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Submission to Macedon Ranges Shire Council

Twenty-two (22) Lot Subdivision and Removal of Native Vegetation

36 Sullivans Road, Woodend



Prepared on behalf of Rhondda Park Pty Ltd

May 2020

Ref: 12307



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CONTENTS

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1	INTRODUCTION	4
2	REGULATORY TRIGGERS	4
2.1	Planning permit triggers.....	4
2.2	Aboriginal Heritage Act	4
3	SITE AND CONTEXT DESCRIPTION.....	5
4	THE PROPOSAL.....	11
5	PROVISIONS OF THE PLANNING SCHEME	13
5.1	Planning Policy Framework.....	13
5.2	Local Planning Policy Framework	13
5.3	Zone.....	14
5.4	Overlays.....	16
5.5	Particular Provisions	17
6	CONCLUSION.....	21
	ATTACHMENT 1 – PHOTOS OF THE SITE AND SURROUNDS.....	22
	ATTACHMENT 2 – SITE CONTEXT PLAN.....	24
	ATTACHMENT 3 – DESIGN RESPONSE PLAN	25
	ATTACHMENT 4 – PROPOSED PLAN OF SUBDIVISION	26
	ATTACHMENT 5 – ASSESSMENT OF TREES AND NVIM ASSESSMENT	27
	ATTACHMENT 6 – BUSHFIRE RISK ASSESSMENT	28
	ATTACHMENT 7 – STORMWATER MANAGEMENT PLAN.....	29
	ATTACHMENT 8 – PRELIMINARY STREETSCAPE PLAN.....	30
	ATTACHMENT 9 – COPY OF TITLE.....	31

INTRODUCTION

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On behalf of Rhonda Park Pty Ltd, this report has been prepared to support a planning permit application to subdivide 36 Sullivans Road, Woodend. The application seeks Macedon Ranges Shire Council (Council) support for a twenty-two (22) lot residential subdivision and removal of native vegetation.

The Macedon Ranges Planning Scheme (the scheme) applies to the subject land. The land that is proposed to be subdivided is located within the Neighbourhood Residential Zone (NRZ6) and is wholly located within the Environmental Significance Overlay (ESO4). The site currently comprises 16 separate titles and a road reserve.

This report is arranged under six main headings. **Section 1** introduces the permit application. The requirements for a planning permit and other regulatory triggers are set out in **Section 2**. **Section 3** describes the site and its context and **Section 4** describes the details of the proposal. The proposal is then assessed against the provisions of the Planning Scheme in **Section 5**. The conclusions of the report are in **Section 6**.

This report should be read in conjunction with the following documents submitted with the permit application:

- Photographs of the site and its surrounds (Attachment 1)
- Site and Context Plan (Attachment 2)
- Design Response Plan (Attachment 3)
- Proposed Plan of Subdivision (Attachment 4)
- Assessment of Trees (Axiom) and NVIM Assessment (Attachment 5)
- Bushfire Risk Assessment (Attachment 6)
- Stormwater Management Plan (Attachment 7)
- Preliminary Streetscape Plan (Attachment 8)
- Copy of title (Attachment 9)

2 REGULATORY TRIGGERS

2.1 Planning permit triggers

The proposed subdivision requires a planning permit under the following provisions of the Planning Scheme:

Provision	Clause	Trigger
Neighbourhood Residential Zone (NRZ)	32.09-3	Subdivision
Environmental Significance Overlay (ESO)	42.01-3	Subdivision
Native Vegetation	52.17	Remove, destroy or lop native vegetation

2.2 Aboriginal Heritage Act

Figure 5 below shows that the subject site is not mapped as containing any area of cultural heritage sensitivity. Pursuant to the Aboriginal Heritage Regulations 2018, a Cultural Heritage Management Plan is not required to be prepared to support this application.

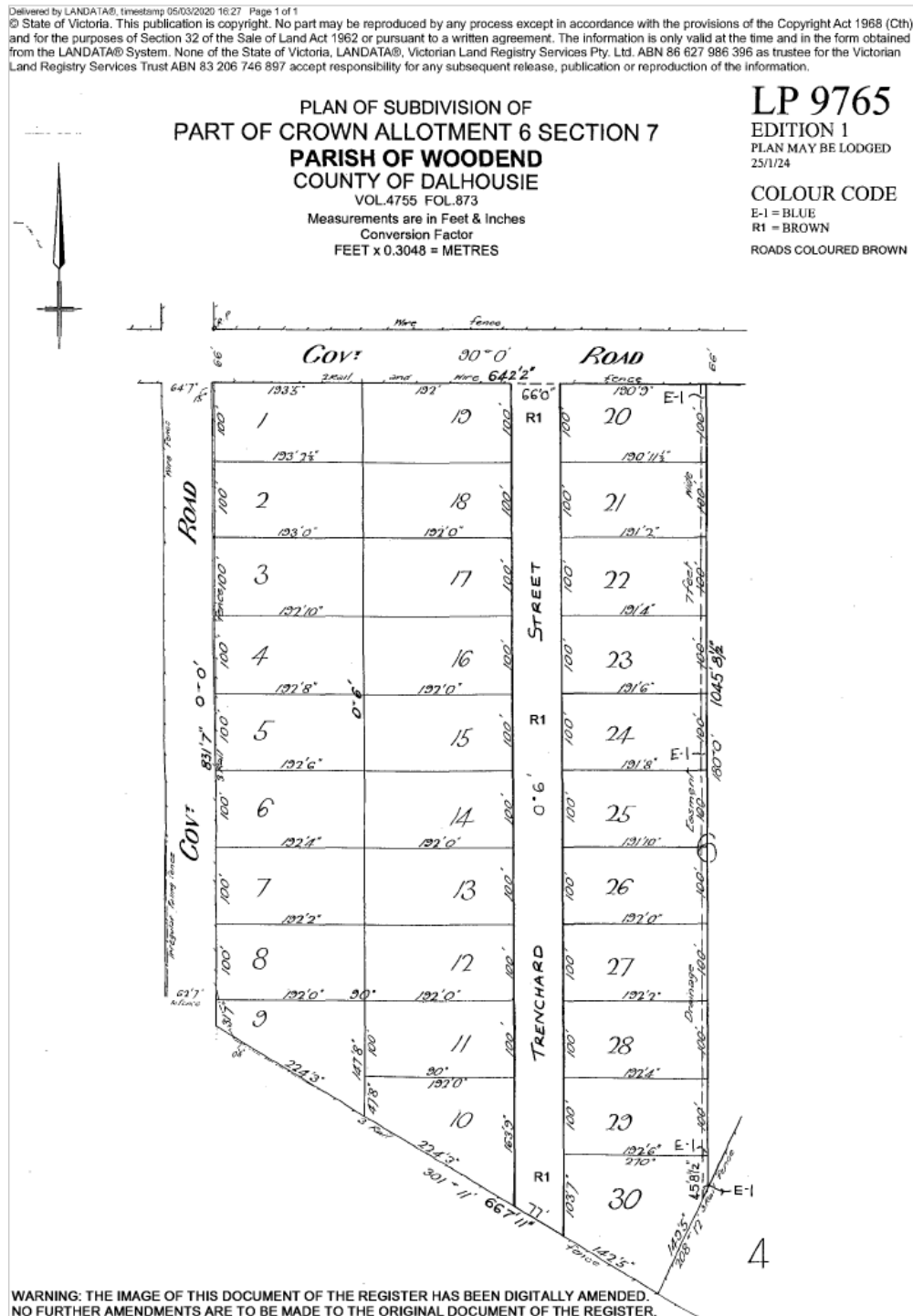
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Figure 6 below contains a site and context plan showing the subject site and the immediate surrounds and should be viewed in conjunction with this written Site and Context description, prepared in accordance with the requirements of Clause 56.01-1 of the scheme.

The subject site is formally known as Lots 13,14,15,16,17,18,20,21,22,23,24,25,26,27,28 and 29 on LP9765, commonly identified as 36 Sullivans Road, Woodend.



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The area for which this application applies can be found on the western boundary of the site and is approximately 3.5 ha in size, with a predominately north-south orientation. The land comprises 16 separate lots with road reserves as per title excerpt above.

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The site is accessed from Sullivans Road on the northern boundary via an unmade rural style crossover. The site is irregular in shape due to a previous subdivision to create residential lots on the western and southern sides of the site.

Figure 1 below shows the site and adjacent residential allotments. The property is known as 36 Sullivans Road, has an approximate total size of 3.4ha, and comprises 16 parcels and an unmade road reserve.

The existing conditions of the site are typical of a former agricultural land holding in proximity to the township of Woodend. The site is generally flat with a fall towards Five Mile Creek to the east. Some mature eucalypts remain on site but are in decline. See **Attachment 5** for further details.

The subject site is located at the edge of Woodend's urban settlement, and the pattern for surrounding residential land is a mix of traditional housing layouts within a historic town, with contemporary infill and modern dwellings, in a single-dwelling-per-lot pattern.

The development pattern directly to the west is characterised by standard residential development. Lots range in size from 1000-1500m² and are developed with single storey detached dwellings. Further west sits a large assisted living facility that has a mix of detached dwellings and communal facilities complex. The streetscapes are consistent with suburban garden settings, with grassed verges and street tree plantings. Dwellings are typically setback 6-8m from the front boundary.

Land to the south of the site is intersected by the train line corridor, though has been developed in a similar fashion to that observed to the west.

Land immediately to the north of the site has been developed into GemLife, a resort style retirement community. It has been developed with a single storey detached houses and associated entertainment and lifestyle facilities. Further, to the north the land is zoned for rural living and is developed appropriately.

Land immediately east of the development area is zoned rural living and contains one existing dwelling and associated structures fronting Sullivans Road, and farming land.

All applicable residential services are available to the site, including power, gas, sewer and water and telecommunications.

Refer to:

- Attachment 1 Photos of the site and surrounds
- Attachment 2 Site and Context Plan
- Attachment 5 Assessment of Trees
- Attachment 9 Title

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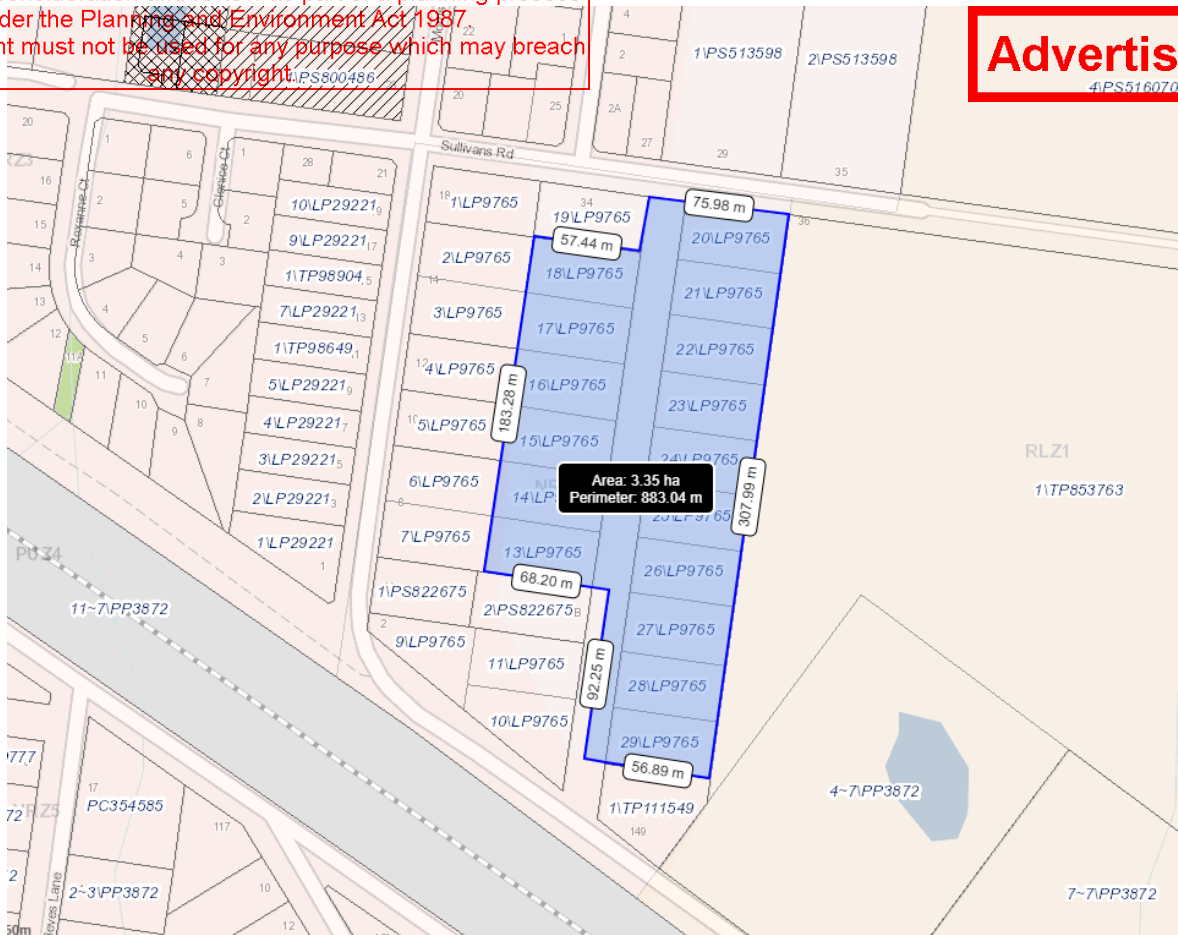


Figure 1 – subject site, 16 allotments and unmaded road reserve

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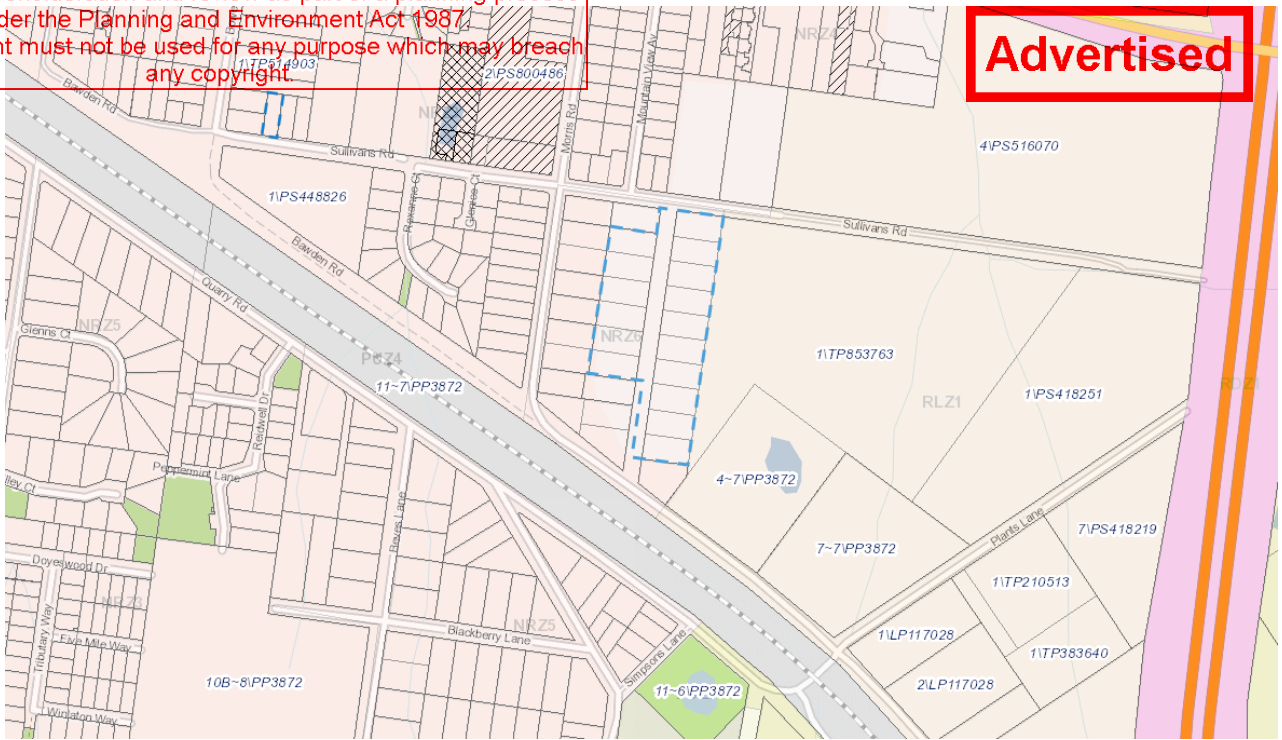


Figure 1 – Zone map of site and surrounds



Figure 3 – Environmental Significance Overlay

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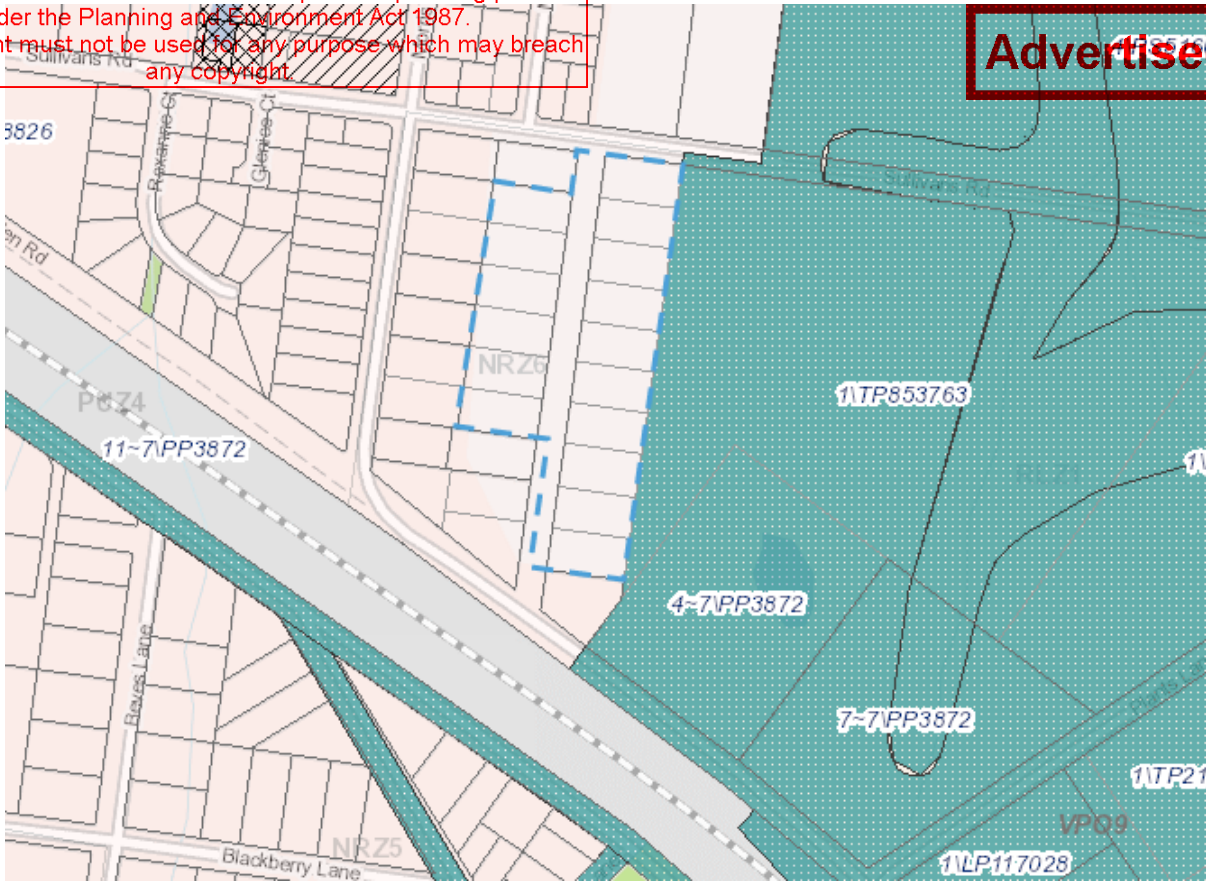


Figure 4 – Vegetation Protection Overlay

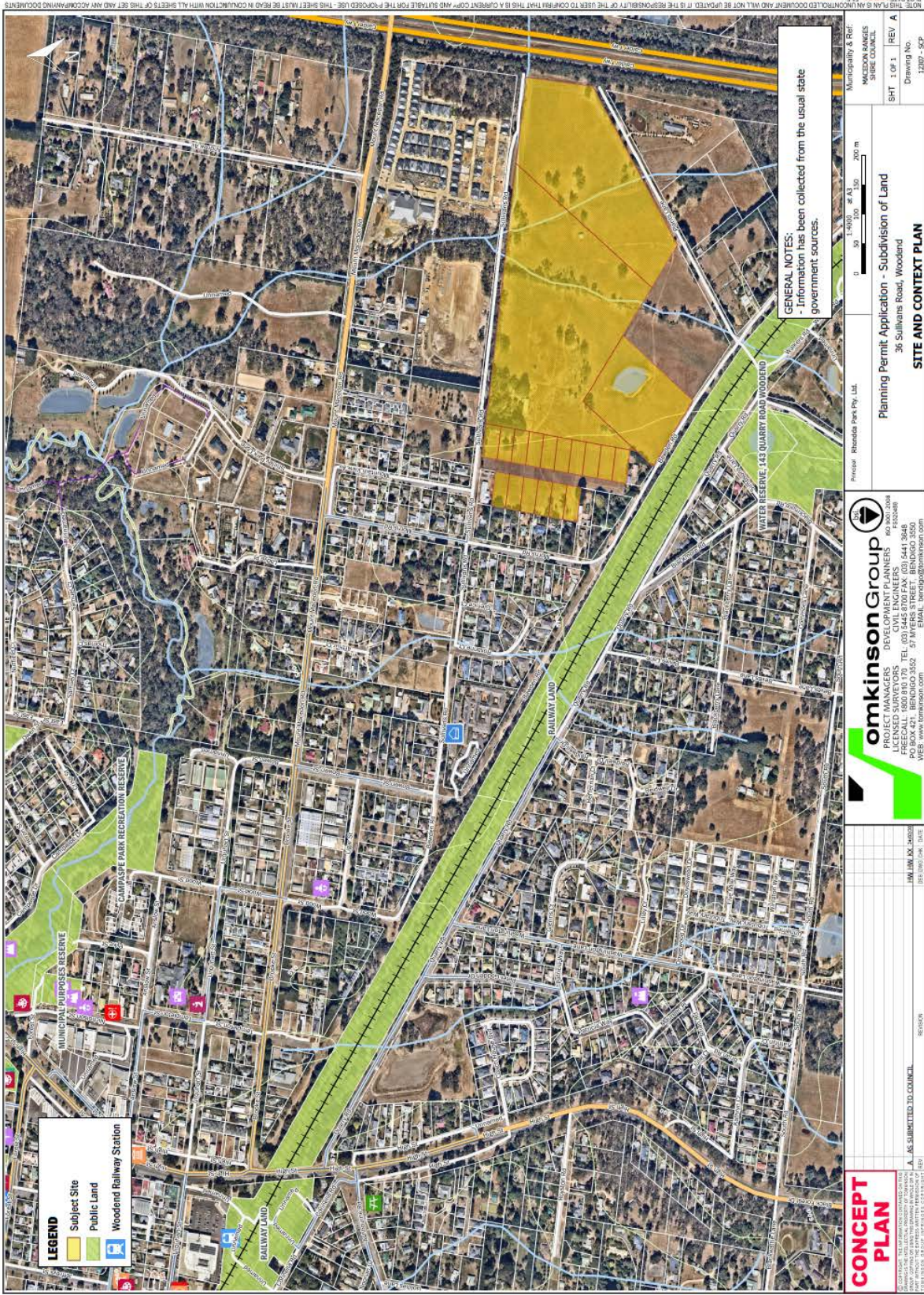


Figure 5 – Aboriginal Cultural Heritage Sensitivity Mapping

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Figure 6 – Site and Context Plan



The proposal seeks approval to undertake a subdivision of the land into twenty-two (22) residential lots, the development of a retarding basin and drainage easements and associated removal of native vegetation.

The proposed subdivision will create additional lots wholly within the Neighbourhood Residential Zone (NRZ7), with no additional residential lots being created in the Rural Living Zone (RLZ). The proposed retarding basin easement will drain into the Rural Living Zone, to the east of the existing dwelling.

The proposed lot sizes throughout the subject site will be between 1205-1362m². The average lot size is approximately 1287m². (Refer to Design Response Plan and Proposed Plan of Subdivision at **Attachments 3 and 4**):

The development also proposes the following

- All lots will be connected to existing services, accessible from Sullivans Road and including potable water, sewerage, electricity, gas, telephone (NBN).
- The creation of a new road, Trenchard Street, to access new lots. This new street will be designed to integrate into the existing road network from Sullivans Road and will end in a court bowl.
- The removal of vegetation will be required throughout the development of the subject site as detailed within the Assessment of Trees **Attachment 5**.
- Landscape plans are expected to be included as a permit condition should Council deem the subdivision satisfactorily meets the requirements of the Macedon Ranges Planning Scheme. A Preliminary Streetscape Plan is provided at **Attachment 8**, indicating detail street tree plantings that have been selected to be consistent with the native vegetation that surrounds the site.
- Offsetting associated with the removal of native vegetation has been outlined within the Flora and Fauna Assessment **Attachment 5**.
- The upgrade of Sullivans Road to provide safe access and consistent amenity to the street scape as indicated on the DRP. This proposal includes sealing Sullivans Road up to Morris Street and providing a footpath connection to the existing Sullivans Road bus stop.
- A court bowl treatment has been proposed to terminate Trenchard Street to avoid the removal of the significant Oak Tree near the corner of Bawden Street (An intersecting through road would result in the removal of the Oak Tree). A shared path around the Oak is proposed to provide a link to Bawden Street.
- The creation/designation of an access track from Sullivans Road for the maintenance of the proposed retarding basin.
- An easement over the retarding basin and its access, and drainage outfall.

The overall scheme has been designed to be in keeping with the surrounding development pattern that exists in this part of Woodend. As discussed in Section 3 above, the proposed lots sizes are consistent with those found in adjacent residential development to the west and north and make a positive contribution to the streetscape.

A Stormwater Management Plan is provided at **Attachment 7**, and details proposed drainage details for the site and the proposed subdivision. A drainage basin and raingarden are to be located east of the subject site. The proposal benefits from the opportunity to utilise land outside the proposed urban development area. The basin location has been carefully selected in this preferred location for the following considered reasons:

- Distances the basin from the proposed urban environment. Reduces likelihood of residents' typical perceived concerns of basins such as flooding, mosquitoes, maintenance by Council, and places the infrastructure causing perception of these risks and hazards further away from residents. In the unlikely event of a possible future basin failure or overflow, the basin is downstream of other assets (i.e.: existing dwelling is upstream of the basin temporarily storing stormwater).

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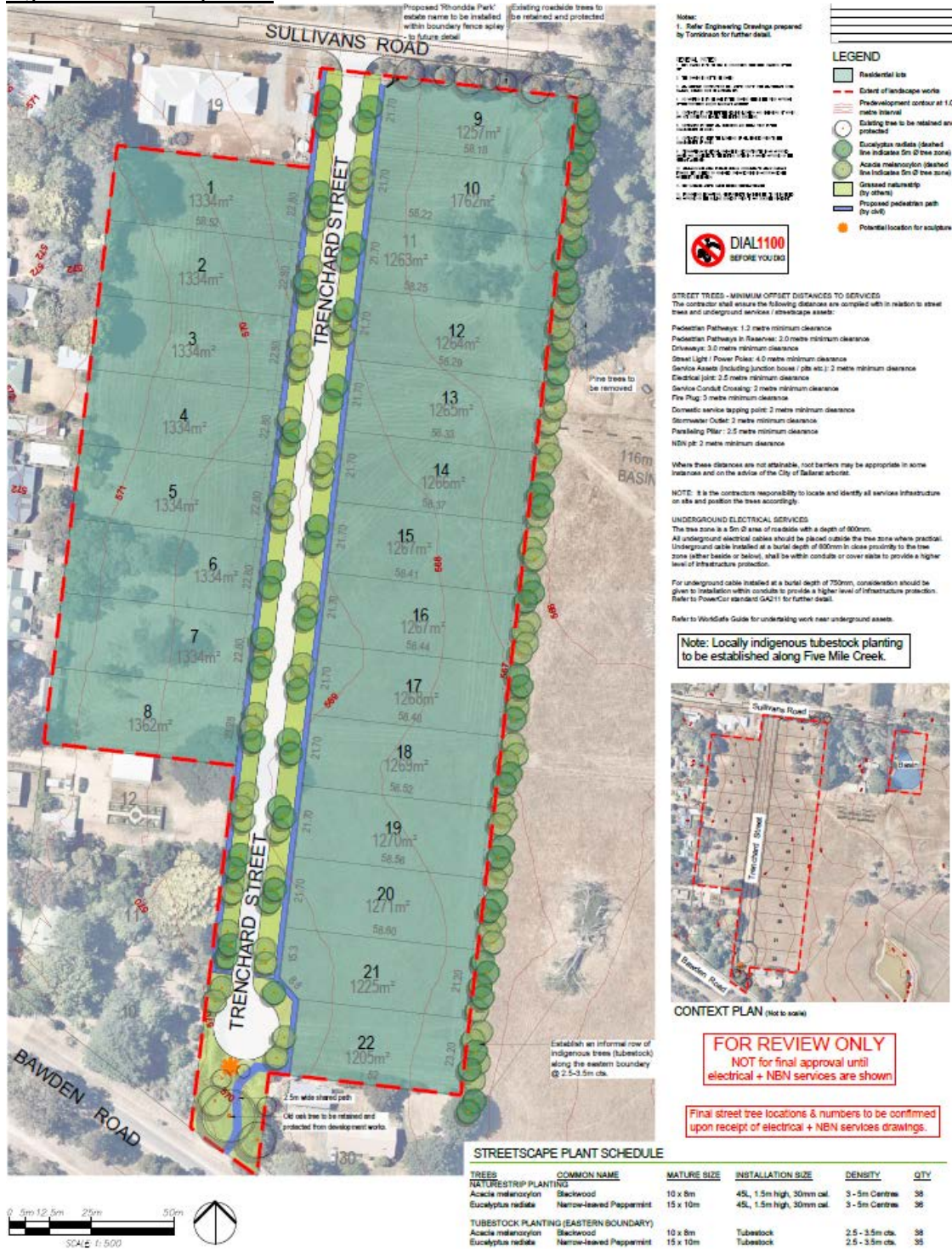
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- Allows the construction of the connecting and outfall piped drainage to avoid existing vegetation within Sullivans Road. Therefore, this proposed location reduces vegetation loss.
- Basin design and spacing is not under urban land demand pressure. Therefore, there are less design restrictions.
- Adequate road access is provided from Sullivans Road.
- Improved amenity and landscape value that locates the asset closer to the more suited and similar environs of the waterway and flood plain. This will also increase the potential for the basin to become greater valued habitat that is away from the urban environment.

Figure 7 – Streetscape Plan



5.1 Planning Policy Framework

These clauses in the Planning Policy Framework (PPF) are relevant to the proposed subdivision and development:

- Clause 11 - Settlement
- Clause 12.01 – Biodiversity
- Clause 13.02 – Bushfire Planning
- Clause 14.02 – Water
- Clause 15.01 – Built Environment
- Clause 16.01 – Residential Development
- Clause 19.03 – Development Infrastructure.

Response to the Planning Policy Framework

The proposal meets the objectives and is consistent with the strategies of the Planning Policy Framework (PPF). In particular:

- The proposed subdivision is located within the town boundary of Woodend, allowing for consolidation of existing urban areas in line with the strategic guidelines for the settlement of Victoria. The site is in an existing Neighbourhood Residential Zone and the proposed development will add to the desired character of the area while incrementally increasing the residential land supply.
- The subject site contains a range of vegetation species. An Assessment of Trees has been prepared and is included at **Attachment 5**, which details the ecological value of the vegetation onsite. The proposal will require the removal of vegetation with **Attachment 5** NVIM Assessment detailing offsetting requirements and a quote from a third-party offset provider.
- Clause 13.02 requires a subdivision with 10 or more lots to consider the risks posed by bushfire. The site is located in an area designated as bushfire prone. The fire risk in this location is generally derived from the grassland that is located in the surrounding farmland. A Bushfire Risk Assessment has been prepared by Practical Ecology (**Attachment 6**) and finds that a BAL-12.5 is attainable for all lots and provides a summary of the BAL ratings per lot at Figure 15.
- The subdivision design will complement the established residential character in this area of Woodend, with lot sizes similar to those already existing along the western boundary.
- The internal subdivision pattern has been designed to mirror existing development to the north and west.
- The location is appropriate for residential development as the site comprises an undeveloped section of Neighbourhood residential zone located within the town boundary for the Woodend township. The proposal will provide additional residential lots as envisaged for this part of Woodend.
- The design of the subdivision has integrated the provision of infrastructure to each lot and further adds to the supply of new land to the local market.
- The proposed subdivision will provide drainage solutions responding to the Environmental Significance Overlay (ESO). These drainage solutions will reduce the impact on the natural environment.

5.2 Local Planning Policy Framework

The following clauses in the Municipal Strategic Statement (MSS) are relevant to the proposed subdivision:

- Clause 21.01 – Municipal Profile
- Clause 21.03 – Vision – Strategic Framework Plan
- Clause 21.04 – Settlement
- Clause 21.06 – Environmental Risk
- Clause 21.07 – Natural Resource Management
- Clause 21.08 – Built Environment and Heritage

Response to the Local Planning Policy Framework

The proposal meets the goals outlined by Council in the Local Planning Policy Framework. The proposal will direct growth into established areas within Woodend. The proposal will provide additional housing supply to meet Woodend's growing population. The proposed subdivision is in keeping with the layout and lot sizes found in existing residential development along the western side of Morris Road, with internal lot layouts consistent with standard residential patterns in the immediate area.

Vegetation on site has been assessed with a view to avoid, minimise and offset any required removal. Refer to **Attachment 5** Tree Assessment for site analysis.

The whole subject site is covered by an Environmental Significance Overlay (ESO) as part of the Eppalock Proclaimed Catchment. The subdivision design is sympathetic to the overlay, with adequate storm water drainage being provided to the site (refer to Stormwater Management Plan at **Attachment 7**). The proposed retarding basin and associated reserve allow for improved management and maintenance of storm water assets in the area. More information regarding the proposals design response to the overlay can be found in Section 5.4 below.

The site has been designed to provide all services to each lot proposed. This includes connection to reticulated potable water, reticulated sewer, telephone, NBN, electricity and gas infrastructure.

5.3 Zone

Clause 32.09 Neighbourhood Residential Zone

The subject site is located on land within the Neighbourhood Residential Zone (NRZ7) as shown in Figure 2 above. Pursuant to Clause 32.09-3, a permit is required to subdivide land. The application does not satisfy the criteria to be assessed as a VicSmart Application.

The Neighbourhood Residential Zone includes the following stated purposes:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To recognise areas of predominantly single and double storey residential development.*
- *To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Application requirements

An application for development within the NRZ is required to include the following:

Requirement	Response
For a residential development, the neighbourhood and site description and design response as required in Clause 54 and Clause 55	<i>Not Applicable</i> The application does not include any building or works
For an application for subdivision, a site and context description and design response as required in Clause 56.	<i>Complies.</i> Refer to Figure 6, Section 3 and 4 above as well as Attachments 1 and 2 below.
Plans drawn to scale and dimensioned which show: <ul style="list-style-type: none">• Site shape, size, dimensions and orientation.	<i>Complies</i>

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<ul style="list-style-type: none"> • The siting and use of existing and proposed buildings. • Adjacent buildings and uses, including siting and dimensioned setbacks • The building form and scale. • Setbacks to property boundaries. 	See Figure 6 for Site and Context Plan and Attachment 2 for Proposed Plan of Subdivision
The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and despatch of good and materials, hours of operation and light spill, solar access and glare.	<i>Complies</i> All likely effects have been discussed throughout this report. The proposed development of the site will produce twenty-two residential allotments that are similar in character to existing allotments fronting Morris Road
Any other application requirements specified in a schedule to this zone.	<i>Not applicable</i> No other requirements are detailed within the schedule for this zone

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Addressing the Decision Guidelines

The following is a response to the Decision Guidelines stated under Clause 32.08-13:

Requirement	Response
General	
The Municipal Planning Strategy and the Planning Policy Framework.	The proposal meets the strategic guidance contained within the Municipal Planning Strategy and Planning Policy Framework as detailed at Sections 5.1 and 5.2 above.
The purpose of this zone.	The proposal accords with the purpose of the NRZ by; <ul style="list-style-type: none"> • Implementing the MPS and PPF. • Being consistent with the character of the surrounding area. • Providing additional lots to support future growth in Woodend.
The objectives set out in a schedule to this zone.	The schedule to the zone lists the following objectives: <ul style="list-style-type: none"> • To encourage dwellings of varying architectural styles and form enhanced through landscaped gardens and street tree planting and sited, where applicable, to retain views to Mount Macedon. • To maintain a spacious housing pattern through generous front and side setbacks. • To support absent or low rural style front fences that allow views of front gardens. The proposal has been designed to allow all future dwellings to achieve these objectives.
Any other decision guidelines specified in a schedule to this zone.	There are no additional decision guidelines contained within the schedule to the 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.	The impact to rooftop solar is not relevant to this application for subdivision. However, proposed lots have been oriented to maximise solar access with residential dwellings able to install rooftop solar systems if desired by the future landowners of individual lots.
Subdivision	
The pattern of subdivision and its effect on the spacing of buildings.	The proposed subdivision meets the minimum lots size requirement as shown in the schedule to the overlay. Lots will be capable of being developed consistent with established spacing and character of dwellings in the neighbourhood.
For subdivision of land for residential development, the objectives and standards of Clause 56.	The objectives and standards detailed within Clause 56 that apply to the site have been addressed below at Section 5.5.

The proposal meets the objectives and the minimum lot size of 1200m² specified in the schedule to the zone. There are no other provisions in the schedule relevant to the application.

5.4 Overlays

Clause 42.01 – Environmental Significance Overlay – Schedule 4 (ESO4)

Pursuant to Clause 42.01-2 the subdivision on the proposed lots will require a planning permit.

Application Requirements (cl. 42.01-4)

An application must be accompanied by any information specified in the schedule. Schedule 4 to the ESO lists the following application requirements:

The responsible authority may require applications to contain the following information:

- *A plan of the whole site indicating the location of all water storages, creeks, streams and springs.*
- *A plan indicating the location of existing and proposed buildings and points of vehicle access to the site.*
- *A plan indicating the location of any proposed septic tank system.*
- *A plan indicating the location of native vegetation on site.*

These plans can be found in Figure 6 and **Attachment 2**.

Addressing the Decision Guidelines

The following is a response to the Decision Guidelines stated under Clause 42.01-5:

Requirement	Response
The Municipal Planning Strategy and Planning Policy Framework.	The proposal complies with the MSS and PPF as shown above in Sections 5.1 and 5.2.
The statement of environmental significance and the environmental objective contained in a schedule to this overlay.	The proposal provides additional opportunity to monitor and maintain the water quality within the area via the provision of a retarding basin in the east of the subject site. A Storm Water Management plan has been provided at Attachment 7 .
The need to remove, destroy or lop vegetation to create a defendable space to reduce the risk of bushfire to life and property.	The extent of required vegetation removal is detailed in Attachment 5 .
Any other matters specified in a schedule to this overlay.	The proposal's response to the other matters shown in the schedule are listed below.

Whether the proposed development provides a net benefit to the stability and health of the waterway.	The proposed development will benefit the stability of the water way through the provision of a retarding basin. This will reduce the risk of flooding in the area and provide more consistent conditions in the associated waterways.
The impact of the development on the water catchment	Any changes to the drainage and water management of the development have been taken into consideration in the designing of the retarding basin. See Attachment 7
The need to protect vegetation and habitat and the role these attributes play in improving and assisting in the maintenance of water quality. In particular, the need to maintain and revegetate land within 30 metres of a watercourse.	Attachment 5 shows the extent of vegetation removal proposed and their offsets. The development and basin reserve have been positioned to reduce the amount of vegetation required to be lopped or removed. None of the proposed vegetation removal is within 30m of a watercourse or body.
The need to retain vegetation which prevents or limits adverse effects on ground water recharge.	The proposal has been designed to maximise vegetation retention around water assets.
The need to address any existing land degradation and prevent further land degradation as a result of the proposal.	
Whether any proposed effluent and irrigation fields are within 100 metres of any watercourse.	No effluent or irrigation fields are proposed.
How any proposed septic tank or other form of wastewater treatment may impact the quality of water in the catchment. This should include demonstration that the proposed density of septic tanks in the area: – Will not overload the natural environment with effluent and lead to pollution of watercourses or other properties; – That the design and location of septic tanks is appropriate to the site and environmental characteristics of the allotment. – That the disposal of effluent will not result in the discharge of wastewater from the site.	No septic tanks or other wastewater disposal is required in the subject site; all lots are proposed to be connected to potable water and sewage lines.
The need to include litter traps and artificial wetlands in development proposals to improve the quality of discharge from new developments prior to discharge to water courses and to minimise the amount of sediment and litter entering waterways from new development.	As shown in Attachment 3 the development includes the creation of a retarding basin to improve the quality of water entering the waterway.
Any relevant land capability study or relevant Catchment and River Health Strategy for the area.	NA
Any approved local land care policies and plans.	NA

Schedule 4 to the Environmental Significance Overlay

The schedule to this overlay contains no other provisions that require consideration.

5.5 Particular Provisions

Clause 52.17 – Native Vegetation

The proposed subdivision includes the removal of native vegetation, which requires a permit as detailed at Clause 52.17-1 of the Macedon Ranges Planning Scheme.

A permit is required to remove, destroy or lop native vegetation, the biodiversity impacts from the removal, destruction or lopping of native vegetation must be offset, in accordance with the Guidelines.

The application to remove vegetation has been prepared in accordance with the *Guidelines for the removal, destruction and lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017). The outcomes of this assessment are contained within the *Assessment of Trees and NVIM Assessment* report contained at Attachment 5.

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The assessment found that this area contains a total of 7 large trees. Offset requirements have been determined as follows:

- General Offset of 0.080 General Habitat Units
- No Specific Offsets
- Offset location within North Central Catchment Management Authority (CMA) or Macedon Ranges Shire Council
- Minimum overall Strategic Biodiversity Value of 0.387

A streetscape plan has been prepared for the proposal, and will establish local indigenous trees for the site, including Blackwoods and narrow-leaf peppermint. Refer to **Attachment 8**.

Clause 53.01 – Public Open Space Contribution and Subdivision

The proposal does not include any public open space; it is expected that a contribution of 5% of land value will be included as a condition of the planning permit, should Council find the application satisfactory.

Clause 56 - Residential Subdivision

The table below addresses the requirements for a twenty-two (22) lot residential subdivision within the Neighbourhood Residential Zone under Clause 56 of the Benalla Planning Scheme.

Clause 56 Assessment	
Standard / Clause	Response
<p>Standard C1 (cl. 56.02-1) Strategic implementation objective</p>	<ul style="list-style-type: none"> • The objectives are met. • The standards are met. <p>This written report details how the proposal is consistent with all strategic planning direction provided for Woodend within the Macedon Ranges Planning Scheme.</p>
<p>Standard C3 (cl. 56.03-2) Activity centre objective</p>	<ul style="list-style-type: none"> • The objectives are met. • The standards are met. <p>The site is located on the outskirts of Woodend, approximately 1km from the main activity area. A bus stop is located less than 100m from the end of the Trenchard Road reserve, allowing direct access to Woodend and the train station.</p>
<p>Standard C4 (cl. 56.03-3) Planning for community facilities objective</p>	<ul style="list-style-type: none"> • The objectives are met. • The standards are met. <p>There are no community facilities designated to be located within the subject site in any strategic plans for the overall area.</p>
<p>Standard C6 (cl. 56.03-5) Neighbourhood character objective</p>	<ul style="list-style-type: none"> • The objectives are met. • The standards are met. <p>The proposal provides lots that meet all the character objectives of the zone and relevant schedule. The layout is consistent with the pattern of development seen within the immediate area.</p>

Standard / Clause	Response
<p>Standard C7 (cl. 56.04-1) Lot diversity and distribution objectives</p>	<ul style="list-style-type: none"> • The objectives are met. • The standards are met. <p>The subject site is located in a Neighbourhood Residential Zone, as such all lots are of an appropriate size to fill the requirements of the zone while still providing a range of sizes. All lots are within 400m of the nearest bus stop. A pedestrian path will be constructed as part of the development.</p>
<p>Standard C8 (cl. 56.04-2) Lot area and building envelopes objective</p>	<ul style="list-style-type: none"> • The objectives are met. • The standards are met. <p>The proposal does not include any lots of less than 500m as per Schedule 6 to NRZ. All lots are able to fit the required building envelope while still protecting the solar access of adjoining lots and protecting significant vegetation and site features where possible.</p>
<p>Standard C9 (cl. 56.04-3) Solar orientation of lots objective</p>	<ul style="list-style-type: none"> • The objectives are met. • The standards are met. <p>The proposed lots within the subdivision will range in size from 1205- 1362m² in size. The orientation of the proposed lots is generally east-west, providing future dwellings with the opportunity to orientate to achieve a northerly aspect. All lots will have adequate solar orientation.</p>
<p>Standard C10 (cl. 56.04-4) Street orientation objective</p>	<ul style="list-style-type: none"> • The objectives are met. • The standards are met. <p>The subdivision has been designed to ensure that all lots front existing or proposed roads throughout the site. No public open space is proposed within or adjacent to the subject site.</p>
<p>Standard C11 (cl. 56.04-5) Common area objectives</p>	<p>Not applicable – There is no common property proposed within this subdivision.</p>
<p>Standard C12 (cl. 56.05-1) Integrated urban landscape objectives</p>	<ul style="list-style-type: none"> • The objectives are met. • The standards are met. <p>No public open space is proposed within the site, road reserves will be planted with street trees consistent with local requirements. The removal of native vegetation has been reduced where possible as shown in Attachment 3. A Landscape Plan for the overall development of the site is included at Attachment 9.</p>
<p>Standard C15 (cl. 56.06-2) Walking and cycling network objectives</p>	<ul style="list-style-type: none"> • The objectives are met. • The standards are met. <p>The proposal will provide shared path infrastructure to the proposed road, and low traffic environment for pedestrians and cyclists. The proposed road has been designed as a cul-de-sac to retain a large oak tree shown in Attachment 3, however a shared path has been proposed to connect the proposed road to Bawden Road to the south of the site, allowing permeability and priority to walking and cycling.</p>
<p>Standard C17 (cl. 56.06-4) Neighbourhood street network objective</p>	<ul style="list-style-type: none"> • The objectives are met. • The standards are met. <p>The proposed street network provides safe environment for cyclists, pedestrians and motor vehicles. Pedestrian and cycling links to Sullivans Road and Bawden Road will allow movement within the neighbourhood. Upgrades to Sullivans Road will increase safety for all road uses within the area. The size of the proposed development will not cause a significant change in the traffic levels in the surrounding area.</p>

<p>Standard C18 (cl. 56.06-5) Walking and cycling network detail objectives</p>	<ul style="list-style-type: none"> • The objectives are met. • The standards are met. <p>The proposal will provide shared path infrastructure along the internal road. The proposed road network will be a low traffic environment, with predominantly residential/local use. The proposal will provide grassed verges throughout in keeping with the neighbourhood character of the area. Proposed vehicle crossovers will not damage any pathways or roads and will follow standards. The low traffic will ensure pedestrians and cyclists are able to safely share the space with drivers.</p>
<p>Standard C20 (cl. 56.06-7) Neighbourhood street network detail objective</p>	<ul style="list-style-type: none"> • The objectives are met. • The standards are met. <p>The proposed street network, including grassed verges, widths, crossovers, pedestrian pathways will be built to the satisfaction of the local authority. Street details can be found at Attachment 8 of the application, including location of street trees, existing and proposed vegetation and clear road definitions. The proposed street will be of a neighbourhood/low traffic nature.</p>
<p>Standard C21 (cl. 56.06-8) Lot access objective</p>	<ul style="list-style-type: none"> • The objectives are met. • The standards are met. <p>Proposed subdivision does not front an arterial road. All lots will be provided with a crossover to the proposed internal road designed to the satisfaction of the relevant road authority.</p>
<p>Standard C22 (cl. 56.07-1) Drinking water supply objectives</p>	<ul style="list-style-type: none"> • The objectives are met. • The standards are met. <p>The newly created allotments will be connected to the existing town water supply, which is of a suitable standard for drinking. Connection works will be undertaken in accordance with the relevant authority's standards and conditions.</p>
<p>Standard C23 (cl. 56.07-2) Reused and recycled water objective</p>	<ul style="list-style-type: none"> • The objectives are met. • The standards are met. <p>No secondary reticulated water (recycled) supply is known to be available to this site. Dwellings on-site are encouraged to install rainwater tanks to minimise the use of drinkable water.</p>
<p>Standard C24 (cl. 56.07-3) Wastewater management objective</p>	<ul style="list-style-type: none"> • The objectives are met. • The standards are met. <p>All lots will be connected to the reticulated sewer system available in this location. Connection works will be undertaken in accordance with the relevant authority's standards and conditions.</p>
<p>Standard C25 (cl. 56.07-4) Urban run-off management objectives</p>	<ul style="list-style-type: none"> • The objectives are met. • The standards are met. <p>Stormwater run-off from the newly created allotments will be directed into the proposed stormwater drainage network which has been designed to integrate with the existing drainage network surrounding the site to the satisfaction of the responsible authority. All stormwater management assets will be designed to the satisfaction of the responsible authority.</p>
<p>Standard C26 (cl. 56.08-1) Site management objectives</p>	<ul style="list-style-type: none"> • The objectives are met. • The standards are met. <p>The site will be managed during the construction phase in accordance with Council's requirements.</p>

<p>Standard C27 (cl. 56.09-1) Shared trenching objectives</p>	<ul style="list-style-type: none"> • The objectives are met. • The standards are met. <p>Services will be designed and constructed to link in with existing facilities. Reticulated water, sewerage, electricity, gas and telephone services will be connected to the newly created allotments to the satisfaction of the relevant authorities and shared trenching will be utilised where appropriate.</p>
<p>Standard C28 (cl. 56.09-2) Electricity, telecommunications and gas objectives</p>	<ul style="list-style-type: none"> • The objectives are met. • The standards are met. <p>The new allotments will be connected to the Victorian Electricity grid, telecommunications network and natural gas supply. These connections will be from existing infrastructure in proximity to the site and to the satisfaction of the responsible authorities.</p>
<p>Standard C29 (cl. 56.09-3) Fire hydrants objective</p>	<ul style="list-style-type: none"> • The objectives are met. • The standards are met. <p>Fire hydrants will be provided to the site so that the distance between the fire hydrant and the rear of each lot does not exceed 120m and that they are no more than 200m apart. The detailed location of these will be developed as part of servicing arrangements for the site should the planning permit be supported by Council.</p>
<p>Standard C30 (cl. 56.09-4) Public lighting objective</p>	<ul style="list-style-type: none"> • The objectives are met. • The standards are met. <p>Public lighting will be provided as required by the responsible authority for a development of this type within this locality.</p>

6 CONCLUSION

The proposed staged twenty-two (22) lot residential subdivision, development of retarding basin and removal of native vegetation meets the requirements of the Macedon Ranges Planning Scheme.

The design of the subdivision, road and drainage infrastructure and new streetscape have carefully considered existing site opportunities and constraints, avoiding removal of trees as much as possible, whilst providing for efficiency of residential use within the Woodend township. The removal of vegetation has been appropriately assessed as detailed at **Attachment 5**.

The proposed subdivision will create lots that are contextual with the surrounding neighbourhood and the new streetscape will contribute to native vegetation in the area. The proposed development will provide additional housing supply in a location and on a site suitable for further residential construction.

The proposal is commended to Council and, on behalf of our client, we look forward to a positive outcome from the application.