

SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE

14 October 2020

DEVELOPER: Dallas Benbow,

REF 3887

12 Lot Staged Residential Subdivision.

Re:- PROPOSED 12 LOT SUBDIVISION
CROWN ALLOTMENT 10
SECTION 34
TOWNSHIP OF HEYWOOD
PARISH OF HEYWOOD
Lindsay Street, Heywood. Vic. 3304

1.0 LAND

This is a subdivision proposal for 12 lots in 2 stages located at Lindsay Street, Heywood Vic 3304. Vol. 10851 Fol. 651, Lot 1 on PS529581C. The applicant was granted a Planning Permit for 24 Lot subdivision P07032 in Feb 2008, this permit was extended a number of times and has now expired.

This property is in General Residential Zone (GRZ) with General Residential Zone-Schedule 1 (GRZ1) and is not affected by any overlays.

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



The property is in two parts and has a total area of 2.022ha with access onto Lindsay Street, Beavis Street and Scott Street, Heywood. The land is vacant cleared land which was previously the site of a gravel pit used for the extraction of road materials before being rehabilitated.



Looking across property from Beavis Street



Corner of Beavis and Lindsay Street.



Looking at property from Scott Street.

2.0 OVERLAY

This property is not effected by any overlays.

3.0 ABORIGINAL CULTURAL HERITAGE

All of this property is an 'area of cultural heritage sensitivity'.



This property was the location of a gravel pit used to extract road base materials in until the late 1970's.

The following aerial image shows the area was quarried and the location of Lindsay street was diverted around the gravel pit at the time it was in use. The road was relocated in 1981 and the land rehabilitated.



Image 1-Aerial Image taken in late 1970's

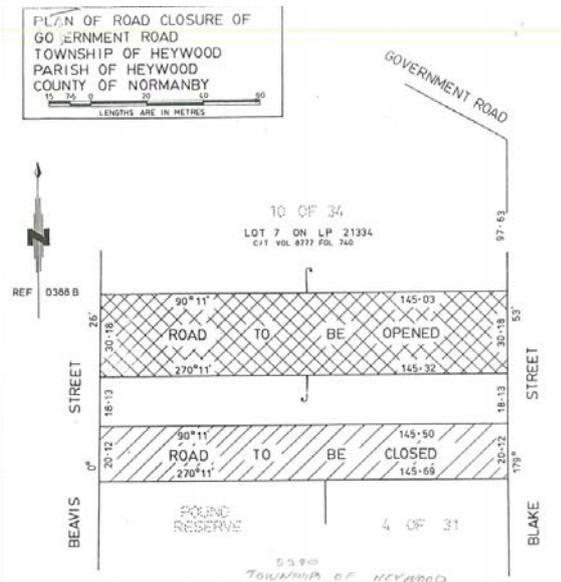


Image 2 – Plan showing Lindsay Street re-arrangement.

The use of this land as a gravel pit has also been verified by two local people. It was confirmed by a local contractor, Peter Annett, who removed gravel from the site and the neighbouring property owner, Terry Barclay, who was living adjacent to the property when it was quarried. Both of these individuals have confirmed this in writing and their letters are included with this report.

The use of this property for the extraction of gravel is 'Common Knowledge' and is verified by the aerial image together with the attached letters.

This use of the land is deemed to be one that would cause "significant ground disturbance" and therefore exempts the proposal from requiring a cultural heritage management plan.

4.0 PROPOSAL

This is a proposal for a 12 lot staged low density subdivision of Lot 1 on PS529581C. This location sits in the general residential zone however due to slow growth and demand together with low land value it is more suitable to a low density subdivision done in two stages. The large lot configuration is in keeping with the surrounding land and creates a good transition toward the farming zone to the west.

This proposed subdivision is in close proximity to schools, transport, open spaces, services and facilities required for new dwellings while providing opportunity for large lot sizes.

All new lots will front onto existing established roads. It is proposed by the owner that the existing roads could be improved with an edge strip compatible with low density subdivisions such as those on Burvilles Road, Portland.



Example of suggested existing road improvement (Burvilles Road)

The site has a very gradual slope which drains into the existing network and has no notable features or characteristics.

All lots are in close proximity and can be connected to existing services in this proposal.

This subdivision can provide new residential lots that meet the requirements of the planning scheme and the purpose of the zone.

See proposed plan for lot layout and location of existing utilities.

5.0 NATIVE VEGETATION

This property has no vegetation requiring assessment under clause 52.17 of the Glenelg planning scheme.

6.0 PLANNING SCHEME REQUIREMENTS

This proposal creates residential lots in an area zoned for residential purpose, utilizes existing services and facilities while contributing to the existing established neighbourhood. It will meet the objectives of the Municipal Planning Strategy and the Planning Policy Framework.

This proposed subdivision is in keeping with the purpose of this zone by providing a varied lot size that will encourage diversity in housing types while ensuring that is in keeping with the neighbourhood character.

All lots will be able to accommodate dwellings of a reasonable size while allowing for sufficient percentage of the lot size to be set aside for garden area.

56.03-2 Activity centre objective

To provide for mixed-use activity centres, including neighbourhood activity centres, of appropriate area and location.

This subdivision is in close proximity to existing facilities.

56.03-3 Planning for community facilities objective

To provide appropriately located sites for community facilities including schools, libraries, preschools and childcare, health services, police and fire stations, recreation and sports facilities.

This subdivision is in close proximity to existing facilities.

56.04-1 Lot diversity and distribution objectives

To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services. To provide higher housing densities within walking distance of activity centres. To achieve increased housing densities in designated growth areas. To provide a range of lot sizes to suit a variety of dwelling and household types.

This subdivision meets this objective by providing varying lot sizes in a suitably serviced area.

56.04-2 Lot area and building envelopes 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.

This proposal creates large residential lots capable of meeting this objective.

56.04-3 Solar orientation of lots objective

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

The new allotments created in this proposal are of a size and orientation to provide good solar orientation for future dwellings.

56.04-4 Street orientation objective

To provide a lot layout that contributes to community social interaction, personal safety and property security.

This subdivision will utilise existing street network and will comply with this objective.

56.04-5 Common area objectives

To identify common areas and the purpose for which the area is commonly held. To ensure the provision of common area is appropriate and that necessary management arrangements are in place. To maintain direct public access throughout the neighbourhood street network.

Not applicable for subdivision.

56.05-1 Integrated urban landscape objectives

To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas. To incorporate natural and cultural features in the design of streets and public open space where appropriate. To protect and enhance native habitat and discourage the planting and spread of noxious weeds. To provide for integrated water management systems and contribute to drinking water conservation.

Not applicable for subdivision of this size.

56.06-2 Walking and cycling network objectives

To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors.

To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists. To reduce car use, greenhouse gas emissions and air pollution.

Existing streets and footpaths will be used in this subdivision. It is proposed by the owner that the existing streets could be improved with an edge strip compatible with low density areas such as Burvilles Road, Portland.

56.06-4 Neighbourhood street network objective

To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network.

Existing streets and footpaths will be used in this subdivision. It is proposed by the owner that the existing streets could be improved with an edge strip compatible with low density areas such as Burvilles Road, Portland.

56.06-5 Walking and cycling network detail objectives

To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities.

To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.

Existing streets and footpaths will be used in this subdivision. It is proposed by the owner that the existing streets could be improved with an edge strip compatible with low density areas such as Burvilles Road, Portland.

56.06-7 Neighbourhood street network detail objective

To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users.

Existing streets and footpaths will be used in this subdivision. It is proposed by the owner that the existing streets could be improved with an edge strip compatible with low density areas such as Burvilles Road, Portland.

56.06-8 Lot access objective

To provide for safe vehicle access between roads and lots.

Vehicle access will be constructed to the relevant authority's standards.

56.07-1 Drinking water supply objectives

To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water.

This subdivision will connect to the existing reticulated water supply.

56.07-2 Reused and recycled water objective

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

No alternate water recycling is proposed however lots have sufficient space to install rainwater tanks if the owners require.

56.07-3 Waste water management objective

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

Will comply with requirements of the relevant authorities to provide services linking to the existing network.

56.07-4 Stormwater management objectives

To minimise damage to properties and inconvenience to residents from stormwater. To ensure that the street operates adequately during major storm events and provides for public safety.

To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.

To encourage stormwater management that maximises the retention and reuse of stormwater.

To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.

Will comply with requirements of the relevant authorities to provide services linking to the existing network.

56.08-1 Site management objectives

To protect drainage infrastructure and receiving waters from sedimentation and contamination. To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works. To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.

The site disturbance resulting from this subdivision is expected to be minimal.

56.09-1 Shared trenching objectives

To maximise the opportunities for shared trenching. To minimise constraints on landscaping within street reserves.

Services are located in close proximity to the proposed subdivision and can be located in shared trenching when required.

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.

Will comply with requirements of various electricity, telecommunications and gas supply authorities.

56.09-3 Fire hydrants objective

To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.

The proposed new streets will access existing Fire hydrants in the street and provide new fire hydrants in the new streets where required.

56.09-4 Public lighting objective

To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles. To provide pedestrians with a sense of personal safety at night. To contribute to reducing greenhouse gas emissions and to saving energy.

Lighting will be provided in the new streets.

56.03-5 Neighbourhood character objective

This proposal would fit with the neighbourhood character by creating two lots capable of accommodating suitable residential developments.

The land contains no significant vegetation requiring attention.

7.0 CONCLUSION

This proposed subdivision is located on land that is zoned for residential purposes and meets the requirements of the planning scheme for subdivision. This is well situated low density subdivision which can provide new residential lots in keeping with the neighbourhood character while meeting the criteria for subdivision set out in the Glenelg Planning Scheme.

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TO WHOM IT MAY CONCERN

Re: Proposed Subdivision-Dallas Benbow

County Normandy

Parish & Township Portland

Section 34

Crown Allotment 10

(Scott, Beavis ,Blake & Lindsay Streets Heywood Victoria. 3304)

I PETER ANNETT, owner of PJ Annett Contractors Heywood, confirm that the above allotment of residential land was a gravel pit.

I have in the past, taken gravel from this allotment and aware filling and levelling occurred thereafter. There was significant ground disturbance and was deeply ripped on this whole allotment.

Signed :



Peter Annett

Hunter Street,

Heywood. Victoria 3304

TO WHOM IT MAY CONCERN

RE: Proposed Subdivision- Dallas Benbow

County Normandy

Parish Township Portland

Section 34

Crown Allotment 10

(Scott, Beavis ,Blake & Lindsay Streets Heywood,Victoria 3304)

I TERRY BARCLAY of 99 Scott Street, Heywood confirm that the above allotment of residential land were gravel pits.

I have lived in this area for my entire life and have resided beside the above allotment for decades. I played in the gravel pits as a child and have seen gravel removed and the land refilled and levelled over the years. There was significant ground disturbance and had been deeply ripped.

Signed:

Terry Barclay

Terry Barclay

99 Scott Street,

Heywood, Victoria. 3304