisborne VIC Stage 3 - additional 2 lots* Rev A, which assesses whether the existing retention basin has capacity to receive an additional two (2) lots which are proposed in Stage 3. The report finds that no additional works are required to accommodate drainage from the proposed changes as the existing retention basins constructed on site are sufficient to accommodate the additional loads.

Relevant Planning Controls and Policies

Planning Policy Framework

25. The Planning Policy Framework seeks to ensure that the objectives of planning in Victoria (as set out in section 4 of the Act) are fostered through appropriate land use and development planning policies and practices that integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.
26. Of particular relevance to this application are:
- Clause 11.01-1S Settlement
 - Clause 11.01 – 1R Settlement Loddon Mallee South

 - Clause 13.02 – 1S Bushfire Planning

 - Clause 15.01 – 3S Subdivision Design
 - Clause 15.01-4S Healthy neighbourhoods
 - Clause 15.01 – 5S Neighbourhood Character
 - Clause 15.02-1S Energy and resource efficiency
 - Clause 15.03-2S Aboriginal Cultural Heritage

 - Clause 16.01-1S Integrated Housing
 - Clause 16_01-02S Location of residential development
 - Clause 16.01-3S Housing diversity

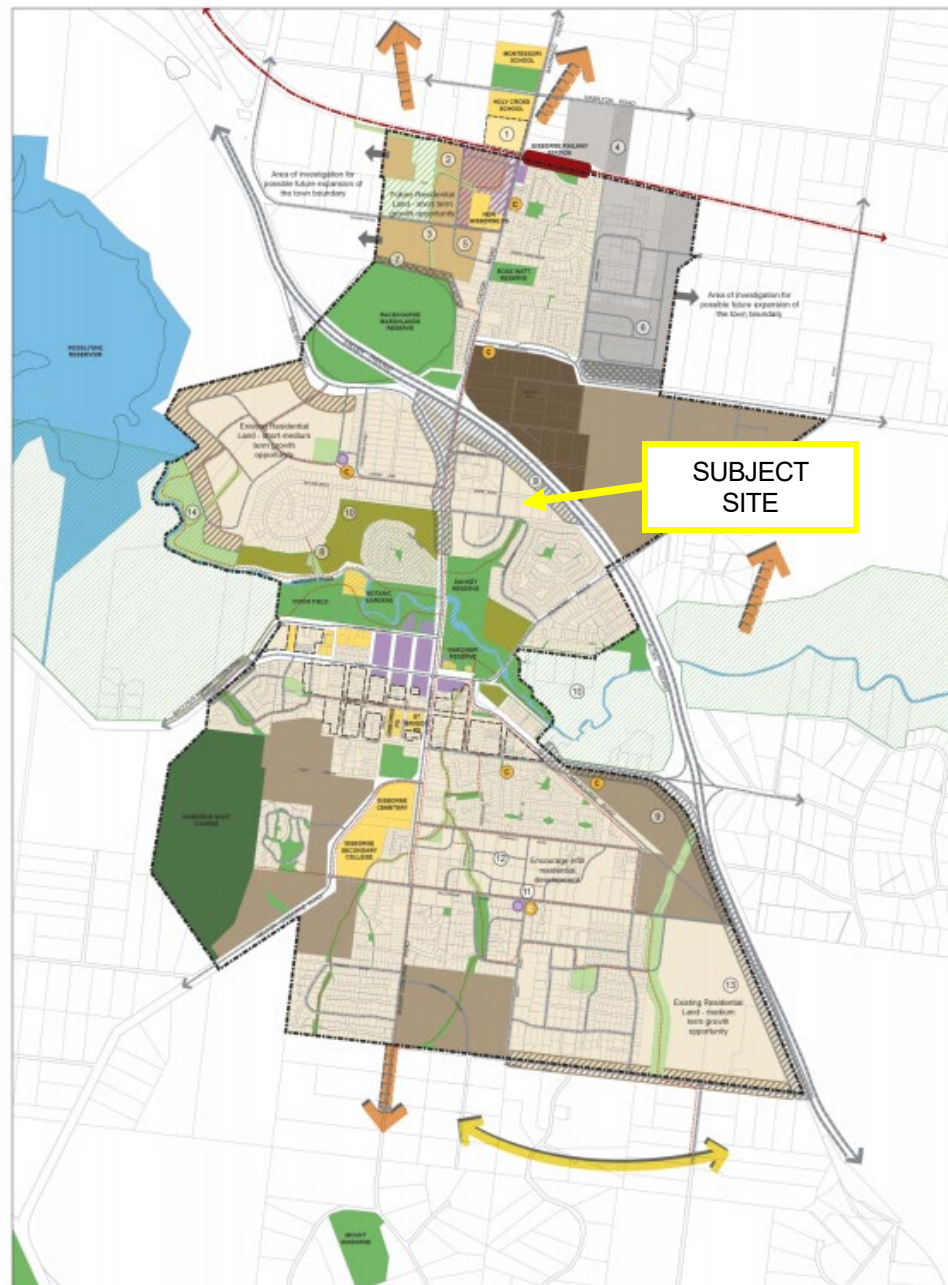
 - Clause 19.03-3S Integrated Water Management
 - Clause 19.03-2S Infrastructure design and provision
 - Clause 19.03-3R Integrated water management - Loddon Mallee South
27. The Municipal Strategic Statement (MSS) is a concise statement of the key strategic planning, land use and development objectives for the municipality

and the strategies and actions for achieving the objectives. It furthers the objectives of planning in Victoria to the extent that the Planning Policy Framework is applicable to the municipality and local issues. It provides the strategic basis for the application of the zones, overlays and particular provisions in the planning scheme and decision making by the responsible authority.

28. The following policy from the Municipal Strategic Statement is relevant to this proposal:

- Clause 21.01 Municipal Profile
- Clause 21.02 Key Issues and Influences
- Clause 21.03 Vision
- Clause 21.04 Settlement
- Clause 21.06 Environmental Risks
- Clause 21.08 Built Environment and Heritage
- Clause 21.09 Housing
- Clause 21.13 Local Areas and Small Settlements: Gisborne

Gisborne / New Gisborne Framework Plan



29. In plan above the subject site is designated:

- Existing Residential Zone 1 land;
- Close to hatched area 9 – *Protect the interface and viewlines across the Calder Freeway with lower densities*
- Within the *Preferred area for medium density development (Gisborne)*

30. Local Planning Policies are tools used to implement the objectives and strategies of the Municipal Strategic Statement. A Local Planning Policy is a policy statement of intent or expectation. It states what the responsible authority will do in specified circumstances or the responsible authority's expectation of what should happen.
31. Local policies relevant to this proposal are:
- Clause 22.01 Macedon Ranges and Surrounds

Zoning Control

32. The site is located within a General Residential Zone pursuant to the provisions of the Macedon Ranges Planning Scheme. The purpose of this Zone is (inter alia):
- 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.*
- ...
33. Pursuant to Clause 32.08-3 of the General Residential Zone (GRZ) 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.*

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.

34. The Schedule to the Zone (Schedule 1) does not vary the Clause 54-55 (ResCode) Standards.

Overlay Controls

35. The site is located with Development Plan Overlay Schedule DPO4 of the MRPS. Pursuant to Clause 43.04-2 of the DPO

Requirement before a permit is granted

A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority. This does not apply if a schedule to this overlay specifically states that a permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority.

A permit granted must:

- *Be generally in accordance with the development plan.*
- *Include any conditions or requirements specified in a schedule to this overlay*

36. Pursuant to Clause 43.04-4 of the Macedon Ranges Planning Scheme:

The development plan may be amended to the satisfaction of the responsible authority.

37. Schedule 4 to the *DPO GISBORNE RESIDENTIAL AREAS* aims to ensure the co-ordinated and sequential development of the land to provide for the immediate and longer term residential requirements of Gisborne.

Any development plan that is prepared should implement the following 'key principles':

- *Encouraging housing choice and the development of a variety of lot sizes and types within the context of a semi-rural township.*
- *Establishing open space networks that provide both pedestrian and cycling link, passive and active recreation needs, and protection of environmental features and drainage functions.*
- *Limiting the visual intrusion of development around key township entrances, the Calder Freeway, Jacksons Creek escarpment and Rosslynne Reservoir.*
- *Protecting areas of remnant indigenous and significant exotic vegetation.*
- *Recognising and protecting cultural, environmental, landscape and heritage assets. Increasing stormwater capture and reuse to reduce water usage and impacts on existing drainage infrastructure.*
- *Providing for physical and social infrastructure and the orderly staging of development.*
- *Encouraging current sustainable development principles and high quality urban design.*

38. Part 3 of this clause includes *Requirements for development plan.*

39. Part 4 of the Clause includes:

McKim Road area

The following requirements must be incorporated into a development plan for the McKim Road area identified as Development Area 2 on Map 1 of this schedule unless agreed in writing by the responsible authority to vary such requirements where necessary.

- *A low density interface to the Calder Freeway and landscape buffer of adequate width to limit view lines into the development plan area.*
- *A road pattern that provides for the eventual connection of Morrow Road with The Boulevard/Black Ave improvements to Morrow Road and its intersection with Station Road.*
- *Building siting, design (including materials and colours) and height controls for future development in order to address the landscape sensitivity of the site resulting from the interface with the Calder Freeway and significant view lines to Magnet Hill.*
- *Improvements or a contribution to improvements for roadworks as appropriate to*
 - *Bring Morrow Road up to an urban standard; and*
 - *Morrow Road's intersection with Station Road to the satisfaction of VicRoads.*

40. Part 5 of this Clause includes:

Process Requirements

The development plan and any amendment to the plan must be publicly exhibited for a period of two weeks prior to approval. The responsible authority must take into account any comments received when considering the development plan or any amendment to the plan.

41. The subject site is located within a Development Contributions Overlay requiring the provision of financial levies for the purpose of public infrastructure, with the approval of new dwellings.

Clause 53 General Requirements and Performance Standards

42. Clause 53.18 *Stormwater Management in Urban Development* applies to an application under a provision of a zone to subdivide land, which is not the current proposal to amend the development plan. However, any future subdivision will be exempt from this provision whereby Clause 52.18-1 exempts proposals for:

An application for land affected by a development plan or incorporated plan that was approved or incorporated in this planning scheme before the approval date of Amendment VC154.

43. This proposal includes an updated Stormwater Drainage Assessment which finds that the existing constructed stormwater retention basins on site will accommodate the forecast stormwater drainage from the two additional lots.

Other Provisions Relevant to this Application

44. The application should also be considered against the relevant objectives and standards of Clause 56 of the Macedon Ranges Planning Scheme as well as the General Provisions of Clauses 61-67.

Relevant Planning Considerations

Policy

45. The Planning Policy Framework incorporates a strong focus upon increasing residential densities to create a more sustainable metropolitan area. Clause 11 (Settlement) in particular incorporates the State Government's planning strategy, Melbourne 2050, into the Scheme. The subject site is located within a planned and establishing urban area which is provided with the necessary utilities and public services to accommodate additional population growth. Clause 11.01-1R identifies Gisborne as a growth centre in Plan Melbourne with potential to attract housing and population growth outside of Melbourne. The site is near the Calder Freeway as a main transport corridor, Gisborne has train services.

46. Local planning policy designates Gisborne as a "Regional Centre" with expectations for significant population growth, encompassed within the existing town boundaries. The subject land has a General Residential zoning and it is expected that this zone will accommodate a significant part of that population growth. Local policy at Clause 21.04 Settlement anticipates *The vast majority of growth will be within the larger towns and will occur on zoned land within existing town boundaries*. This clause also contains policy that there is:

Greater capacity to absorb growth and greater net community benefit will be delivered through focusing growth in most of the larger towns adjacent to the Calder corridor and the railway line

47. Clause 21.04 Settlement also encourages

... the development of Gisborne as a regional centre by facilitating the provision of a large, diverse, employment and housing base and the provision of higher order goods and services.

And

Focus development on and consolidate the roles of the key towns of Gisborne and Kyneton which have the highest levels of infrastructure, services and employment.

48. Planning policy clearly anticipates increase housing provision in the existing residential zoned land in Gisborne. The proposed variation to the Development provides for this through additional lots creating more housing opportunities for a growing population.

Subdivision Design

49. Policy at Clause 21.03 Local Areas and Small Settlements: Gisborne includes

21.13-1 Gisborne and New Gisborne

Settlement and housing strategies

Provide a range of conventional residential development opportunities and densities in other residential areas that is cognisant of the semi-rural character and village setting of Gisborne / New Gisborne. Within the context of Gisborne and New Gisborne conventional residential development includes lots ranging between 500-1,500 square metres in area (with an average lot size not less than 800 square metres in any new subdivision).

Encourage wide lot frontages in residential developments to provide space between buildings and a high quality landscaped setting for new development.

50. The proposed change to the Development Plan would alter the:

- areas of the existing 4 lots of between 955 to 961 square metres with lot frontages to McKim Road of between 23.9 to 24.04 metres; to
- areas of the proposed 6 lots of between 632 to 640 square metres with lot frontages to McKim Road of between 15.8 to 16.03 metres.

- The lot average would be 658m² over the 3 stages of the subdivision, including the Drainage Reserve Lot No 1 at the south eastern corner.
51. Schedule 4 of the DPO encourages housing choice through a variety of lot sizes including some smaller lots at road frontages with approved larger lots through the centre of the 3-stage subdivision.
52. The proposal and any subsequent subdivision would not alter impacts on visual intrusion given the proposed lots would be located over land already approved for residential subdivision.
53. The proposal would not impact on remnant vegetation given the land is currently in pasture.
54. The proposal would not significantly impact on stormwater capture and treatment whereby stormwater modelling submitted with this application shows the existing retention system constructed and vested by the owner (subdivider and current owner of Stage 3) and applicant can accommodate stormwater off-site discharge from two additional lots and dwellings.
55. In relation to the requirements which *must be incorporated into a development plan for the McKim Road* pursuant to Development Plan Overlay DPO4, the proposed alteration:
- does not impact on the low density interface to the Calder Freeway and landscape buffer;
 - Does not alter the road pattern;

Services

56. Each lot in the subject land has, and will have, frontage to McKim Road to make use of public utility services.

57. The reconfiguration of 4 lots to 6 lots can maintain and extend the existing sewer and drainage easements which run parallel to the southern boundaries connecting to the 5-metre wide drainage reserve at the centre of the land.
58. Council's most recent (proposed) amended Development Plan includes the removal of local drainage basins in various individual subdivisions in favour of a single centralised drainage basin located to the south of the land within the existing drainage reserve. The basin would be constructed by financial contributions from the subdivision of land within the Development Plan. WE note this plan has not been approved.
59. However, the subdivision of the existing 13 lots in 3 stages at 11 McKim Road has resulted in the provision of a Drainage Reserve at the south east corner of the subdivision. That reserve has a stormwater basin constructed within it and the land was vested by the owner with Council for drainage purposes.

Aboriginal Cultural Heritage

60. The variation of the Development Plan is not a subdivision and therefore does not trigger the need for a Cultural Heritage Management Plan under the provisions of the Aboriginal Heritage Regulations 2018.
61. Any future subdivision will need to consider this aspect.

Bushfire Planning

62. The subject site is located within an area designated as prone to bushfire.
63. Bushfire planning policy at Clause 13.02-1S applies to subdivision of 10 or more dwellings. This proposal to amend the Development Plan relates to a 4 lot subdivision which may become a 6 lot subdivision.
64. The surrounding area is comprised of General Residential Zone land which is being developed with dwellings. The principle of dwelling construction in this area has been established with the zoning of the land and development plan applying to the land. Any future application for subdivision and or

development of the land with buildings will need to consider bushfire risk either through the subdivision permit process or building permit for dwellings.

Clause 56 (Residential Subdivision)

- 65. An assessment of the proposal is provided as an attachment to this submission. In summary, the proposed development complies with all Objectives and the majority of Standards contained in Clause 56 of the Macedon Ranges Planning Scheme.
- 66. In most objectives, the proposal to alter the Development Plan to allow 6 lots in place of 4 would have the same or similar effect, the existing subdivision of 4 lots having already been approved and titles issues.

Conclusion

- 67. As a result of the above considerations, it is submitted that the proposal to amend the development plan for Stage 3 of the Subdivision of 11 McKim Road Gisborne is generally supported by planning policy, will create lots similar in size and form to a number of subdivisions in the locality.
- 68. The future subdivision of the land as a result of the change to the Development Plan will not cause unreasonable adverse impacts on utilities, stormwater drainage or the natural environment as it takes place within an existing approved subdivision and the lots to be created are suitable to accommodate future dwellings.

Thank you for your consideration.

List of Attachments

ATTACHMENT	Existing Development Plan Rev 10 DP/2013/6
ATTACHMENT	Proposed Development Plan DP/2013/6
ATTACHMENT	Council proposed Development Plan Rev 11DP/2013/06
ATTACHMENT	Approved Plan of Subdivision – 4 lots
ATTACHMENT	Clause 56 Assessment
ATTACHMENT	SJE Consulting Stormwater Drainage Calculations for 11 McKim Road Gisborne VIC Stage 3 - additional 2 lots REVISION A

11 MCKIM ROAD GISBORNE
DUNCAN CAMPBELL

ATTACHMENT

Clause 56 Assessment

11 McKim Road Gisborne Stage 3

ResCode Assessment Summary - Clause 56 – Residential Subdivision

11 McKim Road Gisborne

Objectives and summary of standards	Applicant's Assessment <i>i.e. Explain how achieved/ Not achieved/ Variation required (If additional commentary is required, please use separate sheet)</i>
Clause 56.01 Subdivision Site and Context Description And Design Response	
Clause 56.01-2: Subdivision Design Response	<p>Refer Proposed Subdivision Plan</p> <ul style="list-style-type: none"> •1 The proposal to amend the Development Plan includes converting 4 lots to 6 lots and subsequently reduces the lot size to 632-640m². This compares with lot sizes in other parts of the McKim Road area which are between 514-1500+m². Lots fronting McKim Road are in the range of 541-1182 m² in area. Lots at the southern part (stage 1) of the subdivision of 11 McKim Road are 500-520m². •2 The proposed new boundaries are generally located in a north-south direction and lots would have a depth of approximately 40 metres allowing for solar access to SPOS area even if located to the rear of dwellings.
Clause 56.03-5: Neighbourhood Character Objective	<ul style="list-style-type: none"> •1 The proposed lots will be rectangular in shape and aligned in the same manner as the existing approved 4 lots and similar again to the adjoining subdivision at 9 and 21 McKim Road to the east and west •2 The proposed subdivision creates practical shaped allotments. The lot sizes are greater in area than many in the surrounding area and the lot size will therefore not be out of character. The lots will be relatively narrow compared to many other lots in the area, but of similar width to other lots aligned east and west shown in the Development Plan in roads extending from McKim Road in numbers 8 and 10 McKim Road. Other completed subdivisions in Black Avenue and The Boulevard have a range of lot widths generally between 13 and 18 metres, as well as lot sizes.
Clause 56.04-1 – Lot diversity and distribution Objectives	<p>The lots as proposed are rectangular in shape and are similar to the lots to the south of the site.</p>
Clause 56.04-2 – Lot area and building envelopes Objective	<p>All varied lots are greater than 500m². Each lot can contain a building envelope of more than a 10x15m rectangle. A 16 metre lot width allows for a 10 metre wide building envelope with at least 3,0 metre side setbacks easily complying with side setback standards.</p>
Clause 56.04-3 – Solar Orientation of lots objective	<p>The depth of the lots at approximately 40 metres are orientated in such a way that allows good solar orientation. The lots are large enough to provide for SPOS with good solar access, landscaping, side, front and rear setback to allow for solar access to internal and external areas.</p>
Clause 56.04-4 – Street Orientation objective	<p>Lots are orientated to face the street and all with clear frontage to McKim Road.</p>
Clause 56.04-5 – Common area objectives	<p>No common property is required. Easements along rear boundaries provide legal security for the extension of drainage and sewerage services.</p>

Clause 56.05-1 – Integrated urban landscape objectives	Lots are easily large enough to accommodate landscaping or broad scale.
Clause 56.06-2 – Walking and cycling network objectives	The lots have street frontage allowing direct access to any shared pedestrian and cycle infrastructure.
Clause 56.06-4 – Neighbourhood Street network objective	The adjacent road reserve (McKim Road) is formed but not yet sealed. It is expected that development contributions will fund the sealing of McKim Road when required to accommodate the volume of traffic from the area as it develops further.
Clause 56.06-5 – Walking and cycling network detail objectives	No changes are proposed to the existing networks.
Clause 56.06-7 – Neighbourhood Street network detail objective	No changes are proposed to the existing networks.
Clause 56.06-8 – Lot access objective	Access to the lots will be through the street frontage, each lot in the proposed DP for 11 McKim Road to retain street frontage.
Clause 56.07: INTEGRATED WATER MANAGEMENT	
Clause 56.07-1: Drinking water supply Objectives	No changes are proposed to the existing systems.
Clause 56.07-2 – Reused and recycled water objective	Water capture and reuse on site will be in accordance with the relevant building regulations at the time of dwelling construction and will be unchanged by this proposal.
Clause 56.07-3 – Waste water management objective	The existing 4 allotments in Stage 3 have easements in place for conveyance of sewage from the rear of lots to public mains. Any subsequent subdivision after the approved of an amended Development Plan would require the extension of easements to cater for all lots. As all lots are currently in one ownership, this is easily achievable.
Clause 56.07-4 –Urban Run off management objectives	Stormwater flows have been assessing the report Stormwater Drainage Calculations for 11 McKim Road Gisborne VIC Stage 3 - additional 2 lots REVISION A prepared by SJE Consulting and found that no additional works are required.
SITE MANAGEMENT	
Clause 56.08-1 Site Management Objectives	The proposed change does not create significant off-site impacts compared to the current approved subdivision.
UTILITIES	
Clause 56.09: UTILITIES PROVISION	
Clause 56.09-1 – Shared trenching objective	Shared trenching to be employed where practicable.
Clause 56.09-2 –Electricity, Telecommunications and Gas objective	Electricity and telecommunications will be constructed as required by the relevant servicing authorities.
Clause 56.09-3 – Fire hydrants objective	Electricity and telecommunications will be constructed as required by the relevant servicing authorities.