

SUBJECT LAND

Address	55-63 Cahill Street Briagolong	
Lot Details:	Land in Plan of Consolidation 370642E	<div><div>This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.</div><div>By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</div></div>
Title Particulars:	Volume: 11281, Folio: 526	
Title Restrictions:	None	
Area & Shape:	3,036m ² formed in a rectangular shape	
Zoning:	Township	
Overlays:	None	
Improvements:	There is a dwelling and its associated outbuildings located centrally within the site. The dwelling is located almost 3.5 metres from its south boundary road frontage and the outbuildings are located less than 1 metre from its north boundary common with 54 McLean Street. There are four trees located along the western end of the south boundary and a minimal number of screening trees throughout the site. The site is accessed along its south boundary road frontage to Cahill Street via two gravel crossovers. There is an additional gateway entry located along the eastern end of the site's south boundary road frontage.	

ADJOINING PROPERTIES:

The subject site abuts:

- 54 McLean Street along its entire 100.58 metre long north boundary. This property has area of 1,7410m² formed in a rectangular shape, with a 17.3 metre wide frontage to McLean Street. It is improved with a dwelling, which is located almost 30 metres from its east boundary road frontage and more than 2 metres from its common boundary with the subject site. There is significant vegetation in its west portion with some smaller trees screening the house from the road. The property is accessed via a gravel crossover that is located along the northern end of its east boundary road frontage;
- McLean Street along its entire 30.18 metre long east boundary road frontage. This road reserve measures approximately 20 metres in width and comprises a two-way, unmarked bitumen sealed road with grassed shoulders and rural style drainage along both sides. Its intersection with Cahill Street is line-marked with concrete kerb and channel drainage at all four corners of the intersection;
- Cahill Street along its entire 100.58 metre long south boundary. This road reserve measures approximately 20 metres in width and comprises a two-way, unmarked bitumen sealed road with grassed shoulders and rural style drainage along both sides. Its intersection with McLean Street is line-marked with concrete kerb and channel drainage at all four corners of the intersection;
- 51-53 Cahill Street along its entire 30.18 metre long west boundary. This property has area of 1,491m² formed across two parcels and is rectangular in shape. It enjoys a 50.50 metre frontage to Cahill Street and accommodates a dwelling that is setback more than 10 metres from its south boundary road frontage and more than 8 metres from its common boundary with the subject site. It also accommodates a number of outbuildings and some vegetation. It is accessed via a gravel crossover that is located at the western end of its south boundary road frontage.

Otherwise, it is noted that:

- The subject site is located approximately 260 metres from the eastern fringe of Briagolong's Central Activity District and 680 metres from Briagolong Primary School; and,
- This part of Briagolong is serviced with reticulated water and electricity, but not sewer or natural gas.

STREETSCAPE VIEW OF THE CROSSOVER TO THE SUBJECT SITE FROM CAHILL STREET



STREETSCAPE VIEW OF THE WESTERN PORTION OF THE SUBJECT SITE FROM CAHILL STREET



STREETSCAPE VIEW OF 51-53 CAHILL STREET



VIEW LOOKING EAST ALONG CAHILL STREET



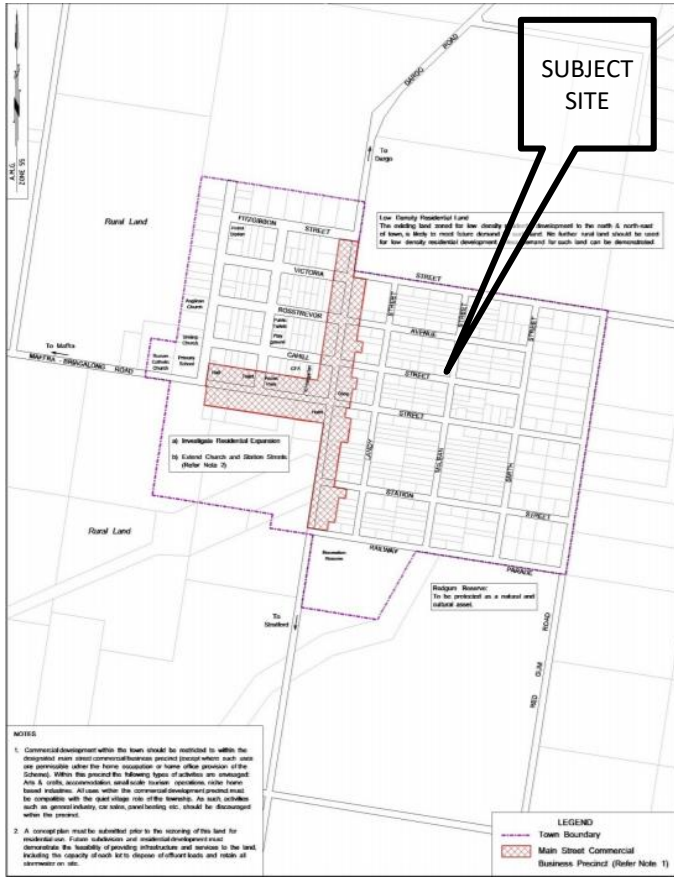
VIEW LOOKING NORTH ALONG McLEAN STREET, TAKEN FROM ITS INTERSECTION WITH CAHILL STREET



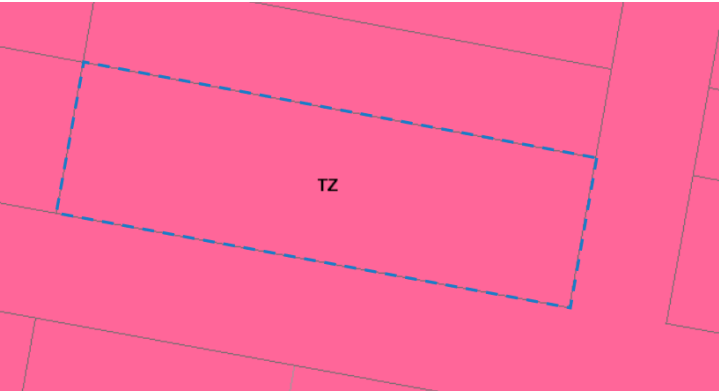
AERIAL PHOTOGRAPH OF THE SUBJECT SITE (OUTLINED YELLOW) & SURROUNDING LAND



BRIAGOLONG STRATEGY PLAN



ZONING MAP



Planning Policy Framework & Municipal Strategic Statement:

The proposed subdivision has been designed to alienate land that is surplus to the landowner's needs to allow its separate sale and development for residential purposes. The subdivisional alignment has been designed to retain the existing dwelling, its outbuilding, it's wastewater management system and driveway within Lot 1, while leaving the balance land to create Lot 2.

As such, the proposal accords with the policy objectives of:

- **Clause 11.01-S** as it capitalises on opportunities for infill development and directs growth into an existing settlement;
- **Clause 15.01-3S** as it promotes lot diversity to suit the needs and aspirations of a variety of household types; and
- **Clause 21.11-2** as it directs residential development to a lot located within Briagolong's town boundary that is capable of managing all wastewater on-site.

The purpose of the zone:

The proposed subdivision has been designed to comply with the purpose of **Clause 32.05** by:

- Providing a vacant allotment to facilitate future residential development that can ensure the neighbourhood character in this part of Briagolong is respected.

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 32.05-15** by:

- Creating two lots that can accommodate residential uses in a manner that is in keeping with the surrounding neighbourhood character;
- Avoiding the need for the removal of any existing vegetation;
- Retaining adequate space within proposed Lot 1 for the wastewater management system associated with the existing dwelling and providing space within proposed Lot 2 to service any future dwelling with on-site wastewater management that accords with the findings of the land capability assessment;
- Meeting the relevant standards and objectives of **Clause 56**.

Orderly Planning:

The proposed subdivision will facilitate future residential development within the strategically identified town boundaries of Briagolong. Council has consistently granted planning permits in similar circumstances. So, approval of the proposal will represent a consistent, or orderly approach to planning.

The effect on the amenity of the area:

The proposed subdivision will not lead to any significant works or changes to the way land is used near any adjoining dwellings, i.e. it will remain residential. This will mitigate against any amenity impacts.

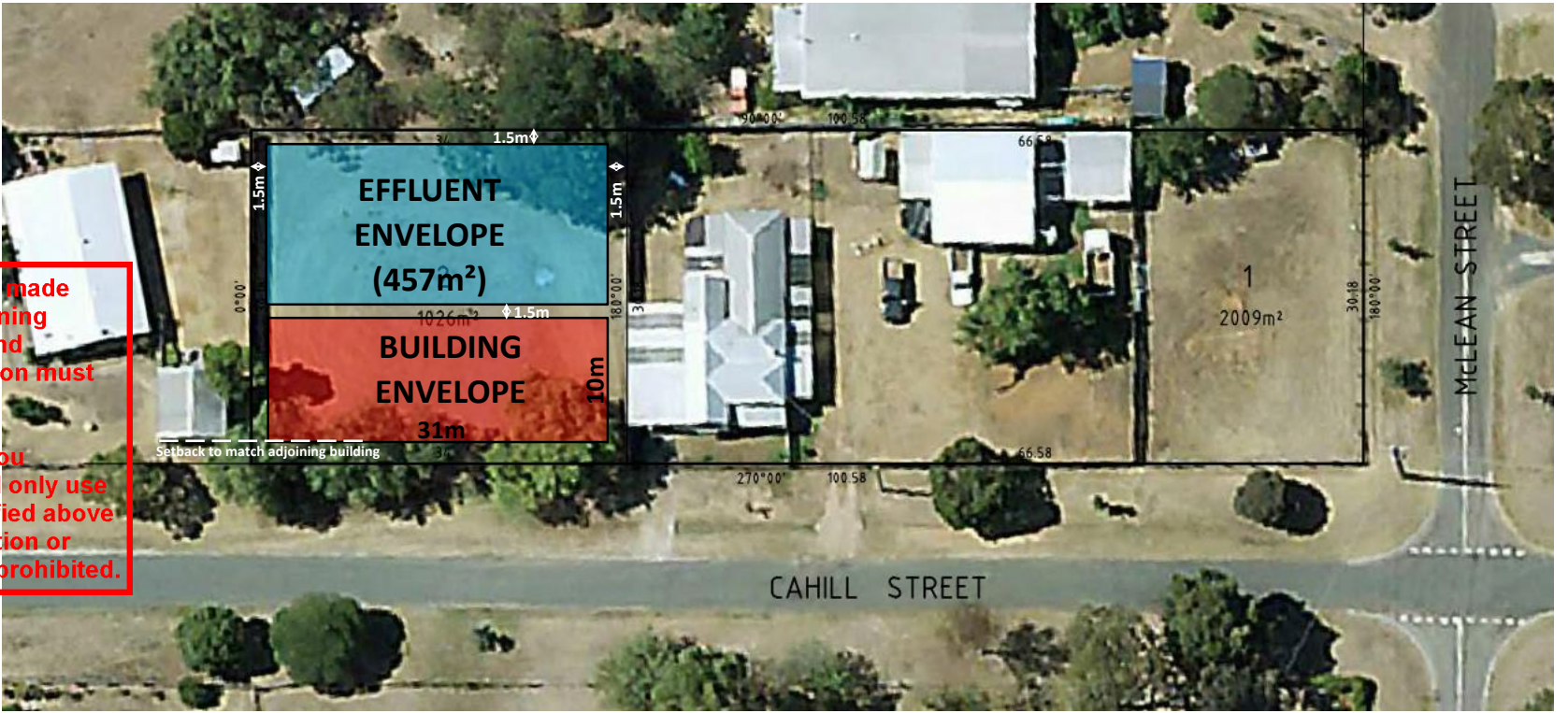
Factors likely to cause or contribute to land degradation, salinity or reduce water quality

Proposed Lot 1 has been designed to ensure that it can accommodate the existing wastewater management system that services the dwelling. Proposed Lot 2 will have area of more than 1,000m² and, as outlined in the Land Capability Assessment provided with this application, will be capable of managing all wastewater onsite. So, it won't lead to 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

The proposed subdivision does not necessitate any significant works near declared watercourses or common drainage mechanisms. So, it won't impact stormwater

DESIGN RESPONSE PLAN



quality.

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

No significant native vegetation will be impacted by the proposal.

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

No significant native vegetation will be impacted by the proposal

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 subject site is not recognised as being susceptible to flood, erosion or bushfire risk.

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

The site retains ample space for the loading/unloading of vehicles associated with the residential uses.

In relation to matters raised at **Clause 65.02** that aren't covered above, it is noted that:

- Anecdotal evidence from local agents suggest that there will be good demand for proposed Lot 2;
- The subdivision layout is demonstrated on the design response plan above;
- The development will not require any new roads or include common property;
- There remains ample space for carparking within each proposed lot; and,

- Proposed Lot 1 will continue to enjoy its electricity connection, while proposed Lot 2 will be connected to the existing water and electrical services.

CLAUSE 56	
Standard	Is the Standard Met?
C6	Yes. The proposed subdivision will create a vacant allotment that is of a size to facilitate future residential development that can maintain the existing neighbourhood character in this part of Briagolong.
C8	Yes. Proposed Lot 2 can accommodate a 10mx31m rectangle and a 457m² effluent without detrimentally impacting adjoining properties as shown in the Design Response above.
C9	Yes. Both Lots 1 and 2 will have a lengthwise axis running due east.
C11	Yes. No common property is included with this subdivision.
C21	Yes. Proposed Lot 1 has an existing crossover. The 34 metre wide road frontage for proposed Lot 2 is ample to allow for the installation of a new crossover to Cahill Street.
C27	Yes. Shared trenching can be used to facilitate all available reticulated services in this part of Briagolong.
C28	Yes. Both lots can be connected to reticulated electrical and town water services.

PARISH OF BRIAGOLONG
CROWN ALLOTMENT 32 (PART)
LAST PLAN REF: PC 370642E
TITLE REF: VOL. 11281 FOL. 526
ADDRESS: 57 CAHILL STREET, BRIAGOLONG, VIC. 3860

PLAN OF PROPOSED SUBDIVISION

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