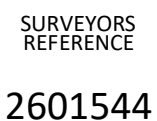


CROWN ALLOTMENT 2 (PART)
LAST PLAN REF: TP 323904P (LOT 1)

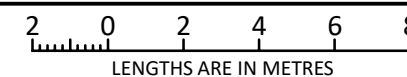
ADDRESS: 110 BARKLY STREET, SALE, VIC. 3850

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SCALE
1 : 200



ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 1

www.beveridgewilliams.com.au

Two-lot subdivision

Town Planning Report

110 Barkly Street, Sale

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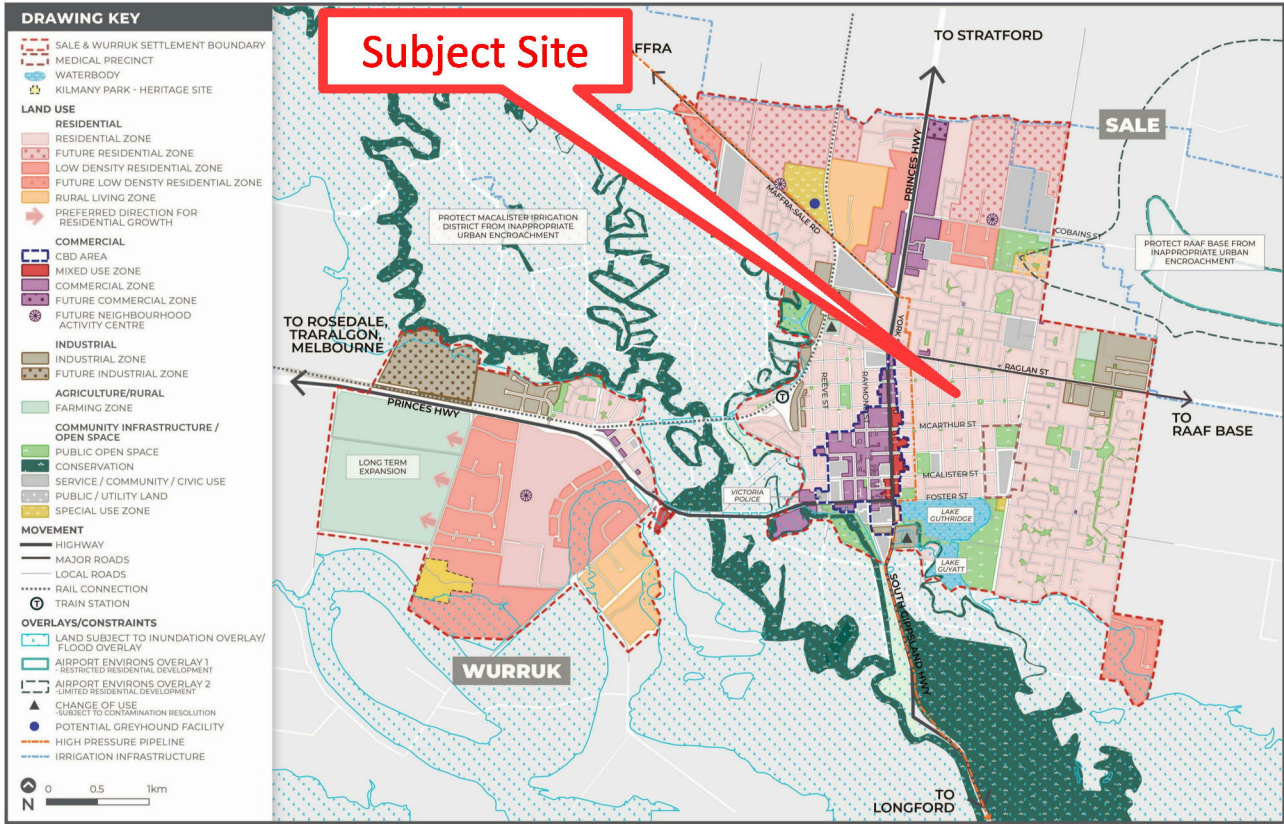
The logo for Beveridge Williams, featuring a large, stylized 'BW' in red and black, with the full name 'Beveridge Williams' in black text below it.

Introduction

Beveridge Williams has been engaged by to prepare and submit a planning permit application that seeks approval to subdivide land at 110 Barkly Street, Sale, into two lots. This report demonstrates that the proposed development and subdivision respond to the site's specific characteristics and are consistent with all relevant Planning Policies within the Wellington Planning Scheme.

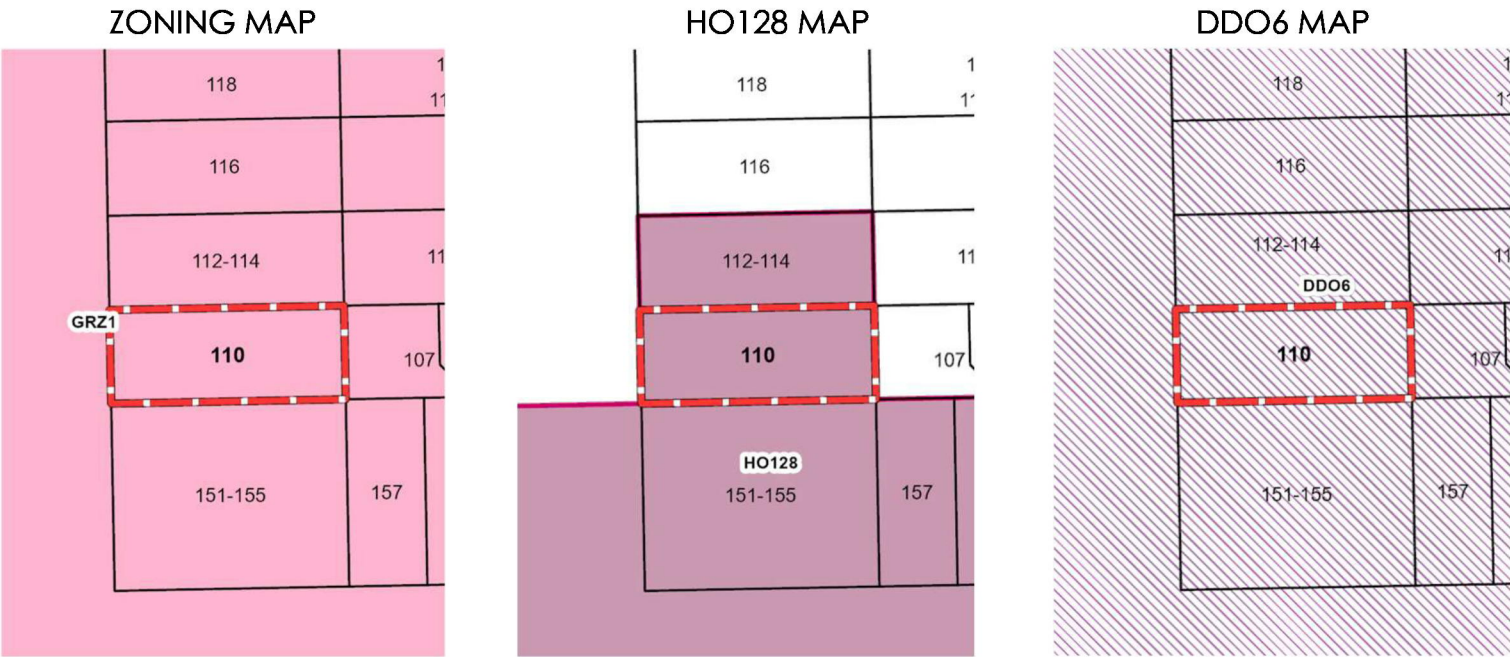
Table 1 below provides an overview of the subject site and the permit application.

Table 1. Site & Application Details	
Address:	110 Barkly Street, Sale
Title Particulars:	Lot 1 on Title Plan No. 323904P (Vol: 08369, Folio: 620) – see below.
Restrictions:	None
Area & topography:	1,012 m² in a flat rectangular shape.
Sale & Wurruk Strategy Plan:	The land is in a 'Residential Zone' that is within Sale's Township Boundaries – see opposite.
Zone:	General Residential Zone (GRZ) – see the Zoning map below.
Overlays:	Design & Development (Schedule 6) & Heritage (Schedule 128) – see the DDO6 & HO128 maps below.
Permit Triggers:	Clause 32.08-3: A permit is required to subdivide land in the GRZ. Clause 43.01-1: A permit is required to subdivide land affected by a HO128. Clause 43.02-3: A permit is required to subdivide land affected by a DDO6.
Responsible Authority:	Wellington Shire Council
Applicant:	
Applicant Contact:	Principal Town Planner - Beveridge Williams



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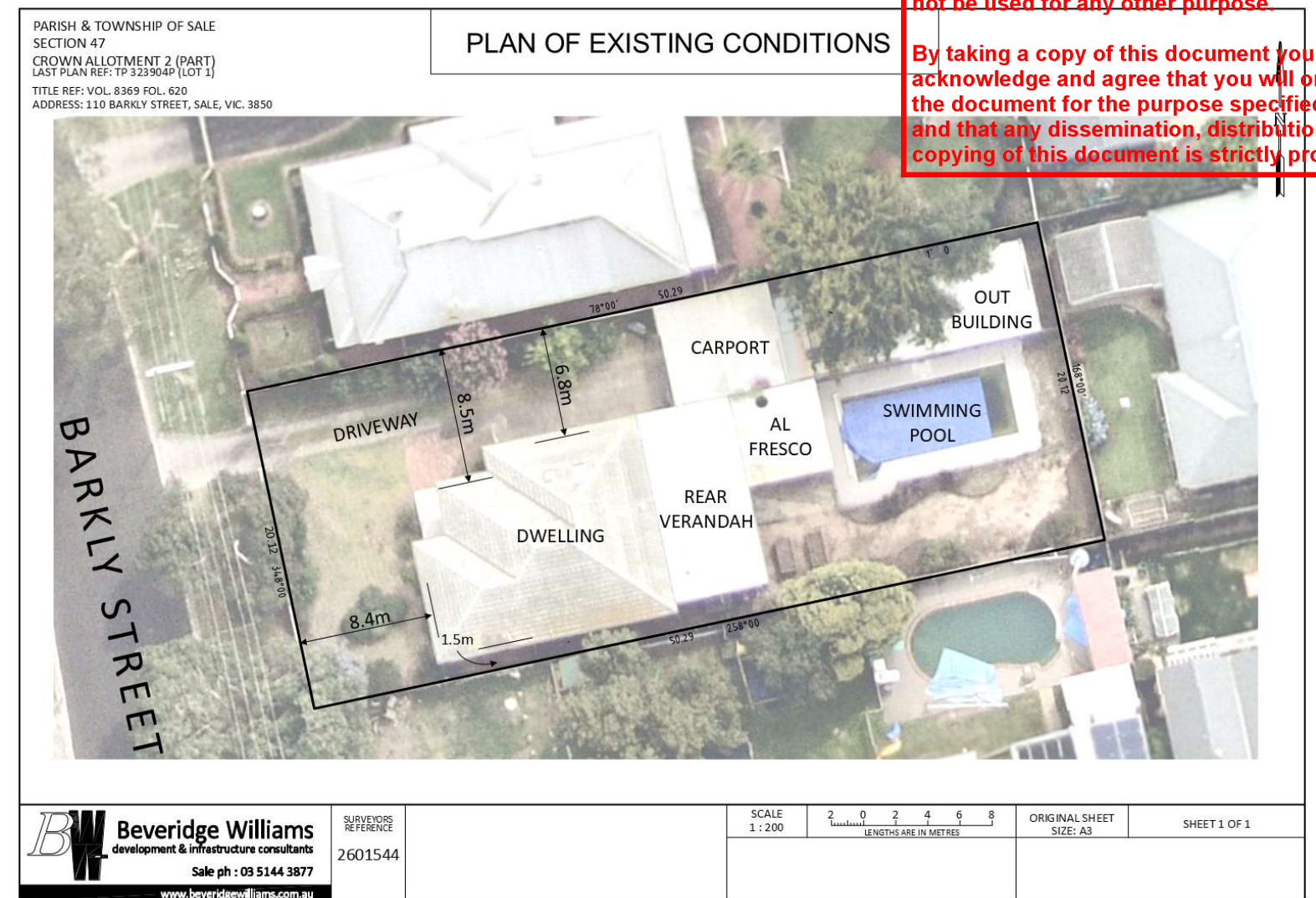
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110 Barkly Street, Sale, has area of 1,012m² formed in a flat rectangular shape. It comprises a single-storey, cream-coloured, weatherboard-walled, tile roofed 1960s dwelling that is set back approximately 8.4m from the west boundary frontage to Barkly Street, 1.5m from the south boundary frontage and 6.8m from the north boundary. A detached, steel double carport is located on the northeast side of the dwelling, with a large, detached outbuilding in the northeast corner of the land and a swimming pool on its south side. The balance of the land is covered in lawn or garden beds. There are no canopy trees growing on the land. The front boundary is delineated by a white timber picket fence while the north, south and east boundaries are fenced with solid treatments.

As can be seen below, the property is connected to reticulated water, sewer, electricity and NBN. It is also within 8 minutes walk of a public bus stop.

A photograph of a residential property. In the foreground, there is a dark asphalt road. Behind it is a green lawn. A white picket fence runs across the middle ground. To the left of the fence, there is a black trash bin. A large, mature tree with green and yellowing leaves stands in the center of the lawn. To the right of the tree, there is another large tree. In the background, a white house with a blue roof is visible. To the left of the house, there are two tall, thin, dark green trees. The sky is blue with some white clouds.



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Gippsland Water

Legend

- Water Valve
- Fireplug
- Sewer Structures (manholes)
- Water Main (Critical)
- Water Main
- Sewer Main
- Decommissioned Sewer Main

LEGEND – Overview Plot of Electricity Assets

SYMBOL	NAME
	Low Voltage Underground Cable
	High Voltage Underground Cable
	Underground Cable
	Underground PIT
	Low Voltage Pole to Underground PIT
	Low Voltage Pole
	Underground Street Lighting Cable
	Underground Street Lighting Cable
	High Voltage & Low Voltage Pole
	23kV High Voltage Pole, 66kV Pole
	High Voltage Overhead Line
	Overhead Line
	High Voltage Overhead Line
	Existing Overhead Line
	Substation Pole, Kiosk Substation, Indoor Substation, Ground Type Substation

LEGEND	
	Panel and the location
	Pit with size "3"
	Power flow with size "3"
	Valid PIT flow e.g. 3E, 3E, 4E, 4E, 5E, 6, null.
	Manhole
	Pillar
	Cable count of trench is 2. One "Other side" PVC conduit (PVC) moved by Telenor 7-15m between pits of sizes "3" and "3" and 2m apart. One 40mm PVC conduit (PVC) moved by NBN, between pits of sizes "3" and "3" and 20.0m apart.
	2 Direct buried cables between pits of sizes "3" and "3" 30.0m apart
	Trench containing only NIDERVICE/CONSTRUCTED Cables/30/30m cables.
	Trench containing only DESIGNED/PLANNED Cables/30/30m cables.
	Trench containing only NIDERVICE/CONSTRUCTED (Power) Cables/30/30m cables.
	Road and the street name "Broadway St"
Scale 0 20 40 60 Meters 1:2000 1 cm equals 20 m	

McInnes Plumbing

Raglan St

ARCHER TYRES

Barkly St

Lonsdale St

Fitzroy St

Elgin St

Start | 110 Barkly St, Sale...

and agree that you will only use the subject site for the purpose of the study.

along its entire 50.29m long north boundary. This property has area of approximately 1,010m² formed in a rectangular shape. It accommodates a single-storey, red brick-walled, steel-roofed 3-bedroom dwelling that is set back approximately 6.5m from the west boundary frontage to Market Street and 2m from the common boundary with the subject site. Access is gained via a concrete crossover that leads to a large, detached steel garage on the northeast side of the dwelling. A mostly cream timber picket fence delineates the front boundary, while the remaining boundaries are all fenced with solid treatments;

- 107 Lansdowne Street along its entire 20.12 long east boundary. This property has area of approximately 530m² formed in a 'battle-axe' shape. It accommodates a single-storey, rendered brick-walled, steel-roofed, 3-bedroom dwelling that is set back approximately 6m from the common boundary with the subject site. Access is gained via a concrete crossover and driveway to Lansdowne Street, which abuts its east boundary. A small outbuilding is located adjacent to the northwest corner of the land, with the balance of the abuttal with the subject site taken up with the dwelling's secluded private open space. The front boundaries are fenced with a solid treatment;

- 151-155 Stawell Street along its entire 50.29m long south boundary. This property has area of approximately 2,025m² formed in a rectangular shape. It accommodates a large, single-storey, brick-walled, steel-roofed, 6-bedroom dwelling that is set back approximately 11.5m from the common boundary with the subject site and 15m from the west boundary sideage to Barkly Street. Access is gained via a gated crossover and driveway to Stawell Street, which abuts its south boundary. A swimming pool is located in the northeast corner of the land, with the balance of the abuttal taken up with the dwelling's secluded private open space. All boundaries are fenced with solid treatments; and,
- Barkly Street along its entire 20.12m long west boundary. This road reserve has a width of 30m. It accommodates a two-way, unmarked bitumen pavement with broad grassed verges. A street tree is growing in the centre of the verge abutting the subject site. This street intersects with Stawell Street 50m south of the subject site.

Apart from the medium density development to the east of the subject site at 107-109 Lansdowne Street, another was also carried out opposite the subject site at 113 Barkly Street. These three units sit on lots with area of approximately 255m², 280m² and 340m² respectively.

112-114 Barkly Street ($\pm 1,010\text{m}^2$)

$\pm 6.5\text{m}$

$\pm 2\text{m}$

50.29m

20.12m

Subject Site

50.29m

20.12m

$\pm 6\text{m}$

107 Lansdowne Street ($\pm 530\text{m}^2$)

151-155 Stawell Street ($\pm 2,025\text{m}^2$)

$\pm 11.5\text{m}$

$\pm 15\text{m}$

1-3/113 Barkly Street ($\pm 255\text{m}^2$ - 340m^2)

BARKLY STREET

Cross over

Street Tree

0 10 20m

GN

MN

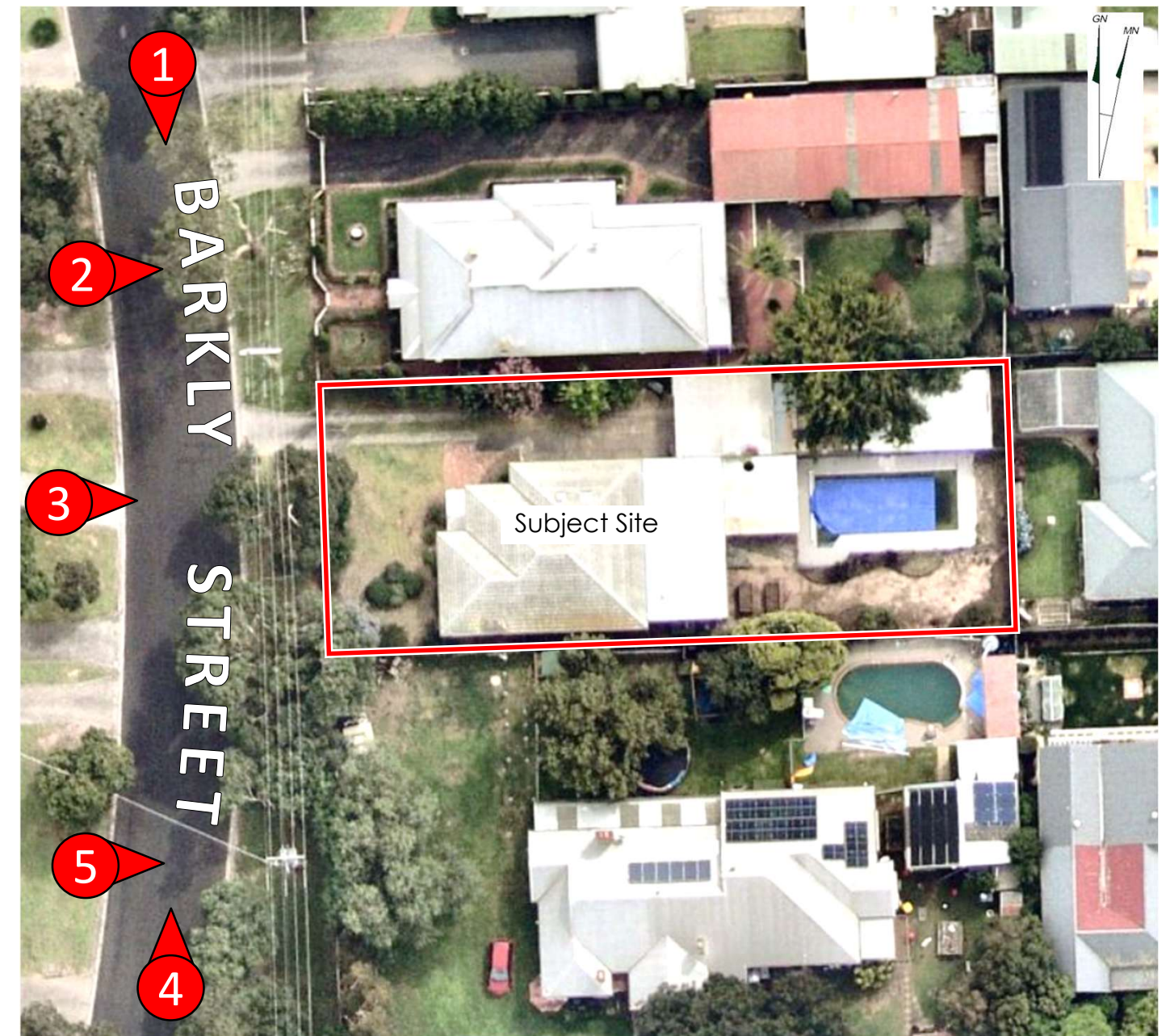
Photo Montage:



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AERIAL PHOTO OF THE SUBJECT SITE & SURROUNDS WITH LOCATION & DIRECTION OF THE PHOTOS IN THE MONTAGE LABELLED



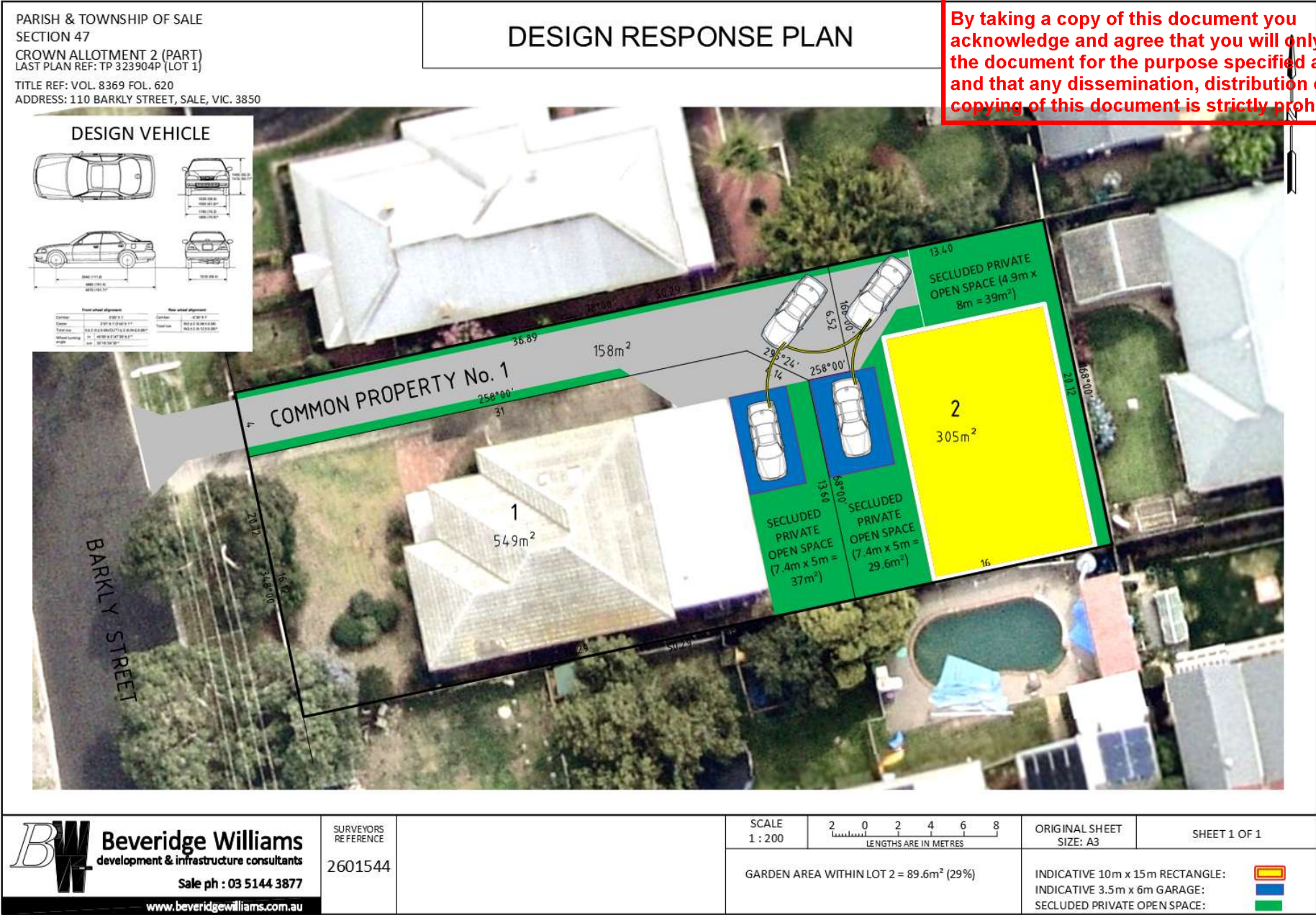
The Proposal

It is proposed to subdivide the land into two lots in the manner shown on the design response plan opposite.

As can be seen, this will have the effect of creating:

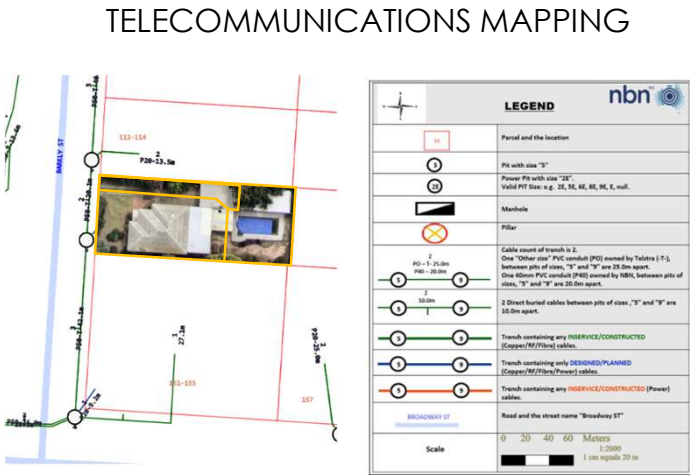
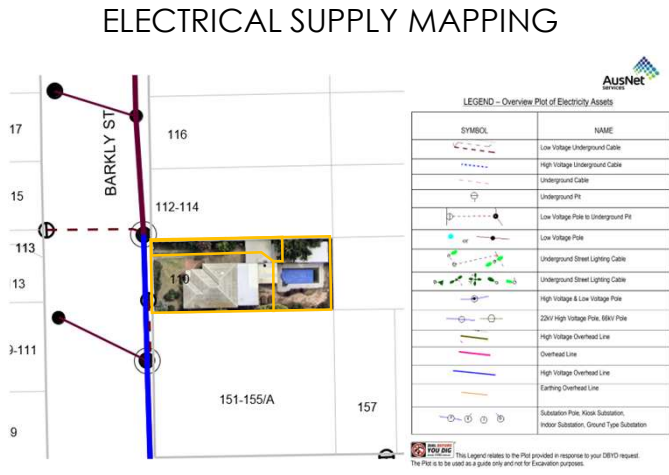
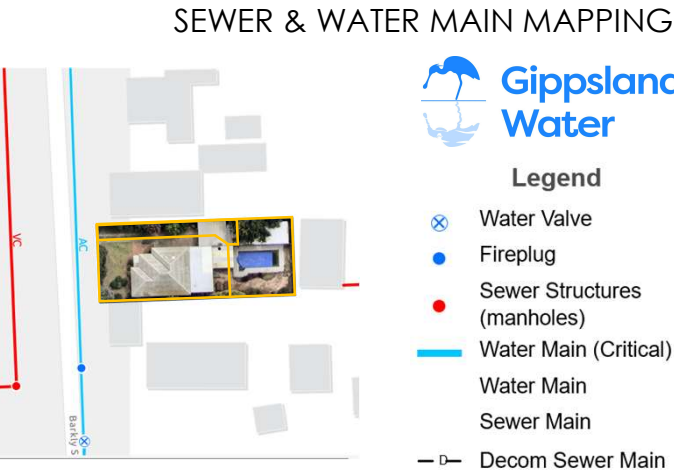
- A lot with area of 549m² (Lot 1) to accommodate the existing dwelling. It will gain access via an expanded crossover and concrete driveway that will be shared with proposed Lot 2. A new carport/garage in the rear yard on the east side of the dwelling will be accessible via this common driveway and will facilitate a 3-point turn that allows a vehicle to enter and exit the property in a forwards direction. An area of secluded private open space measuring 7.4m x 5m will be available on the east side of the dwelling;
- A vacant lot with area of 305m² at the rear of the land. This lot will enjoy access to Barkly Street via the expanded crossover and the shared driveway in common property. It has adequate dimensions to accommodate a 10m x 15m rectangle with room for a 3.5m x 6m garage/carport on its west side and two areas of secluded private open space, i.e. one on its north side with dimensions of 4.9m x 8m and one on its west side with dimensions of 7.4m x 5m. This lot will have 29% (89.6m²) of garden area, as required by **Clause 32.08-3** for a lot of less than 400m²; and,
- A 158m² area of common property on the north side of proposed Lot 1 that will accommodate the shared driveway and utility service connections.

An appraisal of the proposal against the relevant objectives of **Clause 56** (ResCode) are provided on page 7. This shows how a ResCode compliant dwelling can be developed within proposed Lot 2.



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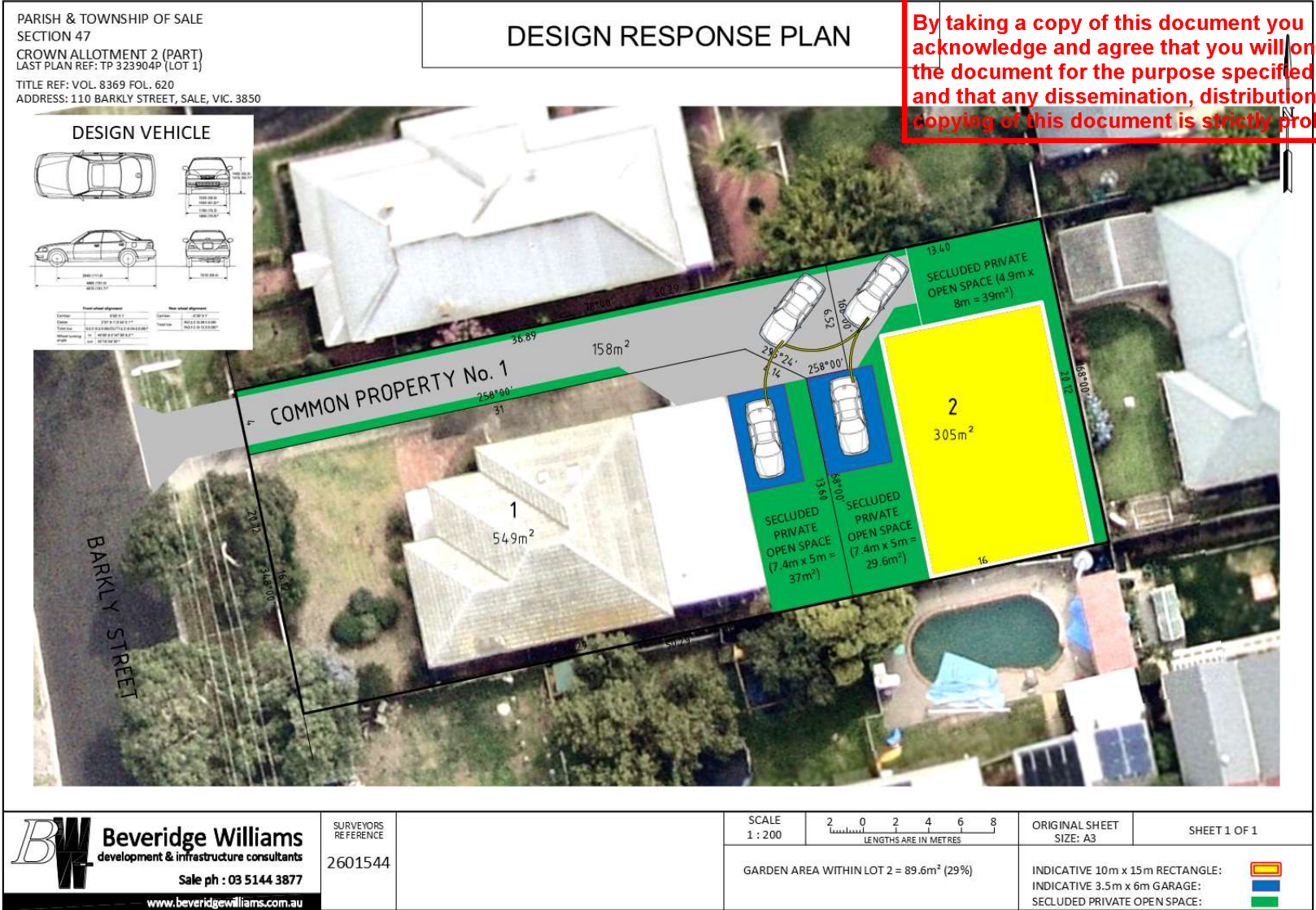
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Clause 56 Assessment:

An assessment of the proposed Design Response Plan opposite against the provisions of Clause 56 is provided at **Table 2**.

Table 2: ResCode (Clause 56) Assessment	
Standard	Is the standard met?
C8	Yes. As shown on the Design Response Plan opposite: - the proposed subdivision will create lots with area of 549m² (Lot 1) and 305m² (Lot 2), which is similar to lot sizes at the medium density development opposite at 113 Barkly Street; - the existing dwelling will retain access to a 7.4m x 5m area of private open space on its east side within Lot 1. There is space for a new carport/garage to be constructed on the east side of the dwelling. It will be accessible via the existing crossover to Barkly Street and a driveway shared with proposed Lot 2 within the common property; and, - proposed Lot 2 can accommodate a 10m x 15m rectangle that complies fully with Rescode and: - has a 4m setback from the north boundary setback from the west boundary to allow construction of a 3.5m x 6m garage/carport with adequate turning space behind it to allow a vehicle to enter and exit the garage/carport in a forwards direction; - enjoys access to a 4.9m x 8m wide area on its north side and a 7.4m x 5m area on its west side to accommodate areas of secluded private open space; and, - will only create a 10m long, single-storey wall adjacent to the very large, 11.5m deep secluded private open space behind the house at 151-155 Stawell Street. This means that the wall will not exceed standards A2-3 (side & rear setbacks), A4-2 (existing north facing windows), A4-3 (overshadowing secluded open space), A4-4 (overlooking) and standard A2-4 (walls on boundaries).
C11	Yes. A 158m² area of common property is proposed to be created on the north side of Lot 1 to accommodate a shared access to both proposed lots.
C21	Yes. Both lots will enjoy safe access via an expanded crossover to Barkly Street that leads to a common property driveway, as shown opposite.
C25	Yes. Reticulated kerbside drainage assets are available in Barkly Street. It is anticipated that Council will require a plan to show how drainage will be managed through permit conditions.



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STREETSCAPE PHOTO WITH THE APPROXIMATE EXTENT OF THE BROADENED CROSSOVER OUTLINED GOLD



Clause 65 Planning Assessment:

Planning Policy Framework & Municipal Strategic Statement:

The proposal involves the subdivision of land into 2 lots in the manner shown opposite. This will create a lot with area of 549m² for the existing dwelling (Lot 1) and a vacant lot with area of 305m² (Lot 2). Both will gain access via the existing crossover to Barkly Street and enjoy access to:

- Space for a car to enter the property in a forwards direction, park and exit the property in a forwards direction, in accordance with **Clause 52.06**;
- Areas of secluded private open space that comply with **Clause 54**;
- A full suite of reticulated services; and,
- Public transport within easy walking distance.

As can be seen opposite, a future dwelling and garage will be able to locate on proposed Lot 2 without being visible from Barkly Street.

As such, the proposed development accords with:

- **Clauses 11.01-1S, 16.01-1S and 16.01-2S**, as it will facilitate infill development of under-utilised land located within a residential precinct;
- **Clause 15.01-3S** as it will utilise existing infrastructure and encourage increased housing densities and choice close to public transport. This will facilitate positive social, environmental and economic impacts to the local neighbourhood and wider community;
- **Clause 15.03-1S** as it will not lead to any noticeable change to the appearance of the property or the Stawell Street Heritage precinct; and,
- **Clause 15.01-5S** as it will provide a greater variety of lot sizes and facilitate housing diversity within one of Sale's older, established residential area without disturbing the existing neighbourhood character.

The purpose of the zone:

The proposed subdivision has been designed to comply with the purpose of **Clause 32.08** by:

- Encouraging development that respects the existing neighbourhood character, which features lot sizes with similar areas and road frontages; and,
- Encouraging housing diversity and growth in an area that offers good access to a range of facilities and services.

Any matter required to be considered in the zone, overlay or other provision:

The proposed subdivision has been designed to comply with the decision guidelines set out at **Clause 32.08-13** by:

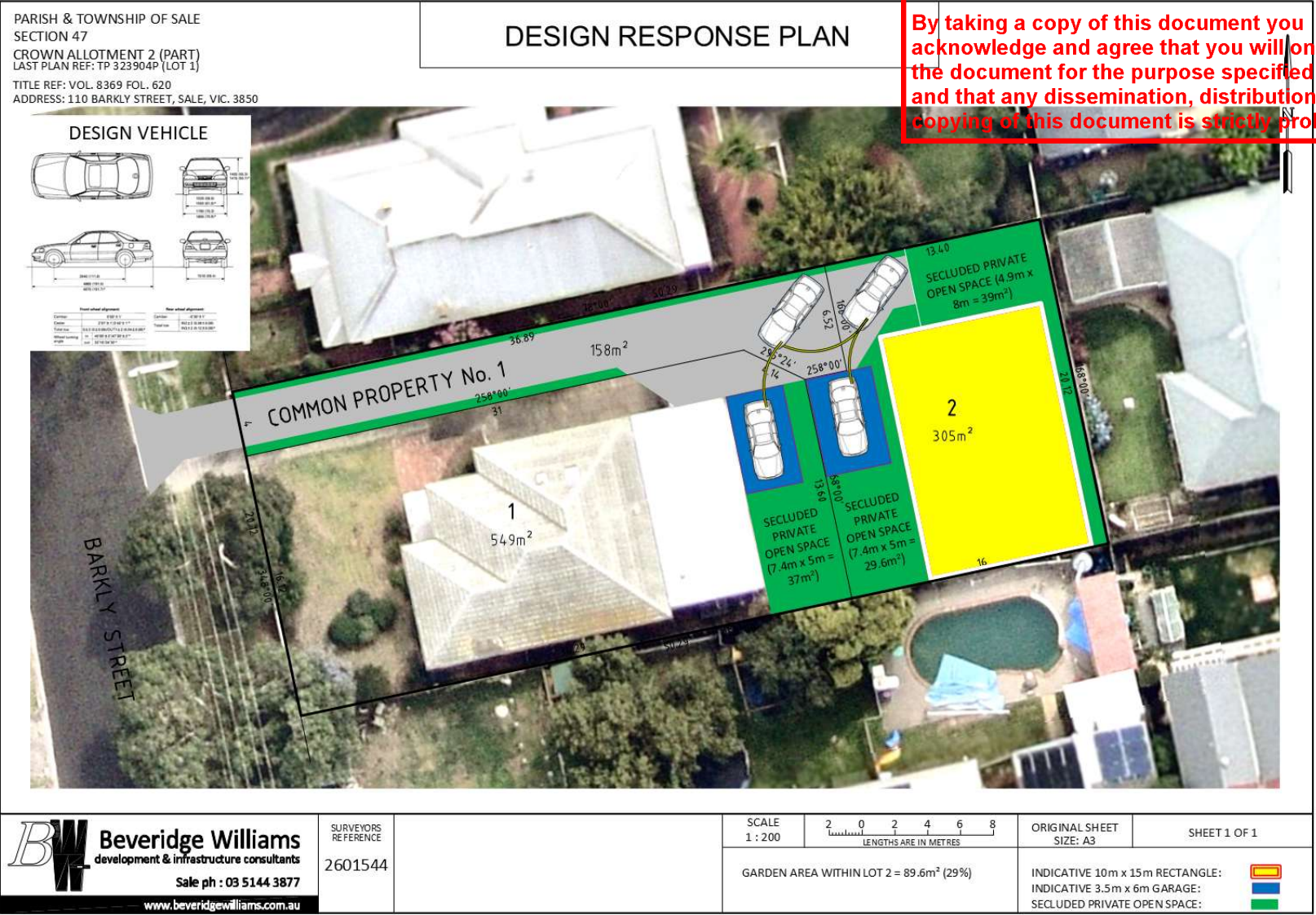
- Promoting housing diversity and inter-connected neighbourhoods close to a range of community facilities and services; and,
- Facilitating in-fill development within an established residential area that that will not detrimentally impact on the surrounding and existing residential buildings in the surrounding area.

As can be seen from the design response plan above, the proposed subdivision has been designed to comply with the decision guidelines set out at **Clause 43.01** by ensuring that:

- Any future development on proposed Lot 2 will not be visible from Barkly Street. Hence, it will not facilitate a development that adversely affects the significance, character or appearance of the Stawell and Market Streets precinct, the Barkly Street streetscape or the significant houses to its north or south; and,
- It does not seek to subdivide a property that is still in it's original 'half acre' form, as mentioned in the Heritage Citation, like the one to the south at 151-155 Stawell Street still is.
- The only change to the appearance of the property from the streetscape will be the broadening of the crossover, the placement of a mailbox and construction of a fence. These changes will have negligible impact on the significance or appearance of the Stawell and Market Streets precinct.

Orderly Planning:

The proposed development has been designed to facilitate construction of a new dwelling on a separate title that will be within close proximity to schooling, convenience shopping and public transport. This new dwelling will be completely obscured from view behind the existing dwelling, which will avoid impacts upon the appearance of the Stawell Street heritage precinct. Council has consistently granted planning permits in similar circumstances. So, approval will represent a consistent, or orderly approach to planning.



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The effect on the amenity of the area:

Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site

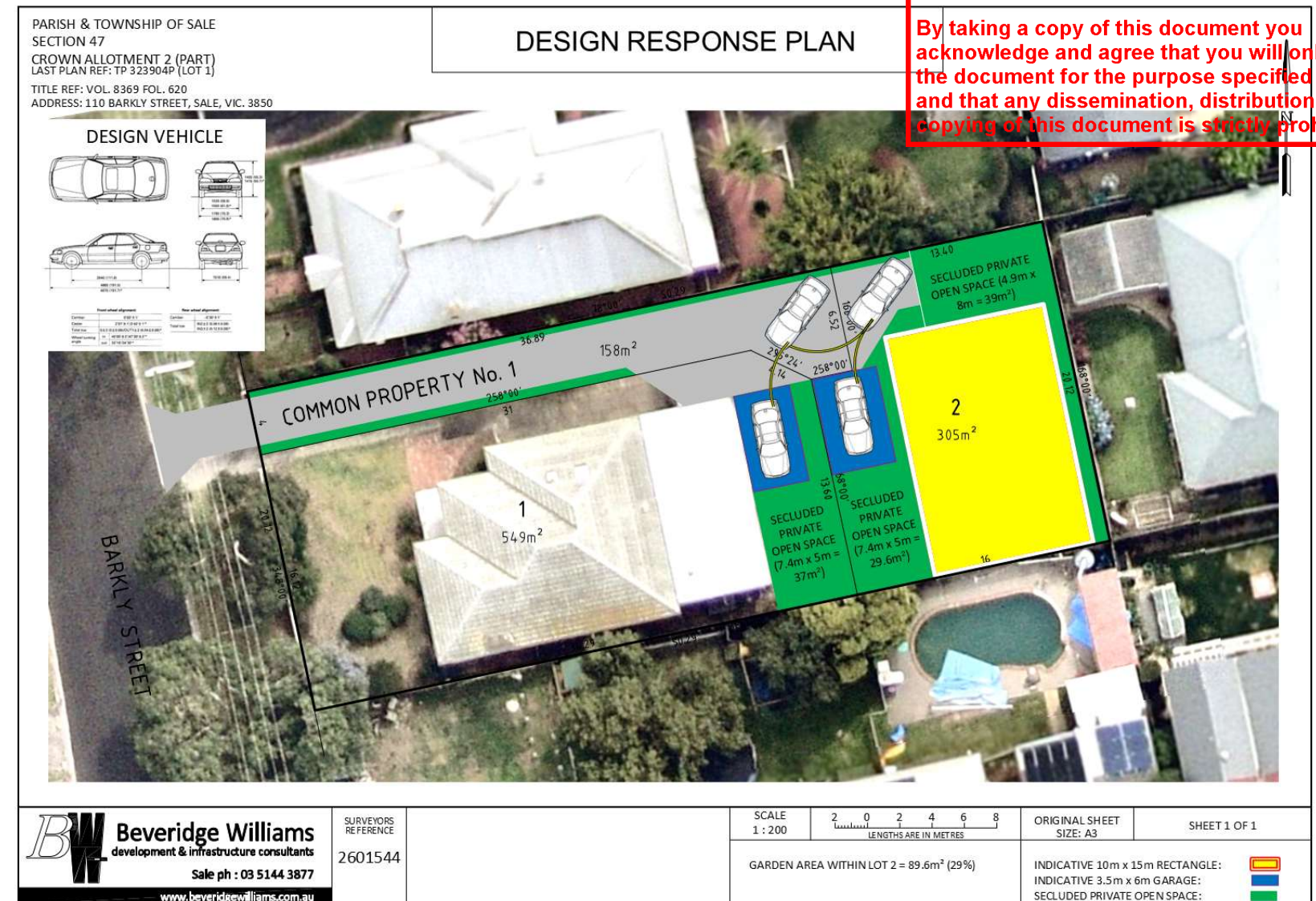
The extent and character of native vegetation and the likelihood of its destruction:

Whether native vegetation is to be or can be protected, planted or allowed to regenerate:

The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise hazards:

Loading and unloading facilities and any associated amenity, traffic flow and road safety impacts:

In relation **Clause 65.02** matters not covered earlier, it is noted that:

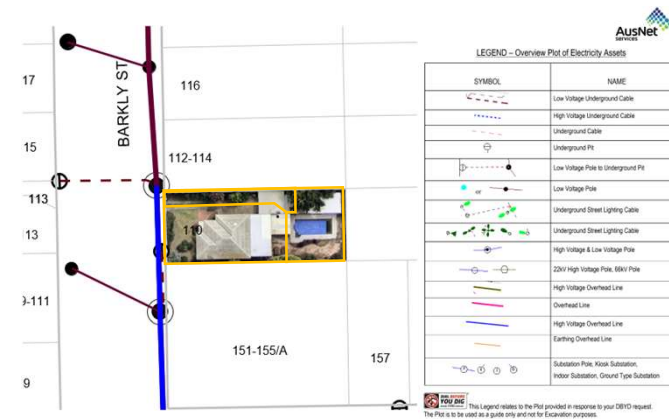


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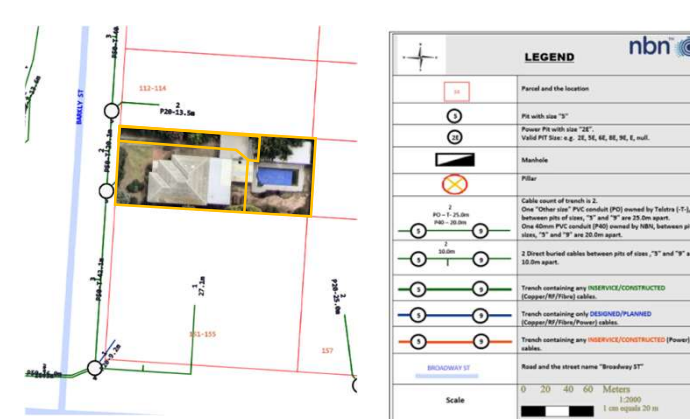
SEWER & WATER MAIN MAPPING



ELECTRICAL SUPPLY MAPPING



TELECOMMUNICATIONS MAPPING



PUBLIC TRANSPORT MAPPING

