

# SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE

19 March 2024

DEVELOPER: Roger Trewavis,

VERSION 2

REF 3884

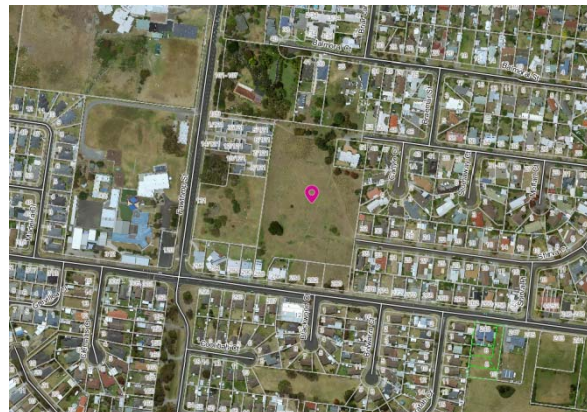
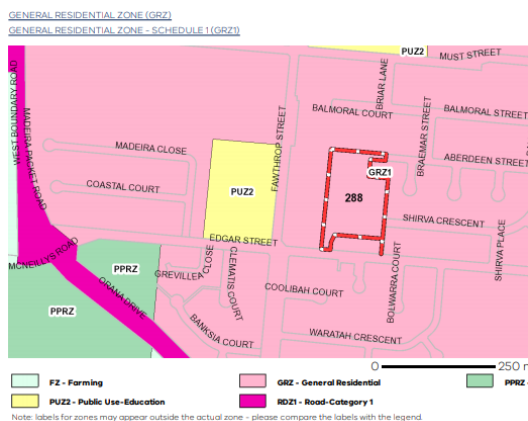
## 19 LOT (Stage 2 & 3) Subdivision.

Re:- PROPOSED 19 LOT (Stage 2 & 3) SUBDIVISION  
CROWN ALLOTMENT 60A  
SECTION D  
TOWNSHIP OF PORTLAND  
PARISH OF PORTLAND  
**Roger Trewavis**  
**ORANGEWOOD NOMINEES PTY LTD**  
Property at 288 Edgar Street, Portland. VIC. 3305

### 1.0 LAND

This is a subdivision proposal located at 288 Edgar Street Portland, Vol. 10968 Fol. 459, Lot S2 on PS529592W.

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



The property has a total area of 2.382ha and has access onto Aberdeen Street, Shirva Crescent and Edgar Street. The land slopes down gently to the north into the existing drainage network and is in close proximity to existing sewer.

This property is the second stage of a three stage Subdivision PS529592W with the associated planning permits, TP325/03, P06088 & P11052. This subdivision has approved road, drainage, water and sewerage designs.

### 2.0 OVERLAY & ABORIGINAL CULTURAL HERITAGE

This property is not effected by any overlays or cultural heritage.

### 3.0 PROPOSAL

This is an infill subdivision proposal for a 1 lot (S2) and 18 lots (S3) of Lot S2 on PS529592W. The proposed subdivision will create 19 residential allotments of varying sizes, one large lot for development (proposed lot 24).

The property has established pedestrian access onto Fawthrop street (see image 1) and Edgar Steet (see image 2)

Stage 2 will create lot 6 which will have access to Edgar Street and does not require any road construction.

Stage 3 (Lot S3) will extend Aberdeen Street (see image 3) and Shirva Cresnent (see image 4) so that they are connected. Aberdeen Street will have a 7m wide connection trough to the walkway from Fawthrop Street. Lots 7-24 will have access off these constructed roads.

This proposed subdivision is in close proximity to schools, transport, open spaces, services and facilities required for new dwellings while providing opportunity for a varied lot size. The site has a very gradual slope which drains into the existing network and has no notable features or characteristics. 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.



Image 1-Pedestrian access to Fawthrop St.



Image 2 – Pedestrian access to Edgar St from Shirva Cr.



Image 3-Aberdeen Street.



Image 4 –Shirva Cr.

#### 4.0 NATIVE VEGETATION

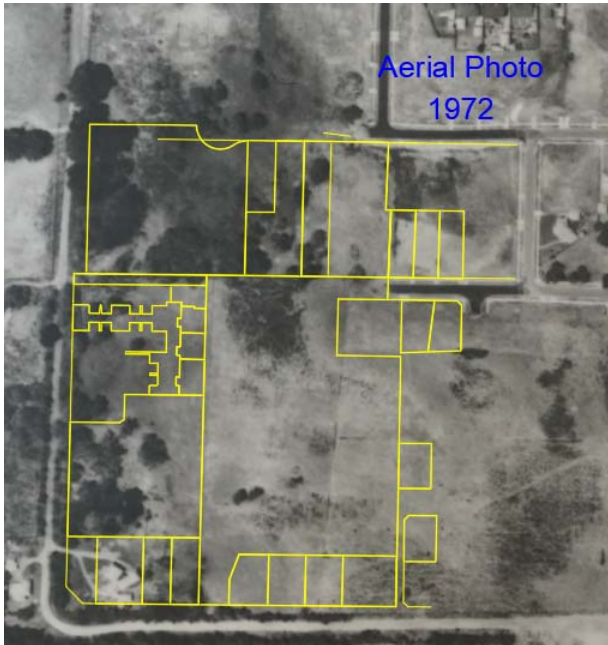
This property has a small amount of existing planted vegetation. This vegetation would be exempt from the need for assessment under clause 52.17 of the Glenelg planning scheme as it is listed in 52.17-7 Table of exemptions.

**Planted vegetation** Native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding.

*This exemption does not apply to native vegetation planted or managed with public funding for the purpose of land protection or enhancing biodiversity unless the removal, destruction or lopping of the native vegetation is in accordance with written permission of the agency (or its successor) that provided the funding.*



It can be seen in the following *image 5* that the site had no vegetation in 1972. The dark patch on the north western area of image 5 is gorse bush and the vegetation on the property at present time (*image 6*) did not exist in 1972. The owner has confirmed that on purchasing the property it only had areas of gorse bush weeds and no native vegetation.



*Image 5-Aerial Photo taken in 1972*



*Image 6-2018 representation of property.*

There is a tree visible in the 2018 image (image 6) which is no longer present, see images following. The vegetation in the area surrounding the property in the north east corner was previously a part of the planted garden prior to the stage 1 subdivision.

This indicates that the existing vegetation is a result of direct seeding by the property owner and is exempt from the requirements of Clause 52.17 Native Vegetation.



*Vegetation at entry to 51 Aberdeen St property*



*Reminant garden vegetation surrounding 51 Aberdeen St*



*Looking South toward Edgarcreech street*



*Looking South toward Edgarcreech street*

## **5.0 PLANNING SCHEME REQUIREMENTS**

This proposal creates residential lots in an area zoned for residential purpose, utilises 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 is an infill subdivision which will extend the 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 extended into this subdivision and contain trees and a grass nature strip in keeping with the local character.

**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 extended and used in this subdivision.

**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 extended into this subdivision and designed to meet the relevant standards.

**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.*

New streets and footpaths will be constructed as an extension of the existing street networks and designed and built to meet the relevant standards.

**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.*

*Standard C26 A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing: Erosion and sediment. Dust. Run-off. Litter, concrete and other construction wastes. Chemical contamination. Vegetation and natural features planned for retention. Recycled material should be used for the construction of streets, shared paths and other infrastructure 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.

**6.0 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 a well situated infill 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.

Roger Whyte  
Berry & Whyte Surveyors.  
160A Percy Street.  
Portland Vic. 3305  
Ph 03 5523 3377  
Email [admin@portlandsurveyors.com.au](mailto:admin@portlandsurveyors.com.au)