



Application for Planning Permit for a Subdivision

Supplied by Jodie Crick
Submitted Date 06/02/2025

Application Details

Application Type Planning Permit for a Subdivision
Version 1
Applicant Reference Number 24H0205
Application name or Estate name Katrina Shirrefs
Responsible Authority Name West Wimmera Shire Council
Responsible Authority Reference Number(s) (Not Supplied)
SPEAR Reference Number S237464B
Application Status Submitted
Planning Permit Issue Date NA
Planning Permit Expiry Date NA

The Land

Primary Parcel 201 LAKE STREET, EDENHOPE VIC 3318
Crown Allotment No 8
Section No 31
Parish Name EDENHOPE
SPI 8~31\PP5266
CPN 1021468
Zone: 32.05 Township

The Proposal

Plan Number (Not Supplied)
Number of lots 2
Proposal Description 2-lot subdivision
Estimated cost of the development for which a permit is required \$ 0

Existing Conditions

Existing Conditions Description The site contains land used for an existing dwelling
Title Information - Does the proposal breach an encumbrance on Title? Encumbrances on title, such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope do not apply.

Applicant Contact

Applicant Contact Angela Plazzer
Ferguson Perry Surveying Pty Ltd
62 McLachlan Street, Horsham, VIC, 3400
Business Phone: 53822023
Email: aplazzer@fergusonperry.com.au

Applicant

Applicant

Business Phone: [REDACTED]
Email: [REDACTED]

Owner
Owner

(Owner details as per Applicant)

Declaration

I, Jodie Crick, declare that the owner (if not myself) has been notified about this application.

I, Jodie Crick, declare that all the information supplied is true.

Authorised by
Organisation

Jodie Crick
Ferguson Perry Surveying Pty Ltd

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 03366 FOLIO 110

Security no : 124121799553K
Produced 06/02/2025 10:53 AM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 8 Section 31 Township of Edenhope Parish of Edenhope.

REGISTERED PROPRIETOR

Estate Fee Simple
Sole

AU177106X 26/03/2021

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY372844L 04/09/2024
BENDIGO AND ADELAIDE BANK LTD

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP349192D 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: 201 LAKE STREET EDENHOPE VIC 3318

ADMINISTRATIVE NOTICES

NIL

eCT Control 19018X ADELAIDE BANK
Effective from 06/09/2024

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 349192D
Location of Land Parish: EDENHOPE Township: EDENHOPE Section: 31 Crown Allotment: 8 Crown Portion: Last Plan Reference: Derived From: VOL 3366 FOL 110 Depth Limitation: 50 FEET		Notations SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 3366 FOL. 110 AND NOTED ON SHEET 2 OF THIS PLAN ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN	
Description of Land / Easement Information		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 09/03/2000 VERIFIED: AA	
COLOUR CODE Y = YELLOW			
LENGTHS ARE IN LINKS	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 2 sheets	

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

containing *two rods and two perches more or less being all the right of action hereby given in the town of Edenburg South of Edenburg* *County of Sevier* *All that tract of land in the said State*

delimited with the measurements and abatals thereof in the map drawn in the margin of these presents and therein coloured yellow. Provided nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any spring or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth. Extending nevertheless unto us our heirs and successors all gold and silver and auriferous and argenteiferous earths and stone and all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon and under and within the boundaries of the land hereby granted. And also reserving to us our heirs and successors free liberty and authority for us our heirs and successors and our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver copper tin antimony coal and all other metals and minerals and mineral ores and to extract and remove therefrom any gold silver and any auriferous and argenteiferous earth or stone copper tin antimony coal and all other metals and minerals and mineral ores and to search for and work dispose of and carry away the gold silver copper tin antimony coal metals minerals and their ores and the mines metals and minerals in the land lying in upon and under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver copper tin antimony coal and other metals and minerals and mineral ores and the working of all mines seams lodes and deposits containing gold silver copper tin antimony coal and other metals and minerals and mineral ores in upon or under the land hereby granted

Provided always that the said land is and shall be subject to be resumed for mining purposes under Section 180 of the Land Act 1901. And provided also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a licence to search for metals or minerals or of a mining or mineral lease to enter therein and to mine for gold silver copper tin antimony coal and other metals and minerals and mineral ores and to erect and to occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those on which the holder of a miner's right or of a mining or mineral lease had at the date of these presents the right to mine for gold and silver in and upon Crown lands. Provided that compensation shall be paid to the said GRANTEE

his heirs executors administrators assigns and transferees by such person for surface damage to be done to such lands by reason of mining thereon such compensation to be determined as provided for the time being by law for the case of land resumed for mining purposes and the payment thereof to be a condition precedent to such right of entry.

PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 06 February 2025 11:02 AM

PROPERTY DETAILS

Crown Description: **Allot. 8 Sec. 31 TOWNSHIP OF EDENHOPE**
Address: **201 LAKE STREET EDENHOPE 3318**
Standard Parcel Identifier (SP): **8-31\PP5266**
Local Government Area (Council): **WEST WIMMERA**
Council Property Number: **1021468**
Planning Scheme: **West Wimmera**
Directory Reference: **Vicroads 543 Q3**

www.westwimmera.vic.gov.au

[Planning Scheme - West Wimmera](#)

UTILITIES

Rural Water Corporation: **Grampians Wimmera Mallee Water** is active Council:
Urban Water Corporation: **Grampians Wimmera Mallee Water** is active Assembly:
Municipal Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

STATE ELECTORATES

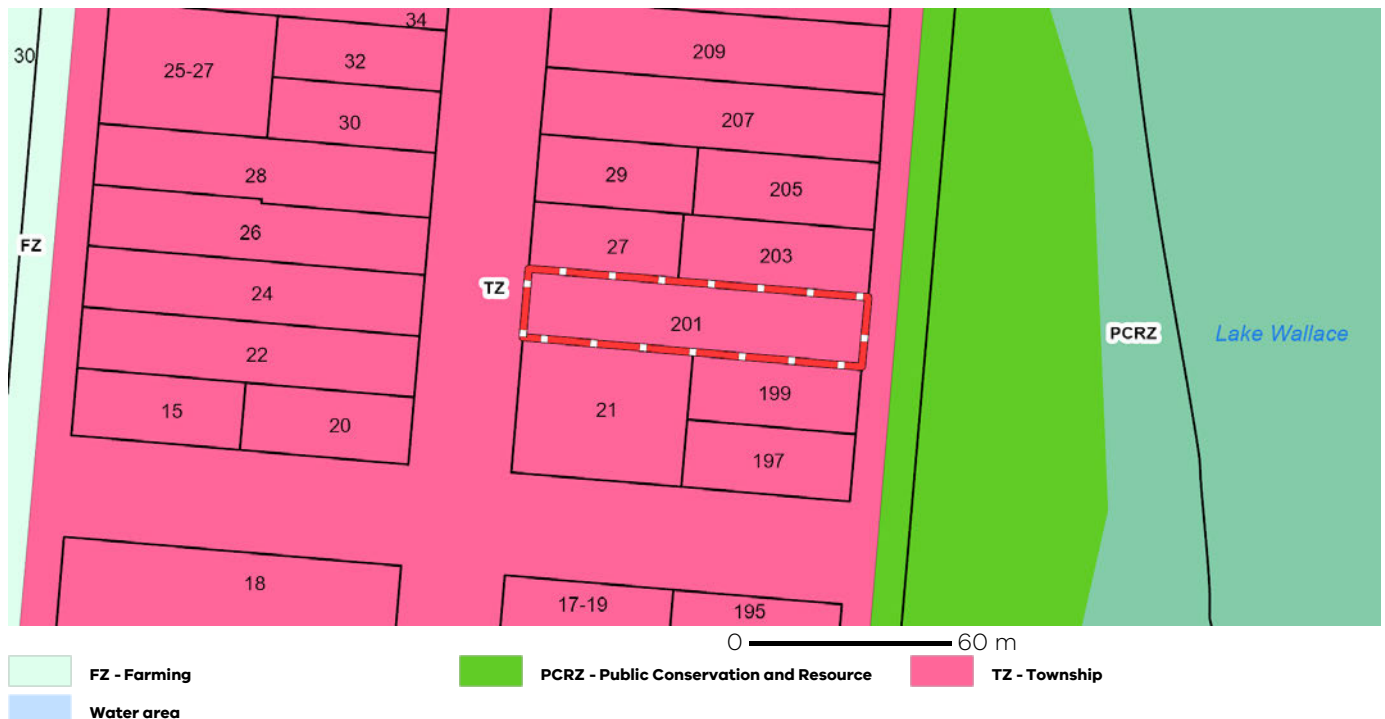
WESTERN VICTORIA
LOWAN
OTHER
Registered Aboriginal Party: **Barengi Gadjin Land Council**
Aboriginal Corporation

[View location in VicPlan](#)

Planning Zones

[TOWNSHIP ZONE \(TZ\)](#)

[SCHEDULE TO THE TOWNSHIP ZONE \(TZ\)](#)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic)

PLANNING PROPERTY REPORT: Allot 8 Sec 31 TOWNSHIP OF EDENHOPE

Page 1 of 5

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)



Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this parcel is an area of cultural heritage sensitivity.

Areas of cultural heritage sensitivity are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

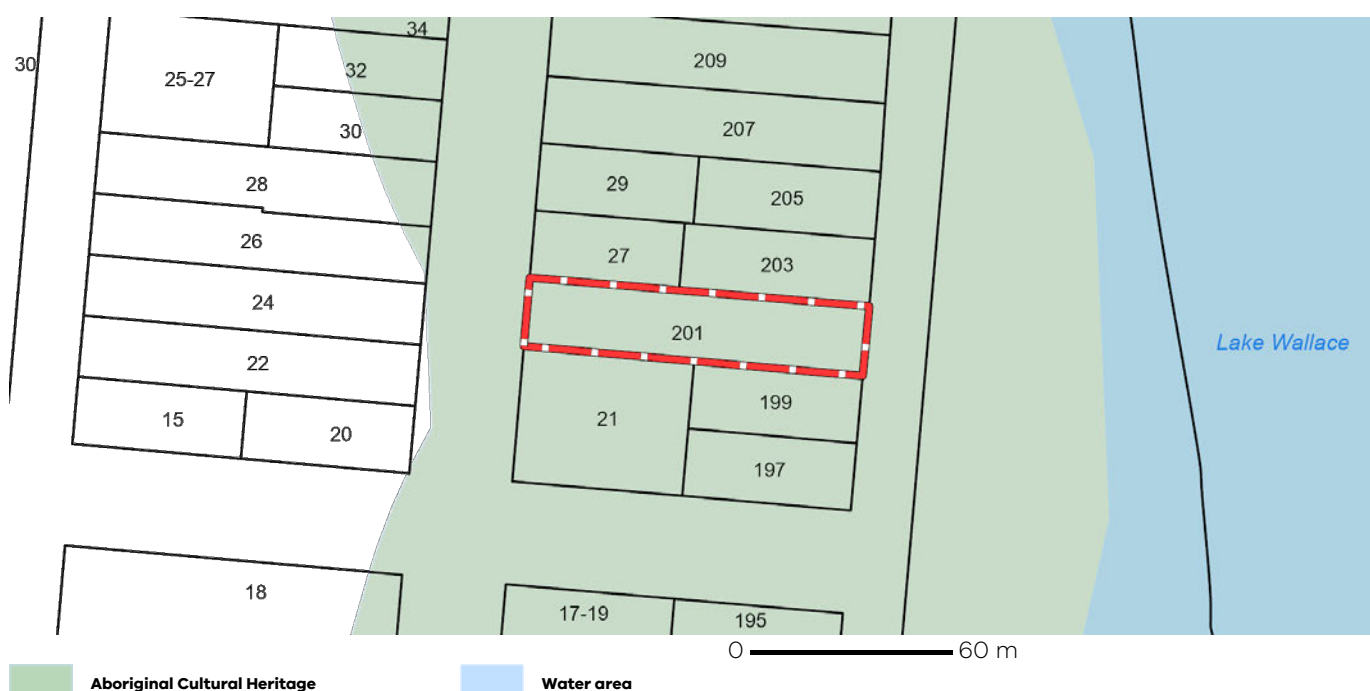
Under the Aboriginal Heritage Regulations 2018, areas of cultural heritage sensitivity are one part of a two part trigger which require a cultural heritage management plan be prepared where a listed high impact activity is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aav.nrms.net.au/aavQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on 4 February 2025.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

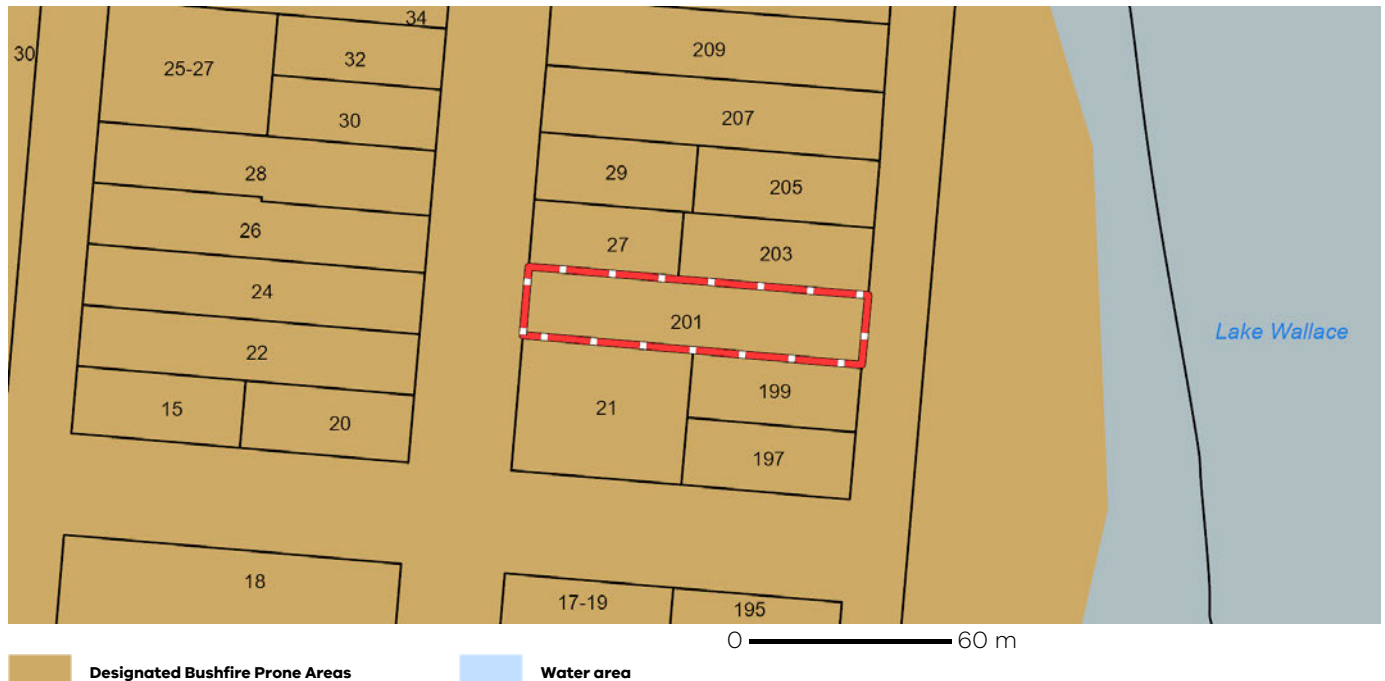
For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

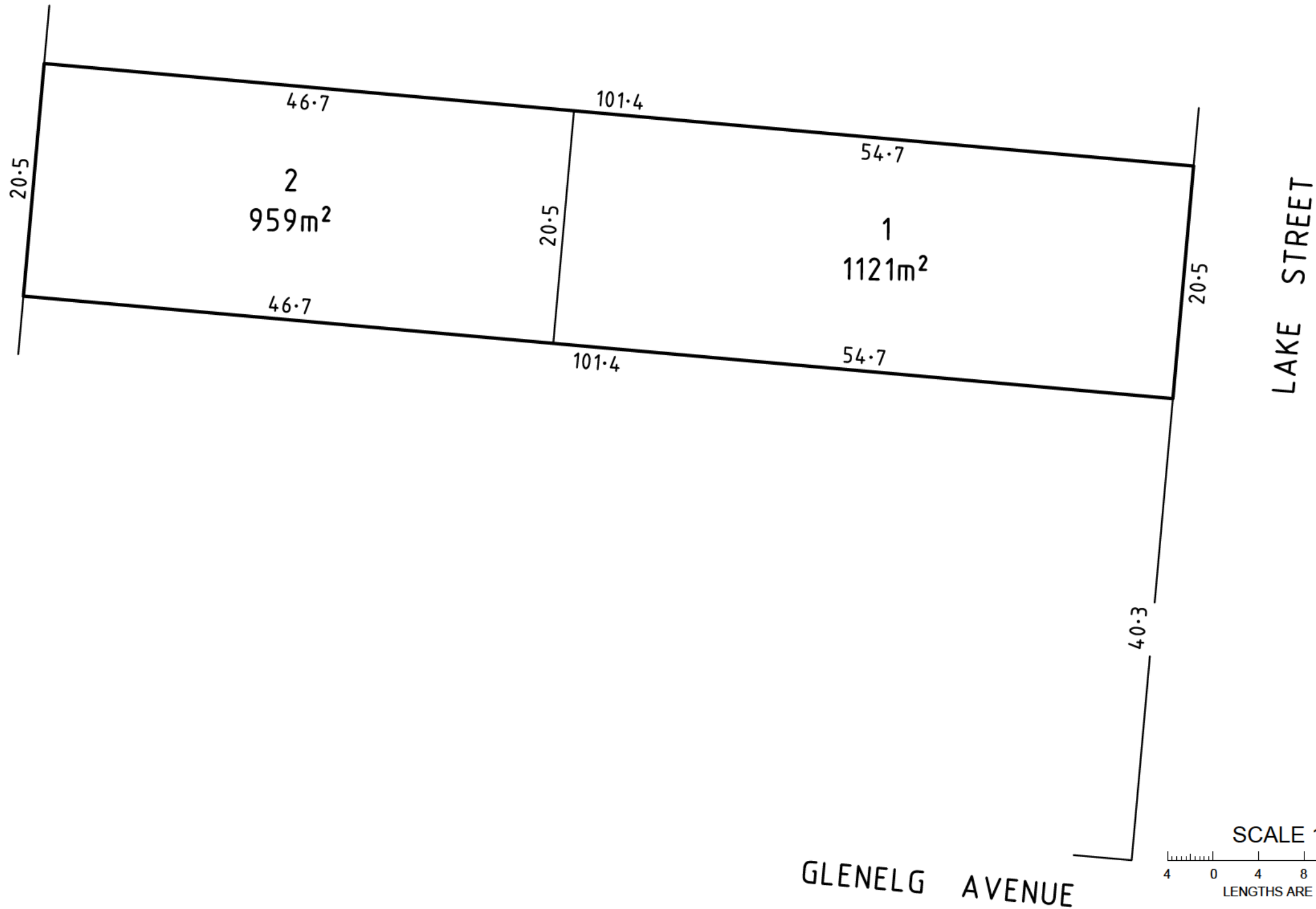
Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](#) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](#)

WANNON AVENUE



Ferguson Perry Surveying Pty Ltd
62 McLachlan Street Horsham,
Victoria 3400
ABN 76126 194 483

T (03) 5382 2023
F (03) 5381 1544
E admin@fergusonperry.com.au

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+ Construction + Mining +
+ Spatial Information Management +



SURVEYORS REF.

24H0205

09/07/24
DRAWN BY: G.H.

NOTATIONS

THE DIMENSIONS SHOWN HEREON ARE APPROXIMATE
AND ARE SUBJECT TO SURVEY.
SUBDIVISION BOUNDARIES HAVE BEEN ESTIMATED FROM
AERIAL PHOTOGRAPHY FOR CONCEPTUAL PURPOSES.
SURVEY WILL ACCORD WITH THE BOUNDARY LAYOUT,
BUT DISTANCES MAY VARY IN EXCESS OF 10m.

PLAN OF PROPOSED SUBDIVISION

201 LAKE STREET, EDENHOPE
PARISH OF EDENHOPE
CROWN ALLOTMENT 8 SECTION 31

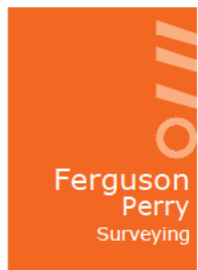


Ferguson Perry Surveying Pty Ltd
62 McLachlan Street Horsham,
Victoria 3400
ABN 76126 194 483

T (03) 5382 2023
F (03) 5381 1544
E admin@fergusonperry.com.au

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SURVEY WILL ACCORD WITH THE BOUNDARY LAYOUT, BUT
DISTANCES MAY VARY IN EXCESS OF 10m.

**PLAN OF PROPOSED SUBDIVISION
SHOWING EXISTING FEATURES**

**201 LAKE STREET, EDENHOPE
PARISH OF EDENHOPE
CROWN ALLOTMENT 8 SECTION 31**

Our Ref: 24H0205

PLANNING REPORT

Proposed 2-Lot Subdivision at 201 Lake Street, Edenhope

SUPPORTING DOCUMENTS IN SPEAR

- Plan of Proposed Subdivision
- Plan of Proposed Subdivision Showing Existing Features
- Copy of Title Search
- Planning Property Report



Our reference number	24H0205
Date	23/09/2024
Version	1.0
Prepared by	Angela Plazzer <i>Bachelor Urban, Rural and Environmental Planning, La Trobe University</i> Planning Manager/Office Manager, Ferguson Perry Surveying Pty Ltd



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1. Introduction

This application seeks a planning permit for a 2-lot subdivision of Crown Allotment 8 Section 31 Township of Edenhope at 201 Lake Street, Edenhope. The land is described in Certificate of Title Volume 03366 Folio 110.

The land is zoned TZ and is not subject to any overlays. This report provides a response to the requirements of the TZ and the Decision Guidelines of Clause 65 as well as relevant policies of the West Wimmera Planning Scheme.



Figure 1 Subject site outlined in blue (DEECA)

2. Application details

Land description:	Crown Allotment 8 Section 31 Township of Edenhope
Address:	201 Lake Street, Edenhope
Proposal:	2-lot subdivision
Scheme:	West Wimmera Planning Scheme
Zone:	Township Zone
Overlays:	None

3. Site and surround



Figure 2 Aerial photo of site (POZI)

The subject site comprises Crown Allotment 8 Section 31 Township of Edenhope at 201 Lake Street, Edenhope. The site has a total area of 2080m² and is rectangular in shape. The site contains an existing dwelling fronting Lake Street and two sheds. The site takes access from a crossover to Lake Street and a crossover to Wannon Avenue.

The site abuts lots containing dwellings to the north and south. The broader area surrounding the site contains land zoned TZ mostly comprising dwellings and land zoned Public Conservation and Resource Zone containing Lake Wallace. Lots on land zoned TZ in the surrounding area vary in shape, orientation and size in the range of around 900m² to 2000m².

4. Proposal

The application proposes a 2-lot subdivision of the land in order to create a vacant lot. It is proposed that Lot 1 will have an area of 1121m² and will contain the existing dwelling and sheds. Access to Lot 1 will be taken from the existing crossover to Lake Street.

It is proposed that Lot 2 will have an area of 959m² and will consist of vacant land. Lot 2 will take access from the existing crossover to Wannon Avenue. Both lots will be fully serviced by reticulated water, sewerage and electricity and will have access to nbn[®] Fibre to the Premises (FTTP). Please see the plans submitted for endorsement with this application on SPEAR for further details.

5. Permit triggers

A permit is required under Clause 32.05-5 of the West Wimmera Planning Scheme to subdivide land.

6. Planning provisions

Zoning

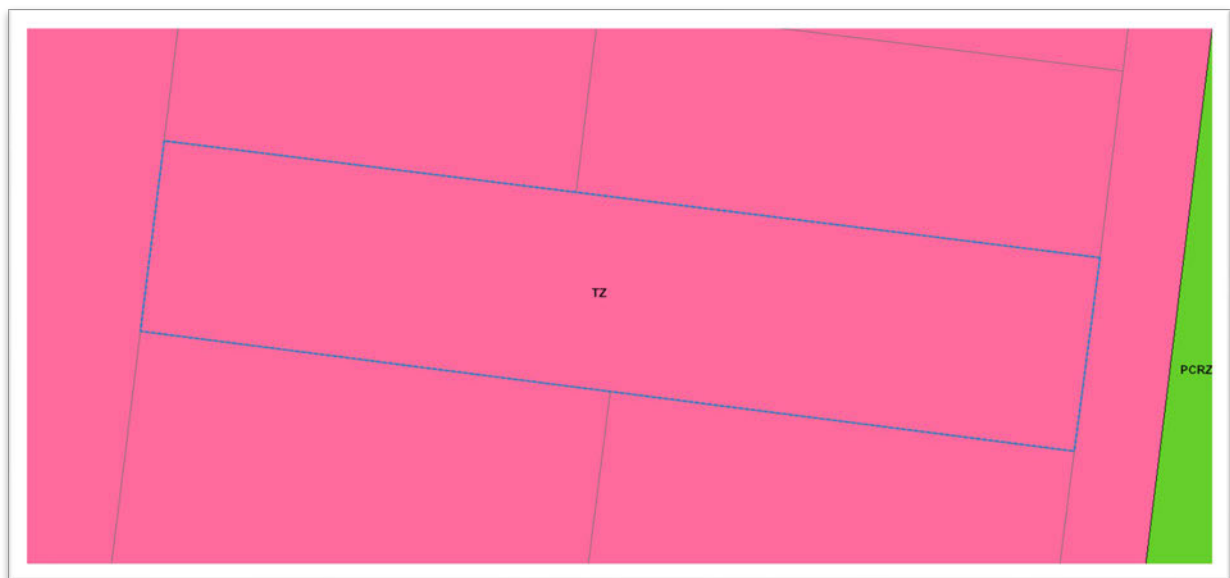


Figure 3 Zoning map (DEECA)

Township Zone

The purpose of the TZ outlined at **Clause 32.05** is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for residential development and a range of commercial, industrial and other uses in small towns.
- To encourage development that respects the neighbourhood character of the area.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Comment

The proposed subdivision is in keeping with the purpose of the TZ as it will create a lot to accommodate the existing dwelling and a vacant lot suitable for future residential development. The layout of the proposed subdivision is consistent with the character of the neighbourhood and both lots are well-located in relation to services and amenities.

Clause 35.05-5 (Subdivision) states that an application to subdivide land for 2 lots must meet the objectives and should meet the standards of Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5 and 56.06-8 to 56.09-2. A response to the objectives and standards of Clause 56 is in Table 2 below.

Table 1 Clause 56 Assessment

Clause and objective	Standard	Comment
Clause 56.03-5 Neighbourhood character objective To design subdivisions that respond to neighbourhood character.	Standard C6 Subdivision should: <ul style="list-style-type: none"> 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 and standard achieved ✓ The proposed subdivision is respectful of the existing neighbourhood area and will integrate seamlessly with the surrounding urban environment.
Clause 56.04-1 Lot diversity and distribution objectives To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services. To provide higher housing densities within walking distance of activity centres.	Standard C7 A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme. Lot sizes and mix should achieve the average net residential density specified in any zone or overlay that applies to the land or in any relevant policy for the area set out in this scheme. A range and mix of lot sizes should be provided including lots suitable for the development of: <ul style="list-style-type: none"> Single dwellings. Two dwellings or more. Higher density housing. 	Objective and standard achieved ✓ There is no housing strategy, plan or policy for the area set out in West Wimmera Planning Scheme. There is also no residential density specified in the TZ that applies to the land or in any policy for the area set out in the West Wimmera Planning Scheme. The proposed lots will be suitable to accommodate an

<p>To achieve increased housing densities in designated growth areas.</p> <p>To provide a range of lot sizes to suit a variety of dwelling and household types.</p>	<ul style="list-style-type: none"> Residential buildings and Retirement villages. <p>Unless the site is constrained by topography or other site conditions, lot distribution should provide for 95 per cent of dwellings to be located no more than 400 metre street walking distance from the nearest existing or proposed bus stop, 600 metres street walking distance from the nearest existing or proposed tram stop and 800 metres street walking distance from the nearest existing or proposed railway station.</p> <p>Lots of 300 square metres or less in area, lots suitable for the development of two dwellings or more, lots suitable for higher density housing and lots suitable for Residential buildings and Retirement villages should be located in and within 400 metres street walking distance of an activity centre.</p>	<p>existing dwelling on each. There is no localised public transport service in Edenhope.</p>
<p>Clause 56.04-2 Lot area and building envelopes objective</p> <p>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.</p>	<p>Standard C8</p> <p>An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows:</p> <ul style="list-style-type: none"> 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. <p>Lots of between 300 square metres and 500 square metres should:</p> <ul style="list-style-type: none"> 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 	<p>Objective and standard achieved ✓</p> <p>The proposed lots are able to contain rectangles measuring 10m x 15m and solar access for the existing dwelling and any future dwellings and their ability to meet energy rating requirements of the Building Regulations will be protected.</p>

	<p>boundary wall is nominated as part of the building envelope.</p> <p>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.</p> <p>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.</p> <p>A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless:</p> <ul style="list-style-type: none"> • 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. <p>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:</p> <ul style="list-style-type: none"> • 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. <p>Lot dimensions and building envelopes should protect:</p> <ul style="list-style-type: none"> • Solar access for future dwellings and support the siting and design of 	
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	<p> dwellings that achieve the energy rating requirements of the Building Regulations.</p> <ul style="list-style-type: none"> • Existing or proposed easements on lots. • Significant vegetation and site features 	
<p>Clause 56.04-3 Solar orientation of lots objective</p> <p>To provide good solar orientation of lots and solar access for future dwellings.</p>	<p>Standard C9</p> <p>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:</p> <ul style="list-style-type: none"> • 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. 	<p>Objective and standard achieved ✓</p> <p>The proposed lots will have adequate solar access for existing and future dwellings.</p>
<p>Clause 56.04-4 Street orientation objective</p> <p>To provide a lot layout that contributes to community social interaction, personal safety and property security.</p>	<p>Standard C10</p> <p>Subdivision should increase visibility and surveillance by:</p> <ul style="list-style-type: none"> • Ensuring lots front all roads and streets and avoid the side or rear of lots being oriented to connector streets and arterial roads. • 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. 	<p>Objective and standard achieved ✓</p> <p>Proposed Lot 1 will front Lake Street and Lot 2 will front Wannon Avenue ensuring good passive surveillance and visibility.</p>
<p>Clause 56.04-5 Common area objectives</p> <p>To identify common areas and the</p>	<p>Standard C11</p> <p>An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</p>	<p>N/A</p> <p>No common property is proposed to be created.</p>

<p>purpose for which the area is commonly held.</p> <p>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</p> <p>To maintain direct public access throughout the neighbourhood street network.</p>	<ul style="list-style-type: none"> • 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. 	
<p>Clause 56.05-1 Integrated urban landscape objectives</p> <p>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.</p> <p>To incorporate natural and cultural features in the design of streets and public open space where appropriate.</p>	<p>Standard C12</p> <p>An application for subdivision that creates streets or public open space should be accompanied by a landscape design. The landscape design should:</p> <ul style="list-style-type: none"> • 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- 	<p>N/A</p> <p>No streets or public open space is proposed to be created.</p>

<p>To protect and enhance native habitat and discourage the planting and spread of noxious weeds.</p> <p>To provide for integrated water management systems and contribute to drinking water conservation</p>	<p>off including wetlands and other water sensitive urban design features in streets and public open space.</p> <ul style="list-style-type: none"> • 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. 	
<p>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.</p> <p>To provide safe and direct movement through and between neighbourhoods by</p>	<p>Standard C15 The walking and cycling network should be designed to:</p> <ul style="list-style-type: none"> • 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. 	<p>N/A There are no proposed changes to walking and cycling networks.</p>

<p>pedestrians and cyclists.</p> <p>To reduce car use, greenhouse gas emissions and air pollution.</p>	<ul style="list-style-type: none"> • 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. 	
<p>Clause 56.06-4 Neighbourhood street network objective</p> <p>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.</p>	<p>Standard C17</p> <p>The neighbourhood street network must:</p> <ul style="list-style-type: none"> • Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, shared paths, footpaths and public transport routes. • Provide clear physical distinctions between arterial roads and neighbourhood street types. • Comply with the Roads Corporation's arterial road access management policies. • Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport. • Provide safe and efficient access to activity centres for commercial and freight vehicles. • Provide safe and efficient access to all lots for service and emergency vehicles. • Provide safe movement for all vehicles. • Incorporate any necessary traffic control measures and traffic management infrastructure. 	<p>N/A</p> <p>There are no proposed changes to the neighbourhood street networks proposed.</p>

	<p>The neighbourhood street network should be designed to:</p> <ul style="list-style-type: none"> • 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 culs-de-sac. • Provide for service and emergency vehicles to safely turn at the end of a dead-end street. 	
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	<ul style="list-style-type: none"> • 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. 	
<p>Clause 56.06-5 Walking and cycling network detail objectives</p> <p>To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities.</p> <p>To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</p>	<p>Standard C18 Footpaths, shared paths, cycle paths and cycle lanes should be designed to:</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ○ 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 	<p>N/A There are no proposed changes to footpaths, shared paths, cycle paths and cycle lanes.</p>

	ramps required for the movement of people with disabilities.	
<p>Clause 56.06-7 Neighbourhood street network detail objective</p> <p>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.</p>	<p>Standard C20</p> <p>The design of streets and roads should:</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ○ Enable the carriage of vehicles. ○ Avoid damage by construction vehicles and equipment. • Ensure street pavements are of sufficient quality and durability for the: 	<p>N/A</p> <p>There are no proposed new streets or roads.</p>

	<ul style="list-style-type: none"> ○ 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. <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ○ 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. <p>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.</p> <p>A street detail plan should be prepared that shows, as appropriate:</p> <ul style="list-style-type: none"> • 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. 	
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	<ul style="list-style-type: none"> • 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. 	
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.	Objective and standard achieved ✓ The proposed lots will take vehicular access from existing crossovers to Lake Street and Wannon Avenue.
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: <ul style="list-style-type: none"> • 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 and standard achieved ✓ The proposed lots will be connected to existing mains water.
Clause 56.07-2 Reused and recycled water objective	Standard C23 Reused and recycled water supply systems must be: <ul style="list-style-type: none"> • Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, 	N/A There are no reused and recycled water supply systems proposed as part of this subdivision.

	<p>Environment Protection Authority and Department of Health and Human Services.</p> <ul style="list-style-type: none"> • Provided to the boundary of all lots in the subdivision where required by the relevant water authority 	
<p>Clause 56.07-3 Waste water management objective</p> <p>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</p>	<p>Standard C24</p> <p>Waste water systems must be:</p> <ul style="list-style-type: none"> • Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority. • Consistent with any relevant approved domestic waste water management plan. <p>Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p>	<p>Objective and standard achieved ✓</p> <p>The proposed lots will be connected to reticulated sewerage to the satisfaction of GWMWater.</p>
<p>Clause 56.07-5 Stormwater management objective</p> <p>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.</p>	<p>Standard C25</p> <p>The stormwater management system must be:</p> <ul style="list-style-type: none"> • Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. • Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of 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 	<p>Objective and standard achieved ✓</p> <p>Stormwater and drainage infrastructure will be provided to the satisfaction of West Wimmera Shire Council.</p>

	<p>approved by the relevant drainage authority and there are no detrimental downstream impacts.</p> <ul style="list-style-type: none"> Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces. <p>The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.</p> <p>For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:</p> <ul style="list-style-type: none"> 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. <p>For storm events greater than 20% AEP and up to and including 1% AEP standard:</p> <ul style="list-style-type: none"> 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 $d_a V_{ave} < 0.35 \text{ m}^2/\text{s}$ (where, d_a = average depth in metres and V_{ave} = average velocity in metres per second). <p>The design of the local drainage network should:</p>	
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	<ul style="list-style-type: none"> • 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. <p>Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.</p>	
<p>Clause 56.08-1 Site management objectives</p> <p>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</p> <p>To protect the site and surrounding area from environmental degradation or nuisance prior to and during</p>	<p>Standard C26</p> <p>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:</p> <ul style="list-style-type: none"> • Erosion and sediment. • Dust. • Run-off. • Litter, concrete and other construction wastes. • Chemical contamination. • Vegetation and natural features planned for retention. 	<p>Objective and standard achieved ✓</p> <p>Any works associated with the subdivision will be subject to site management controls to the satisfaction of West Wimmera Shire Council.</p>

<p>construction of subdivision works.</p> <p>To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</p>	<p>Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.</p>	
<p>Clause 56.09-1 Shared trenching objectives</p> <p>To maximise the opportunities for shared trenching.</p> <p>To minimise constraints on landscaping within street reserves</p>	<p>Standard C27</p> <p>Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.</p>	<p>Objective and standard achieved ✓</p> <p>Any new connections will be provided in shared trenching where possible.</p>
<p>Clause 56.09-2 Electricity and telecommunications objectives</p> <p>To provide public utilities to each lot in a timely, efficient and cost effective manner.</p> <p>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p>	<p>Standard C28</p> <p>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.</p> <p>Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.</p> <p>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</p>	<p>Objective and standard achieved ✓</p> <p>Any new electricity and telecommunications services will be designed and constructed in accordance with the requirements of each service provider.</p>

	boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.	
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: <ul style="list-style-type: none"> • A maximum distance of 120 metres from the rear of the each lot. • No more than 200 metres apart. Hydrants and fire plugs must be compatible with the relevant fire service equipment. Where the provision of fire hydrants and fire plugs does not comply with the requirements of standard C29, fire hydrants must be provided to the satisfaction of the relevant fire authority.	Objective and standard achieved ✓ If required, fire hydrants will be provided to the satisfaction of the Country Fire Authority.
Clause 56.09-5 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 and standard achieved ✓ Public lighting is provided Lake Street and Wannon Avenue.

7. Planning Policy Framework

Clause 02.03-1 (Settlement) identifies Edenhope as the administrative centre for the Shire and highlights the importance of Lake Wallace in the formation of the character of the township and for its unique residential amenity. The strategic directions outlined in the policy include providing sufficient land and directing growth to the major townships such as Edenhope and minimising any detrimental impact of development on the landscape, the environment and existing character. In line with this policy, the proposed subdivision will facilitate growth in an established residential area of Edenhope close to Lake Wallace by providing an additional vacant lot for residential development.

Clause 02.03-6 (Housing) states that a more diverse range of housing is required to meet the needs of the aging population and encourages urban consolidation in areas that have the physical infrastructure, community facilities and commercial facilities to support the population. The strategic directions outlined in the policy include encouraging higher densities of housing in existing settlements, a diversity of housing types and lot sizes and facilitating more affordable housing options. The proposed subdivision aligns this policy as it will facilitate urban consolidation and infill development in an established residential area of Edenhope and may lead to greater affordability and diversity of housing in the township.

Clause 11.01-1L-01 (Settlement – Edenhope) outlines strategies which include promoting low density development in lifestyle living areas, as identified on the Edenhope Framework Plan. The proposed subdivision is consistent with this policy as it will facilitate new low density residential development on the subject site which is identified in the Edenhope Framework Plan as “residential”.

Clause 11.01-1R (Settlement – Wimmera Southern Mallee) seeks to support the ongoing growth and development of Edenhope as a key service hub and to provide for easy access to housing and an ongoing supply of greenfield and infill residential land. The proposed subdivision is in keeping with the policy as it will create a lot to accommodate an existing dwelling and a vacant lot suitable for new residential development in Edenhope.

Clauses 16.01-2S (Housing affordability) seeks to deliver more affordable housing closer to jobs, transport and services through the implementation of strategies which include:

- 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.

In accordance with the policy, the proposed subdivision will increase the supply of serviced vacant lots for housing and may lead to greater housing affordability and diversity. Furthermore, the proposed lots will have good connectivity to existing roads and will be within 1km of open space at Lake Wallace and the Edenhope Golf Club.

8. Aboriginal Cultural Heritage Sensitivity

The site is located within an area of Aboriginal Cultural Heritage Sensitivity. However, as it is a 2-lot subdivision, a Cultural Heritage Management Plan (CHMP) is not required by the Aboriginal Heritage Regulations 2018.

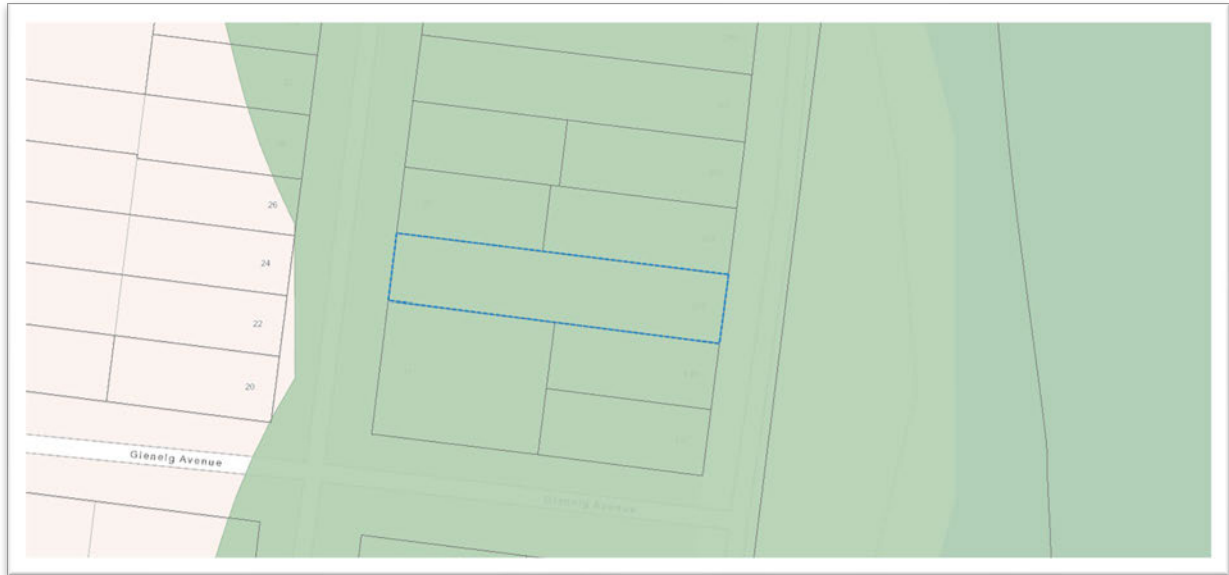


Figure 4 Map showing area of Aboriginal Cultural Heritage Sensitivity in green (DEECA)

9. Clause 65 Decision Guidelines

Clause 65.01 (Approval of an application or plan)

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- 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.

Comment

All relevant clauses of the West Wimmera Planning Scheme have been addressed by the applicant and the proposal is consistent with the objectives of planning in Victoria and the orderly planning of the area. As discussed in section 6 of this report, the proposal meets the purpose and satisfies the requirements outlined in the TZ. The proposal will not adversely impact water quality or the natural physical features nor the quality of the stormwater within and exiting the site. There will also be no impact on native vegetation as a result of the proposal. The site is located in a designated bushfire prone area and the land will continue to be managed to mitigate the risk of bushfire to an acceptable level.

Clause 65.02 (Approval of an application to subdivide land)

Before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:

- *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 area and dimensions of each lot in the subdivision.*
- *The design and siting of buildings having regard to safety and the risk of spread of fire.*
- *The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.*
- *If the land is not seweraged and no provision has been made for the land to be seweraged, the capacity of the land to treat and retain all sewage and sullage 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.*

Comment

The land is suitable for the proposed subdivision as the proposed new lots will be fully serviced and able to accommodate the existing dwelling as well as future new residential development. There is currently a lack of affordable housing available in the region and this proposal may alleviate this problem by providing a new lot for infill residential development. There will be no increase in the risk of spread of fire or threats to safety as a result of the proposal and the removal of native vegetation will not be required.

10. Conclusion

The proposed subdivision will have a positive outcome with regard to state and local planning policies and will have no foreseeable negative impacts on the physical features of the site or surrounding land. On this basis, the proposed subdivision should be supported by West Wimmera Shire Council subject to fair and reasonable conditions.