



ATTACHMENTS

**Under Separate Cover
Ordinary Council Meeting**

6.00pm Tuesday 18 December 2018

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Planning Scheme Assessment Development Plan Overlay Schedule 13 (DPO13)

Requirements	Assessment
<p>Demonstrate the relationship between the proposed subdivision layout, landscaping and design features and the existing heritage, topographic, environmental and visual features of the site.</p>	<p>The development plan, together with the design guidelines demonstrate the relationship between the existing heritage, topographic, environmental and visual features of the site.</p> <p>A number of features will help to provide an appropriate context for the Manse: Low density lots, design guidelines that encourage single storey dwellings and retention of all vegetation on site will provide a respectful setting. The vegetation surrounding it will be contained/protected on the largest 1.82ha lot. No development is proposed east of the Manse, which will ensure preservation of views to/from the east.</p> <p>Council’s heritage consultant has noted that “influential on this assessment is the retention of a sufficient setting for the former Presbyterian manse. The existing conifers and ‘park-like’ setting will be retained”</p>
<p>Demonstrate how the proposed subdivision and development will integrate with the township and its setting.</p>	<p>The Manse homestead is well setback from Rokewood-Shelford road and can only be seen in part when viewed from the eastern entrance of Shelford Valley. The proposed internal road network for the development will provide for a better integration of the Manse into the existing Shelford township.</p> <p>The existing and future context of the area has informed the subdivision design.</p> <p>The proposed design guidelines will ensure high quality residential design for future dwellings, and with a degree of consistency.</p>
<p>Articulate a vision for the development of the site that includes a schedule of preferred building heights, materials and colours which respond to the historic and visual sensitivities of the site.</p>	<p>The proponent has provided siting and design guidelines for dwellings for this purpose. These guidelines cover various elements including building heights, materials, colours, design features, siting and landscaping.</p> <p>Council’s heritage advisor has noted that “The proposed design and siting guidelines are considered to provide sufficient guidance for new dwelling development”</p>
<p>Include and respond to a land capability assessment, undertaken in accordance with Environmental Protection Authority Publication 746.1 Land Capability Assessment for Onsite Domestic Wastewater Management 2003 which demonstrates that wastewater can be treated and retained within each proposed allotment of the subdivision successfully.</p>	<p>The proponent has included a Land Capability Assessment to support the proposal. It demonstrates that lots are capable of treating and retaining wastewater effluent on site. Effluent envelopes are provided with the development plan that accord with the requirements of the Land Capability Assessment.</p>
<p>Include a 20 metre wide buffer either side of the waterway which traverses the southern portion of the site, to ensure its protection. A Waterway</p>	<p>The proponent has provided a letter from the Corangamite Catchment Management Authority indicating that an</p>

<p>Management Plan must be prepared for this waterway and the 20 metre buffer either side. The Management Plan must include detail of the existing environmental values, any initial stabilisation and vegetation works, a maintenance regime and any long term management actions that may be required. This plan should be developed by a suitably qualified and experienced professional.</p>	<p>overland flow path on the site is not considered a waterway and would not require setbacks for subdivision.</p> <p>Therefore the requirement is not possible to satisfy, given it is based on the assumption of an existing waterway.</p>
<p>Respond to a topographical survey of the site with contours identified at 0.5 metre intervals to ensure development of the site is sensitive to the valley setting of the township, particularly views from the eastern entrance to the Shelford valley as well as ensuring development does not obstruct views between the Manse, Golf Hill and the Presbyterian Church.</p>	<p>A topographical survey of the site with the contours identified at 0.5 metre intervals has been provided and is shown on the Development Plan.</p> <p>There are no views between Golf Hill and the Presbyterian Church to the Manse Homestead. The view from the eastern entrance to Shelford valley will be retained as there is no development proposed to the immediate east of the Manse.</p>
<p>Identify a lot layout including building envelopes which respond to the land capability assessment, topographical survey, water management plan, vegetation management plan and overall landscaping plan including the retention of mature vegetation and provides for the protection of traditional views of the Manse site and the views between the Manse, Golf Hill and the Presbyterian Church</p>	<p>Lot layouts, together with building and effluent envelopes have been shown on the Development plan and accord with the specialist assessments provided. All mature vegetation is proposed to be retained.</p> <p>As per the previous comment there are no views between Golf Hill and the Presbyterian Church to the Manse Homestead. While the view from the eastern entrance to Shelford valley will be retained.</p>
<p>Include a Stormwater Management Plan detailing how stormwater will be collected and treated within the subdivision and identifying the proposed methods for disposing of stormwater, with particular emphasis on removal of sediment, prevention of erosion, mitigation of flows and ultimately the protection of the Leigh River to the satisfaction of the responsible authority.</p>	<p>A stormwater management plan for the site has been prepared and assessed by Council's engineering department.</p>
<p>Identify the future road network and traffic management works showing internal road networks, providing for a high level of access within the development for all vehicular and non-vehicular traffic, responding to the topography of the land and historical features including the existing driveway and entrance which</p>	<p>The development plan identifies the alignment of the future internal road network and provides for high level and safe access while responding to the historical features and topography of the site.</p> <p>The proposed road alignment ensures the heritage features of the site (The Manse, surrounding vegetation and view lines) are protected and will be the development centrepiece, in turn providing greater integration of the historic homestead into the existing Shelford township.</p>

<p>must be integrated into the future road network of the site.</p> <p>The existing and traditional driveway shall be used as the entrance and main internal access road within the subdivision design of the site, with no additional access points from the Rokewood-Shelford Road.</p>	<p>The Manse is well setback from the Rokewood-Shelford Road (Mercer Street) and is not currently visible from its frontage.</p> <p>The Manse can be seen in part when viewed from the eastern entrance of the Shelford valley. The layout proposes the internal road to be constructed on the western side of the Manse, behind the row of mature pine trees. This will ensure the views of the Manse from the Shelford Valley are not interrupted.</p> <p><i>Topography:</i></p> <p>The proposed internal road and lot layout considers topography. The alignment has been designed to ensure constructability on difficult grades of generally 10% with a maximum slope of almost 15%.</p> <p><i>Existing Driveway/Access</i></p> <p>The layout proposes to utilise the existing entrance point but does not propose to utilise the same alignment as the existing driveway.</p> <p>The driveway to the estate is not mentioned under the Statement of Significance for the land that is associated with the Heritage Overlay that applies to the site. It is understood that the proposed road follows a more logical topography and would better allow the proponent to accommodate lot sizes closer to the minimum lot size requirements of the Low Density Residential Zone. Furthermore the traditional driveway would be destroyed whether or not replaced with a road in the same location or another. The proposed road alignment will also ensure one tree is retained that would otherwise be removed if constructing the road along the traditional alignment were to occur. On the basis of a number of strong reasons, a deviation in the road alignment from the original alignment is considered satisfactory.</p>
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<p>Identify and respond to projected traffic volumes created by the development of land affected by this development plan, by making provision for necessary treatments of intersections affected (including the existing and historical driveway to the site to be retained as the entrance and internal road access for the site) in accordance with AUSTROADS Publications and Council or Vic Roads requirements.</p>	<p>A traffic impact assessment has been completed and was considered by Council's engineering area.</p> <p>This is not a major development area and the proposal will add 18 residential lots to Shelford. The impact on the traffic network is considered relatively minor.</p>
<p>Demonstrate that there is adequate provision of potable water to service proposed development and/ or lots within the subdivision, to the satisfaction of the responsible authority.</p>	<p>Barwon Water have provided Water Supply Advice for the site to the proponent which confirms the site can be provided with potable water.</p>
<p>Include a Vegetation Management Plan that identifies existing mature trees on the site and demonstrates how these mature trees will be protected and incorporated into the design of the subdivision and development of the site through building and effluent envelopes and the location of utility infrastructure such as roads and reticulated services. The protection of existing mature trees and avoidance of building and infrastructure should also include a three (3) metre exclusion zone radiating from the tree drip line (extent of crown).</p>	<p>The Development Plan identifies all existing mature trees on site and demonstrates how the mature trees will be protected and incorporated into the design of the subdivision and development of the site. All trees on site are proposed to be retained.</p> <p>The plan demonstrates that any infrastructure proposed allows for the minimum of three (3) metre exclusion zone radiating from the tree drip line.</p>
<p>Provide an overall landscaping plan, in keeping with the historic context of the site and making necessary arrangements for the preservation or regeneration of existing vegetation</p>	<p>A landscaping plan has been provided and all trees on site are proposed to be retained, including a number of mature conifers. Notably the lot created for the Manse itself has been designed so that the vast majority of trees on site will be retained on this lot.</p> <p>In addition the proposed road will be lined with ornamental cherry trees. A bluestone entrance wall reading "The Manse Estate" is proposed, with several "conifer or crab apple" trees proposed directly behind the entrance feature.</p>
<p>Show suitable linkages for vehicular, pedestrian and bicycle movement within and from the site to the area identified for future residential to the west of the site as well as the existing township, recreation reserve and primary school.</p>	<p>The proposal includes a road link to the western boundary. It is anticipated that future development in Shelford will be to the west of the subject land, with the potential to connect to this road.</p>
<p>Identify the staging and anticipated timing of the development.</p>	<p>The proponent has indicated an intention to construct the development in one stage. A staging plan is not applicable.</p>

Planning Scheme Assessment Wider Planning Scheme

State Planning Policy Framework	
<p>Clause 11 Settlement</p> <p>Seeks to ensure that planning responds to and contribute to the need for diversity of choice, a high standard of urban design and amenity and protection of environmentally sensitive areas and natural resources amongst other matters.</p>	<p>The proposal is considered to align with Clause 11 by providing for diversity of housing choice, high quality urban design and amenity. Furthermore the proposal generally minimises the removal of vegetation.</p>
<p>Clause 12 Environmental and Landscape Values</p> <p>States that planning must help to protect, conserve and support areas of environmental and landscape value.</p>	<p>The proposed subdivision is considered to align with the Clause by minimising the removal of native vegetation. The bare minimum native vegetation is proposed to be removed to provide access to the road reserve.</p>
<p>Clause 13 Environmental Risks and Amenity</p> <p>This Clause states that Planning should minimise various environmental risks.</p>	<p>The proposed development is consistent with this Clause because it is supported by appropriate specialist reports which cover environmental risks including a Stormwater Management Plan and Land Capability Assessment. Furthermore the absence of a Bushfire Management Overlay, salinity issues or known contamination issues further support the proposal.</p>
<p>Clause 15 Built Environment and Heritage</p> <p>Requires land use and development planning to support development which responds to the site context and provides high quality urban design and architectural solutions.</p>	<p>The proposed subdivision accords with the relevant provisions of this clause as follows:</p> <ul style="list-style-type: none"> • Excises off and preserves the key heritage building and trees on a large allotment. • Orientates lots and building envelopes for dwellings to provide passive surveillance to streets. • Supports new development in precincts that respond to the historic character, form and context of the precinct.
Local Planning Policy Framework	
<p>Clause 21.02 – Settlement</p> <p>This clause provides a number of objectives to make efficient use of land. These include avoiding battle axe blocks in greenfield development, encouraging better management of urban development, encouraging the</p>	<p>The proposal satisfies a number of these objectives, it provides no battle axe blocks and adjoins the existing part of Shelford.</p>

<p>consolidation of existing township areas and other matters.</p>	
<p>Clause 21.08 Local Areas – Small Towns</p> <p>This Clause provides small town structure plans for most areas including Shelford which establish a basis for future strategic planning decisions in each town.</p>	<p>Notably this clause includes a map of the Shelford Structure Plan. The text “Rezone to LDRZ” is included over the subject land. Whilst the map is in need of update as the land has already been rezoned to the LDRZ, the intent is clear to zone the land as to support a low density residential development within the area.</p>
<p>Clause 22.09 Low Density Residential Subdivision Policy</p> <p>This policy seeks to ensure that land capability and established character of areas are considered in subdivision applications.</p> <p>The objectives of the policy include providing design that provides for open space and landscaping, retention of existing vegetation, minimal use of narrow battle-axes, and the provision of wide access ways.</p>	<p>The proposal accords with most of the objectives of the policy, as it provides retention of existing vegetation, no battle axe lots and it provides a wide access way to meet Council’s engineering standards.</p>
<p>Low Density Residential Zone (Decision Guidelines)</p>	
<p>Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:</p> <ul style="list-style-type: none"> • The Municipal Planning Strategy and the Planning Policy Framework. 	<p>Considered under this appendix.</p>
<p>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.</p>	<p>The application proposes retention of all vegetation on site with minimal vegetation removal in a road reserve to create an access way.</p>
<p>The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.</p>	<p>All essential services are available with the exception of reticulated sewerage. Septic systems will need to be installed.</p>

<p>In the absence of reticulated sewerage:</p> <ul style="list-style-type: none"> – The capability of the lot to treat and retain all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the <i>Environment Protection Act 1970</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). – 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 	<p>Each lot is capable of treating and retaining all wastewater effluent as per the Land Capability Assessment.</p>
<p>The relevant standards of Clauses 56.07-1 to 56.07-4</p>	
<p>ResCode (Clause 56.07-1 to 56.07-4)</p>	
<p>56.07-1</p> <p>The supply of drinking water must be:</p> <p>Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.</p> <p>Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.</p>	<p>Reticulated drinking water will be connected to all lots to the satisfaction of Barwon Water.</p>
<p>56.07-2</p> <p>Reused and recycled water supply systems must be:</p> <p>Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health and Human Services.</p> <p>Provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p>	<p>Not applicable, none proposed.</p>

<p>56.07-3</p> <p>Waste water systems must be:</p> <p>Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority.</p> <p>Consistent with any relevant approved domestic waste water management plan.</p> <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>Wastewater effluent will be discharged to an approved wastewater management system to the satisfaction of the Responsible Authority.</p>
<p>56.07-4</p> <p>The urban stormwater management system must be:</p> <p>Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.</p> <p>Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of urban run-off is proposed.</p> <p>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) as amended.</p> <p>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.</p>	<p>A storm water management plan for the site has been prepared and provides a workable design for the site in terms of managing stormwater flows and quality, subject to additional details to be provided at subdivision.</p>
<p>Heritage Overlay (Decision Guidelines)</p>	
<p>Before deciding on an application, in addition to the decision guidelines in</p>	<p>The application was referred to Council's Heritage Advisor.</p>

<p>Clause 65, the responsible authority must consider, as appropriate:</p> <p>The Municipal Planning Strategy and the Planning Policy Framework.</p> <p>The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.</p> <p>Any applicable statement of significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.</p> <p>Any applicable heritage design guideline specified in the schedule to this overlay.</p> <p>Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place.</p> <p>Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.</p> <p>Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place.</p> <p>Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.</p> <p>Whether the proposed subdivision will adversely affect the significance of the heritage place. Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of the heritage place.</p> <p>Whether the proposed sign will adversely affect the significance, character or appearance of the heritage place.</p>	<p>As heritage is a specialised matter, the view of Council's heritage consultant is considered to be of greatest importance and was taken into account as part of the application process.</p>
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<p>Whether the lopping or development will adversely affect the health, appearance or significance of the tree.</p> <p>Whether the location, style, size, colour and materials of the proposed solar energy facility will adversely affect the significance, character or appearance of the heritage place.</p>	
<p>Design and Development Overlay Schedule 5</p>	
<p>This Overlay specifically relates to Low Density Residential Zone setbacks.</p>	<p>N/A - The Overlay is not relevant to the development plan and is not triggered for the subdivision.</p>
<p>Design and Development Overlay Schedule 10</p>	
<p>This overlay is concerned with fences, solar panels and buildings and works. It is therefore specifically for the anticipated development that will occur after the subdivision rather than the subdivision itself.</p>	<p>N/A - The Overlay is not relevant to the development plan and is not triggered for the subdivision.</p>