

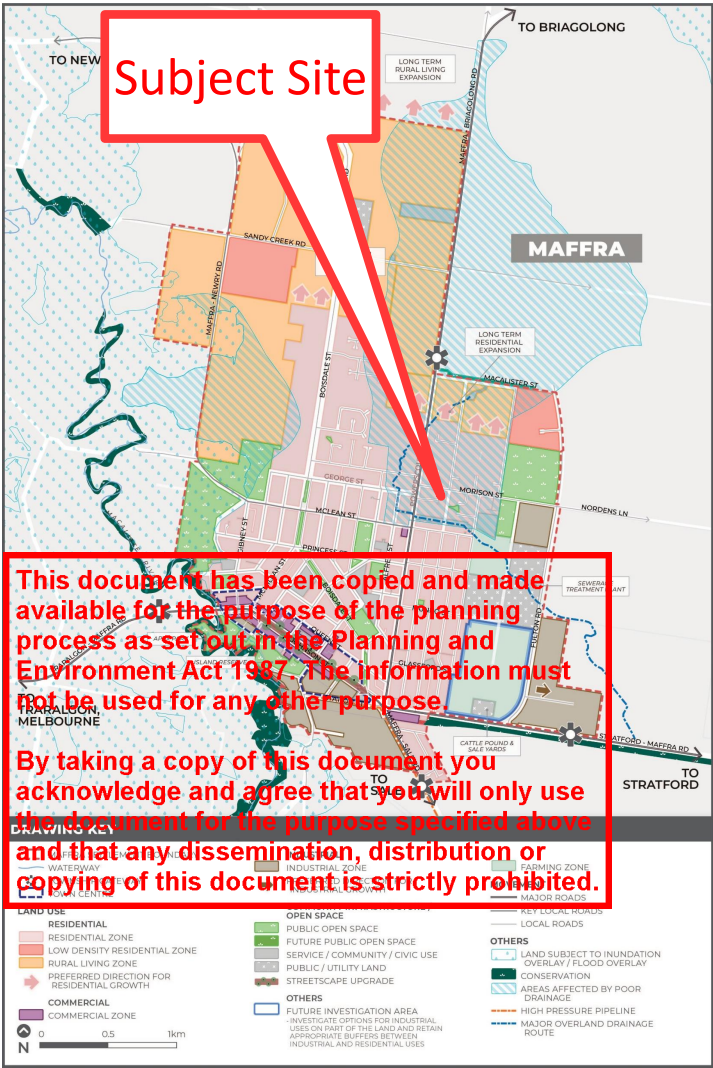
Introduction

Beveridge Williams has been engaged by Colmac Homes to prepare and submit a planning permit application that seeks approval to subdivide land at Lot S3 on PS610645A to create a single Lot that can be connected to services & developed. This report demonstrates that the proposed subdivision responds to the site's specific characteristics and is 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	Lot S3 Stam Court, Maffra
Title Particulars	Lot S3 on Plan of Subdivision No. 610645A (Volume: 11163, Folio: 713) – see below.
Restrictions:	A 2m wide pipeline easement (E-2) that has been set aside in favour of Central Gippsland Region Water Corporation runs along most of the western perimeter – see PS610645A below.
Area & topography:	2,182m <sup>2</sup> formed in a flat rectangular shape – see PS610645A below.
Maffra Strategy Plan:	The land is in a 'Residential Zone' & an area 'affected by poor drainage' – see opposite.
Zone:	General Residential Zone (GRZ) – see the Zoning map below. There are no overlays.
Permit Triggers:	<b>Clause 32.08-3:</b> A permit is required to subdivide land in the General Residential Zone.
Responsible Authority:	Wellington Shire Council
Applicant:	Colmac Homes
Applicant Contact:	Chris Curnow, Principal Planner - Beveridge Williams. P: 5144 3877 E: <a href="mailto:curnowc@bevwill.com.au">curnowc@bevwill.com.au</a>

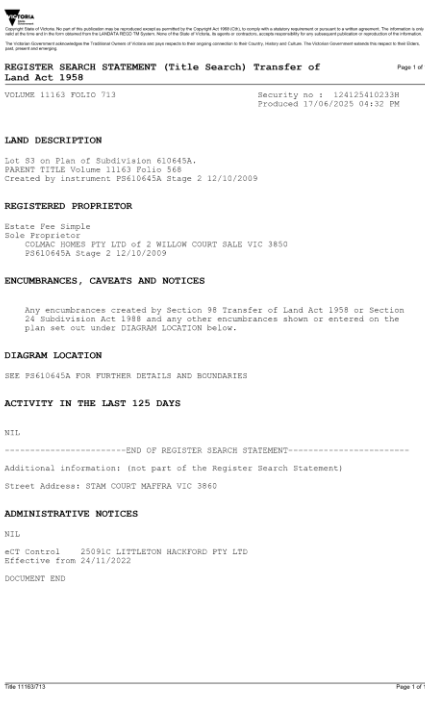
MAFFRA STRATEGY PLAN



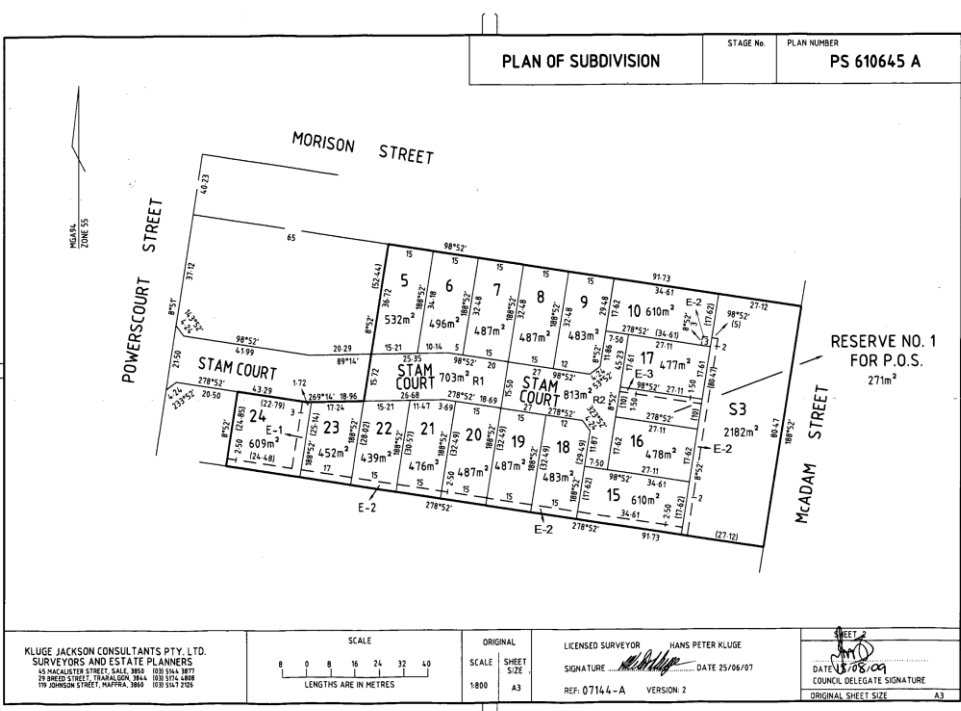
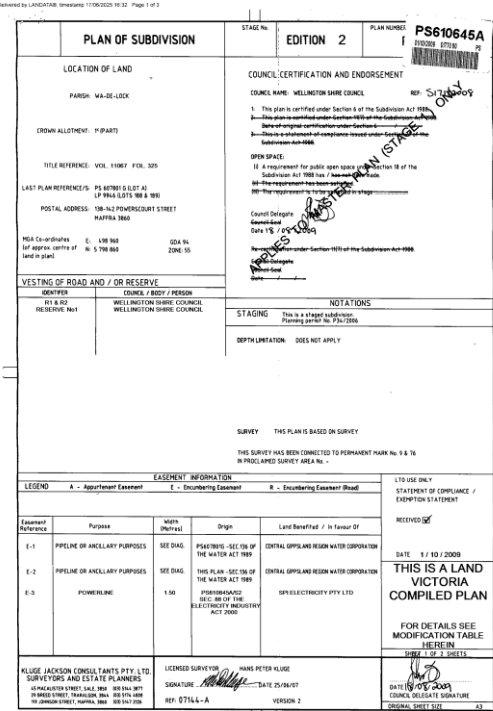
ZONING MAP



TITLE SEARCH STATEMENT



PLAN OF SUBDIVISION NO. 610645A





## The Subject Site

Lot S3 Stam Court has area of 2,182m<sup>2</sup> formed in a flat, rectangular shape. It is vacant of improvements and covered in pasture grass, with solid fencing along its north boundary and most of its west boundary. Its south boundary is fenced with a post and wire treatment and its east boundary is unfenced.

Access is available via McAdam Street, while pedestrian access is also available via a public open space reserve that abuts the centre of its west boundary. It is noted that a crossover to Morison Street was recently constructed by others to allow vehicular access onto the unmade portion of McAdam Street. Planning permit P34/2006 allowed the creation of 4 lots from the property, but it has expired. As shown on page 4, all reticulated services are available.

STREETSCAPE VIEW OF THE SUBJECT SITE LOOKING  
SOUTHWEST FROM MCADAM STREET



VIEW OF THE CROSSOVER RECENTLY CONSTRUCTED TO  
PROVIDE ACCESS TO MORISON STREET FROM MCADAM  
STREET



DIMENSIONED AERIAL VIEW OF THE SUBJECT SITE





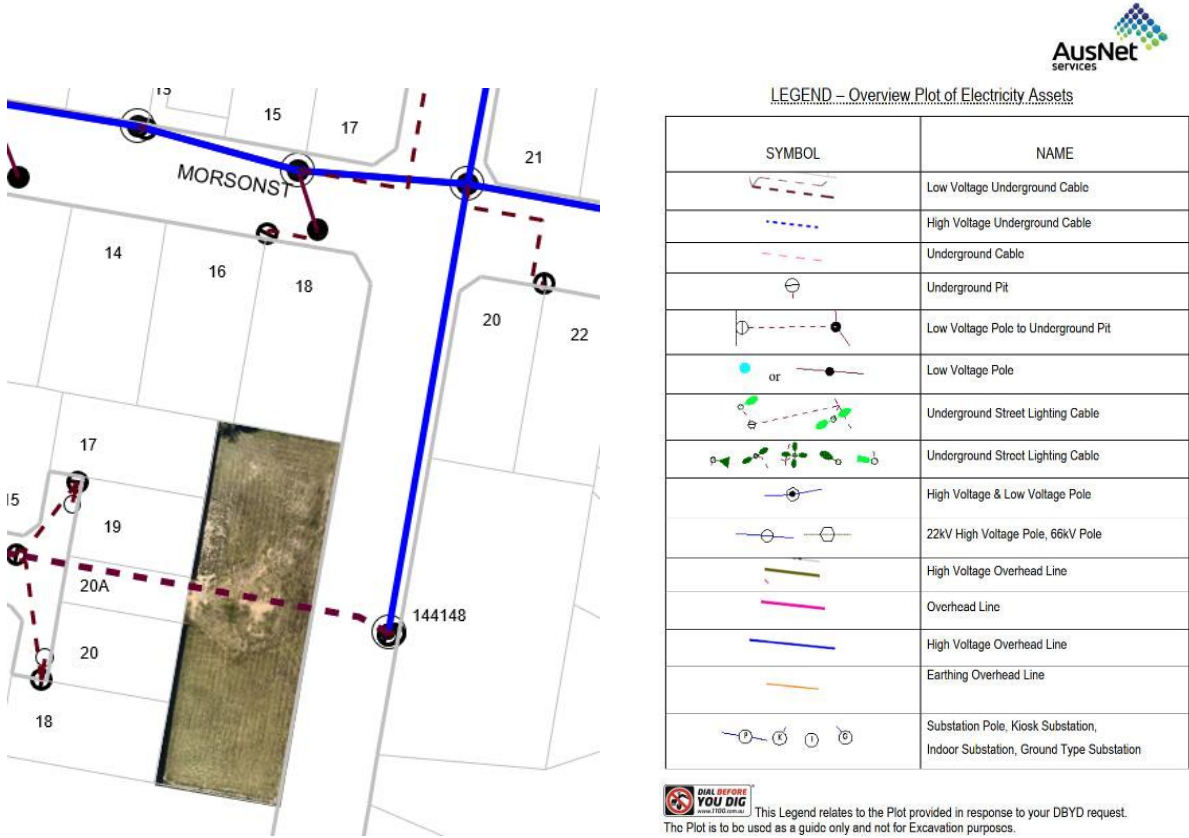
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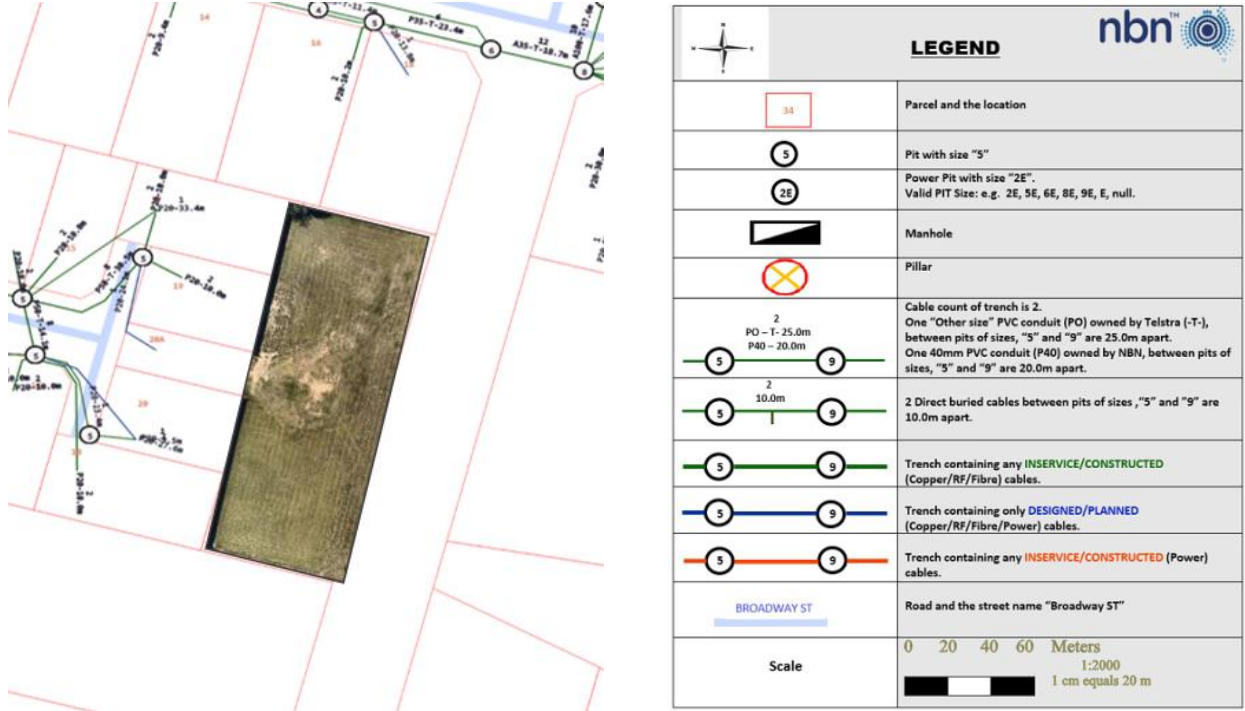
SEWER & WATER MAPPING



ELECTRICITY SUPPLY MAPPING



NBN CABLE MAPPING



PUBLIC TRANSPORT MAPPING





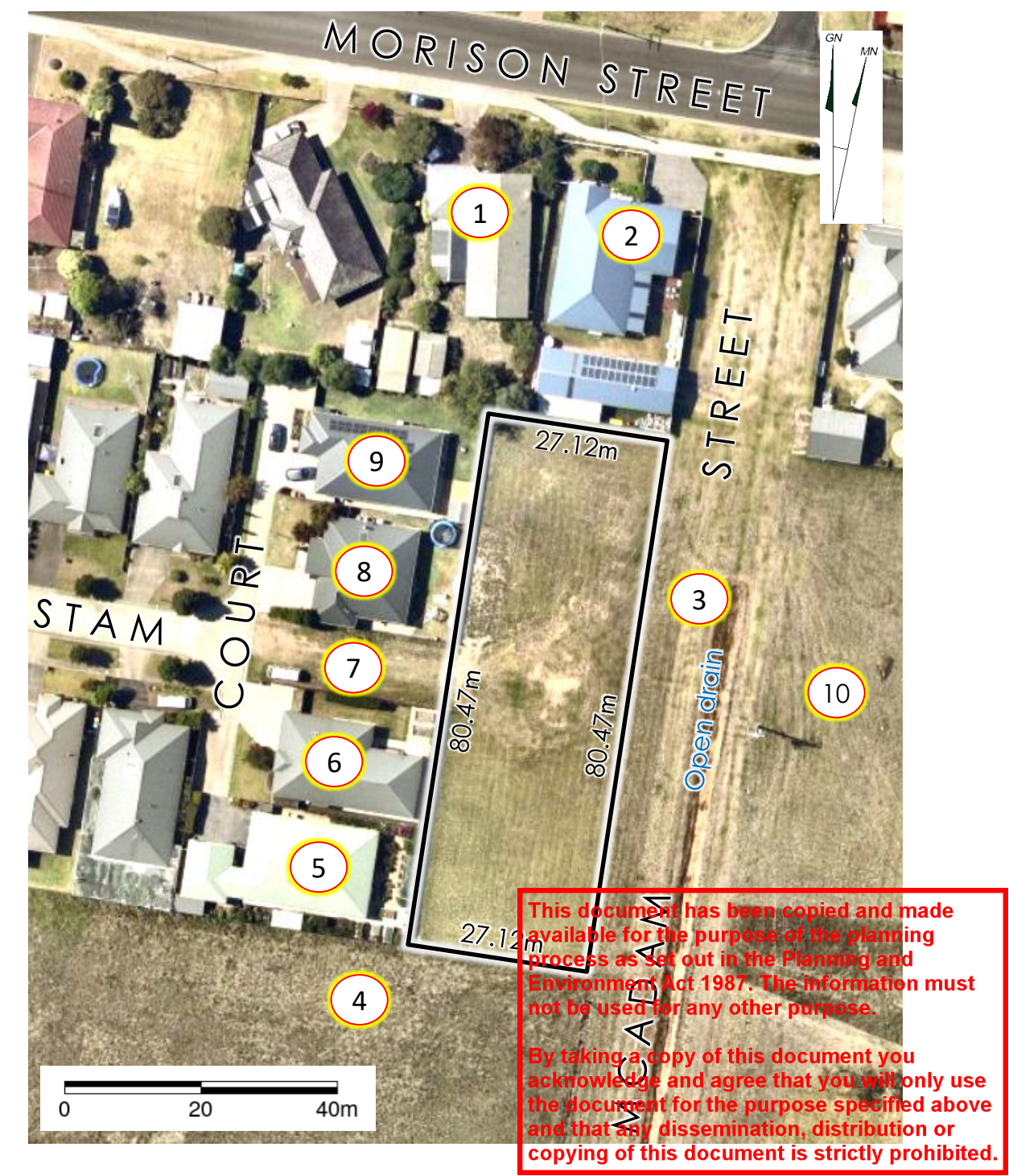
Adjoining properties

The subject site abuts the following properties, which are labelled with their respective number from this list on the aerial photograph opposite:

- 1. 16 Morison Street along its 27.12m long north boundary for a distance of approximately 5 metres at the west end. This property has area of approximately 900m<sup>2</sup> formed in a rectangular shape. It accommodates a single-storey dwelling that is accessed via a crossover within its north boundary abuttal to Morison Street and has its secluded open space adjoining the subject site;
- 2. 18 Morison Street along the balance of its north boundary. This property has area of approximately 900m<sup>2</sup> formed in a rectangular shape. It accommodates a single-storey dwelling that is accessed via a crossover within its north boundary abuttal to Morison Street and has its secluded open space adjoining the subject site;
- 3. McAdam Street along its entire 80.47m long east boundary. This road reserve has a width of 20 metres where it abuts the subject site. It is unmade, but accommodates a large open drainage channel that runs through it in a north-south direction along most of the abuttal with the subject site – see opposite;
- 4. 134-136 Powerscourt Street along its entire 27.12m long south boundary. This property has area of approximately 3,700m<sup>2</sup> formed in a rectangular shape. It is vacant of improvements and covered in grass. It enjoys access to Powerscourt Street via a common property that meets the south end of its west boundary. This common property is shared with a childcare centre that sits on the north side;
- 5. 18 Stam Court along its 80.47m long west boundary for a distance of 17.62m at the south end. This property has area of 610m<sup>2</sup> formed in a rectangular shape. It accommodates a single-storey dwelling that is accessed via a crossover within its north boundary abuttal to Stam Court. Its secluded open space adjoins the subject site;
- 6. 20 Stam Court along a 17.62m wide stretch near the south end of its west boundary. This property has area of 478m<sup>2</sup> formed in a rectangular shape. It accommodates a single-storey dwelling that is accessed via a crossover within its west boundary abuttal to Stam Court. Its secluded open space adjoins the subject site;
- 7. 20A Stam Court along a 10m wide stretch at the centre of its west boundary. This land has area of 477m<sup>2</sup> formed in a rectangular shape. It is an unimproved public open space reserve;
- 8. 19 Stam Court along a 17.61m wide stretch near the north end of its west boundary. This property has area of 477m<sup>2</sup> formed in a rectangular shape. It accommodates a single-storey dwelling that is accessed via a crossover within its west boundary abuttal to Stam Court. Its secluded open space adjoins the subject site; and,
- 9. 17 Stam Court along a 17.62m wide stretch at the north end of its west boundary. This property has area of 610m<sup>2</sup> formed in a rectangular shape. It accommodates a single-storey dwelling that is accessed via a crossover within its south boundary abuttal to Stam Court. Its secluded open space adjoins the subject site.

The property at 144-148 McAdam Street is located on the opposite side of McAdam Street from the subject site. It is being developed with a single dwelling and is labelled No. 10 on the photo opposite.

DIMENSIONED AERIAL PHOTOGRAPH OF THE SUBJECT SITE (OUTLINED BLACK) WITH THE RELEVANT FEATURES OF SURROUNDING LAND LABELLED



SOUTH DOWN MCADAM ST.



144-148 MCADAM ST.



20A STAM COURT



134-136 POWERSCOURT



18 & 20 STAM COURT



17 & 19 STAM COURT





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**BEVERIDGE**  
development & environment consultants  
Sale ph : 03 5144 3877  
www.beveridgewilliams.com.au

**2501355**

**RESERVE No.1  
FOR P.O.S.  
542m<sup>2</sup>**

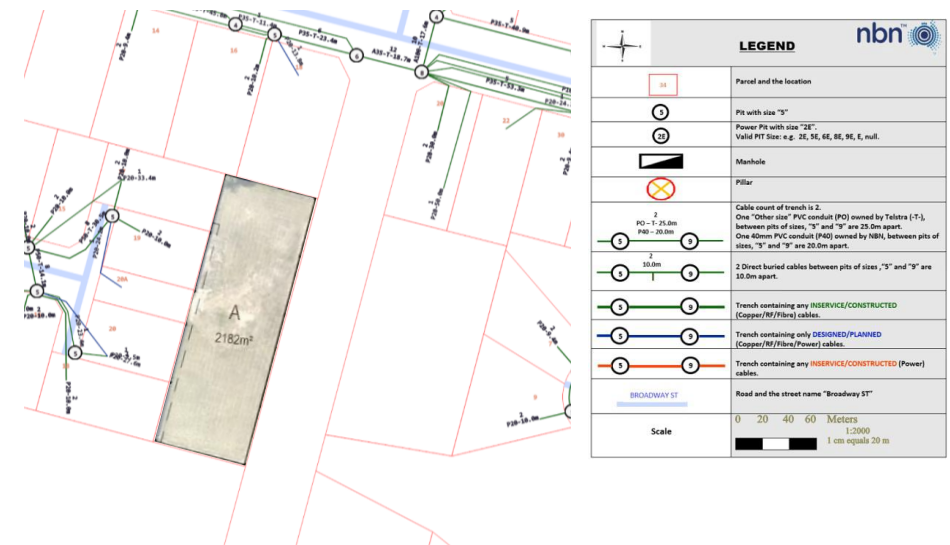
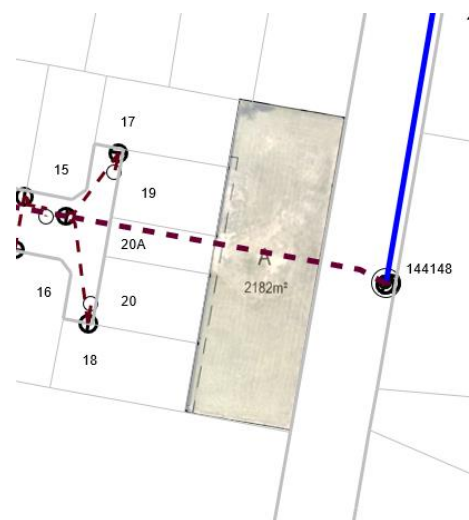
**NOTES:** DIMENSIONS SUBJECT TO TITLE SURVEY.

Version 1, DATE: 17/06/2025

SURVEYORS REFERENCE		ORIGINAL SHEET	
2501355		SIZE: A3	SHEET 1 OF 1

Lot A is proposed to drain to the open channel within McAdam Street in accordance with a drainage plan that, it is anticipated, will be required as a condition of any permit issued.

## NBN CABLE MAPPING RELATIVE TO THE PROPOSED SUBDIVISION



Planning (Clause 65) Assessment (continued):

- Facilitating in-fill development within an established residential area that will not detrimentally impact on any of the surrounding and existing residential buildings in the area.

As required through **Clause 56.01-1 & 2**, a Subdivision Site & Context Description and Design Response has been provided on the previous pages.

**Orderly Planning:**

The proposed development has been designed to facilitate the development of an underutilised site that is within walking distance of a public bus stop that provides access to Maffra's central activity district, schools and recreation facilities without detracting from the character of McAdam Street. This will increase housing diversity on fully serviced land at a similar density to that prevailing opposite the subject site at 144-148 McAdam Street. Council has consistently granted planning permits in similar circumstances. So, approval will represent a consistent, or orderly approach to planning.

**The effect on the amenity of the area:**

Proposed Lot A can accommodate a new dwelling in a manner that can avoid overlooking or overshadowing adjoining dwellings. This will mitigate against any amenity impacts.

**The proximity of the land to any public land.**

The subject site abuts McAdam Street along its east boundary. The proposal will rely upon the existing crossover to Morison Street, with an extension down to the subject site. Morison Street is sufficiently well constructed to handle the additional 10 vehicle movements per day that the development will generate.

**Factors likely to cause or contribute to land degradation, salinity or reduce water quality**

The development will be drained to Council's reticulated drainage system in McAdam Street in accordance with a drainage plan it is assumed will be required through a condition in any permit granted. This will avoid land degradation or water quality impacts.

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

As above.

**The extent and character of native vegetation and the likelihood of its destruction.**

The subject site does not accommodate any significant vegetation.

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

As above and no street trees require removal to facilitate the creation of access.

**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 any such hazard.**

The land is not recognised as being susceptible to flood, fire or erosion.

**The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.**

Each proposed lot has ample room to accommodate loading and unloading associated with residential uses on site. As such, it will avoid creating unsafe traffic behaviour on McAdam Street.

**The impact the use or development will have on the current and future development and operation of the transport system.**

As above.

**The suitability of the land for subdivision**

The subject site is zoned to allow residential development and has access to a full suite of reticulated services and bitumen Council roads in excellent condition. It is located within easy walking distance of convenience shopping, childcare facilities, a playground and a public bus stop that provides access to schools, passive & active recreation facilities and Maffra's central activity district. So, its development is entirely appropriate.

**The existing use and possible future development of the land and nearby land.**

All surrounding lots are used for residential purposes. The electricity easement that will be required through the centre of the land will ensure that a future dwelling cannot be constructed so as to obstruct a future subdivision of the land into at least 2 lots.

**The availability of subdivided land in the locality, and the need for the creation of further lots.**

Anecdotal evidence from local agents suggests that there is a market for larger residential lots in this part of Maffra.

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Planning (Clause 65) Assessment (continued):

**The effect of development on the use or development of other land which has a common means of drainage.**

As stated above, the proposed development will outfall to the Council's reticulated drainage system in McAdam Street. It is anticipated that a drainage plan demonstrating how this can be achieved without overburdening this asset will be requested as a condition of any permit issued.

**The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.**

The subject site is effectively devoid of significant vegetation. Hence, the proposed development is not fettered.

**The density of the proposed development.**

The proposed development provides a lot with average area of 2,182m². This density matches that of the land opposite the subject site at 144-148 McAdam Street.

**The area and dimensions of each lot in the subdivision.**

The area and dimension of each lot in the subdivision can be seen on the plan on page 7.

**The layout of roads having regard to their function and relationship to existing roads.**

The proposed development will rely upon a crossover that extends up through McAdam Street to the existing crossover to Morison Street. Given the high quality construction of Morison Street, this access arrangement is appropriate and can amply accommodate safe and efficient vehicle movements.

**The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.**

The proposed development doesn't include any public thoroughfares and can gain vehicular and pedestrian access via McAdam Street. The land also abuts 20A Stam Court, which is a public open space reserve that connects to Stam Court on its west side. This reserve will facilitate secondary pedestrian access to the property.

**The provision and location of reserves for public open space and other community facilities.**

The development abuts 20A Stam Court, which is an area of public open space. It is also proximal to a public playground, which is located on the opposite side of McAdam Street.

**The staging of the subdivision.**

The proposed subdivision is not intended to be staged.

**The design and siting of buildings having regard to safety and the risk of spread of fire.**

As shown through the Design Response Plan on page 7, proposed Lot A can accommodate a dwelling that enjoys ample boundary setbacks to avoid leading to an unacceptable risk of spreading fire.

**The provision of off-street parking.**

As shown through the Design Response Plan on page 7, proposed Lot A retains ample space to accommodate provisions for off-street parking.

**The provision and location of common property.**

Common property is neither proposed nor required.

**The functions of any body corporate.**

An owner's corporation or body corporate is neither proposed nor required.

**The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.**

As shown on page 7, the proposed lot can be connected to a full suite of reticulated services.

**If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.**

As shown on page 7, the proposed lot will enjoy access to reticulated sewer.

**Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.**

As discussed previously, there is no significant native vegetation on the property.

**The impact the development will have on the current and future development and operation of the transport system.**

The proposed subdivision will add 10 more vehicle movements onto Morison & McAdam Streets per day. The quality of these roads would also allow additional traffic in future.

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