TOWN PLANNING REPORT
15 Leslie Avenue, Cowes

Two Lot Subdivision

PREPARED BY

PM
Town Planning
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Proposal Summary

The proposal is for two lot subdivision of the land as follows:

Lot 1
442sq.m.
Contains existing dwelling
Direct vehicle access provided to Leslie Avenue (the street)

Lot 2
505.38sq.m
Vacant battle-axe lot with vehicle access provided to Leslie Avenue (the street)

Common property
None proposed

Site conditions
Site area 947.38sq.m
No trees existing on the site
Approximately 2 metre upward slope of land to rear
Sewer along western boundary
Site and Surrounds Photographs

SATELLITE PHOTO SHOWING SITE AND SURROUNDS
SATELLITE PHOTO SHOWING SITE AND IMMEDIATE SURROUNDS

EXISTING DWELLING ON SUBJECT SITE
Planning Policy Framework

Clause 11 Settlement

This Clause sets out the policies which respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

It also addresses the need for additional housing to provide for an increasing population and identifies that areas within close proximity to public transportation and other services are potential sites for increased densities.

- The site is a large block with excellent capacity to accommodate an additional lot of suitable size and dimensions.
- The site is in a good location to respond to the needs of a growing population as outlined in Plan Melbourne. It is close to parks, local shops, schools and public transport.

▶ Complies

Clause 16 Housing

This Clause sets out the policies to provide opportunity for housing diversity and ensure the efficient provision of supporting infrastructure.

The objective is to promote housing that meets the community needs and to locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport.

- The proposal provides an opportunity for additional housing on a more compact allotment while reflecting the surrounding subdivision pattern, which includes a similarly subdivided property directly opposite the site.

▶ Complies

Assessment Summary

The proposal is consistent with the Planning Policies as it considers population changes and growth by providing for an increase in site density and therefore a diversity for future housing on the total site which also results in lower maintenance living. The proposal will not cause unreasonable detriment to any person or property or depart from subdivision precedent in the locale.
Zone Provisions

The site is located within General Residential Zone Schedule 1.

ZONING PROVISIONS ON AND AROUND SUBJECT SITE

Clause 32.08 General Residential Zone

32.08-2 Subdivision

A permit is required to subdivided land. An application must meet the requirements of Clause 56, for two lots specifically as follows:

Must meet all of the objectives included in the clauses specified in the following table.

Should meet all of the standards included in the clauses specified in the following table.

<table>
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<tr>
<th>Class of subdivision</th>
<th>Objectives and standards to be met</th>
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<td>60 or more lots</td>
<td>All except Clause 56.03-5.</td>
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<tr>
<td>16 - 59 lots</td>
<td>All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.</td>
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<tr>
<td>3 - 15 lots</td>
<td>All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.</td>
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<tr>
<td>2 lots</td>
<td>Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-6 to 56.09-2.</td>
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Schedule 1 to Clause 32.08 General Residential Zone

No variations included in relation to subdivision of land.
Overlay Provisions

The site is within a Vegetation Protection Overlay Schedule 2. 
N/A (No trees existing on the land).

Particular Provisions

Clause 56 Subdivision

Clause 56.03 Liveable and Sustainable Communities

Clause 56.03-5 Neighbourhood character objective
To design subdivisions that respond to neighbourhood character.

Standard C6
Subdivision should:

Respect the existing neighbourhood character or achieve a preferred 
nearbourhood 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.

Complies. The proposed subdivision creates a vacant lot in excess of 
500sq.m and is reflective surrounding similar subdivisions in size and layout. 
The presentation of the overall site to the street will remain as a one 
detached dwelling with any future proposed dwelling to be sited behind this 
dwelling.
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.

Standard C8
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. A building envelope may specify or incorporate any relevant siting and design requirement.
Lot dimensions and building envelopes should protect:
Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations.
Existing or proposed easements on lots.
Significant vegetation and site features.

Complies. The proposed subdivision dimensions and layout provide appropriate opportunity for design of a dwelling that will have good solar access, sufficient provision for private open space, vehicle access direct from the street, capability to provide on site parking as part of any future design and will not impact on any trees on the land given none exist. Lot 2 can easily contain a rectangle measuring 10 metres by 15 metres, well exceeding these measurements and therefore a building envelope is not considered necessary.

Clause 56.04-3 Solar orientation and lots objective
To provide good solar orientation of lots and solar access for future dwellings.

Standard C9
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:
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.
Complies. Sufficient opportunity if available for good northerly solar access having regard to the siting of the existing dwelling and its setback form the proposed common boundary between the lots. Dwellings surrounding the site are also either well setback from the boundaries of the site or have their private open space adjoining the site such opportunity is available for various designs for Lot 2 which would achieve good solar access.

Clause 56.04-5 Common area objectives

N/A no common property proposed

Clause 56.06-8 Lot access objective
To provide for safe vehicle access between roads and lots.

Standard C21
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.

Complies. The frontage of proposed Lot 2 would be 3 metres at the street edge, which is the driveway providing access to the site. This is a typical battleaxe arrangement and allows for a 3 metre wide accessway to the larger area of the lot, which is of required width. A separation of 0.48 metres is provided between the driveway and the existing dwelling on Lot 1 for maintenance access if necessary.
Clause 56.09 Utilities

56.09-2 Electricity, telecommunications and gas objectives

To provide public utilities to each lot in a timely, efficient and cost effective manner. To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.

Standard C28
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. Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged. 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 boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.

Complies. Completion of the subdivision will be undertaken in compliance with relevant referral authority requirements.

General Provisions

Clause 65.01 Approval of an Application or Plan

The proposal is consistent with the decision guidelines of Clause 65 for the following reasons:

- Complies with MSS, local policies and zoning.
- There will be no detrimental impact upon the amenity of the area as the proposal is generally consistent with the existing and emerging subdivision pattern.
- There will be no impact upon the local environment and the proposal will not result in any land degradation.
- The site is connected to reticulated sewage and there will be no unreasonable increase on stormwater runoff from the site. A stormwater drainage system will be appropriately designed at a later stage as part of any future built form on the newly created lot.