

Code of Practice Onsite Wastewater Management

Without the removal of the scum and sludge, sewage biosolids will increasingly be discharged into the soil absorption trenches and will eventually cause them to fail. This can force untreated sewage onto the ground surface and cause:

- noxious odours
- a boggy backyard
- a health hazard to the family, pets, visitors and neighbours from the pathogens in the sewage
- environmental degradation of the property, surrounding area and waterways from the nutrients, organic matter and other pollutants in the discoloured water
- and
- a public health risk to drinking water supplies in potable water supply catchments.

Positive actions a property owner can take to help a septic tank function well:

- Use soapy water (made from natural unscented soap), vinegar and water or bi-carbonate of soda and water to clean toilets and other water fixtures and fittings.
- Read labels to learn which bathroom and laundry products are suitable for septic tanks. Generally plain, non-coloured, unscented and unbleached products will contribute to a well-functioning septic tank.
- Use detergents with low levels of salts (e.g. liquid detergents), sodium absorption ratio, phosphorus and chlorine (see www.lanfaxlabs.com.au).
- Wipe oils and fats off plates and saucepans with a paper towel and dispose of in the kitchen compost bin.
- Use a sink strainer to restrict food scraps entering the septic system.
- Ensure no structures such as pavements, driveways, patios, sheds or playgrounds are constructed over the tank or absorption trench area.
- Ensure the absorption trench area is not disturbed by vehicles or machinery.
- Engage a service technician to check the sludge and scum levels, pumps and alarms annually.
- Keep a record of the location of the tank and the trenches and all maintenance reports (including the dates of tank pump-outs, tank inspections and access openings) and ensure the service technician sends a copy of the maintenance report to the local Council
- Have the tank desludged when the combined depth of the scum and sludge is equal to the depth of the middle clarified layer.

Indications of failing septic tanks and soil absorption trenches

- Seepage along effluent absorption trench lines in the soil
- Lush green growth down-slope of the soil absorption trench lines
- Lush green growth down-slope of the septic tank
- Inspection pits and/or the soil absorption trenches consistently exhibiting high water levels
- Soil absorption trench lines become waterlogged after storms
- General waterlogging around the land disposal area
- Presence of dead and dying vegetation (often native vegetation) around and down-slope of the land disposal areas
- A noxious odour near the tank and the land disposal area
- Blocked water fixtures inside the house, with sewage overflowing from the relief point
- High sludge levels within the primary tank (within about 150 mm of inlet pipe)
- Flow obstructed and not able to pass the baffle in the tank
- The scum layer blocking the effluent outflow.

Decommissioning treatment systems

Septic tanks

When a septic tank is no longer required it may be removed, rendered unusable or reused to store stormwater. The contents of the tank must first be pumped out by a sewage sludge contractor. The contractor must also hose down all inside surfaces of the tank and extract the resultant wastewater. Where the tank will no longer be used but will remain in the ground, the contractor must first disinfect the tank by spreading (broadcasting) hydrated lime over all internal surfaces in accordance with the WorkSafe safety precautions associated with using lime (i.e. wearing gloves, safety goggles and not using lime on a windy day).

Code of Practice Onsite Wastewater Management

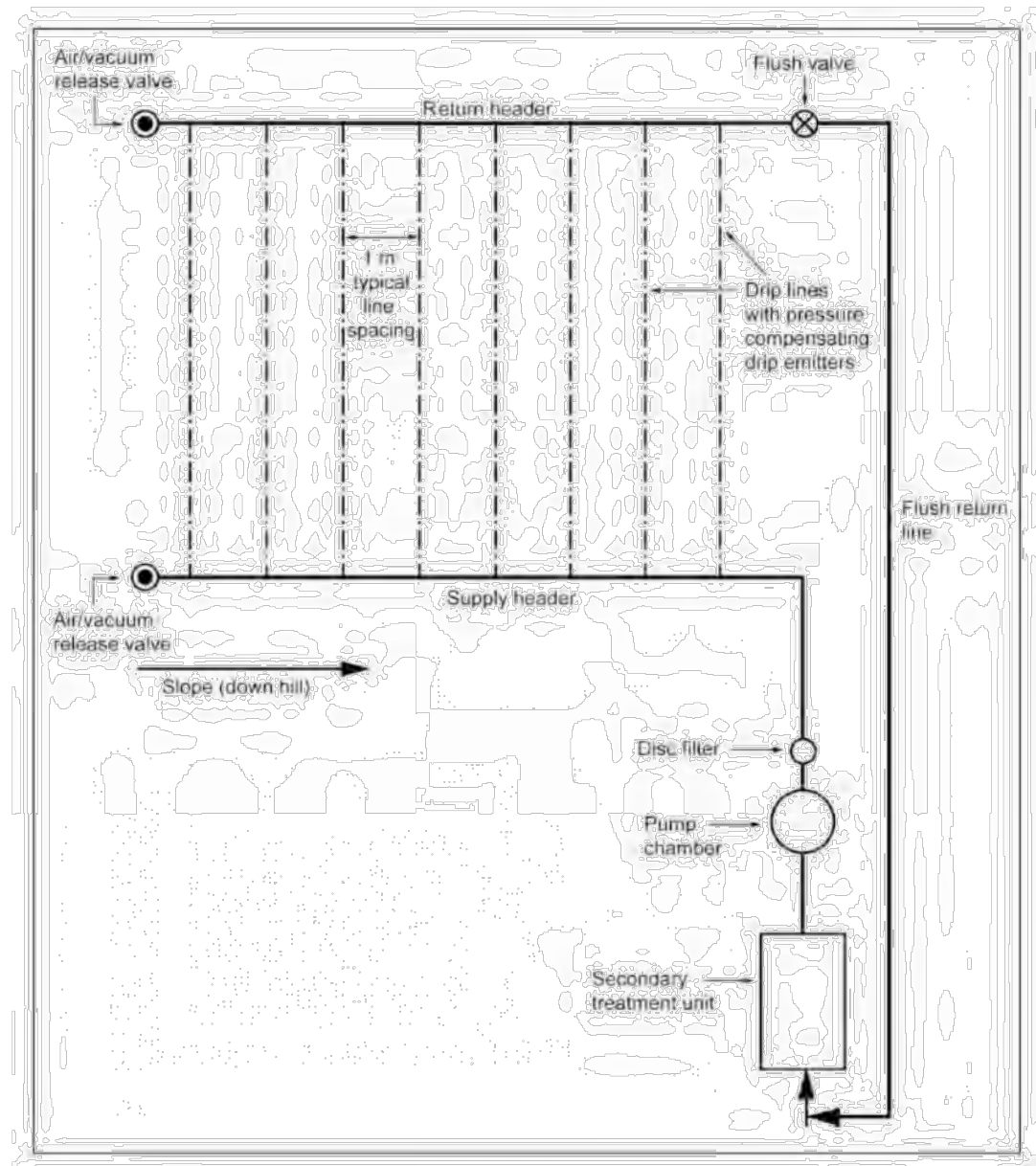
Under no circumstances should anyone enter the tank to spread the lime or for any other reason, as vapours in confined spaces can be toxic.

A licensed plumbing practitioner must disconnect the tank from the premises and from the absorption trench system. The inlet and outlet pipes on the tank must be permanently sealed or plugged. To demolish a tank, the bottom of the tank is broken and then the lid and those parts of the walls that are above ground are collapsed into the tank. The tank is then filled with clean earth or sand.

Before a tank may be used to store stormwater a licensed plumbing practitioner must disconnect it from the premises and the trench system and connect an overflow pipe from the tank to the stormwater legal point of discharge. Before disinfecting the tank, it must be pumped out, the inside walls hosed down and then pumped out again. The tank is to be filled with fresh water and disinfected, generally with 100 mg/L of pool chlorine (calcium hypochlorite or sodium hypochlorite) to provide a resultant minimum 5 mg/L of free residual chlorine after a contact time of 30 minutes. However, advice should be obtained from a chemical supplier about safety precautions, dosage and concentrations to provide adequate disinfection for any tank. The chlorine is not to be neutralised, but be allowed to dissipate naturally for at least 1 week, during which time the water must not be used. Pumps may be installed to connect the tank to the irrigation system. The contents of the tank must not be used for any internal household purposes or to top-up a swimming pool. The water may only be used for garden irrigation. The tank and associated irrigation system must be labelled to indicate the water is unfit for human consumption in accordance with AS/NZS 3500: Plumbing and Drainage (Blue Mountains City Council 2008).

Secondary treatment systems

All treatment systems must be decommissioned by a licensed plumbing practitioner.

Attachment 7 – Subsurface irrigation system example

Attachment 8 – Reducing Wastewater

In accordance with the principles of the waste hierarchy, the following steps are recommended to limit the amount of wastewater generated and beneficially use the resultant water resource onsite:

	Suggestions
1. Avoid generating excess wastewater by:	<ul style="list-style-type: none"> a) constructing a house with fewer bedrooms b) installing a dry composting toilet c) not installing a spa d) not installing a bath (low flow rate shower only) e) not installing a kitchen food waste grinder.
2. Reduce the volume of wastewater generated by installing:	<p>High 'Water Efficiency Labelling Scheme' (WELS)-rated water-efficient fittings (minimum '3 Stars' for appliances and minimum '4 Stars' for all fittings and fixtures):</p> <ul style="list-style-type: none"> a) water-efficient clothes washing machines (front or top loading) b) dual-flush (6.5/3.5L or less) toilets c) water-efficient shower roses d) water-efficient dishwashers e) aerated taps f) hot and cold water mixer taps (especially for the shower) g) flow restrictors h) hot water system fitted with a 'cold water diverter' which recirculates the initial flow of cold water until it is hot enough for a shower.
3. Reuse (another use without any treatment) wastewater by:	<ul style="list-style-type: none"> a) washing fruit and vegetables in tap water in a container and reusing the water for another purpose in the house such as watering pot plants b) collecting the initial cold water from showers in buckets and using it for another purpose such as soaking feet, hand washing clothes or washing the car on the lawn.
4. Recycle wastewater after treatment by using it to:	<ul style="list-style-type: none"> a) water gardens and lawn areas b) flush toilets with effluent from an EPA-approved 10/10/10 greywater system c) supply effluent to the cold water tap of the washing machine from an EPA-approved 10/10/10 greywater treatment system



Clause 56 Assessment – Residential Subdivision

The purpose of Clause 56 is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To create liveable and sustainable neighbourhoods and urban places with character and identity.
- To achieve residential subdivision outcomes that appropriately respond to the site and its context for Infill sites within established residential areas.
- To ensure residential subdivision design appropriately provides for: policy implementation, liveable and sustainable communities, residential lot design, urban landscape, access and mobility management, integrated water management, site management, utilities.

The following is an assessment of the proposal against the relevant Standards and Objectives of Clause 56.

Clause & Objective	Standard	Assessment (Must meet objective. Should meet standard)
56.01 SUBDIVISION SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE		
56.01-1 Subdivision site and context description	<p>Site and context description must accurately describe:</p> <ul style="list-style-type: none"> • In relation to site: <ul style="list-style-type: none"> – Site shape, size, dimensions and orientation. – Levels and contours of the site. – Natural features including trees and other significant vegetation, drainage lines, water courses, wetlands, ridgelines and hill tops. – The siting and use of existing buildings and structures. – Street frontage features such as poles, street trees and kerb crossovers. – Access points. – Location of drainage and other utilities. – Easements. – Any identified natural and cultural features of the site. – Significant views to and from the site. – Noise and odour sources or other external influences. – Soil conditions, including any land affected by contamination, erosion, salinity, acid sulphate soils or fill. – Any other notable features or characteristics of the site. – Adjacent uses. – Any other factor affecting the capacity to develop the site including whether the site is affected by inundation. 	Refer to Site Survey Plan and the written description within the main body planning submission.



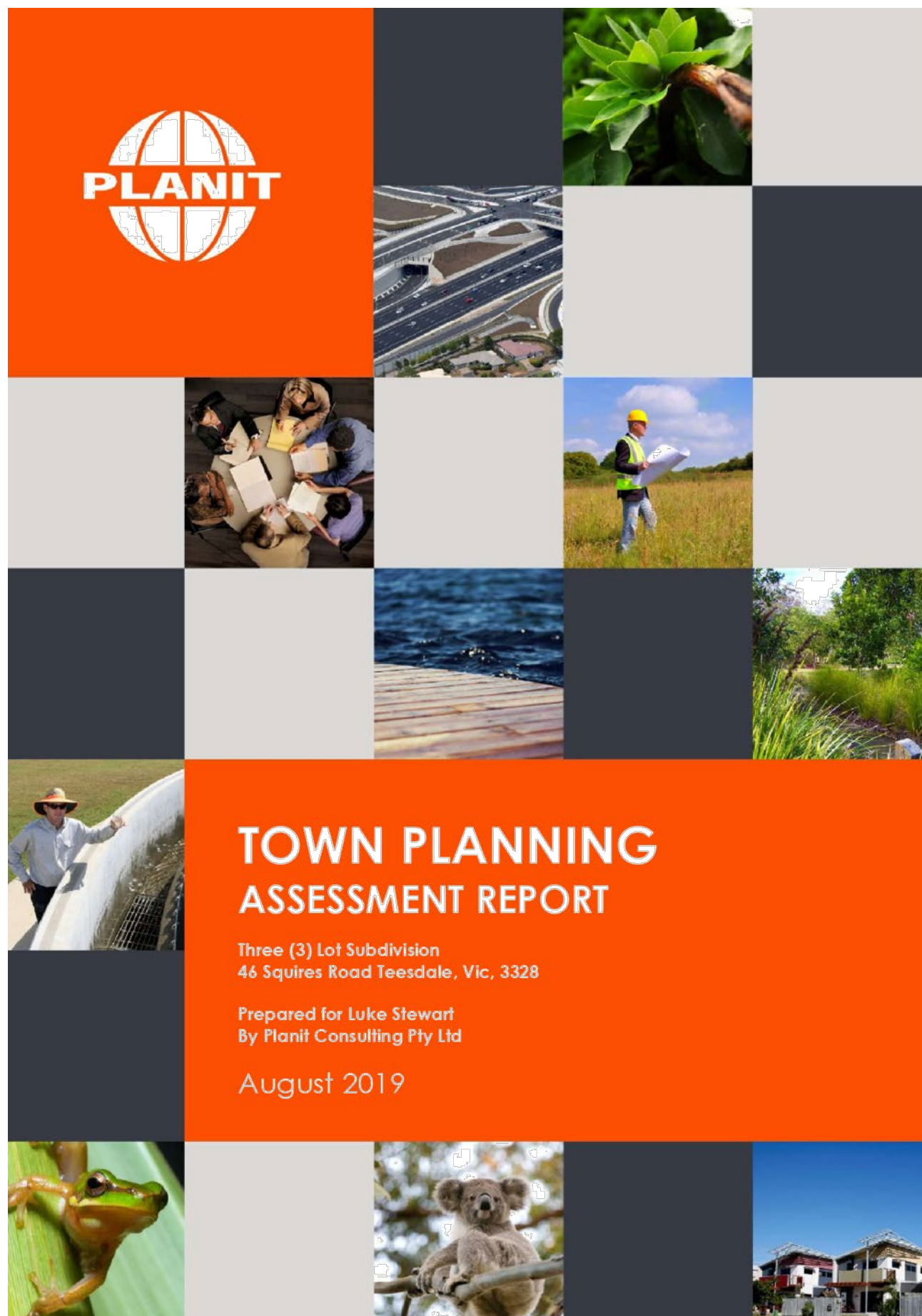
56.01-2 Subdivision design response	<p>The design response must explain how the proposed design:</p> <ul style="list-style-type: none"> Derives from and responds to the site and context description. Responds to any site and context features for the area identified in a local planning policy or a Neighbourhood Character Overlay. Responds to any relevant objective, policy, strategy or plan set out for the area in this scheme. Meets the relevant objectives of Clause 56. <p>The design response must include a dimensioned plan to scale showing the layout of the subdivision in context with the surrounding area. If in the opinion of the responsible authority this requirement is not relevant to the assessment of an application, it may waive or reduce the requirement.</p>	<p>Complies</p> <p>The proposed subdivision derives from an assessment of the surrounding pattern of development. The site is suited towards subdivision at the density proposed given the available land area and its residential zoning.</p> <p>More specifically: The subdivision design derives from and responds to the site and its context by:</p> <ul style="list-style-type: none"> Proposing the creation of only two additional lot. Proposing rectangular lot configurations (buildable area). Making lots 2 & 3 readily developable. Creating lots that will integrate with respective road abutments. Proposing news lot of 4000m². Creating a parcel capable of accommodating a dwelling that can maintain consistent front and side setbacks from boundaries. Maintaining a sense of space around buildings. The proposed lots & 3 will ensure future development can be well separated and spaced from existing built form.
56.07 INTERGRATED WATER MANAGEMENT		
56.07-1 Drinking water supply objectives To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water.	<p>Standard C22 The supply of drinking water must be:</p> <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. 	<p>Complies.</p> <p>Reticulated drinking water will be connected to both lots to the satisfaction of Barwon Water Corporation.</p>
56.07-2 Reused and recycled water objectives To provide for the	<p>Standard C23 Reused and recycled water supply systems must be:</p> <ul style="list-style-type: none"> Designed, constructed and managed in accordance with the requirements and to 	Not Applicable.



substitution of drinking water for non-drinking purposes with reused and recycled water.	<p>the satisfaction of the relevant water authority, Environment Protection Authority and Department of 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>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 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 sewerage authority.</p>	<p>Complies.</p> <p>Wastewater effluent will be discharged and treated on site in accordance with the attached Land Capability Assessment and Council's requirements.</p>
<p>56.07-4 Stormwater management objectives</p> <p>To minimise damage to properties and inconvenience to residents from stormwater.</p> <p>To ensure that the street operates adequately during major storm events and provides for public safety.</p> <p>To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p> <p>To encourage stormwater management that contributes to cooling, local habitat improvements and</p>	<p>Standard C25 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 approved by the relevant drainage authority and there are no detrimental downstream impacts. • Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces. <p>The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design. For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:</p> <ul style="list-style-type: none"> • Stormwater flows should be contained 	<p>Complies.</p> <p>An appropriate stormwater management system will be provided in accordance with the requirements of Council's Infrastructure Department.</p>



<p>provision of attractive and enjoyable spaces.</p>	<p>within the drainage system to the requirements of the relevant authority.</p> <ul style="list-style-type: none"> • 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 $daVave < 0.35 \text{ m}^2/\text{s}$ (where, da = average depth in metres and $Vave$ = average velocity in metres per second). <p>The design of the local drainage network should:</p> <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>	
--	--	--



Subdivision Application – Town Planning Report
46 Squires Road, Teesdale
Luke Stewart c/- Planit Consulting Pty Ltd



This report has been written by

Planit Consulting Pty Ltd
ABN 20 099 261 711

1 Ryan Place North
Geelong VIC 3220

PO Box 112
Geelong VIC 3220

Telephone: (02) 5229 7411

Email: administration@planitconsulting.com.au

Web: www.planitconsulting.com.au

Document Control

Version	Date	Document Type	Prepared By	Reviewed By
Draft	14.08.19	Draft	TF	TM
Final	15.08.19	Final	TF	TM

Project Details

Project Name	46 Squires Road Teesdale
Client	Luke Stewart
Client Project Manager	Travis Ferrari
Authors	Tracey McCooke
Planit Reference	J6390

Disclaimer

Planit Consulting Pty Ltd retains the ownership and copyright of the contents of this document including drawings, plans, figures and all work produced by Planit Consulting Pty Ltd. This document is not to be reproduced in full or in part, unless separately approved by Planit Consulting Pty Ltd. The client may use this document only for the purpose for which it was prepared. No third party is entitled to use or rely on this document whatsoever. Planit Consulting accepts no liability whatsoever for any possible subsequent loss or damage arising from the use of this data or any part thereof.

Subdivision Application – Town Planning Report
46 Squires Road, Teesdale
Luke Stewart c/- Planit Consulting Pty Ltd



Development Application Sections

Section 1 – Development Application Forms

- Application Form

Section 2 – Supporting Document

- Town Planning Report
- Title Searches

Section 3 – Plans and Drawings

- Plan of Subdivision prepared by Swanson Surveying
- Plan of Survey prepared by Swanson Surveying

Section 4 – Specialist Reports

- Land Capability Assessment prepared by Ballarat Soil Testing

Subdivision Application – Town Planning Report
 46 Squires Road, Teesdale
 Luke Stewart c/- Planit Consulting Pty Ltd



Contents

1	Introduction	5
1.1	Application Sought	5
1.2	Summary of Application Details	6
1.3	Public Notification	6
2	Site Analysis	7
2.1	Subject Site	7
2.2	Surrounds	8
3	Proposal	11
3.1	Subdivision	11
4	Permit Triggers, Notice & Referrals	11
4.1	Permit Triggers	11
4.2	Notice requirements	11
4.3	External Referrals	11
5	Planning Policy	12
5.1	Zone	12
5.2	Overlay	12
5.3	State Planning Policy Framework	12
5.4	Local Planning Policy Framework	13
6	Particular & General Provisions	16
6.1	Clause 56 – Residential Subdivision	16
6.2	Clause 53.01 – Public Open Space Contribution and Subdivision	16
6.3	Clause 65 – Decision Guidelines	16
7	Planning Assessment	17
7.1	Overview	17
7.2	Low Density Residential Zone	17
7.3	Design & Development Overlay (Schedule 5)	18
7.4	Policy	18
7.5	Decision Guidelines	19
8	Conclusion	21

Subdivision Application – Town Planning Report
46 Squires Road, Teesdale
Luke Stewart c/- Planit Consulting Pty Ltd



1 Introduction

1.1 Application Sought

Planit Consulting has been engaged by the permit applicant to assess and submit an application for a three-lot subdivision at 46 Squires Road, Teesdale (Lot 1 on PS611489).

The subject land is within a Low Density Residential Zone and is subject to the Design and Development Overlay (schedule 5) pursuant to the Golden Plains Planning Scheme.

The purpose of this report is to provide:

- A written subdivision site & context description and design response pursuant to Clause 56.01 of the Golden Plains Planning Scheme.
- An assessment of the proposal against the zone, overlay and relevant policies contained within the Golden Plains Planning Scheme.

Overall the subdivision proposal is consistent with the strategic directions contained within the State and Local Planning Policy Frameworks of the Golden Plains Planning Scheme as they relate to the provision of low-density residential development within existing urban areas in appropriate locations to maintain township boundaries, more efficient use of existing infrastructure and provide for a variety of lot sizes to meet household needs.

The proposed subdivision will complement and respect the existing lot configurations and character elements of the surrounding area. The Land Capability Assessment ensures the lots are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.

Accordingly, the application is considered worthy of Council support.

Subdivision Application – Town Planning Report
 46 Squires Road, Teesdale
 Luke Stewart c/- Planit Consulting Pty Ltd



1.2 Summary of Application Details

Table 1 - Basic Information

Basic Information	
Applicant	Luke Stewart
Application	Three (3) lot subdivision
Address	46 Squires Road, Teesdale
Property Description	Lot 1 on PS611489
Total Site Area	Approximately 14,083m ²
Zone	Low Density Residential Zone
Overlay	Design & Development Overlay Schedule 5
Permit Triggers	Clause 32.03-3 – Subdivide Land within LDRZ Clause 43.02-3 – Subdivide Land within DDO5
Other	None

1.3 Public Notification

Permit Trigger	Exempt from Notice & 3rd Party Review Yes or no
Subdivide within LDRZ	No
Subdivide within DDO5	No

Subdivision Application – Town Planning Report
46 Squires Road, Teesdale
Luke Stewart c/- Planit Consulting Pty Ltd



2 Site Analysis

2.1 Subject Site

The subject site is located within Teesdale, approximately 2.3 kilometres north of the Teesdale General Store and Primary School (see Figure 1).

Figure 1 Site location map



At a local context, the site is situated on the south side of Squires Road approximately 400m east of Shaws Road. It consists of a single allotment and is formally described as Lot 1 on PS611489, 46 Squires Road, Teesdale.

The following provides a general summary of the subject site:

- The site is rectangle in shape with a 70.09m frontage to Squires Road, side boundaries of 201.98m & 202.08m and a rear boundary of 70.15m (see Figure 2).
- The site has a total area of 1.4083ha.
- The site is not encumbered with any easement, covenants or restrictions.
- The topography of the land is relatively flat.
- The site has been developed with a single storey dwelling with metal roof and Colorbond metal shed.
- The dwelling has been positioned approximately 30m from Squires Road and 22.5m from the western boundary.
- The septic tank is located to the east of the existing shed.
- A gravel crossover is located 15m from the eastern boundary and a circular driveway provides access to the site and dwelling.

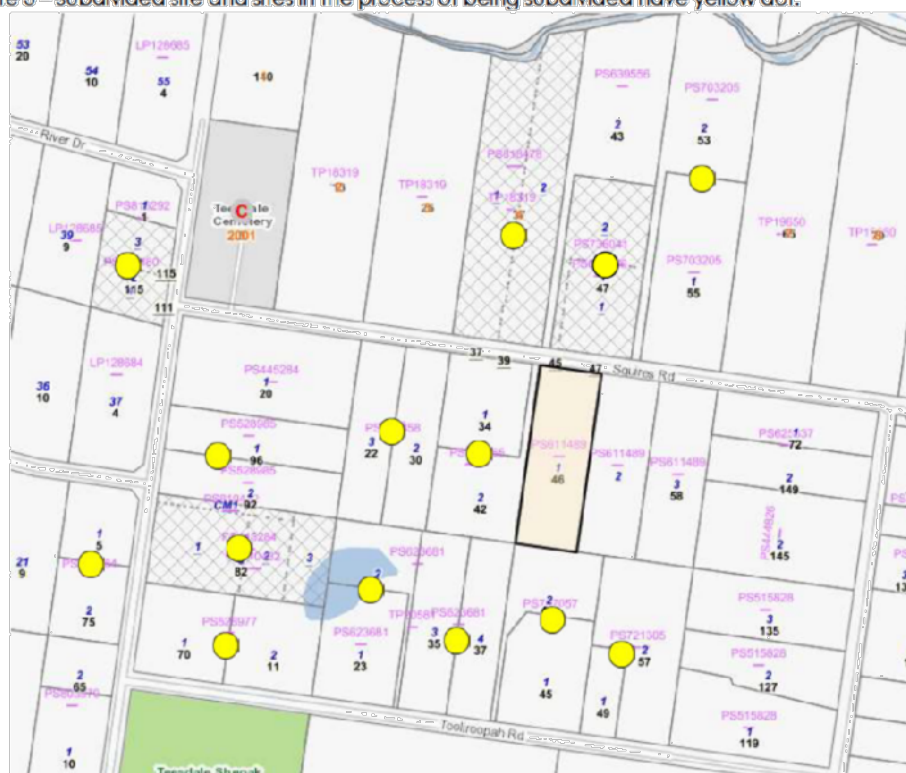
Subdivision Application – Town Planning Report
46 Squires Road, Teesdale
Luke Stewart c/- Planit Consulting Pty Ltd



Other properties within the immediate area that have been subdivided or are in the process of being subdivided are as follows:

- 22-30 Squires Road – 2 Lot Subdivision
- 37 Squires Road – 2 Lot Subdivision
- 53-55 Squires Road – 2 Lot Subdivision
- 23-37 Toolroopah Road – 4 Lot Subdivision
- 49-57 Toolroopah Road – 2 Lot Subdivision
- 70 Shaws Road – 2 Lot Subdivision
- 75 Shaws Road – 2 Lot Subdivision
- 92-96 Shaws Road – 2 Lot Subdivision
- 82 Shaws Road – 3 Lot Subdivision
- 115 Shaws Road – 3 Lot Subdivision

Figure 3 – Subdivided site and sites in the process of being subdivided have yellow dot.



Surrounding properties generally contain a dwelling and are treed around some of the perimeter of the site (see Figure 4). Dwellings tend to be modest in size with typical shed type outbuildings. The area appears to have been more of a rural living area however the demand for more smaller rural lifestyle allotments will see the area further subdivided to suit resident needs.

Subdivision Application – Town Planning Report
46 Squires Road, Teesdale
Luke Stewart c/- Planit Consulting Pty Ltd



Figure 4 – Aerial view of surrounding area (subject site highlighted)



Locality

- Teesdale General Store & Post Office – 2.3km
- Teesdale Primary School – 2.5km
- Teesdale Community Hall – 1.9km
- Teesdale Family Medical Centre – 1.5km
- Don Wallace Reserve (Teesdale) – 800m
- Bannockburn Town Centre – 13.0km
- Train Station (Ballarat/Geelong line) – 13.5km

Although the site is located in a Bushfire Prone Area Clause 13.02-1S states that the bushfire risk is not required to be assessed during the planning application process as the subdivision is for 10 or less lots. Any assessment will be carried out by the relevant Building Surveyor at the time a Building Permit is lodged.

Subdivision Application – Town Planning Report
46 Squires Road, Teesdale
Luke Stewart c/- Planit Consulting Pty Ltd



3 Proposal

3.1 Subdivision

Please refer to the submitted Plan of Proposed Subdivision prepared by Swanson Surveying

- The subdivision will consist of 3 lots in a battleaxe arrangement.
- Lot 1 will comprise an area of 4716m² with a 60.1m frontage to Squires Road which will contain the existing dwelling and shed. Existing access to the site will be utilized.
- Lot 2 will have an area of 4000m² and will be almost square in shape. Lot 2 will sit behind lot 1 and will be accessed via a common property driveway along the eastern side of the subject site.
- Lot 3 will have an area of 4000m² and will be rectangle in shape. Lot 3 will sit behind lot 2 and will be accessed via a common property driveway along the eastern side of the subject site.
- The common property driveway will provide access to lots 2 & 3. The driveway will have a length of 145m, width of 10.0m with an area of 1,451m².
- Lot 2 & 3 are provided an indicative effluent disposal envelope of 375m² and sand filter location of 16m² as recommended in the Land Capability Assessment.
- Lot 2 & 3 are also provided with an indicative building envelope of 300m².
- The building and effluent disposal envelopes are provided in response to application requirements specified in Clause 22.09-1.
- A new crossover is required to provide access to lots 2 & 3.
- The lots shall drain in accordance with the recommendation of Council engineers.
- Although some topping and/or removal of native or indigenous vegetation may be required to facilitate this subdivision all vegetation on the site is planted and therefore is exempt from requiring a planning permit pursuant to Clause 52.17.

4 Permit Triggers, Notice & Referrals

4.1 Permit Triggers

A planning permit is required pursuant to:

Clause	Use/Development
Clause 32.03-3	to subdivide land within LDRZ
Clause 43.02-3	to subdivide land within DDO

4.2 Notice requirements

This application is not exempt from public notice requirements.

4.3 External Referrals

Non-Applicable

Subdivision Application – Town Planning Report
46 Squires Road, Teesdale
Luke Stewart c/- Planit Consulting Pty Ltd



5 Planning Policy

5.1 Zone

Pursuant to the Golden Plains Planning Scheme the site is zoned **Low Density Residential Zone**. The purpose of the LDRZ is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater

5.2 Overlay

The site is subject to a Design and Development Overlay - schedule 5 (Low Density Residential Zone setbacks).

The objective of the DDO5 is:

- To ensure that the siting and design of buildings creates an attractive low density residential environment.
- To ensure that development has regard to the low density residential character of the area.
- To ensure that a high level of amenity is maintained in low density residential areas.

5.3 State Planning Policy Framework

The State Planning Policy framework (SPPF) sets out the specific policies relating to environmental, social and economic factors. The sections of the SPPF relevant to the consideration of this application are:

- Clause 11.02-1S – Supply of urban land
- Clause 15.01-3S – Subdivision Design
- Clause 15.01-5S – Neighbourhood Character
- Clause 19.03-3S – Integrated water management

The above SPPF provisions primarily seek to:

- Ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.
- Facilitate the use of existing infrastructure and services
- To ensure the design of subdivision achieves attractive, safe, accessible, diverse and sustainable neighbourhoods
- Planning for urban growth should consider opportunities for the consolidation, redevelopment and intensification of existing urban areas
- To recognise, support and protect neighbourhood character, cultural identity, and sense of place.
- Provide for sewerage at the time of subdivision, or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot

Subdivision Application – Town Planning Report
 46 Squires Road, Teesdale
 Luke Stewart c/- Planit Consulting Pty Ltd



5.4 Local Planning Policy Framework

Local Planning Policy Framework (LPPF) is comprised of the Municipal Strategic Statement (MSS) and local policies.

5.4.1 Municipal Strategic Statement

The Golden Plains Strategic Statement identifies a number of local planning issues for subdivision within the municipality. Of most relevance to the consideration of this application are the following clauses:

- Clause 21.02 – Settlement
- Clause 21.08 – Local Areas – Small Towns

Clause 21.02 of the Municipal Strategic Statement outlines Council's 'Settlement Strategy'. This has a basis founded in the following:

The Shire contains a relatively large number of small townships. Residential development is supported within the boundaries of these townships.

There is pressure for subdivision and development outside these townships particularly for subdivision and hobby farm development close to Geelong and Ballarat. Residential development is not supported in these areas.

Future use and development of urban centres and small towns will largely centre on the traditional character and form of these towns. The maintenance of a clear distinction between urban and rural areas is essential to continued agriculture and efficient township development and maximise the use of infrastructure.

Objectives to Clause 21.02 seek:

- To make efficient use of land.
- To encourage consolidation of existing township areas.

Strategies designed to achieve the above include:

- Locate growth in townships as indicated on the Golden Plains Strategic Framework Plan
- Require infill development in towns lacking sewerage treatment to provide onsite effluent treatment

Clause 21.02-2 – Townships also outlines context and issues within Golden Plains Shire:

Over time the Golden Plains Shire's towns will become more urbanised. There is substantial supply of residential land in all urban centres and towns in the Shire which means new demands for residential development can be accommodated within the existing areas of towns. In addition, significant scope exists for the consolidation of sites and intensification of development in existing towns without altering the character or quality of these areas.

Objectives relating to Clause 21.02-2 include:

- To provide for a variety of lot sizes to meet the requirements of all age groups, household types, different lifestyles and to provide housing choice.

Strategies designed to achieve the above include:

- Provide a density, number and variety of lots within residential areas relevant to the needs of the community.
- Support lot sizes within established urban township areas typical of existing development.

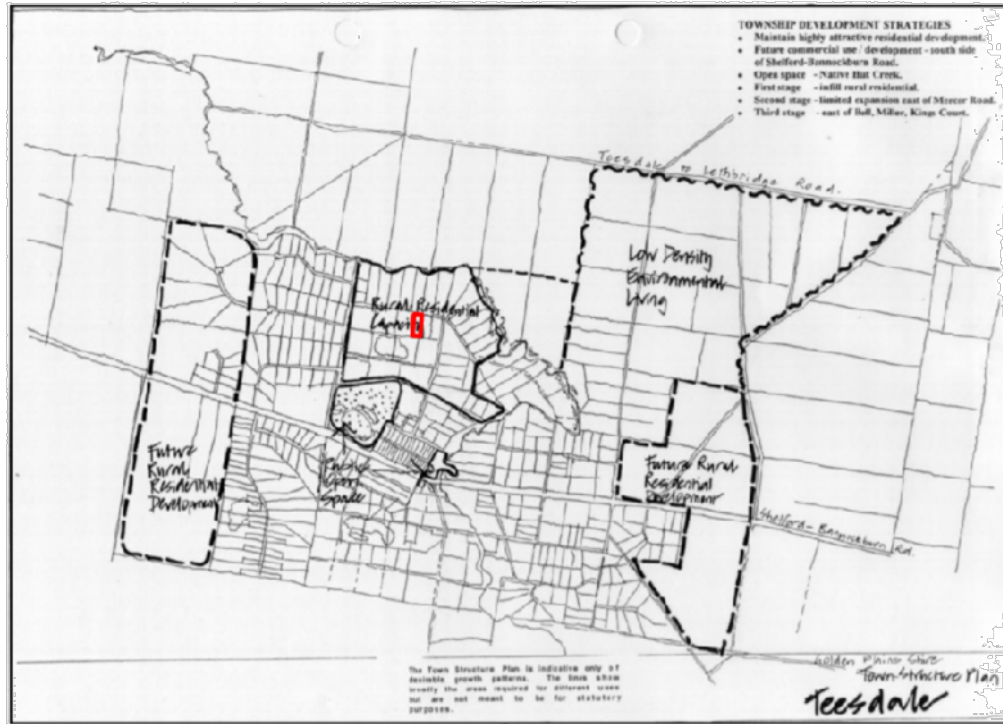
Subdivision Application – Town Planning Report
46 Squires Road, Teesdale
Luke Stewart c/- Planit Consulting Pty Ltd



Clause 21.08 of the Municipal Strategic Statement outlines Council's 'Local Area – Small Towns Strategy'. This has a basis founded in the following:

'Town structure plans have been prepared for most settlements and establish a basis for future strategic planning decisions in each town.'

Teesdale Structure Plan (subject site highlighted in red)



5.4.2 Local Planning Policy

The Golden Plains Local Planning Policy Framework identifies the following clause as most relevant to the consideration of this application:

- **Clause 22.09 – Low Density Residential Subdivision Policy**

Clause 22.09 of the Local Planning Policy Framework outlines the policy basis as follows:

This policy seeks to ensure the elements of land capability and character are addressed when considering subdivision applications.

Poor soil conditions across many parts of the Shire are not conducive to effective disposal of treated septic tank effluent. Whilst a minimum lot size of 0.4 hectares is provided within the Low Density Residential Zone provisions, the diversity of soil conditions across the Shire requires particular consideration of soil capacity for onsite wastewater management to determine an appropriate lot size.

Golden Plains and its community is keen to ensure that Low Density Residential Zones across the municipality are not indiscriminately subdivided without due regard to the established character.

The established character of low density residential areas vary, but is generally derived from the expansive open areas surrounding dwellings and outbuildings. The presence of large old trees with extending canopies is a strong feature of low density residential areas. Buildings are generally setback from road frontages and boundaries with wide spacing between houses set within established landscaping and separated by rural type fencing. Drainage is managed with open spoon drains,

Subdivision Application – Town Planning Report
 46 Squires Road, Teesdale
 Luke Stewart c/- Planit Consulting Pty Ltd



creating a distinct difference in appearance to the typical kerb and channel drainage infrastructure in suburban sewered residential areas. Road reserves are wide and open.

Objectives relating to Clause 22.09-1 include:

- To ensure new lots created in the Low Density Residential Zone are of sufficient size to treat and retain wastewater within their property boundaries.
- To maintain an open and spacious character for low density residential areas across the Shire through:
 - Design that provides for open space and landscaping
 - Retention of existing vegetation
 - Avoiding creation of lots with battleaxe access in greenfield development.
 - The provision of wide driveways/ access ways with sufficient areas available for landscaping.
 - Lot sizes with sufficient area to accommodate setbacks required by the Design and Development Overlay Schedule 5.

Policy ensures that:

- Support for subdivision in the Low Density Residential Zone will be considered only where rigorous testing of soil capacity has been undertaken by suitably qualified practitioners and demonstrated that the lot can contain on site effluent disposal and the surrounding area will not be adversely affected or impacted by the additional development.
- Subdivision within established low density residential areas respects and positively contributes to the lot configuration and character elements of the surrounding area.

An application for subdivision in the Low Density Residential Zone must be accompanied by the following information, as appropriate:

- Evidence that demonstrates the allotments proposed to be created are capable of treating and retaining wastewater within their property boundaries.
- A site analysis of the land and surrounding area including:
 - Soil capability details and indicative envelopes on each proposed lot identifying sufficient areas for appropriate effluent disposal fields.
 - A design response which demonstrates how the subdivision will respond to existing character including the identification of large old trees and any significant vegetation to be retained and protected. The response should also demonstrate that a sufficient area is provided for building envelopes with appropriate setbacks.

Before deciding on an application, in addition to the decision guidelines in the Low Density Residential Zone, the responsible authority will consider whether lots within the proposed subdivision are:

- capable of treating and retaining wastewater within their boundaries and;
- respect the character of the existing low density residential area.

Subdivision Application – Town Planning Report
46 Squires Road, Teesdale
Luke Stewart c/- Planit Consulting Pty Ltd



6 Particular & General Provisions

6.1 Clause 56 – Residential Subdivision

Pursuant to Clause 32.03-6, this application must meet the relevant standards of Clauses 56.07-1 to 56.07-4.

A detailed Assessment of these specific clauses is attached to this application.

6.2 Clause 53.01 – Public Open Space Contribution and Subdivision

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

The schedule to the zone does not specify an amount.

6.3 Clause 65 – Decision Guidelines

Refer to Planning Assessment section of this report.

Subdivision Application – Town Planning Report
46 Squires Road, Teesdale
Luke Stewart c/- Planit Consulting Pty Ltd



7 Planning Assessment

7.1 Overview

In considering the planning implications of the proposed subdivision we have analysed the suitability of the site, the proposal's compliance with State and Local Planning Policies, including Zoning Controls, and the General and Particular Provisions contained within the Golden Plains Planning Scheme.

7.2 Low Density Residential Zone

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

Decision Guideline	Assessment
<i>The Municipal Planning Strategy and the Planning Policy Framework</i>	See section 7.4.
<i>The purpose of this zone.</i>	The proposal accords with the purpose of the zone as the Land Capability Assessment demonstrates that the lots can treat and retain all wastewater in the absence of reticulated sewerage. The proposed subdivision will ensure low-density residential development is achieved through the minimum lot size of 4,000m ² .
<i>The protection and enhancement of the natural environment and character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.</i>	Although some topping and/or removal of native or indigenous vegetation may be required to facilitate this subdivision all vegetation on the site is planted. When a dwelling is constructed on the proposed lots 2 & 3 it is considered likely that the owners will plant a garden.
<i>The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.</i>	Utility services are available to the site except for sewerage which will be provided in the form of a septic system.
<i>In the absence of reticulated sewerage:</i> <ul style="list-style-type: none"> <i>The capability of the lot to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.</i> <i>The benefits of restricting the size of lots to the minimum required to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria).</i> <i>The benefits of restricting the size of lots to generally no more than 2 hectares to enable lots to be efficiently maintained without the need for agricultural techniques and equipment.</i> 	A Land Capability Assessment has been provided with the application that demonstrates all lots are capable of treating and retaining all wastewater in accordance with the EPA requirements. The lots will meet the minimum lot size of 4000m ² therefore not requiring agricultural techniques or equipment.

Subdivision Application – Town Planning Report
 46 Squires Road, Teesdale
 Luke Stewart c/- Planit Consulting Pty Ltd



The relevant standards of Clauses 56.07-1 to 56.07-4.	Refer to submitted Clause 56 response.
---	--

7.2.1 Application Requirements

An application must be accompanied by a site analysis, documenting the site in terms of land form, vegetation coverage and the relationship with surrounding land, and a report explaining how the proposed subdivision has responded to the site analysis. The report must:

- In the absence of reticulated sewerage, include a land assessment which demonstrates that each lot is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.
- Show for each lot:
 - A building envelope and driveway to the envelope.
 - Existing vegetation.
 - In the absence of reticulated sewerage, an effluent disposal area.
- Show how the proposed subdivision relates to the existing or likely use and development of adjoining and nearby land.
- If a staged subdivision, show how the balance of the land may be subdivided.

Please find attached an accompanying plan of proposed subdivision, plan of survey and Land Capability Assessment which responds to the above application requirements. The proposed is not staged.

7.3 Design & Development Overlay (Schedule 5)

Schedule 5 to the Design and Development Overlay (Low Density Residential Zone Setback) specifies the following design objectives:

- To ensure that the siting and design of buildings creates an attractive low density residential environment.
- To ensure that development has regard to the low density residential character of the area.
- To ensure that a high level of amenity is maintained in low density residential areas.

Clause 43.02-3 – Subdivision of the Design and Development Overlay states that a permit is required to subdivide land unless a schedule to this overlay specifically states that a permit is not required. Schedule 5 does not specifically state that a permit is not required for subdivision therefore a permit is triggered.

It is noted that the design objectives and decision guidelines contained within schedule 5 relate specifically to buildings and works and not subdivision. The existing dwelling on the proposed lot 1 meets the minimum setback requirements. Setback requirements for a future dwelling on lot 2 & 3 have been met by the indicative building envelope on the plan of proposed subdivision.

7.4 Policy

It is considered that the proposal is consistent with the general policy directives at both the State and Local level by effectively promoting urban consolidation and efficient use of infrastructure within an existing urban area of Teesdale. Further consolidation of the site should not adversely impact on the capacity of supporting infrastructure or the ability for the lots to treat and retain all wastewater.

In addition, the proposed subdivision:

- Will assist in maintaining the township boundaries through the redevelopment and intensification of an existing urban area;
- Will support lot sizes typical of existing development;
- Will provide lot sizes that provides for open space and landscaping;

Subdivision Application – Town Planning Report
 46 Squires Road, Teesdale
 Luke Stewart c/- Planit Consulting Pty Ltd



- Will respect and positively contribute to the lot configuration and character elements of the surrounding area;
- Provides lots sizes capable of meeting the requirements of Design & Development Overlay Schedule 5;
- Is capable of treating and retaining all wastewater on site as demonstrated in the Land Capability Assessment;
- Is located within reasonable proximity for a rural lifestyle allotment to public open space, community services, local shops, public transport, and education facilities; and
- Is consistent with the standards and objectives of Clause 56 and the Low Density Residential Zone.

Clause 22.09 – Low Density Residential Subdivision Policy

Clause 22.09 contains specific application requirements and decision guidelines as stated earlier in this report.

Evidence has been provided in the form of a Land Capability Assessment to demonstrate the allotments proposed to be created are capable of treating and retaining wastewater within their property boundaries.

A proposed plan of subdivision including survey particulars has been provided with the application and contains all required information.

The proposed subdivision is considered to be respectful of the character of the area as it will only create two additional lot, the indicative building envelopes will ensure appropriate siting of any future dwelling and the battleaxe arrangement is reflective of the existing character of the area.

7.5 Decision Guidelines

7.5.1 Clause 65.02 Decision Guidelines

Clause 65.02 of the Golden Plains Planning Scheme lists a number of matters for consideration by the responsible authority when considering a proposal to subdivide.

The following addresses the considerations listed as decision guidelines in Clause 65.02 of the planning scheme.

- The land is wholly suited to subdivision in terms of the available land area of the subject site (1.4083ha) and the Low Density Residential Zone applying to the site. The site is not subject to any restrictions preventing subdivision.
- The surrounding land use is distinctly low density residential.
- The proposal will create two additional residential lots for development, therefore functioning to increase and diversify housing opportunity and choice within Teesdale.
- It is not expected that the subdivision will have an effect on other land with a common means of drainage, as adjoining lot are large enough to take care of their own drainage needs.
- The proposed subdivision takes into account the topography of the land and physical characteristics.
- The density of the proposed subdivision is considered appropriate in the surrounding residential context.
- The area and dimensions of each proposed lot are considered suitable, in terms of orientation, vehicle access, and size.
- The existing road network is adequate and no new roads are proposed.

Subdivision Application – Town Planning Report
46 Squires Road, Teesdale
Luke Stewart c/- Planit Consulting Pty Ltd



- There will be no conflict between pedestrian and vehicular movement to and from each of the proposed lots. Safe and easy access will be provided to each lot from the appropriate street.
- There is no need to set aside reserves for the provision of public open space or other facilities.
- The subdivision will not be staged.
- Each of the lots is of a size sufficient to enable the safe siting and design of buildings with respect to fire.
- Each lot can adequately cater for off-street parking.
- A common property driveway is proposed and can be effectively managed and maintained through a body corporate arrangement.
- Electricity, water and telecommunications are available to the proposed subdivision. Water and electricity will be provided to the subdivision in accordance with the requirements of Melbourne Water Authority and Powercor Australia Ltd. Drainage will be directed to the point of legal discharge.
- The land is not connected to reticulated sewerage however each lot is large enough to dispose of its own effluent.
- There is no significant native vegetation on site that requires protection through the subdivision stage.

Subdivision Application – Town Planning Report
46 Squires Road, Teesdale
Luke Stewart c/- Planit Consulting Pty Ltd



8 Conclusion

In summary, the proposal is considered to respond to the features of the site and surrounding pattern of subdivision. The proposal will contribute to a diversity of residential opportunities within an existing urban area, therefore making efficient use of existing infrastructure. The lot configurations provide for adequate open space for future development to comply with the DDO5 and landscaping opportunities which will positively contribute to the elements of the surrounding area.

The Land Capability Assessment demonstrates that all lots can treat and retain all wastewater in accordance with the purpose of the zone.

The development is able to suitably demonstrate compliance with policy, Clauses 56, and general provisions of the Golden Plains Planning Scheme.

Accordingly, the proposed development is considered to be appropriate and worthy of support.

