

# **PERMIT APPLICATION**

**2 Lot Subdivision**

**Address:**

**5-9 Wills Street, Korumburra**

**Owner/Applicant:**

**Denise Trani**

## **1. INTRODUCTION**

The applicant, Ms Denise Trani, is making an application to South Gippsland Shire Council for planning approval to subdivide land at 5-9 Wills Street, Korumburra into two (2) lots.

This report provides an assessment of the proposal having regard to the provisions of the South Gippsland Planning Scheme.

## **2. SITE AND SURROUNDS**

### **2.1 SUBJECT SITE**

The subject site is located at 5-9 Wills Street, Korumburra and is described as Plan of Consolidation 366757, Township and Parish of Korumburra.

The title to the land does not contain any restrictive covenants. A copy of the Certificate of Title is contained in **Attachment A**.

Wills Street is in two sections, the top of Wills Street runs from Station Street and ends in the applicant's existing driveway. The lower section of Wills Street runs off Gordon Street and ends at the driveway to 17 – 23 Wills Street. The section between the applicant's driveway and Gordon Street is an unformed road.

The allotment is rectangular in shape with the eastern and western boundaries measuring 70.41 metres. The northern and southern boundaries measure 80.46 metres. The total area of the site measures approximately 5665 m<sup>2</sup>. The site contains a dwelling and garage.

Access to the current dwelling is from Wills Street. This access will be widened to allow Lot 2 to utilise the existing driveway, while a new crossover and driveway will be constructed for Lot 1. This access will be constructed to meet the South Gippsland Shire Council standards.

### **2.2 SURROUNDING AREA**

The site has neighbouring residential properties with dwellings on two boundaries. The lots on the Wills Street boundary are small township lots and the lots on the lower section of Wills Street are rural residential lots. The property boundary on the lower section of Wills Street adjoins an easement and the boundary on northern side adjoins vacant land owned by Murray Goulburn.

The property is within the 300 metre zone (Clause 52.10) of Burra Foods. The current owner who proposes to build a new dwelling on Lot 1 is aware of the issues that come with living within the vicinity of Burra Foods and the proposed environmental overlay currently before the Planning Minister.

Wills Street is a sealed road with open drainage. A locality plan is contained in **Attachment B**.



### **3. THE PROPOSAL**

It is proposed to divide the subject land into two lots. A plan of the proposed subdivision is contained in **Attachment C**.

Lot 1 will measure approximately 1875 sq.m and will be a vacant lot. Lot 1 will have a new crossover and driveway from Wills Street.

Lot 2 will measure approximately 3790 sq.m and will contain the existing dwelling and shed. Lot 2 will utilise the existing crossover and driveway.

The current access to this driveway off Wills Street will be widened to South Gippsland Shire Council standards to accommodate the two separate driveways. (This has been discussed with Alan Landers and Rob Jenner).

### **4. PLANNING CONTROLS**

#### **4.1 ZONING AND OVERLAYS**

The subject land is zoned Residential 1 under the South Gippsland Planning Scheme. There are no Overlays on this property. (The owner is aware of the proposed Environmental Significance Overlay that is currently being processed by the South Gippsland Shire Council for the area around Burra Foods).

The purpose of the Residential Zone is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To provide for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households.
- To encourage residential development that respects the neighbourhood character.
- In appropriate locations, to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs.

In accordance with Clause 32.01-2 of the General Residential 1 Zone, a permit is required to subdivide land.

## **5. PLANNING CONSIDERATIONS**

An application for subdivision must also meet the requirements of Clause 56 of the Scheme.

### **5.1 CLAUSE 56 OF THE SOUTH GIPPSLAND PLANNING SCHEME**

In accordance with Clause 32.08-2 of the South Gippsland Planning Scheme, an application to subdivide land must be accompanied by an assessment of how the proposed lot design meets the objectives of Clause 56.

The following analysis against the objectives of Clause 56 is provided.

#### **56.03-5 NEIGHBOURHOOD CHARACTER OBJECTIVE**

To design subdivisions that respond to neighbourhood character. The Subdivision should:

- *Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme.*
- *Respond to and integrate with the surrounding urban environment.*
- *Protect significant vegetation and site features.*

The site is located on Wills Street. The site is surrounded by allotments containing a mixture of small township lots with dwellings, rural residential lots (some vacant and others with dwellings) and some farming land.

The site is the highest at the Station Street end of the property with the lowest point at the existing crossover at the lower end of Wills Street.

The site contains an existing 3 bedroom brick dwelling and garage, which will remain on the proposed Lot 2. Access to the proposed Lot 2 will be via the existing crossover which will be constructed to South Gippsland Shire Council standards. The proposed Lot 1 will be vacant with access created from the existing driveway to the property.

In undertaking the subdivision of this site into 2 allotments there is unlikely to be any detrimental impact on the existing neighbouring character of the area.

It is not proposed to remove any significant vegetation from this site.



#### **CLAUSE 56.04-2 LOT AREA AND BUILDING ENVELOPE OBJECTIVE**

*To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.*

Proposed Lot 1 will have access via the existing crossover from the top section of Wills Street, with a new driveway constructed for the proposed dwelling.

Proposed Lot 1 will have space to utilize rainwater and/or grey water tanks to allow the re-use of water on-site. The dwelling will be connected to sewerage to South Gippsland Water standards. There is electricity, gas, telstra and water to the property.

Proposed Lot 2 will have access from the lower section of Wills Street and the existing crossover will be upgraded to South Gippsland Shire Council standards. A new driveway will be constructed to the existing dwelling.

#### **CLAUSE 56.04-3 SOLAR ORIENTATION OF LOTS OBJECTIVE**

*To provide good solar orientation of lots and solar access for future dwellings.*

The size of the proposed Lot 1 is of sufficient size to allow the design and orientation of a new dwelling to provide maximum solar access.

#### **CLAUSE 56.04-5 COMMON AREA OBJECTIVES**

*To identify common areas and the purpose for which the area is commonly held.*

It is not proposed to have common property within this development. Each allotment will have separate access points.

#### **CLAUSE 56.06-8 LOT ACCESS OBJECTIVE**

*To provide for safe vehicle access between roads and lots.*

Access to the proposed Lot 1 will be with the construction of a new driveway from the existing crossover at the top section of Wills Street. The driveway will be constructed to meet South Gippsland Shire Council standards.

Access to the proposed Lot 2 and the existing dwelling will be via the existing crossover from the top section of Wills Street. The existing crossover will be upgraded and the new driveway will be constructed to South Gippsland Shire Council standards.



## **CLAUSE 56.07-1 INTEGRATED WATER MANAGEMENT**

### *Drinking water supply objective*

The site is supplied with a reticulated water supply. The requirements of South Gippsland Water will be complied with for the new dwelling on Lot 1.

## **CLAUSE 56.07-2 REUSED AND RECYCLED WATER OBJECTIVE**

*To provide for a substitution of drinking water for non-drinking purposes with reused and recycled water.*

There will be sufficient room on the proposed Lot 1 to capture and reuse either stormwater or grey water. The requirements of South Gippsland Water will be complied with for this dwelling.

## **CLAUSE 56.07-3 WASTE WATER MANAGEMENT OBJECTIVE**

*To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.*

The existing dwelling is connected to a septic system. The new dwelling on the proposed Lot 1 will be connected to the sewerage as required by South Gippsland Water.

## **CLAUSE 56.07-4 URBAN RUN-OFF MANAGEMENT OBJECTIVES**

*To minimise damage to properties and inconvenience to residents from urban run-off.*

A stormwater detention system will be installed for the proposed dwelling on the proposed Lot 1 to the satisfaction of South Gippsland Shire Council as a condition of any planning permit issued.

## **CLAUSE 56.08 SITE MANAGEMENT**

*To protect drainage infrastructure and receiving waters from sedimentation and contamination.*

*To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.*

*To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.*

The subdivision will require minimal works to allow the creation of the additional allotment.

To minimise the environmental impact of the subdivision all works shall be undertaken in accordance with the EPA Publication 275 Construction Techniques for Sediment Pollution Control (1991).

**CLAUSE 56.09-1 UTILITIES – SHARED TRENCHING OBJECTIVES**

*To maximise the opportunities for shared trenching.*

Due to the size of the subdivision there is no opportunity for shared trenching.

**CLAUSE 56.09-2 ELECTRICITY, TELECOMMUNICATIONS AND GAS OBJECTIVES**

*To provide public utilities to each lot in a timely, efficient and cost effective manner.*

The current dwelling on the proposed Lot 2 already has the public utilities of electricity, telecommunications and gas. The proposed dwelling on the proposed Lot 1 will be provided with electricity, telecommunications and gas facilities.

**5.2 LOCAL PLANNING POLICIES & NEIGHBOURHOOD CHARACTER OVERLAY**

There are no relevant local planning policies or Neighbourhood Character Overlays contained in the South Gippsland Planning Scheme in relation to this subdivision.

**6 CONCLUSION**

The proposal is supported by the objectives and strategies of both the State and Local Planning Policy Frameworks of the South Gippsland Planning Scheme, which seek to encourage urban consolidation in order to restrict expansion into surrounding rural land.

The subdivision also meets the objectives and standards specified under Clause 56 of the South Gippsland Shire Planning Scheme.

In conclusion, it is considered that the subdivision design is appropriate for the subject site and compatible with the use and development of the surrounding land.