

BRAYLEY & HAYES

LAND & ENGINEERING SURVEYORS

ABN 83 454 504 061

Proposed 3 lot Subdivision

176 Henty Street

Casterton

Our Ref: 15042 (Version 2 – 10th April 2025)

Prepared By

**on Behalf of the
Uniting Church of Australia**

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Preamble

The site is at 176 Henty Street, Casterton and is owned by The Uniting Church in Australia Property Trust (Victoria) of 130 Little Collins Street, Melbourne. The property currently consists of three separately disposable parcels held in Certificates of Title - Vol. 10473 Fol.220 (Lot 1 on TP014846A being part of Crown Allotment 6), Vol. 10473 Fol.221 (Crown Allotment 7 on TP014846A) and Vol. 10473 Fol.222 (Crown Allotment 8 on TP014846A) with a total area of 5244m². The site contains the Scots Uniting Church on the south east frontage (Henty Street), the Church Hall behind the Church in the middle of the property and the "Old Manse" which "fronts" Murray Street in the North east corner but is accessed from Henty Street. Currently all of the three main buildings are built over at least one of the internal Title boundaries. The Old Manse is not directly used by the Church and is currently rented out. The proposal is to re-subdivide the existing three titles into three new lots, so that the Old Manse (Proposed Lot 2) and the vacant land on the north west side of the Church buildings fronting Murray Street (Lot 3) can be sold off if required on their own separate Titles. The Hall and Church will remain with the balance land on the new "Church" Title (Proposed Lot 1).

The land is zoned General Residential Zone 1 and abuts the General Residential Zone 1 on all sides. It is not affected by any overlays except for the Heritage Overlay (HO189) for the old Church building.

Refer to Appendix A for copies of Titles.

Refer to Appendix B for Plan of Proposed Subdivision showing the proposed Lot configuration and features.

Glenelg Shire Council Planning Scheme

32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as GRZ, R1Z, R2Z or R3Z with a number (if shown).

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To encourage development that respects the neighbourhood character of the area.

To implement neighbourhood character policy and adopted neighbourhood character guidelines.

To provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport.

To allow educational, recreational, religious, community and a limited range of other nonresidential uses to serve local community needs in appropriate locations.

32.08-2 Subdivision

Permit requirement

A permit is required to subdivide land.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- ☐ 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.

3 – 15 lots 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.

32.08-10 Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General

- ☐ The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- ☐ The purpose of this zone.
- ☐ Any other decision guidelines specified in a schedule to this zone.

Subdivision

- ☐ The pattern of subdivision and its effect on the spacing of buildings.
- ☐ For subdivision of land for residential development, the objectives and standards of Clause 56.

State and Local planning Policy framework

This proposal is a re-subdivision of three existing titles into three lots in accordance with the existing uses being the Church and Hall on Lot 1 and the dwelling on Lot 2 and a vacant lot (Lot 3) suitable for development for a future dwelling. The land is already serviced by existing infrastructure, keeping cost to the community and developer to a minimum. The subdivision as proposed is to create a lot for the Church and Church Hall (Lot 1), a separate title for the existing dwelling on a lot size that has traditionally been associated with the house containing the improvements, front yard and attached carport as well as rear private open space. The balance of the land (Lot 3) is vacant with frontage to Murray Street. As such it is in the optimum configuration for any future use in accordance with the purpose of the zone and should have no negative impact when compared to the SPPF, LPPF, including the Municipal Strategic Statement and local planning policies.

56.01 SUBDIVISION SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE

56.01-1

Subdivision site and context description

The site and context description may use a site plan, photographs or other techniques and must accurately describe:

In relation to the site:

- Site shape, size, dimensions and orientation.
- Levels and contours of the site.
- Natural features including trees and other significant vegetation, drainage lines, water courses, wetlands, ridgelines and hill tops.
- The siting and use of existing buildings and structures.
- Street frontage features such as poles, street trees and kerb crossovers.
- Access points.
- Location of drainage and other utilities.
- Easements.
- Any identified natural or cultural features of the site.
- Significant views to and from the site.
- Noise and odour sources or other external influences.
- Soil conditions, including any land affected by contamination, erosion, salinity, acid sulphate soils or fill.
- Any other notable features or characteristics of the site.
- Adjacent uses.
- Any other factor affecting the capacity to develop the site including whether the site is affected by inundation.

An application for subdivision of 3 or more lots must also describe in relation to the surrounding area:

- The pattern of subdivision.
- Existing land uses.
- The location and use of existing buildings on adjacent land.
- Abutting street and path widths, materials and detailing.
- The location and type of significant vegetation.

An application for subdivision of 60 or more lots must also describe in relation to the surrounding area:

- Location, distance and type of any nearby public open space and recreational facilities.
- Direction and distances to local shops and community facilities.
- Directions and walking distances to public transport routes and stops.
- Direction and walking distances to existing neighbourhood, major and principal activity centres and major employment areas.
- Existing transport routes, including freeways, arterial roads and streets connecting neighbourhoods.
- Local street network including potential connections to adjacent subdivisions.
- Traffic volumes and movements on adjacent roads and streets.
- Pedestrian, bicycle and shared paths identifying whether their primary role is neighbourhood or regional access.
- Any places of cultural significance.
- Natural features including trees and other significant vegetation, drainage lines, water courses, wetlands, ridgelines and hill tops.
- Proximity of any fire threats.
- Pattern of ownership of adjoining lots.

If in the opinion of the responsible authority a requirement of the site and context description is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.

Satisfactory subdivision site and context description

If the responsible authority decides that the site and context description is not satisfactory, it may require more information from the applicant under Section 54 of the Act.

The responsible authority must not require notice of an application to be given or decide an application until it is satisfied that the site and context description meets the requirements of Clause 56.01-1 and is satisfactory. This does not apply if the responsible authority refuses an application under Section 52(1A) of the Act.

56.01-2

Subdivision design response

The design response must explain how the proposed design:

Derives from and responds to the site and context description.

Responds to any site and context features for the area identified in a local planning policy or a Neighbourhood Character Overlay.

Responds to any relevant objective, policy, strategy or plan set out for the area in this scheme.

Meets the relevant objectives of Clause 56.

The design response must include a dimensioned plan to scale showing the layout of the subdivision in context with the surrounding area. If in the opinion of the responsible authority this requirement is not relevant to the assessment of an application, it may waive or reduce the requirement.

An application for subdivision of 60 or more lots must also include a plan that meets the requirements of Standard C2. The plan must also show the:

Proposed uses of each part of the site.

Natural features of the site and identify any features proposed to be altered.

Proposed integrated water management system.

Proposed staging of the subdivision.

RESPONSE

The design response is as shown on the Plan of Proposed Subdivision in Appendix B, Photo Overlay in Appendix C and Site Photos in Appendix D. The proposed subdivision is not a Stage Subdivision.

56.03 LIVABLE AND SUSTAINABLE COMMUNITIES

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 neighbourhood 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.

Response

Proposed Lot 1 contains the Scots Uniting Church and Hall while Lot 2 already contains an existing dwelling.

Proposed Lot 3 will be of a similar size to Lot 2 and is consistent with the neighbourhood character.

The buildings on proposed lots 1 & 2 are old and have been part of the neighbourhood and streetscape, while proposed Lot 3 is vacant with ample scope to be developed for a dwelling and there should be no significant impacts as a result of this subdivision except for the potential for an underutilized parcel to be developed for a new dwelling. Given the size of proposed Lot 3 there may be potential for further subdivision in the future if the demand arises, which would be the subject of another application for Planning Permit and this subdivision does not prevent or hinder further development.

There does not appear to be any significant vegetation on the site.

56.04 LOT DESIGN

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.

Standard C7

A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme.

Lot sizes and mix should achieve the average net residential density specified in any zone or overlay that applies to the land or in any relevant policy for the area set out in this scheme.

A range and mix of lot sizes should be provided including lots suitable for the development of:

- ☐ Single dwellings.
- ☐ Two dwellings or more.
- ☐ Higher density housing.
- ☐ Residential buildings and Retirement villages.

Unless the site is constrained by topography or other site conditions, lot distribution should provide for 95 per cent of dwellings to be located no more than 400 metre street walking distance from the nearest existing or proposed bus stop, 600 metres street walking distance from the nearest existing or proposed tram stop and 800 metres street walking distance from the nearest existing or proposed railway station.

Lots of 300 square metres or less in area, lots suitable for the development of two dwellings or more, lots suitable for higher density housing and lots suitable for Residential buildings and Retirement villages should be located in and within 400 metres street walking distance of an activity centre.

RESPONSE

There are no desired lot sizes set out in an overlay for this area. The proposed design provides only for a single vacant lot.

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.

Standard C8

Lots of between 300 square metres and 500 square metres should:

- ☐ Contain a building envelope that is consistent with a development of the lot approved under this scheme, or
- ☐ If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10 metres by 15 metres, or 9 metres by 15 metres if a boundary wall is nominated as part of the building envelope.

If lots of 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 unless there are significant physical constraints that make this difficult to achieve.

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.

Response

All lots are well in excess of 500m² in area. Lot 2 has been designed to contain the existing dwelling and out buildings and is large enough to enjoy and protect its existing solar access. Similarly, Lot 3 is large enough to be developed with a dwelling and protect its own access to solar.

Proposed Lot 1 contains the existing Church buildings and there are unlikely to be any changes to the infrastructure/buildings on site in the foreseeable future. It is obviously large enough to satisfy the criteria of the standard.

56.04-3 Solar orientation of 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.

Response

The lots sizes and shapes are constrained by the existing infrastructure on site, but are large enough to protect solar access even though the orientation of the lots and the land as a whole falls 10° outside the desired range for solar orientation.

56.04-4 STREET ORIENTATION OBJECTIVE

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

Standard C10

Subdivision should increase visibility and surveillance by:

- ☐ Ensuring lots front all roads and streets and avoid the side or rear of lots being oriented to connector streets and arterial roads.
- ☐ Providing lots of 300 square metres or less in area and lots for 2 or more dwellings around activity centers and public open space.
- ☐ Ensuring streets and houses look onto public open space and avoiding sides and rears of lots along public open space boundaries.
- ☐ Providing roads and streets along public open space boundaries.

RESPONSE

All lots have a wide frontage to an existing constructed street. The rear of lots do not abut connector streets, arterial roads or public open space.

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.

Standard C11

An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:

- ☐ The common area to be owned by the body corporate, including any streets and open space.
- ☐ The reasons why the area should be commonly held.
- ☐ Lots participating in the body corporate.
- ☐ The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.

Response

There is no common property proposed as part of this development.

56.05 URBAN LANDSCAPE

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 neighborhoods 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.

Standard C12

An application for subdivision that creates streets or public open space should be accompanied by a landscape design.

The landscape design should:

- ☐ Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area set out in this scheme.

- ☐ Create attractive landscapes that visually emphasize streets and public open spaces.
- ☐ Respond to the site and context description for the site and surrounding area.
- ☐ Maintain significant vegetation where possible within an urban context.
- ☐ Take account of the physical features of the land including landform, soil and climate.
- ☐ Protect and enhance any significant natural and cultural features.
- ☐ Protect and link areas of significant local habitat where appropriate.
- ☐ Support integrated water management systems with appropriate landscape design techniques for managing urban run-off including wetlands and other water sensitive urban design features in streets and public open space.
- ☐ Promote the use of drought tolerant and low maintenance plants and avoid species that are likely to spread into the surrounding environment.
- ☐ Ensure landscaping supports surveillance and provides shade in streets, parks and public open space.
- ☐ Develop appropriate landscapes for the intended use of public open space including areas for passive and active recreation, the exercising of pets, playgrounds and shaded areas.
- ☐ Provide for walking and cycling networks that link with community facilities.
- ☐ Provide appropriate pathways, signage, fencing, public lighting and street furniture.
- ☐ Create low maintenance, durable landscapes that are capable of a long life.

The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs.

RESPONSE

There are no new Streets proposed as part of this proposal. Access is via the existing street network. There is no significant vegetation on site except perhaps for the landscaping around the existing dwelling on proposed Lot 2 which will not be affected.

56.06 ACCESS AND MOBILITY MANAGEMENT

56.06-2 Walking and cycling network objectives

To contribute to community health and wellbeing 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 neighborhoods by pedestrians and cyclists.

To reduce car use, greenhouse gas emissions and air pollution.

Standard C15

The walking and cycling network should be designed to:

- ☐ Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme.
- ☐ Link to any existing pedestrian and cycling networks.
- ☐ Provide safe walkable distances to activity centers, community facilities, public transport stops and public open spaces.
- ☐ Provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces.
- ☐ Provide direct cycling routes for regional journeys to major activity centers, community facilities, public transport and other regional activities and for regional recreational cycling.
- ☐ Ensure safe street and road crossings including the provision of traffic controls where required.
- ☐ Provide an appropriate level of priority for pedestrians and cyclists.
- ☐ Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night.
- ☐ Be accessible to people with disabilities.

RESPONSE

There are no new roads required for this subdivision and all lots are serviced directly by the existing street network.

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. Standard C17 The

neighbourhood street network must: Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, shared paths, footpaths and public transport routes.

- Provide clear physical distinctions between arterial roads and neighbourhood street types.
- Comply with the Head, Transport for Victoria's arterial road access management policies. Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport.
- Provide safe and efficient access to activity centres for commercial and freight vehicles.
- Provide safe and efficient access to all lots for service and emergency vehicles.
- Provide safe movement for all vehicles.
- Incorporate any necessary traffic control measures and traffic management infrastructure.

The neighbourhood street network should be designed to:

- Implement any relevant transport strategy, plan or policy for the area set out in this scheme. Include arterial roads at intervals of approximately 1.6 kilometres that have adequate reservation widths to accommodate long term movement demand.
- Include connector streets approximately halfway between arterial roads and provide adequate reservation widths to accommodate long term movement demand.
- Ensure connector streets align between neighbourhoods for direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles.
- Provide an interconnected and continuous network of streets within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles.
- Provide an appropriate level of local traffic dispersal.
- Indicate the appropriate street type.
- Provide a speed environment that is appropriate to the street type. Provide a street environment that appropriately manages movement demand (volume, type and mix of pedestrians, cyclists, public transport and other motor vehicles).
- Encourage appropriate and safe pedestrian, cyclist and driver behaviour.
- Provide safe sharing of access lanes and access places by pedestrians, cyclists and vehicles.
- Minimise the provision of culs-de-sac.
- Provide for service and emergency vehicles to safely turn at the end of a dead-end street.
- Facilitate solar orientation of lots. Facilitate the provision of the walking and cycling network, integrated water management systems, utilities and planting of trees.
- Contribute to the area's character and identity.
- Take account of any identified significant features

RESPONSE

There are no new roads required for this subdivision and all lots are serviced directly by the existing street network.

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.

Standard C18 Footpaths, shared paths, cycle paths and cycle lanes should be designed to:

- Be part of a comprehensive design of the road or street reservation.
- Be continuous and connect. Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots.
- Accommodate projected user volumes and mix.
- Meet the requirements of Table C1. Provide pavement edge, kerb, channel and crossover details that support safe travel for pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound.
- Provide appropriate signage.
- Be constructed to allow access to lots without damage to the footpath or shared path surfaces.
- Be constructed with a durable, non-skid surface. Be of a quality and durability to ensure:
- Safe passage for pedestrians, cyclists, footpath bound vehicles and vehicles.
- Discharge of urban run-off.
- Preservation of all-weather access.
- Maintenance of a reasonable, comfortable riding quality.
- A minimum 20-year life span. Be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with disabilities.

RESPONSE

There are no new roads required for this subdivision and all lots are serviced directly by the existing street network.

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.

RESPONSE

There are no new roads required for this subdivision and all lots are serviced directly by the existing street network.

56.06-8 Lot access objective

To provide for safe vehicle access between roads and lots.

Standard C21

Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority.

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.

Response

As a three-lot subdivision of three existing titles with all proposed lots having ample road frontage existing constructed roads there is no need for any road construction. There is already an existing access point directly off Henty Street. This access is also currently used to access the "Old Manse" on proposed Lot 2. Consequently, a new access point would need to be developed for both proposed Lots 2 & 3 off Murray Street in accordance with Council requirements.

56.07 INTEGRATED WATER MANAGEMENT

56.07-1 Drinking water supply objectives

To reduce the use of drinking water.

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

Standard C22

The supply of drinking water must be:

- ☐ Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.
- ☐ Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.

Response

The reticulated town water supply is connected to Proposed Lot 1 from the main in Henty Street and supplies all of the buildings on site. New connections for the dwelling on Lot 2 and the vacant lot (Lot 3) will be required directly from Murray Street, and the old internal private lines crossing the new internal boundary will presumably have to be disconnected all to the satisfaction of Wannon Water.

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.

Standard C23

Reused and recycled water supply systems must be:

- ☐ Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Human Services.
- ☐ Provided to the boundary of all lots in the subdivision where required by the relevant water authority.

Response

A reticulated recycled water system is not available in this area

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.

Standard C24

Waste water systems must be:

- ☐ Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority.
- ☐ Consistent with any relevant approved domestic waste water management plan. Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.

Response

Lots 1 & 2 are already serviced by existing sewer main infrastructure and tapplings. There is existing gravity sewer infrastructure on the downhill/Murray Street frontage to Lot 3. Servicing of the lots will be upgraded if required to the satisfaction of the Wannon Water.

56.07-4 Urban run-off management objectives

To minimise damage to properties and inconvenience to residents from urban run-off.

To ensure that the street operates adequately during major storm events and provides for public safety.

To minimise increases in storm water run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.

Standard C25

The urban storm water management system must be:

- ☐ Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.
- ☐ Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of urban run-off is proposed.
- ☐ Designed to meet the current best practice performance objectives for storm water quality as contained in the Urban Storm water – Best Practice Environmental Management Guidelines (Victorian Storm water Committee 1999) as amended.
- ☐ Designed to ensure that flows downstream of the subdivision site are restricted to predevelopment levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.

The storm water management system should be integrated with the overall development plan including the street and public open space networks and landscape design.

For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:

- ☐ Storm water flows should be contained within the drainage system to the requirements of the relevant authority.
- ☐ Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall.

For storm events greater than 20% AEP and up to and including 1% AEP standard:

- ☐ Provision must be made for the safe and effective passage of storm water flows.
- ☐ All new lots should be free from inundation or to a lesser standard of flood protection were agreed by the relevant floodplain management authority.
- ☐ Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria $d_a V_{ave} < 0.35 \text{ m}^2/\text{s}$ (where, d_a = average depth in metres and V_{ave} = average velocity in metres per second).

The design of the local drainage network should:

- ☐ Ensure run-off is retarded to a standard required by the responsible drainage authority.
- ☐ Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority.

Wherever possible, run-off should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge.

- ☐ Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner.
- ☐ Include water sensitive urban design features to manage run-off in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs.

Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.

Response

There is unlikely to be any changes to runoff as a result of this development except for the potential for increased runoff from a future development on proposed Lot 3 if it is not harvested and reused on site. Lot 3 falls generally towards the north east corner and the Murray Street frontage. Buildings on Lots 1 & 2 will already direct surplus runoff to a legal point of discharge being Henty Street for Lot 1 and Murray Street for Lot 2. An easement for drainage in favour of Lot 1 is proposed inside the north eastern boundary of Lot 3 which allows potential for runoff from Lot 1 to be directed towards Murray Street if the need arises.

56.08 SITE MANAGEMENT

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.

Response

There are no significant construction works proposed or likely as part of this subdivision.

56.09 UTILITIES

56.09-1 Shared trenching objectives

To maximise the opportunities for shared trenching.

To minimise constraints on landscaping within street reserves.

Standard C27

Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.

Response

Reticulated services are currently in place in the abutting street frontages or the existing sewer main running through the property. Lot 2 will only need a new water connection while Lot 3 will need new connections/tappings for all the relevant services which are available in the Murray Street frontage. So, there is virtually no potential or need for new services that could utilize shared trenching.

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.

Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.

Response

Independent services for power, telephone and sewerage are already in place for Lots 1 & 2 and can be provided to Lot 3. A new private connection for water will be required for both Lots 2 & 3.

56.09-3 Fire hydrant's objective

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

Standard C29

Fire hydrants should be provided:

- ☐ A maximum distance of 120 metres from the rear of each lot.
- ☐ No more than 200 metres apart.

Hydrants and fire plugs must be compatible with the relevant fire service equipment.

Where the provision of fire hydrants and fire plugs does not comply with the requirements of standard C29, fire hydrants must be provided to the satisfaction of the relevant fire authority.

RESPONSE

Water services and hydrants are already available to the existing street frontages.

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.

Standard C30

Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be well used at night to assist in providing safe passage for pedestrians, cyclists and vehicles.

Public lighting should be designed in accordance with the relevant Australian Standards.

Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings.

RESPONSE

No new Streets are proposed for the subdivision.

HERITAGE OVERLAY

Shown on the planning scheme map as HO with a number (if shown).

Purpose

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To conserve and enhance heritage places of natural or cultural significance.

To conserve and enhance those elements which contribute to the significance of heritage places.

To ensure that development does not adversely affect the significance of heritage places.

To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

43.01-4 Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- ☐ The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- ☐ The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place.
- ☐ Any applicable statement of significance, heritage study and any applicable conservation policy.
- ☐ 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.

HERITAGE OVERLAY

Shown on the planning scheme map as HO with a number (if shown).

Purpose

Response

The subject property is affected by Heritage Overlay (HO189) being the Scots Uniting Church on site. The proposed subdivision is a re-subdivision of three existing allotments into three new allotments. It fixes the anomaly where the existing buildings are built over the internal title boundaries. The Scots Uniting Church with its associated infrastructure is being retained on what is still a large title, there will be no changes to the use of the property as a result of this subdivision except for the potential for an under used part of the site to be developed for a future dwelling and consequently there will not be any effects on the significance, character or appearance of the heritage place.

ABORIGINAL CULTURAL HERITAGE

The subject land is not in an identified area of Cultural Heritage Significance (Refer to Appendix E) and a Cultural Heritage Management Plan is not required.

Appendix A - Copies of Title



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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 10473 FOLIO 220

Security no : 124124095437J

Produced 01/05/2025 03:24 PM

LAND DESCRIPTION

Lot 1 on Title Plan 014846A.

Created by Application No. 100310B 15/09/1999

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (VICTORIA) of LEVEL 2 WESLEY
PLACE 130 LONSDALE STREET MELBOURNE VIC 3000

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section
24 Subdivision Act 1988 and any other encumbrances shown or entered on the
plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP014846A FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 176 HENTY STREET CASTERTON VIC 3311

DOCUMENT END



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 10473 FOLIO 221

Security no : 124124095536C
Produced 01/05/2025 03:26 PM

LAND DESCRIPTION

Crown Allotment 7 Section 10 Township of Casterton Parish of Casterton.
Created by Application No. 100310B 15/09/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (VICTORIA) of LEVEL 2 WESLEY
PLACE 130 LONSDALE STREET MELBOURNE VIC 3000

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out
under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP014846A FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 176 HENTY STREET CASTERTON VIC 3311

DOCUMENT END



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**REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958**

Page 1 of 1

VOLUME 10473 FOLIO 222

Security no : 124124095646G
Produced 01/05/2025 03:27 PM

LAND DESCRIPTION

Crown Allotment 8 Section 10 Township of Casterton Parish of Casterton.
Created by Application No. 100310B 15/09/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

THE UNITING CHURCH IN AUSTRALIA PROPERTY TRUST (VICTORIA) of LEVEL 2 WESLEY
PLACE 130 LONSDALE STREET MELBOURNE VIC 3000

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out
under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP014846A FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

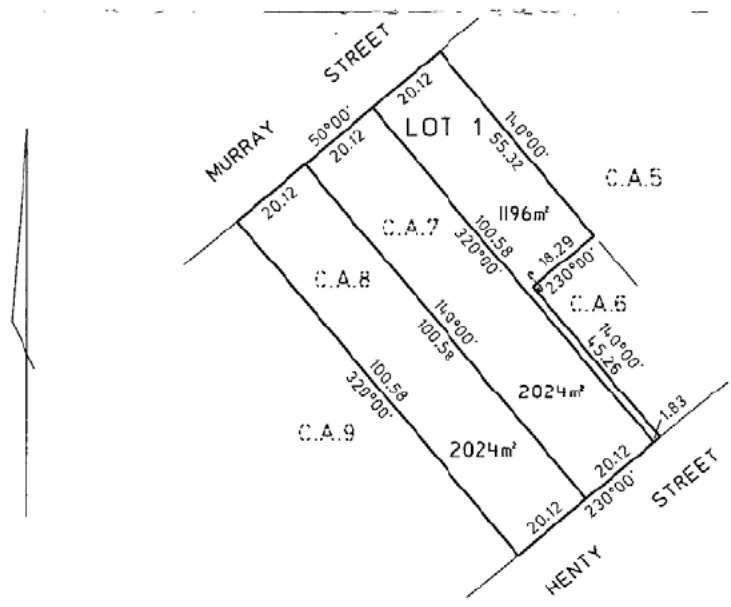

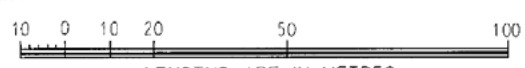
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-----END OF REGISTER SEARCH STATEMENT-----

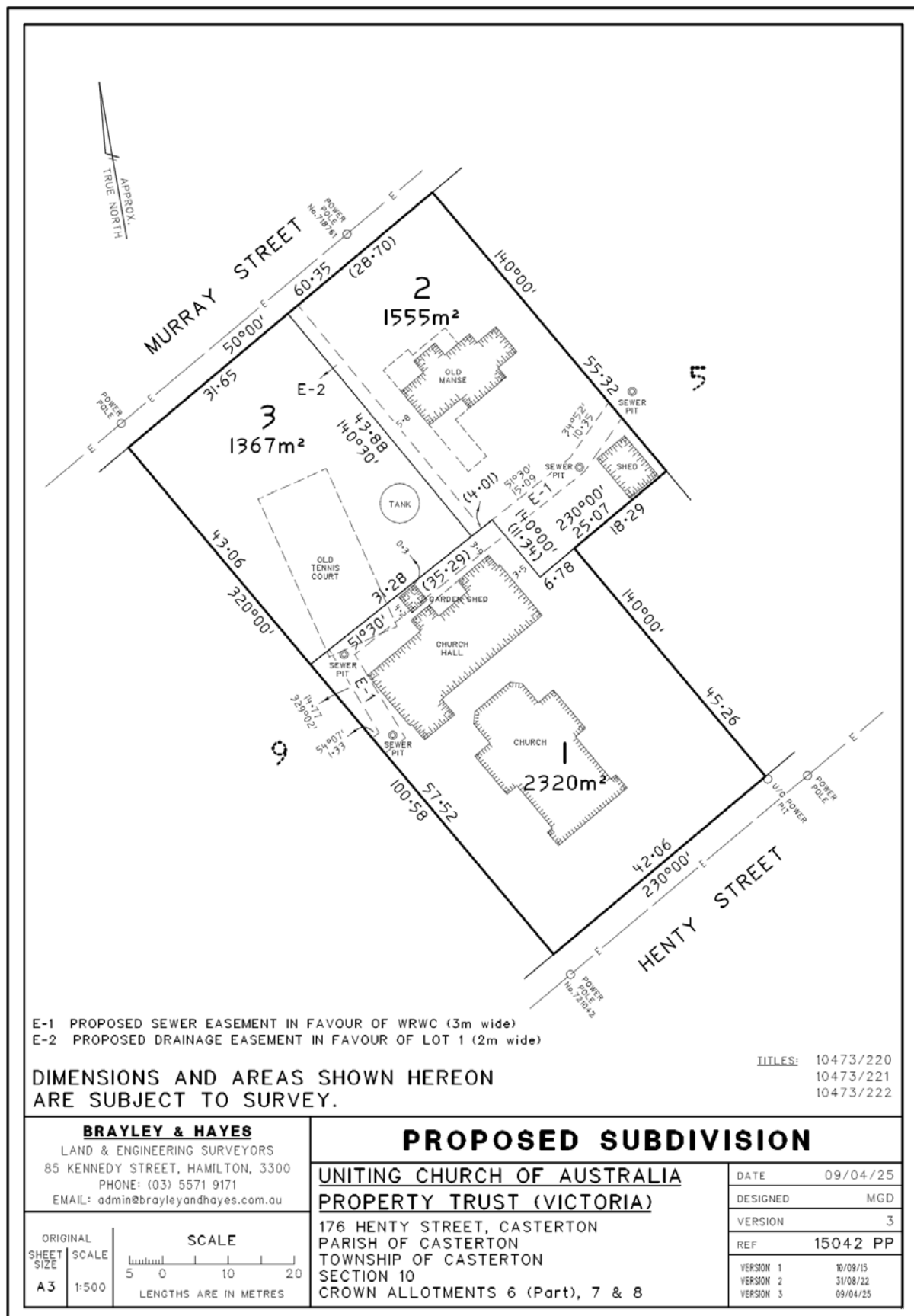
Additional information: (not part of the Register Search Statement)

Street Address: 176 HENTY STREET CASTERTON VIC 3311

DOCUMENT END

TITLE PLAN		EDITION 1	TP14846A
<p style="text-align: center;">LOCATION OF LAND</p> <p>PARISH : CASTERTON TOWNSHIP : CASTERTON SECTION : 10 CROWN ALLOTMENT : 6 (PT), 7 (WH) & 8 (WH). CROWN PORTION :</p> <p>LTO BASE RECORD : SDMB-C (RURAL) LAST PLAN REFERENCE : TITLE REFERENCE :</p> <p>DEPTH LIMITATION : NIL</p>		<p style="text-align: center;">NOTATIONS</p> <p>Warning as to dimensions</p> <p>Any dimension and connecting distance shown is based on the description of the land as contained in the General Law Title and is not based on survey information which has been investigated by the Registrar of Titles.</p> <p><u>Note:</u> Warning applies to lot 1 only.</p>	
EASEMENT INFORMATION			
Easement Reference	Purpose / Authority	Width (Metres)	Origin
NIL			
Land benefitted / in favour of			
<p>THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES</p> <p>Checked by Date 18/ 9 /22 Assistant Registrar of Titles</p>			
<p>Legend : A - Appurtenant E : Encumbering Easement R : Encumbering Easement (Road)</p>			
			
			
<p>Sheet 1 of 1 sheets</p>			
 <p>LENGTHS ARE IN METRES</p>		<p>SHEET SIZE A3</p>	<p>APPLICATION No. : DEALING CODE No.: 14</p>
<p style="font-size: 24pt; font-weight: bold;">AP100310B</p>			

Appendix B - Proposed Subdivision



Appendix C – GSC Photo Overlay



Appendix D – Photo Point Plan & Site Photos

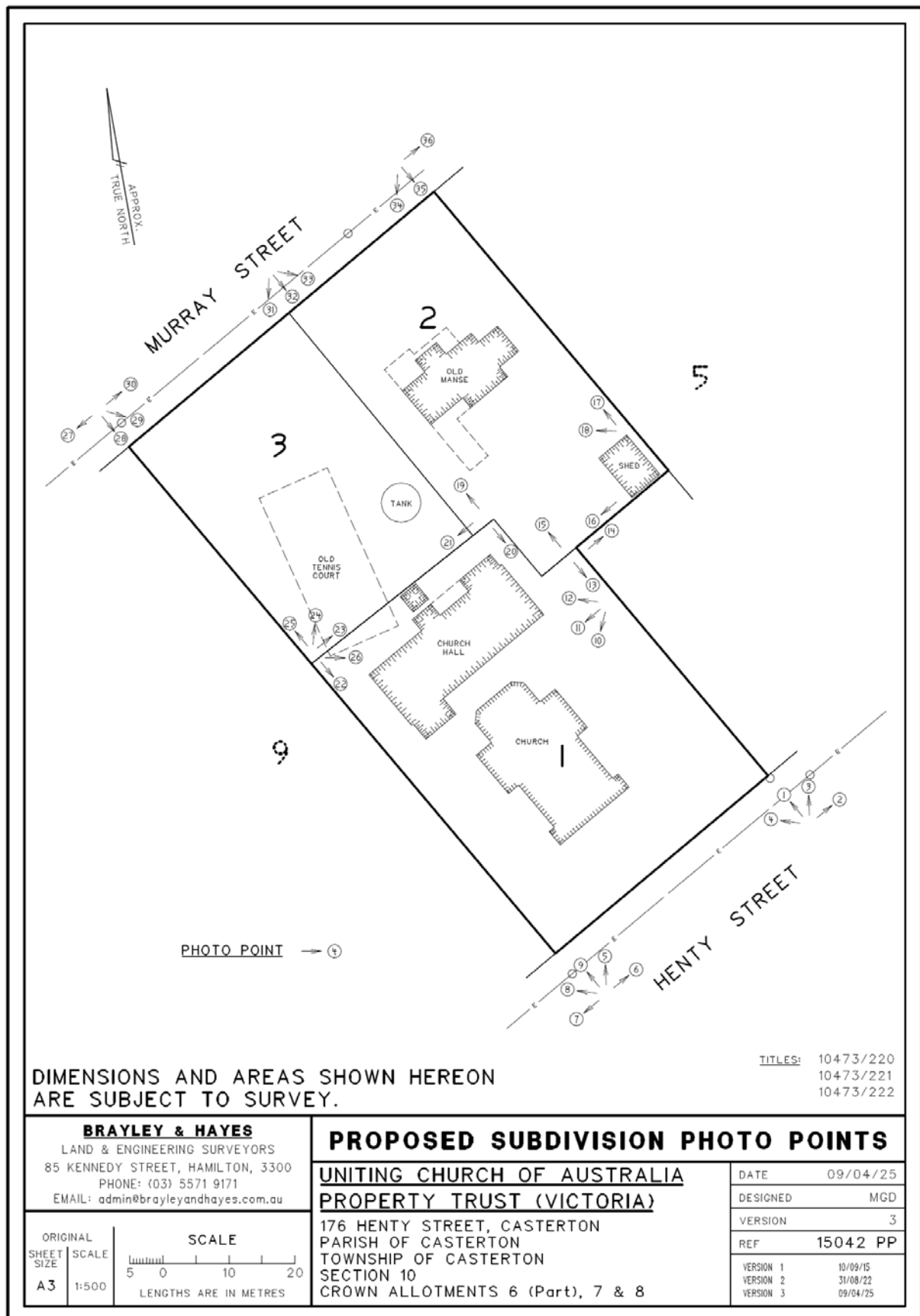




Photo No.1



Photo No.2



Photo No.3



Photo No.4



Photo No.5



Photo No.6



Photo No.7



Photo No.8



Photo No.9



Photo No.10



Photo No.11



Photo No.12



Photo No.13



Photo No.14



Photo No.15



Photo No.16



Photo No.17



Photo No.18



Photo No.19



Photo No.20



Photo No.21



Photo No.22



Photo No.23



Photo No.24



Photo No.25



Photo No.26



Photo No.27



Photo No.28



Photo No.29



Photo No.30



Photo No.31



Photo No.32



Photo No.33



Photo No.34



Photo No.35



Photo No.36

Appendix E – Cultural Heritage Assessment



Department of
Premier and Cabinet

Process List

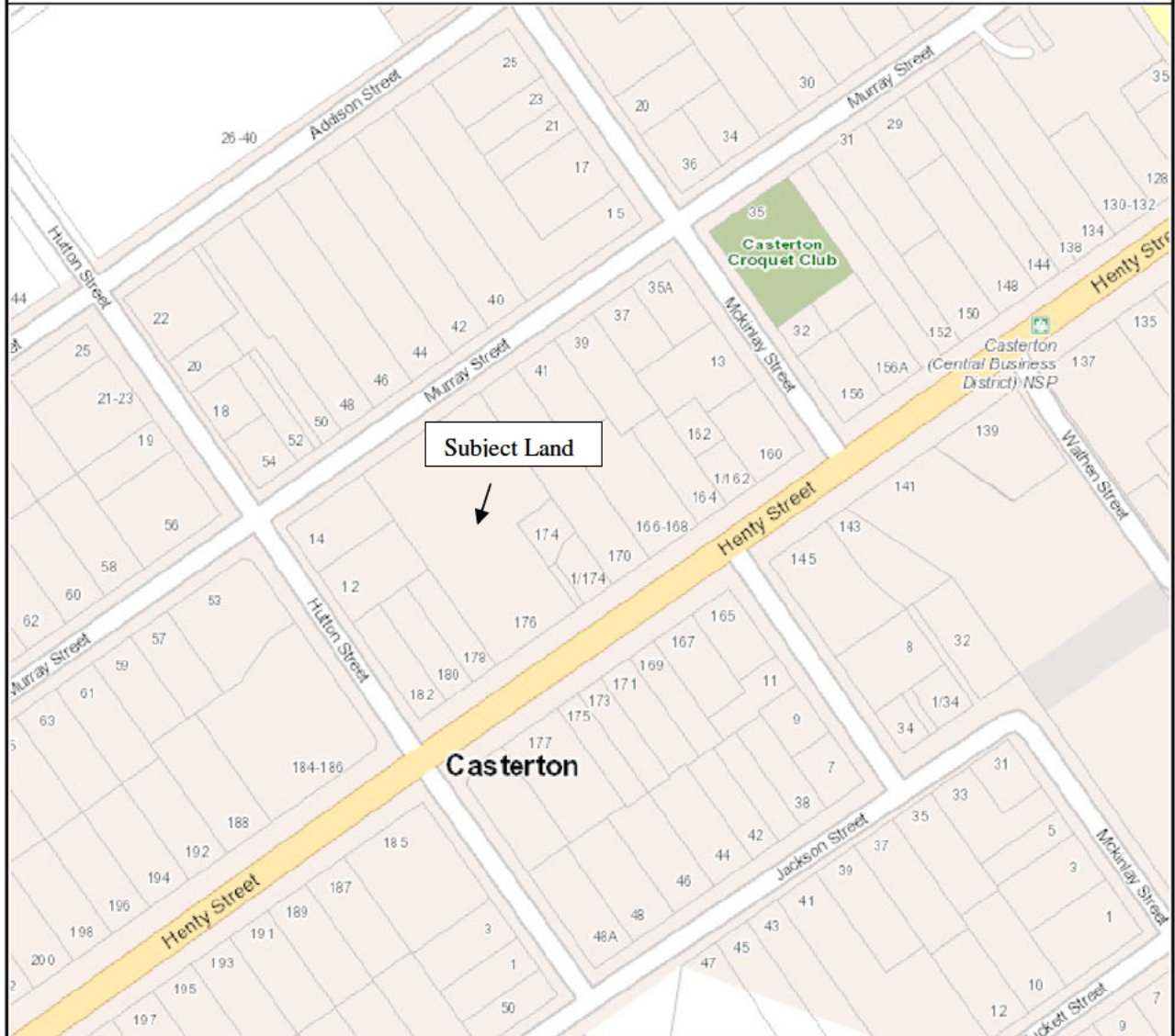
Project Name: 15042 V2 Uniting Church Casterton

Project Location: 176 Henty Street, Casterton

Date: 30-Aug-2022

	QUESTION	ANSWER
Question 1	Is the proposed activity , or all the proposed activities, exempt?	No
Question 2	Are you undertaking a High Impact Activity as listed in the Aboriginal Heritage Regulations?	Yes
Question 3	Does your activity include significant ground disturbance?	No
Question 3(a)	Is your activity a subdivision of 3 or more lots for housing (where at least 3 of the lots are less than 8 hectares in size), or industrial subdivision in an area zoned for industry, or do you require a permit under the relevant planning scheme municipal council permit) to use the land for one of the following purposes?	Yes
Question 4	Does your activity area include areas of a registered cultural heritage place (regardless of significant ground disturbance) or cultural heritage sensitivity that have not previously been subject to significant ground disturbance?	No
Answer:	<u>ON THE BASIS OF THE ANSWERS YOU HAVE ENTERED</u> YOU ARE NOT REQUIRED BY THE REGULATIONS TO PREPARE A CULTURAL HERITAGE MANAGEMENT PLAN <u>FOR THIS PROJECT</u>	
	This process list is for information purposes only; the result must not be relied upon by a statutory authority in deciding whether a cultural heritage management plan is required for a proposed activity.	

Aboriginal Victoria
15042 V2 Uniting Church Casterton



Areas of Cultural Heritage Sensitivity



1:2,500
Metres 50 100

Produced by
Aboriginal Victoria
for
Brayley & Hayes



Date: 30 August 2022



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