

FORM 2: NOTICE OF AN APPLICATION FOR A PLANNING PERMIT
SECTION 52 (1) PLANNING AND ENVIRONMENT ACT 1987



Planning permit application details:

The application reference number is:	PA1871-2024
The land affected by the application is located at:	2 Hindmarsh Court, Nhill VIC 3418 Lot 7 on PS510238W
The application is for a permit to allow:	Subdivide the land into two (2) lots
The applicant for the permit is:	[REDACTED]
Council will decide on this application after:	30 April 2025

A planning permit is required under the following clauses of the planning scheme:

Planning Scheme Clause No.	Description of what is allowed
32.08-3	Subdivide Land

Viewing the application:

You may view the application and any supporting documentation at www.hindmarsh.vic.gov.au/Planning-Permits-on-Public-Notice or by scanning the QR code below. Alternatively, you can call 5391 4444 or visit the Nhill office (92 Nelson St, NHILL VIC 3418) during business hours to view the application material free of charge.

Lodging an objection or submission:

Any person who may be affected by the granting of the permit may object or make other submissions to Council (the responsible authority). An objection must be made in writing with an explanation of how the objector would be affected by the proposal. Council must make every objection available for public inspection until the end of the review period.

Deciding on the Planning Permit Application:

The application will be assessed by Council against the Hindmarsh Planning Scheme. A decision will not be made on this application until after 30 April 2025. If you object, council will tell you it's decision.

Privacy Note:

Please note that all personal information contained within a submission will be publicly available until the date of decision, except for any telephone numbers provided.

Responsible Officer:

Cherylee Shandley
Manager of Planning and Environment



Scan to view documents

PLANNING PERMIT ON PUBLIC NOTICE

What is a Planning Permit?

Land-use Planning considers the way land is used and developed, and how this impacts the character and amenity (liveability) of the municipality. Assessed against the Hindmarsh Planning Scheme, a Planning Permit is a legal document that gives you permission to use or develop land in a certain way. It usually includes conditions and approved plans, which must be complied with.

What is Public Notice?

S52 of the *Planning and Environment Act 1987* set out Council's responsibilities for public notice. The purpose is to ensure that any persons who may be affected by a land use or development proposal are aware of the proposal, have the opportunity to learn more about the proposal, and have the opportunity to make a submission about or object to the proposal.

How do I lodge a submission

If you believe you will be affected by this proposal, Form 2 (attached) describes the process of lodging a submission. Council decides to grant the permit despite your objection, you can appeal against the decision. Instructions for appeals are outlined within the Notice of Decision that Council will provide to every objector upon decision of the application.

Viewing the supporting documentation

You can view the supporting documentation by scanning the QR code on Form 2. Some of the information may be redacted or excluded for privacy reasons.

Questions?

Please contact the Nhill Customer Service centre on (03) 5391 4444. Alternatively, you can email development@hindmarsh.vic.gov.au with any questions. Please quote the application number if applicable.

Planning Permit Application

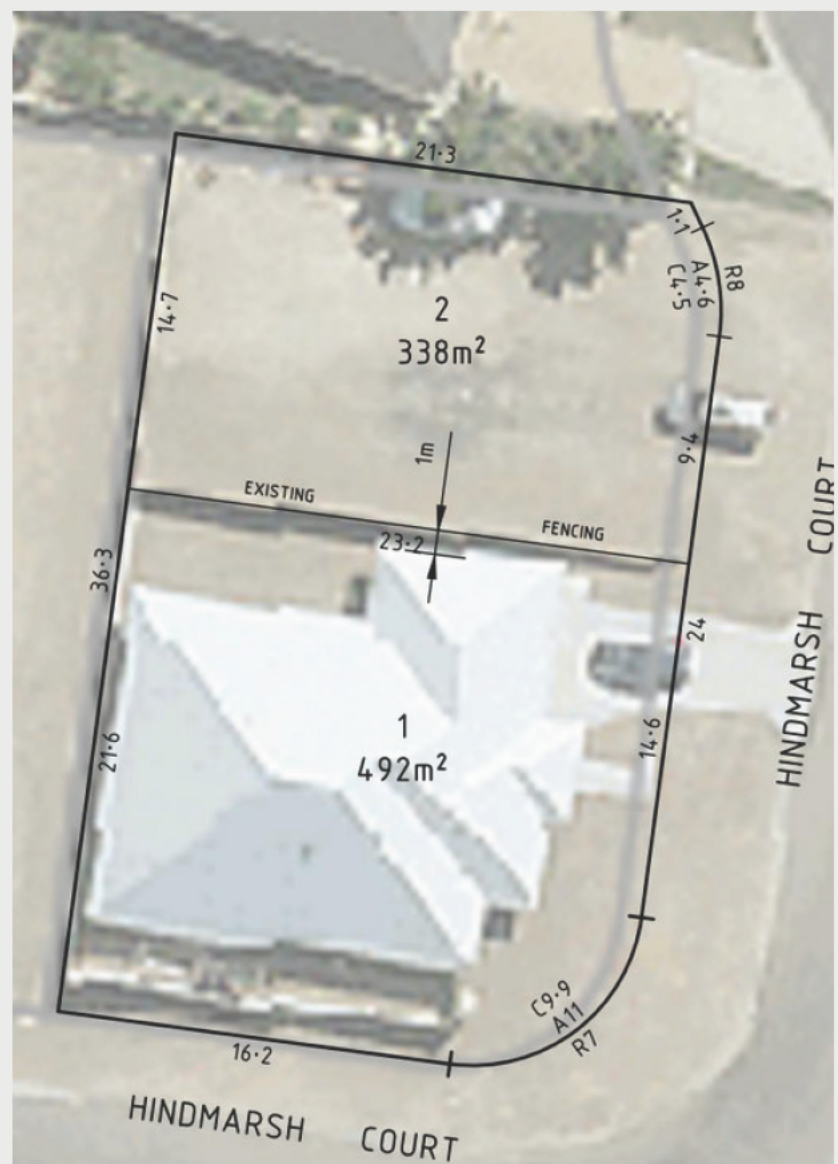
PA1871-2024





2 Hindmarsh Court, Nhill VIC 3418
(Lot 7 on PS510238W)

Subdivide the land into two (2) lots

The proposed subdivision will follow an existing fence line. The area of Lot 1 will be 492m² and will contain the existing dwelling. Lot 2 will be 338m² and will consist of vacant land.

Snippet of Proposal:



 Hindmarsh Shire Council	Office Use Only	
	VicSmart:	No
	Specify class of VicSmart application:	-
Planning Enquiries Phone: (03) 5391 4444 Web: http://www.hindmarsh.vic.gov.au/	Application No: PA1871-2024	Date Lodged: 10/10/2024
<h2>Application for Planning Permit</h2> <p>If you need help to complete this form, read How to complete the Application for Planning Permit form.</p> <p> Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the <i>Planning and Environment Act 1987</i>. If you have any concerns, please contact Council's planning department.</p> <p> Questions marked with an asterisk (*) are mandatory and must be completed.</p> <p> If the space provided on the form is insufficient, attach a separate sheet.</p>		

Application type

Is this a VicSmart Application?*

No

If yes, please specify which VicSmart class or classes:



If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application

Pre-application meeting

Has there been a pre-application meeting with a Council planning officer?

If 'yes', with whom?:

Date:

day / month / year

The Land


Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address*

Unit No:	St. No: 2	St. Name: Hindmarsh Court
Suburb/Locality: Nhill		Postcode: 3418

Formal Land Description*

Complete either A or B

 This information can be found on the certificate of title.

A	Lot No:	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No:
OR					
B	Crown Allotment No:	Section No:			
Parish/Township Name:					

If this application relates to more than one address, please attach details.

The Proposal



You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

- ① For what use, development or other matter do you require a permit?***

2 lot subdivision



Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

- ① Estimated cost of development for which the permit is required***

Cost \$0.00



You may be required to verify this estimate
Insert '0' if no development is proposed

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions ①

Describe how the land is used and developed now*

Eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.



Provide a plan of the existing conditions. Photos are also helpful.

Title Information ①

Encumbrances on title*

If you need help about the title, read: [How to complete the Application for Planning Permit form](#)

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes. (if 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ☐ No
- ☐ Not applicable (no such encumbrance applies).



Provide a full, current copy of the title for each individual parcel of land forming the subject site.
(The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments' eg restrictive covenants.)

Applicant and Owner Details ①

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit

Name:

Title:

First Name

Email:

Organisation (if applicable):

Postal Address

Unit No:

St. No:

If it is a PO Box, enter the details here:

St. Name:

Suburb/Locality:

State:

Postcode:

Where the preferred contact person for the application is different from the applicant, provide the details of that

Contact person's details*

Same as applicant (if so, go to 'contact information')

person.

Please provide at least one contact phone number *

Name:		
Title:	First Name:	
Organisation (if applicable):		
Postal Address		If it is a PO Box, enter the details here:
Unit No.:	St. No.:	St. Name:
Suburb/Locality:		State: Postcode:
Contact Information		
Business Phone:		Email:
Mobile Phone:		Fax:

Information Requirements

Is the required information provided?

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

- ☐ Yes
- ☐ No

Declaration ⓘ

This form must be signed by the applicant*

⚠ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

I declare that I am the applicant; and that all the information in this application is true and correct and the owner (if not myself) has been notified of the permit application.

Signature:
Electronically Signed.



Date:10 October 2024

day / month / year

This application has been lodged online. The declaration has been electronically signed.

Checklist ⓘ

Have you:

- | | | |
|---|---|--|
| <input type="checkbox"/> | Filled in the form completely? |  Most applications require a fee to be paid. Contact Council to determine the appropriate fee. |
| <input type="checkbox"/> | Paid or included the application fee? | |
|  | Provided all necessary supporting information and document? | |
| <input type="checkbox"/> | A full and current copy of the information for each individual parcel of land forming the subject site. | |
| <input type="checkbox"/> | A plan of existing conditions. | |
| <input type="checkbox"/> | Plans showing the layout and details of the proposal. | |
| <input type="checkbox"/> | Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist. | |



If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).

Lodgement ⓘ

Lodge the completed and signed form and all documents with:

Hindmarsh Shire Council
92 Nelson St, Nhill VIC 3418 92 Nelson Street, Nhill
Telephone: (03) 5391 4444

Contact information:
Telephone: (03) 5391 4444
Email: Building@hindmarsh.vic.gov.au

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

Page 1 of 1

VOLUME 10666 FOLIO 348

Security no : 124117273816P
Produced 08/08/2024 12:43 PM

LAND DESCRIPTION

Lot 7 on Plan of Subdivision 510238W.

PARENT TITLES :

Volume 10654 Folio 696 Volume 10666 Folio 307

Created by instrument PS510238W 02/08/2002

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

AM376708C 03/12/2015

ENCUMBRANCES, CAVEATS AND NOTICES

REGISTRAR'S CAVEAT AM386225S 07/12/2015

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.

AGREEMENT Section 173 Planning and Environment Act 1987
AD267349R 26/11/2004

DIAGRAM LOCATION

SEE PS510238W FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

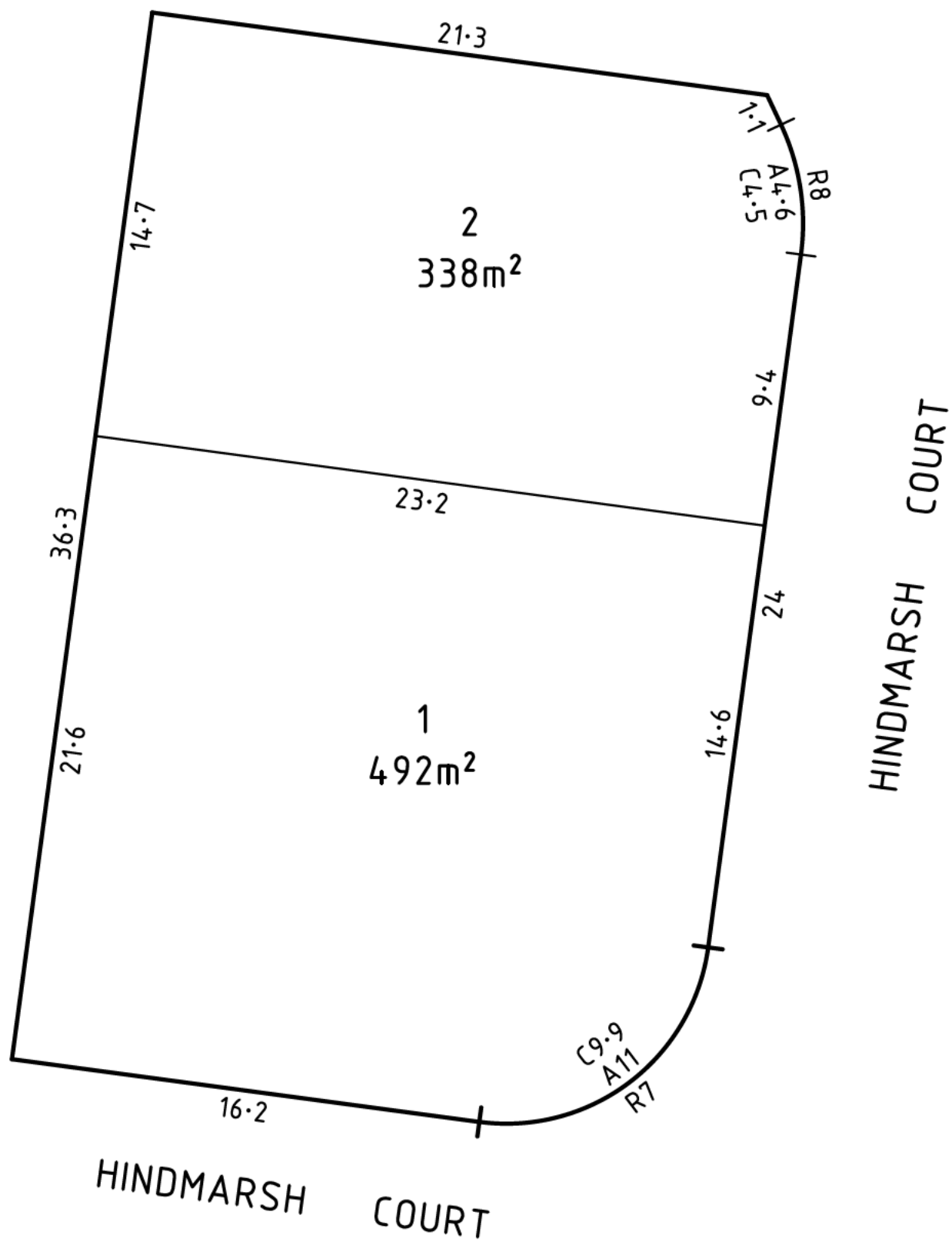
-----END OF REGISTER SEARCH STATEMENT-----

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

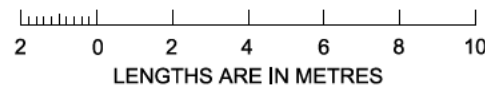
Street Address: 2 HINDMARSH COURT NHILL VIC 3418

DOCUMENT END

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SCALE 1:200



NOTATIONS

THE DIMENSIONS SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO SURVEY. SUBDIVISION BOUNDARIES HAVE BEEN ESTIMATED FROM AERIAL PHOTOGRAPHY FOR CONCEPTUAL PURPOSES. SURVEY WILL ACCORD WITH THE BOUNDARY LAYOUT, BUT DISTANCES MAY VARY IN EXCESS OF 10m.

SURVEYORS REF.

24H0152

08/08/24
DRAWN BY: G.H.

OFFICE USE ONLY

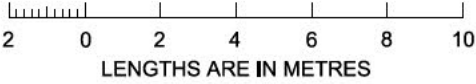
ORIGINAL SHEET SIZE A3

PLAN OF PROPOSED SUBDIVISION

2 HINDMARSH COURT, NHILL
PARISH OF BALROOTAN
CROWN ALLOTMENT 29A (PT)
SECTION 25



SCALE 1:200



NOTATIONS

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SURVEYORS REF.

24H0152

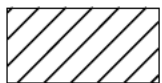
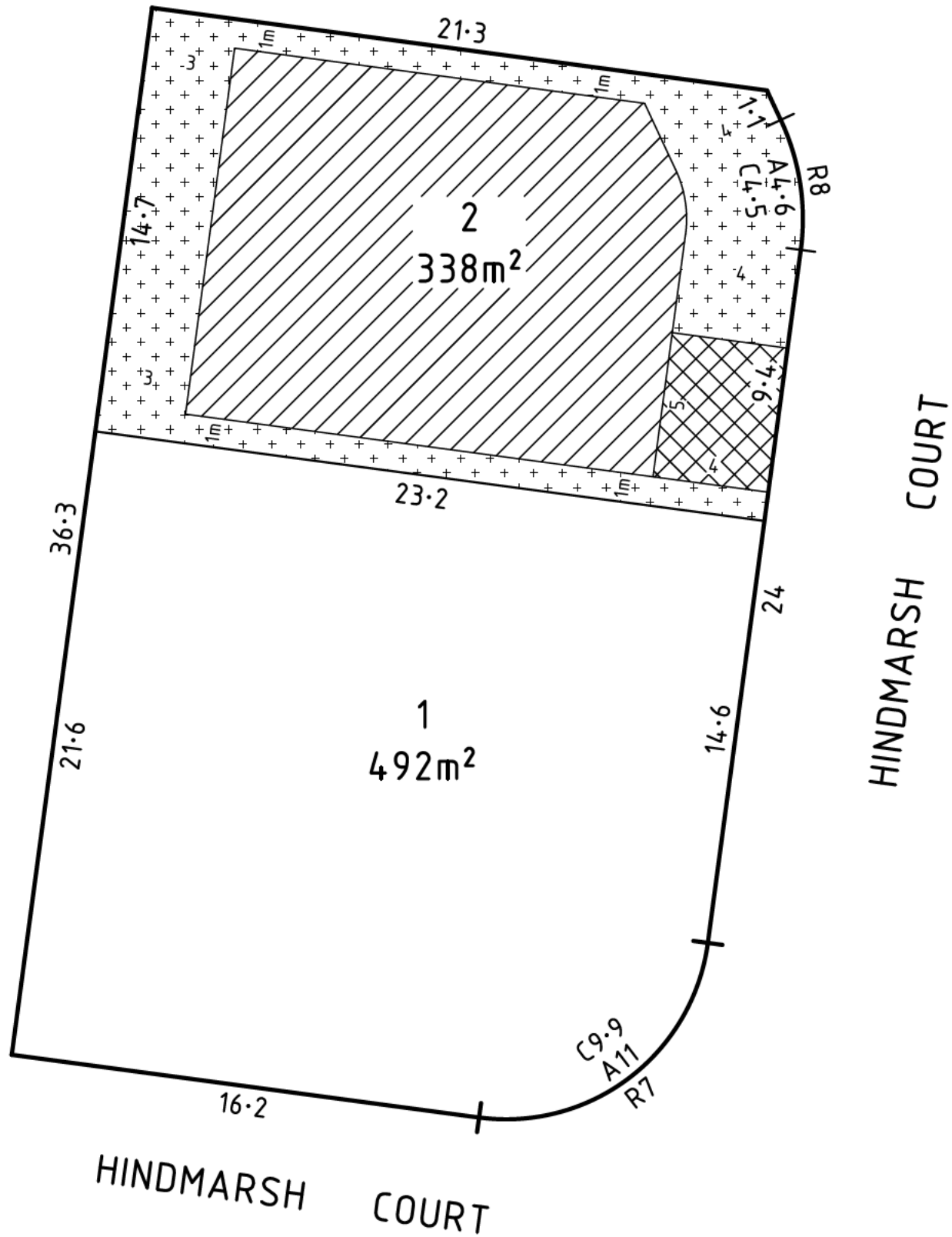
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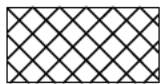
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PLAN OF PROPOSED SUBDIVISION
SHOWING EXISTING FEATURES

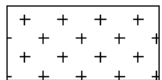
2 HINDMARSH COURT, NHILL
PARISH OF BALROOTAN
CROWN ALLOTMENT 29A (PT)
SECTION 25



PROPOSED BUILDING ENVELOPE

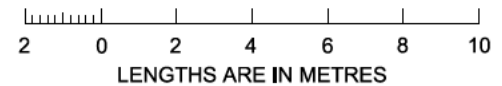


PROPOSED DRIVEWAY ENVELOPE



GARDEN AREA - 115m² (34% OF LOT AREA)

SCALE 1:200



NOTATIONS

THE DIMENSIONS SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO SURVEY. SUBDIVISION BOUNDARIES HAVE BEEN ESTIMATED FROM AERIAL PHOTOGRAPHY FOR CONCEPTUAL PURPOSES. SURVEY WILL ACCORD WITH THE BOUNDARY LAYOUT, BUT DISTANCES MAY VARY IN EXCESS OF 10m.

SURVEYORS REF.

24H0152

08/08/24
DRAWN BY: G.H.

OFFICE USE ONLY

ORIGINAL SHEET SIZE A3

PLAN OF PROPOSED SUBDIVISION SHOWING BUILDING ENVELOPES

2 HINDMARSH COURT, NHILL
PARISH OF BALROOTAN
CROWN ALLOTMENT 29A (PT)
SECTION 25

Our Ref: 24H0152

PLANNING REPORT

**Proposed 2-lot subdivision at
2 Hindmarsh Court, Nhill**

SUPPORTING DOCUMENTS IN SPEAR

- Plan of Proposed Subdivision
- Plan of Proposed Subdivision Showing Existing Features
- Copy of Title Search
- Planning Property Report

Our reference number	24H0152
Date	21/02/2025
Prepared by	<div></div>

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1. Introduction

This application seeks a planning permit for a two-lot subdivision on Lot 7 on PS510238 at 2 Hindmarsh Court, Nhill. The land is described in Certificates of Title Volume 10666 Folio 348.

The land is zoned General Residential Zone (GRZ1) and is not affected by any overlays. This report provides a response to the requirements of the GRZ1 and the Decision Guidelines of Clause 65 as well as relevant policies of the Hindmarsh Planning Scheme.

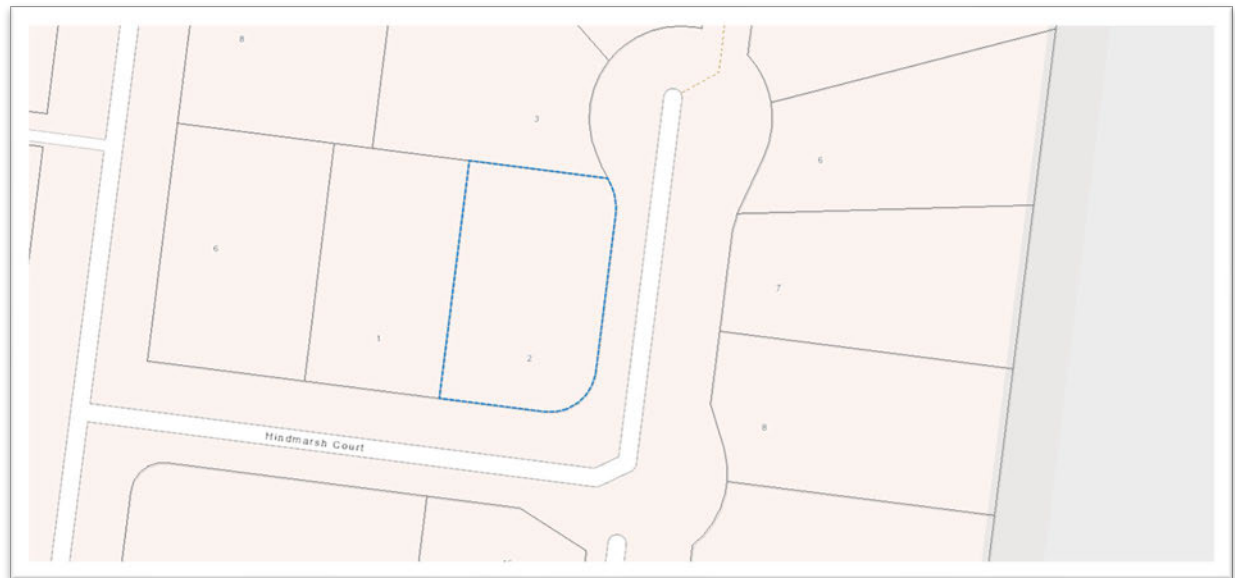


Figure 1 Subject site outlined in blue (DEECA)

2. Application details

Lot and plan number:	Lot 7 on PS510238
Address:	2 Hindmarsh Court, Nhill
Proposal:	Two-lot subdivision
Scheme:	Hindmarsh Planning Scheme
Zone:	General Residential Zone
Overlays:	None

3. Site and surrounds



Figure 2 Aerial photo of site outlined in orange (POZI)

The subject site comprises Lot 7 on PS510238 at 2 Hindmarsh Court, Nhill. The site is located on a corner and contains a single dwelling facing east. The area of the site is 830m² and the shape of the site is irregular. A crossover to Hindmarsh Court in the east provides vehicular access to the site.

Hindmarsh Court is sealed with kerb and channel. The site abuts lots containing single dwellings to the north and west. The residential area in the area surrounding the site is zoned GRZ1 and contains mostly single dwellings. The broader area also contains land zoned Farming Zone containing land used for agriculture, Public Use Zone – Local Government (PUZ6) containing council owned land, Public Use Zone – Education (PUZ2) containing Nhill College and land zoned Public Park and Recreation Zone (PPRZ) containing the Nhill Lawn Tennis Club and Davis Park. Lots on land zoned GRZ1 vary in shape and lot sizes in the range of approximately 350m² to 2000m².

4. Proposal

The application seeks a planning permit for a two-lot subdivision of Lot 7 on PS510238 at 2 Hindmarsh Court, Nhill in order to create a vacant lot. The proposed new boundary will follow an existing fence line.

The area of Lot 1 will be 492m² and will contain the existing dwelling. Lot 1 will take access via an existing crossover to Hindmarsh Court. Lot 2 will be 338m² and will consist of vacant land. Lot 2 will take access via a new crossover to Hindmarsh Court.

To satisfy the 25 percent garden area required in Clause 32.08-3, building and driveway envelopes are proposed on Lot 2 which will ensure that 34% garden area can be provided. The building envelope will not be a restriction on a Plan of Subdivision but instead will be implemented via a Section 173 Agreement.

Both proposed lots will be connected to reticulated water, sewerage, electricity and telecommunications infrastructure and utilities. Please see the plans submitted with the application on SPEAR for further details.

5. Permit triggers

A planning permit is required under **Clause 32.08-2** of the GRZ1 to subdivide land.

6. Planning provisions

Zoning

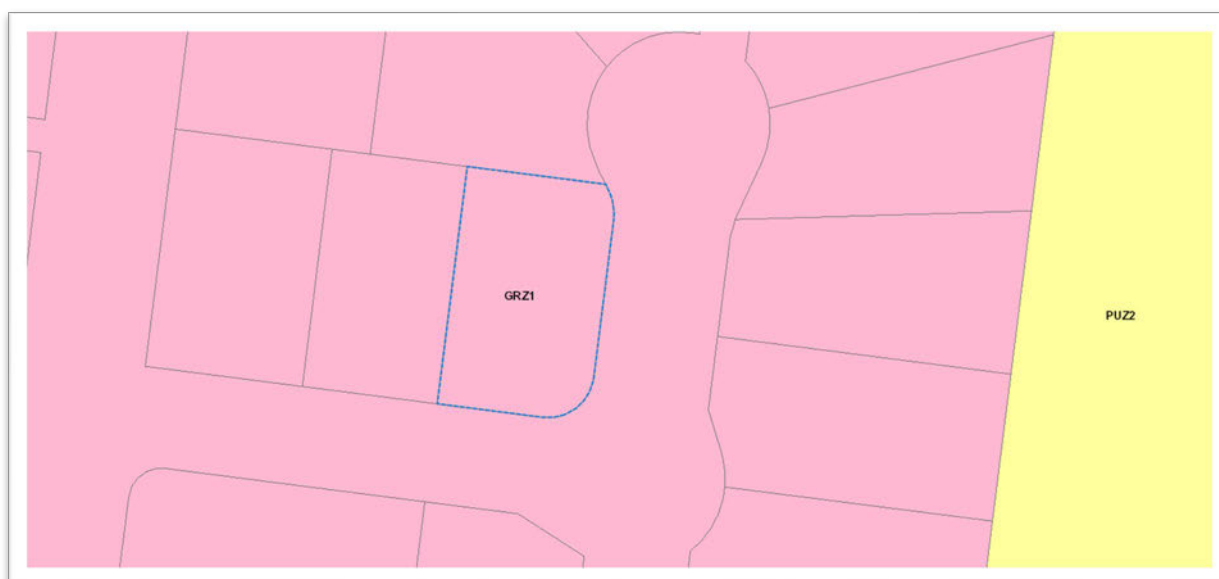


Figure 3 Zoning map (DEECA)

General Residential Zone

The purpose of the General Residential Zone outlined at **Clause 32.08** is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Comment

The proposed subdivision is in keeping with the purpose of the GRZ1 as it will create a lot for an existing dwelling and a vacant lot suitable for new residential development. The proposed lots will be consistent with the existing character of the neighborhood which contains a mix of lot sizes and shapes.

The proposed lots will be within 1km, or a 10-minute walk, of public open space and recreation facilities at Nhill Bowling Club, Nhill Lawn Tennis Club and Davis Park, education facilities at Nhill College and a range of shops, services and amenities in the town centre around Nelson Street. Lots on land zoned GRZ1 vary in shape and lot sizes in the range of approximately 550m² to 2000m². An assessment against the objectives and standards of Clause 56 is in Appendix A.

7. Planning Policy Framework

The proposed subdivision is consistent with the relevant state and local planning policies outlined below:

Clause 02.03-1 (Settlement and housing) identify Nhill as an important service and business centre for the local and regional community as well as travellers along the Western Highway. The policy states that further development should consolidate the town and be accommodated by infill development. Among Council's strategic directions for settlement outlined in the policy is providing a range of housing and accommodation options to suit the various and changing needs of the Shire's residents and visitors. The proposed subdivision is consistent with this policy as it will provide a vacant lot suitable for infill residential development in Nhill.

Clause 11.01-1S (Settlement) supports sustainable growth and development in Victoria and seeks to limit urban sprawl, direct growth into existing settlements and to promote and capitalise on opportunities for urban renewal and infill redevelopment. The proposed subdivision aligns with this policy by facilitating infill housing development within an established residential area of Nhill.

Clause 11.01-1R (Settlement – Wimmera Southern Mallee) seeks to support the ongoing growth and development of Nhill as a key service hub. The policy also seeks to provide for easy access to housing, education, employment and community facilities and to provide an ongoing supply of infill residential land. The proposed subdivision is consistent with this policy as it will facilitate infill residential development on Lot 2 which will support growth and development in Nhill.

Clause 16 (Housing) encourages housing diversity and the provision of land for affordable and sustainable housing. The proposal is consistent with this policy as it will facilitate future residential development on Lot 2 which may lead to greater housing affordability and diversity.

Clause 16.01-1S (Housing supply) seeks to facilitate well-located, integrated and diverse housing that meets community needs through the implementation of strategies which include encouraging higher density housing development on well-located sites. The proposed subdivision is consistent with this policy as the site is ideally located within 1km, or a 10-minute walk, of open space, recreation and education facilities as well as a range of other services and amenities in the town centre of Nhill.

Clause 16.01-2S (Housing affordability) seeks to increase housing choice and deliver affordable housing close to jobs, transport and services. To achieve this, the policy seeks to ensure that there is sufficient land supply to meet demand. In line with this policy, the proposal may improve housing affordability by facilitating an increase in the housing supply.

8. Clause 65 Decision Guidelines

Clause 65.01 (Approval of an application or plan)

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- *The matters set out in section 60 of the Act. The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *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 any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*

Comment

All relevant clauses of the Hindmarsh Planning Scheme have been addressed and the proposal is consistent with the objectives of planning in Victoria and the orderly planning of the area. As discussed in section 6 of this report, the proposal meets the purposes of the GRZ1 and is not expected to detrimentally impact on the amenity of the area.

The proposal will not cause the loss of any native vegetation and is not at risk of flood or erosion hazards. The proposal will not contribute to land degradation or salinity nor will it affect the water quality, natural physical features of the site or the quality of the stormwater within and exiting the site. The site is in a designated bushfire prone area and the land will continue to be managed to mitigate the risk of bushfire.

Clause 65.02 (Approval of an application to subdivide land)

Before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:

- *The suitability of the land for subdivision.*
- *The existing use and possible future development of the land and nearby land.*
- *The availability of subdivided land in the locality, and the need for the creation of further lots.*
- *The effect of development on the use or development of other land which has a common means of drainage.*
- *The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.*
- *The area and dimensions of each lot in the subdivision.*
- *The design and siting of buildings having regard to safety and the risk of spread of fire.*
- *The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.*
- *If the land is not seweraged and no provision has been made for the land to be seweraged, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.*
- *Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.*

Comment

The land is suitable for the proposed subdivision and does not conflict with the purpose or requirements of the GRZ. The area and dimensions of the proposed lots are suitable to accommodate the existing dwelling on Lot 1 and future residential development on Lot 2 and the proposed subdivision will not adversely affect nearby land uses and/or the ability of nearby land to be developed. There will be no increase in the risk of spread of fire as a result of the proposal the removal of significant or native vegetation is not required.

9. Conclusion

The proposed subdivision should be supported subject to fair and reasonable conditions as it will have a positive outcome with regard to state and local planning policies and will facilitate new residential development within a central and well-serviced location of Nhill.

Appendix A – Clause 56 Assessment

Table 1 Clause 56 Assessment

Clause and objective	Standard	Comment
<p>Clause 56.03-5 Neighbourhood character objective</p> <p>To design subdivisions that respond to neighbourhood character.</p>	<p>Standard C6</p> <p>Subdivision should:</p> <ul style="list-style-type: none"> • 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. 	<p>Objective and standard achieved ✓</p> <p>The proposed subdivision is respectful of the existing neighbourhood character and will fit in with surrounding urban environment in Hindmarsh Court.</p>
<p>Clause 56.04-1 Lot diversity and distribution objectives</p> <p>To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services.</p> <p>To provide higher housing densities within walking distance of activity centres.</p> <p>To achieve increased housing densities in designated growth areas.</p> <p>To provide a range of lot sizes to suit a variety of dwelling</p>	<p>Standard C7</p> <p>A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme.</p> <p>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.</p> <p>A range and mix of lot sizes should be provided including lots suitable for the development of:</p> <ul style="list-style-type: none"> • Single dwellings. • Two dwellings or more. • Higher density housing. • Residential buildings and Retirement villages. <p>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</p>	<p>Objective and standard achieved ✓</p> <p>There is no housing strategy, plan or policy for the area set out in Hindmarsh Planning Scheme.</p> <p>There is also no residential density specified in the GRZ1 that applies to the land or in any policy for the area set out in the Hindmarsh Planning Scheme.</p> <p>The proposed lots will have good access to public transport with Nhill Train Station (V-Line stop) located 450m from the site.</p>

<p>and household types.</p>	<p>existing or proposed tram stop and 800 metres street walking distance from the nearest existing or proposed railway station.</p> <p>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.</p>	
<p>Clause 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.</p>	<p>Standard C8 An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows:</p> <ul style="list-style-type: none"> • That the lots are consistent or contain building envelope that is consistent with a development approved under this scheme, or • That a dwelling may be constructed on each lot in accordance with the requirements of this scheme. <p>Lots of between 300 square metres and 500 square metres should:</p> <ul style="list-style-type: none"> • 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. <p>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.</p>	<p>Objective and standard achieved ✓ The proposed lots are able to contain rectangles measuring 10m x 15m and solar access for the any future dwellings and their ability to meet energy rating requirements of the Building Regulations will be protected.</p>

	<p>Lots greater than 500 square metres should be able to contain a rectangle measuring 10 metres by 15 metres, and may contain a building envelope.</p> <p>A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless:</p> <ul style="list-style-type: none"> • The objectives of the relevant standards are met, and • The building envelope is shown as a restriction on a plan of subdivision registered under the Subdivision Act 1988, or is specified as a covenant in an agreement under Section 173 of the Act. <p>Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope:</p> <ul style="list-style-type: none"> • The building envelope must meet Standards A10 and A11 of Clause 54 in relation to the adjoining lot, and • The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement. <p>Lot dimensions and building envelopes should protect:</p> <ul style="list-style-type: none"> • 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 	
<p>Clause 56.04-3 Solar orientation of lots objective</p> <p>To provide good solar orientation of lots and solar access for future dwellings.</p>	<p>Standard C9</p> <p>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:</p> <ul style="list-style-type: none"> • The long axis of lots are within the range north 20 degrees west to north 	<p>Objective and standard achieved ✓</p> <p>The dimensions and orientation of the lots will ensure that they will have good solar</p>

	<p>30 degrees east, or east 20 degrees north to east 30 degrees south.</p> <ul style="list-style-type: none"> • 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. 	orientation and access.
<p>Clause 56.04-4 Street orientation objective</p> <p>To provide a lot layout that contributes to community social interaction, personal safety and property security.</p>	<p>Standard C10</p> <p>Subdivision should increase visibility and surveillance by:</p> <ul style="list-style-type: none"> • Ensuring lots front all roads and streets and avoid the side or rear of lots being oriented to connector streets and arterial roads. • 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. 	<p>Objective and standard achieved ✓</p> <p>Both proposed lots will front Hindmarsh Court ensuring good passive surveillance and visibility.</p>
<p>Clause 56.04-5 Common area objectives</p> <p>To identify common areas and the purpose for which the area is commonly held.</p> <p>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</p> <p>To maintain direct public access</p>	<p>Standard C11</p> <p>An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</p> <ul style="list-style-type: none"> • 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. 	<p>N/A</p> <p>No common area is proposed.</p>

throughout the neighbourhood street network.		
<p>Clause 56.05-1 Integrated urban landscape objectives</p> <p>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.</p> <p>To incorporate natural and cultural features in the design of streets and public open space where appropriate.</p> <p>To protect and enhance native habitat and discourage the planting and spread of noxious weeds.</p> <p>To provide for integrated water management systems and contribute to drinking water conservation</p>	<p>Standard C12</p> <p>An application for subdivision that creates streets or public open space should be accompanied by a landscape design. The landscape design should:</p> <ul style="list-style-type: none"> • 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 emphasise 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. 	<p>N/A</p> <p>No streets or public open space is proposed to be created.</p>

	<ul style="list-style-type: none"> • 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. 	
<p>Clause 56.06-2 Walking and cycling network objectives</p> <p>To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors.</p> <p>To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.</p> <p>To reduce car use, greenhouse gas emissions and air pollution.</p>	<p>Standard C15</p> <p>The walking and cycling network should be designed to:</p> <ul style="list-style-type: none"> • 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 centres, 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 centres, 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. 	<p>N/A</p> <p>There are no proposed changes to walking and cycling networks.</p>
<p>Clause 56.06-4 Neighbourhood street network objective</p> <p>To provide for direct, safe and easy movement through</p>	<p>Standard C17</p> <p>The neighbourhood street network must:</p> <ul style="list-style-type: none"> • Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, shared paths, footpaths and public transport routes. 	<p>N/A</p> <p>There are no proposed changes to the neighbourhood street networks proposed.</p>

and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network.

- Provide clear physical distinctions between arterial roads and neighbourhood street types.
- Comply with the Roads Corporation'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

	<p>by pedestrians, cyclists, public transport and other vehicles.</p> <ul style="list-style-type: none"> • 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. 	
<p>Clause 56.06-5 Walking and cycling network detail objectives</p> <p>To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities.</p>	<p>Standard C18 Footpaths, shared paths, cycle paths and cycle lanes should be designed to:</p> <ul style="list-style-type: none"> • 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 	<p>N/A There are no proposed changes to footpaths, shared paths, cycle paths and cycle lanes.</p>

<p>To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</p>	<p>and cyclists, perform required drainage functions and are structurally sound.</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> ○ 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. 	
<p>Clause 56.06-7 Neighbourhood street network detail objective</p> <p>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.</p>	<p>Standard C20</p> <p>The design of streets and roads should:</p> <ul style="list-style-type: none"> • Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met. • Provide street blocks that are generally between 120 metres and 240 metres in length and generally between 60 metres to 120 metres in width to facilitate pedestrian movement and control traffic speed. • Have verges of sufficient width to accommodate footpaths, shared paths, cycle paths, integrated water management, street tree planting, lighting and utility needs. • Have street geometry appropriate to the street type and function, the physical land characteristics and achieve a safe environment for all users. • Provide a low-speed environment while allowing all road users to proceed without unreasonable inconvenience or delay. 	<p>N/A</p> <p>There are no proposed new streets or roads.</p>

- Provide a safe environment for all street users applying speed control measures where appropriate.
- Ensure intersection layouts clearly indicate the travel path and priority of movement for pedestrians, cyclists and vehicles.
- Provide a minimum 5 metre by 5 metre corner splay at junctions with arterial roads and a minimum 3 metre by 3 metre corner splay at other junctions unless site conditions justify a variation to achieve safe sight lines across corners.
- Ensure streets are of sufficient strength to:
 - Enable the carriage of vehicles.
 - Avoid damage by construction vehicles and equipment.
- Ensure street pavements are of sufficient quality and durability for the:
 - Safe passage of pedestrians, cyclists and vehicles.
 - Discharge of urban run-off.
 - Preservation of all-weather access and maintenance of a reasonable, comfortable riding quality.
- Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority.
- Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span.
- Provide pavement edges, kerbs, channel and crossover details designed to:
 - Perform the required integrated water management functions.
 - Delineate the edge of the carriageway for all street users.
 - Provide efficient and comfortable access to abutting lots at appropriate locations.
 - Contribute to streetscape design.
- Provide for the safe and efficient collection of waste and recycling materials from lots.
- Be accessible to people with disabilities.
- Meet the requirements of Table C1.
Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority

	<p>and roads authority must be met. Where the widths of connector streets do not comply with the requirements of Table C1, the requirements of the relevant public transport authority must be met.</p> <p>A street detail plan should be prepared that shows, as appropriate:</p> <ul style="list-style-type: none"> • The street hierarchy and typical cross-sections for all street types. • Location of carriageway pavement, parking, bus stops, kerbs, crossovers, footpaths, tactile surface indicators, cycle paths and speed control and traffic management devices. • Water sensitive urban design features. • Location and species of proposed street trees and other vegetation. • Location of existing vegetation to be retained and proposed treatment to ensure its health. • Any relevant details for the design and location of street furniture, lighting, seats, bus stops, telephone boxes and mailboxes. 	
<p>Clause 56.06-8 Lot access objective To provide for safe vehicle access between roads and lots</p>	<p>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.</p> <p>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.</p> <p>The design and construction of a crossover should meet the requirements of the relevant road authority.</p>	<p>Objective and standard achieved ✓ The proposed lots do not abut an arterial road. Safe access will be provided from Hindmarsh Court to the proposed lots via existing and new crossovers.</p>
<p>Clause 56.07-1 Drinking water supply objectives</p>	<p>Standard C22 The supply of drinking water must be:</p>	<p>Objective and standard achieved ✓</p>

<p>To reduce the use of drinking water.</p> <p>To provide an adequate, cost-effective supply of drinking water</p>	<ul style="list-style-type: none"> 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 	<p>The proposed lots will be connected to existing mains water.</p>
<p>Clause 56.07-2 Reused and recycled water objective</p>	<p>Standard C23 Reused and recycled water supply systems must be:</p> <ul style="list-style-type: none"> Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health and Human Services. Provided to the boundary of all lots in the subdivision where required by the relevant water authority 	<p>N/A There are no reused and recycled water supply systems proposed as part of this subdivision.</p>
<p>Clause 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</p>	<p>Standard C24 Waste water systems must be:</p> <ul style="list-style-type: none"> 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. <p>Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p>	<p>Objective and standard achieved ✓ The proposed lots will be connected to reticulated sewerage to the satisfaction of GWMWater.</p>
<p>Clause 56.07-5 Stormwater management objective To provide a waste water system that is adequate for the maintenance of public health and the management of</p>	<p>Standard C25 The stormwater management system must be:</p> <ul style="list-style-type: none"> 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 	<p>Objective and standard achieved ✓ Stormwater and drainage infrastructure will be provided to the satisfaction of Hindmarsh Shire Council.</p>

effluent in an environmentally friendly manner.

where reuse of stormwater is proposed.

- Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater - Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999).
- Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.
- Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.

The stormwater 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:

- Stormwater 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 stormwater flows.
- All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the

	<p>relevant floodplain management authority.</p> <ul style="list-style-type: none"> • 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). <p>The design of the local drainage network should:</p> <ul style="list-style-type: none"> • Ensure stormwater 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, stormwater 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 stormwater in streets and public open space. • Where such features are provided, an application must describe maintenance responsibilities, requirements and costs. <p>Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.</p>	
<p>Clause 56.08-1 Site management objectives To protect drainage infrastructure and</p>	<p>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:</p>	<p>Objective and standard achieved ✓ Any works associated with the subdivision will be subject to site</p>

<p>receiving waters from sedimentation and contamination.</p> <p>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</p> <p>To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</p>	<ul style="list-style-type: none"> • Erosion and sediment. • Dust. • Run-off. • Litter, concrete and other construction wastes. • Chemical contamination. • Vegetation and natural features planned for retention. <p>Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.</p>	<p>management controls to the satisfaction of Hindmarsh Shire Council.</p>
<p>Clause 56.09-1 Shared trenching objectives</p> <p>To maximise the opportunities for shared trenching.</p> <p>To minimise constraints on landscaping within street reserves</p>	<p>Standard C27</p> <p>Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.</p>	<p>Objective and standard achieved ✓</p> <p>Any new connections will be provided in shared trenching where possible.</p>
<p>Clause 56.09-2 Electricity and telecommunications objectives</p> <p>To provide public utilities to each lot in a timely, efficient and cost effective manner.</p> <p>To reduce greenhouse gas emissions by supporting</p>	<p>Standard C28</p> <p>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.</p> <p>Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.</p>	<p>Objective and standard achieved ✓</p> <p>Any new electricity and telecommunications services will be designed and constructed in accordance with the requirements of each service provider.</p>

generation and use of electricity from renewable sources.	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.	
Clause 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.	Standard C29 Fire hydrants should be provided: <ul style="list-style-type: none"> • A maximum distance of 120 metres from the rear of the 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.	Objective and standard achieved ✓ If required, fire hydrants will be provided to the satisfaction of the Country Fire Authority.
Clause 56.09-5 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.	Objective and standard achieved ✓ Public lighting is provided in Hindmarsh Court.