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Date Plans Provided: 12/09/2022

TOWN PLANNING REPORT

TWO LOT SUBDIVISION

APPLICANT:

Farren Group Pty Ltd

PROPERTY:

1-3 Bindowan Drive, Hoppers Crossing

July 2022

Prepared by
Farren Group Pty Ltd

WYNDHAM CITY COUNCIL
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Plan: 1 of 10

APPLICATION FOR A PLANNING PERMIT

1-3 Bindowan Drive, Hoppers Crossing

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ATTACHMENTS

ATTACHMENT A.....	CERTIFICATE OF TITLE
ATTACHMENT B.....	SITE RE-ESTABLISHMENT, FEATURE & LEVEL PLAN
ATTACHMENT C.....	PROPOSED DEVELOPMENT PLAN

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1. INTRODUCTION

This report has been prepared in support of an application for a town planning permit for the subdivision of one lot into two lots at 1-3 Bindowan Drive, Hoppers Crossing. The locality plan in **Figure 1** displays the land in relation to the surrounding area.

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This report provides details of the site and environs, the proposal, planning controls and an assessment against the relevant provisions of the Wyndham Planning Scheme.

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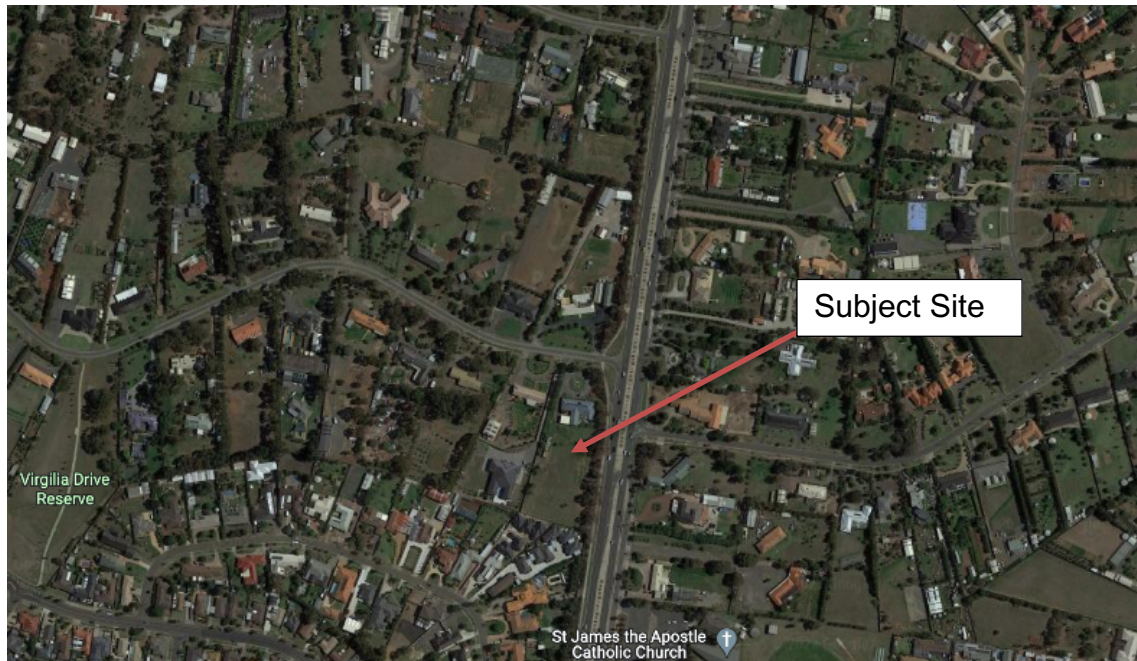


Figure 1: Locality Plan

2. SITE & SURROUNDS

2.1 SUBJECT SITE

The site is located at 1-3 Bindowan Drive, Hoppers Crossing. It is more particularly described as:

- Lot 263 on LP 142541

A copy of the certificate of title is contained in **Attachment A**.

The site is irregular in shape and has an area of approximately 8009 sqm and is located approximately 2km north of the Hoppers Crossing business district.

A feature survey plan is presented as **Attachment B**. The plan shows the location of the existing dwelling and services and indicates that the land is predominantly flat.

2.2 SURROUNDING AREA & GENERAL LOCALITY

The land is located within an established estate and the estate has access to a range of reticulated services including water, electricity and telecommunications. The land adjoins a conventional density residential estate on its southern boundary whilst land to the east, west and north is low density in character.

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3. THE PROPOSAL

It is proposed to construct 2 lot subdivision with the following lot sizes:

- Lot 1 – 4007sqm
- Lot 2 – 4002 Sqm

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The proposed plan of subdivision is contained in **Attachment C**. Lot 1 is a conventional shaped allotment with frontage to Bindowan Drive and contains an existing dwelling whilst lot 2 is proposed to be a battle axe shaped allotment which will be vacant. A preliminary building envelope plan is provided on lot 2 which illustrates where a dwelling could be located. The plan also illustrates an effluent envelope for waste water disposal.

4. PLANNING MATTERS

4.1 WYNDHAM PLANNING SCHEME

4.1.1. Planning Policy Framework (PPF)

The purpose of the Planning Policy Framework is to set out the Victorian objectives for planning to be fostered through the policies and provisions of the Planning Scheme. The following policies are relevant to this application:

- Clause 11– Settlement
- Clause 11.02-1S Supply of urban land
- Clause 11.02-2S– Structure planning
- Clause 11.02-3S– Sequencing of development
- Clause 15.01-1S– Urban design
- Clause 15.01-3S – Subdivision design
- Clause 15.01-4S – Healthy neighbourhoods
- Clause 15.02-1S– Energy and resource efficiency
- Clause 16.01-2S– Location of residential development
- Clause 16.01-3S– Housing diversity
- Clause 16.01-4S– Housing affordability

A summary of the relevant *Planning Policies* is as follows:

Clause 11 relates to **Settlement** and states that planning is to anticipate and respond to the needs of the existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure. To achieve the goals of **Clause 11**, the remainder of Clause 11 further expands on this. **Clause 11.02-1S** relates to the **Supply of Urban Land** and plans to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis. This Clause states that planning for urban growth should consider:

- *Opportunities for the consolidation, redevelopment and intensification of existing urban areas.*
- *Neighbourhood character and landscape considerations.*
- *The limits of land capability and natural hazards and environmental quality.*
- *Service limitations and the costs of providing infrastructure.*

Clause 11.02-2S states that structure planning should take into account the strategic and physical context of the location, facilitate the logical and efficient provision of infrastructure, and facilitate the use of existing infrastructure and services. This is further emphasised in Clause **11.02-3S** which relates to the sequencing of development and requires development in growth areas to be developed in a sequence so that services are available from early in the life of new communities.

In regards to urban design the objective of **Clause 15.01-1S** is to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity. **Clause 15.01-3S** sets out subdivision design principles whilst **Clause 15.01-4S** sets out objectives and strategies for healthy neighbourhoods. Further urban design principles are set out in **Clause 15.02S** which relates to sustainable development.

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Clause 16.01-3S relates to housing diversity and sets as an objective to provide a range of housing types to meet increasingly diverse needs. This Clause states as a strategy:

- *'Ensure housing stock matches changing demand by widening housing choice.*
- *Facilitate diverse housing that offers choice and meets changing household needs through:*
 - *A mix of housing types.*
 - *Adaptable internal dwelling design.*
 - *Universal design.*
- *Encourage the development of well-designed medium-density housing that:*
 - *Respects the neighbourhood character.*
 - *Improves housing choice.*
 - *Makes better use of existing infrastructure.*
 - *Improves energy efficiency of housing.*
- *Support opportunities for a range of income groups to choose housing in well-serviced locations.*
- *Ensure planning for growth areas provides for a mix of housing types though a variety of lot sizes, including higher housing densities in and around activity centres.*

Clause 16.01-4S relates to housing affordability and sets as an objective to deliver more affordable housing closer to jobs, transport and services. This Clause states as a strategy:

- *Improve housing affordability by:*
 - *Ensuring land supply continues to be sufficient to meet demand.*
 - *Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.*
- *Increase the supply of well-located affordable housing by:*
 - *Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.*
 - *Ensuring the redevelopment and renewal of public housing stock better meets community needs.*

Policy Response to Planning Policies:

The two lot subdivision is supported in terms of lot sizing and density opportunity for future housing close to existing services and infrastructure, an objective of State Policy. The proposed subdivision allows opportunities for future housing to be constructed on the lots that respect the existing character of the locality and utilises existing infrastructure. The proposed subdivision is considered to achieve an urban design outcome that provides a positive contribution to the character of the locality.

The proposed subdivision is within an established residential area and is accessible to a range of necessary services and facilities.

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The proposal is considered to achieve an urban design outcome that provides a positive contribution to the character of the locality in an appropriate location.

The proposal is considered to be consistent with relevant planning policies.

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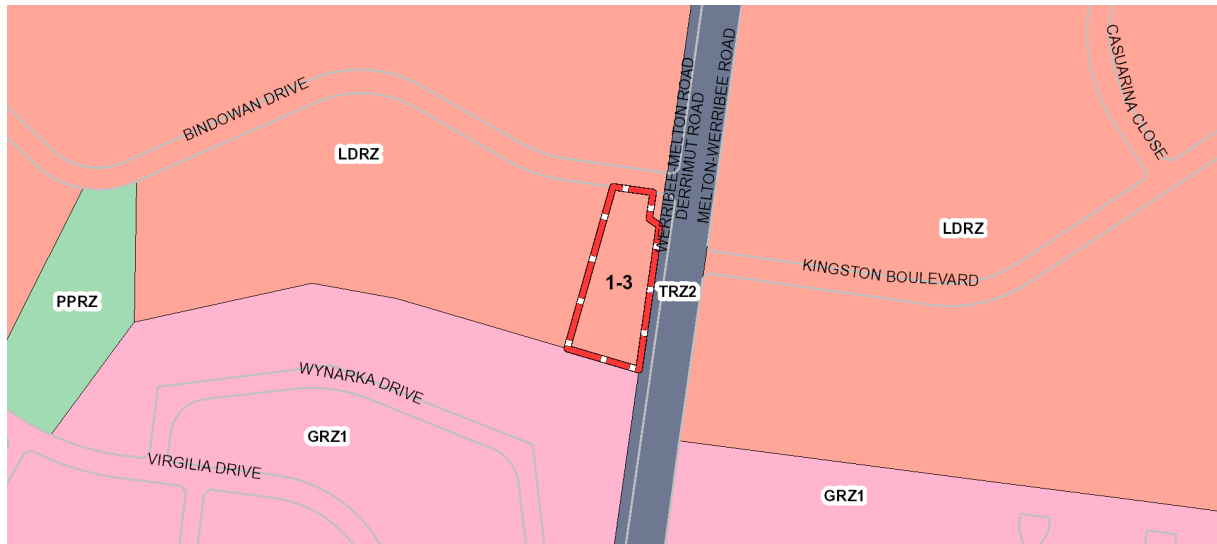
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4.1.2. Zoning

4.1.2.1. Low Density Residential Zone

The land is located within a Low Density Residential Zone (LDRZ) under Wyndham Planning Scheme (Clause 32.08). An extract of the zoning map for the subject land and surrounding areas is contained in Figure 2.



4.1.4 Overlays

The land is not affected by any overlays:

4.1.4. Planning Considerations

Clause 56 of the Wyndham Planning Scheme

The Subdivision of land within the Low Density Residential Zone requires and assessment against the provisions of **Clause 56.07-1 -56.07-4** and the following assessment against these clauses is provided:

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Clause 56.07 – INTEGRATED WATER MANAGEMENT	
Drinking water supply objectives Clause 56.07-1	<p>Reticulated water supply will be provided to lots in accordance with the requirements of the Water Authority.</p> <p>The proposal meets the objective and standard of this clause.</p>
Reused and recycled water objective Clause 56.07-2	<p>At present no recycled water infrastructure exists in the vicinity of the subject site. .</p> <p>The proposal meets the objective and standard of this clause.</p>
Waste water management objective Clause 56.07-3	<p>On site waste water disposal will be provided to both lots in accordance with the requirements of the relevant Water Authority and the Environmental Protection Authority. Services are identified on the feature and level survey as being located in Bindowan Drive.</p> <p>The proposal meets the objective and standard of this clause.</p>
Urban run-off management objectives Clause 56.07-4	<p>The stormwater system for the lots will be designed in accordance with the requirements of the Responsible Authority. The size and configuration of lots is considered adequate to accommodate any works to detain, retain and/or treat stormwater. The creation of one extra lot is expected to have minimal impact on urban run off in the area and it is proposed to accommodate stormwater within the existing system within the estate.</p> <p>The proposal meets the objective and standard of this clause.</p>

5. CONCLUSION

In conclusion, it is considered that the proposed subdivision: **Date Plans Provided: 12/09/2022**

- Achieves lots that are above 0.4ha as required by Clause 32.03-3
- Achieves the planning policy objectives that seek to create diversity in the existing housing stock within Hoppers Crossing by providing housing lots of varying sizes,
- Will result in more efficient usage of existing infrastructure and assist to reduce the pressure for urban development expansion
- Is a well planned subdivision that acknowledges and complements the surrounding area;
- Will make a positive contribution to the neighbourhood character of the surrounding area.
- Compliments the intent of the Low Density Residential Zone by facilitating appropriately sized allotments which have access to services.

It is requested that Wyndham City Council issue a planning permit to allow the two lot subdivision at 1-3 Bindowan Drive, Hoppers Crossing.