

**PLANNING SUBMISSION & CLAUSE 56
ASSESSMENT**

RESIDENTIAL SUBDIVISION OF LAND

**1525 POUND ROAD, CLYDE NORTH
(LOT 2 PS 327975F,
SIENNA PARK ESTATE)**

**DFC (PROJECT MANAGEMENT) PTY LTD
(A DENNIS FAMILY CORPORATION COMPANY)**

MUNICIPALITY: CITY OF CASEY

DATE: 22 SEPTEMBER 2013



1 INTRODUCTION

This report is in support of an application for the subdivision of the land at 1525 Pound Road, Clyde North (known as Lot 2 on PS 327975), located on the north east side of Pound Road opposite the intersection of Hardys Road and Pound Road.

This submission includes an analysis of the subject site and context description, together with details of the proposed subdivision and a detailed assessment of the proposal against the relevant planning controls and policies.

The proposed subdivision is consistent with the policies and objectives of the Casey Planning Scheme and reflective of the intent of Thompsons Road Precinct Structure Plan (PSP 1053) and should be approved.

2 SUBJECT SITE & SURROUNDING ENVIRONS

The application for planning permit specifically relates to the subdivision of land at 1525 Pound Road, Clyde North (known as Lot 2 on PS 327975). The site is located on the north east side of Pound Road opposite the intersection of Hardys Road and Pound Road. Lot 2 is the land in C/T Vol 10240 Fol 187.

The land has an area of 48.42ha. It is bounded on the south west by Pound Road. On its northern boundary it abuts a major electricity transmission easement. Along its frontage to Pound Road is the existing desalinisation pipeline easement.

Topographically the land is undulating. From a ridgeline located in the northern portion of the property the land to the north of the ridge falls to the east. The land to the south of the ridge falls to the south.

A dwelling and outbuildings, in proximity to Pound Road are located in the southern portion of the property.

The property is generally open pasture land. There is no significant vegetation on the land. The vegetation, other than that around the dwelling is generally windrow planting of cypress pines which are considered to be in a poor condition.

The subject land is located within the Thompsons Road PSP (PSP 1053). It is located to the east of the Cranbourne township and is approximately 2 kilometres from the Cranbourne Town Centre.

Apart from dwellings on existing rural and rural residential properties surrounding the subject land there is no significant development in the immediate vicinity of the land.

Figure 1: The subject site



Subdivision – 1525 Pound Road, Clyde North
Lot 2 PS 327975

3 PROPOSAL

The application seeks a planning permit for the subdivision of the subject land for the creation of 621 residential lots.

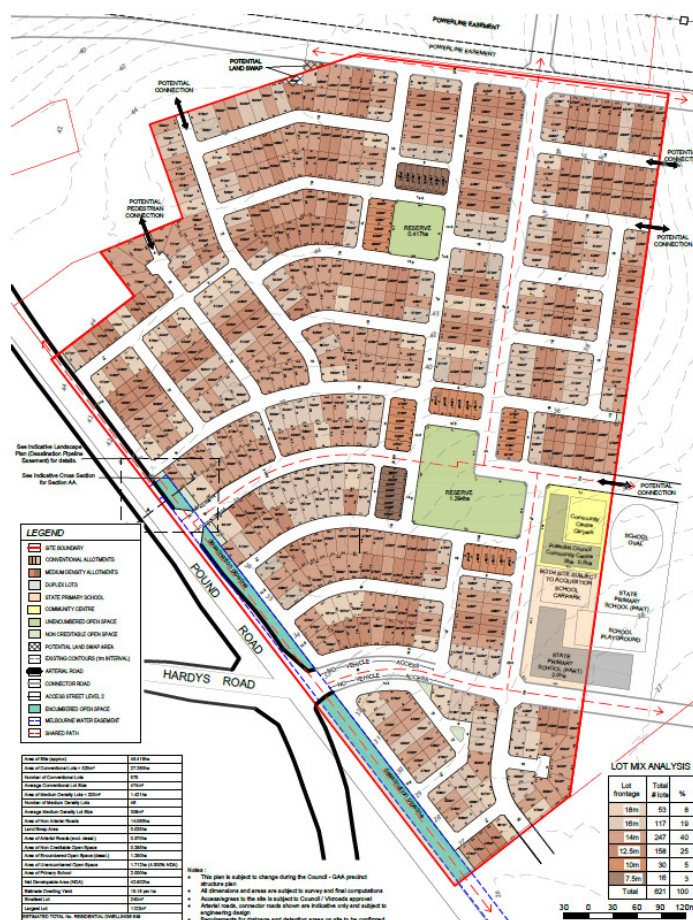
The proposed subdivision also includes provision of a site for a primary school (part) and for a Council community centre. The subdivision also provides open space for recreation purposes.

The lots proposed range in width from 7.5 metres to 18 metres. Lot depths are determined by the land configuration and are primarily in the range from 30-32 metres. Lot sizes vary from 240m² to 1122m².

Immediate vehicle access to development is proposed from two points along Pound Road. Access to each lot will be from an internal road network. Road widths will be provided in accordance with those prescribed in the PSP and Clause 56. Potential future connections are marked on the map.

All lots have road frontages and no direct access from Pound Road will be permitted.

Figure 2: Subdivision Concept Plan

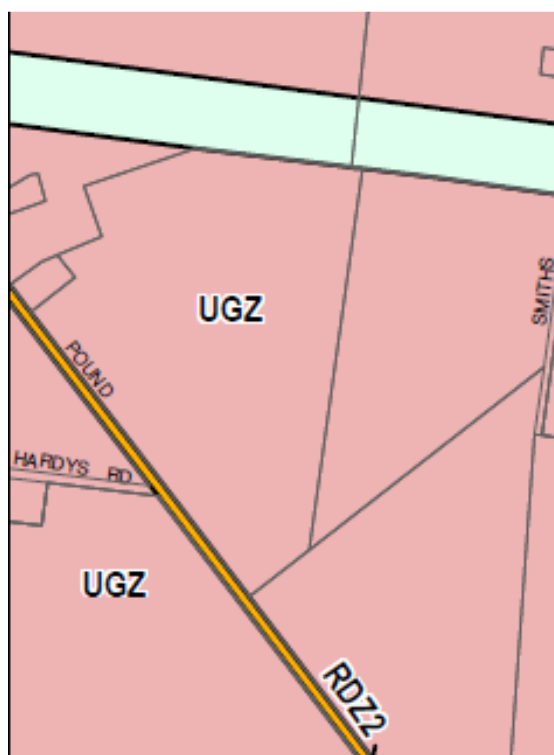


4 PLANNING SCHEME CONTROLS

4.1 ZONING

The site is zoned Urban Growth Zone (UGZ) (Refer **Figure 3**).

Figure 3: Zoning Map



The purpose of the zone is

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To manage the transition of non-urban land into urban land in accordance with a precinct structure plan.
- To provide for a range of uses and the development of land in accordance with a precinct structure plan.
- To contain urban use and development to areas identified for urban development in a precinct structure plan.
- To provide for the continued non-urban use of the land until urban development in accordance with a precinct structure plan occurs.
- To ensure that, before a precinct structure plan is applied, the use and development of land does not prejudice the future urban use and development of the land.

Clause 37.07-10 provides that:

A permit is required to subdivide land. Any requirement in the schedule to this zone or the precinct structure plan must be met.

A permit granted must:

- *Be generally in accordance with the precinct structure plan applying to the land.*
- *Include any conditions or requirements specified in the schedule to this zone or the precinct structure plan.*

The applied zone provisions relevant to the subject land, in accordance with the anticipated PSP provisions, is the General Residential zone.

An application to subdivide land must meet the requirements of Clause 56 (all except Clauses 56.03-5)

4.2 OVERLAYS

There are no overlay controls affecting the subject land.

5 PARTICULAR PROVISIONS

The following clause is applicable to this application.

Clause 52.01 – Public Open Space Contribution and Subdivision

The Schedule to Clause 52.01 makes no provision for open space in relation to the subject land. Open space in the amount prescribed by the PSP is provided.

Clause 56 – Residential Subdivision

The proposal must be assessed against the provision of Clause 56 contained within the Casey Planning Scheme.

An assessment of the application against the objectives and standards of Clause 56 is provided.

6 GENERAL PROVISIONS

The following general provisions are relevant to this application.

Clause 65.02 – Decision Guidelines

The Responsible Authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause. Clause 65.02 sets out the matters the Responsible Authority must consider when considering an application to subdivide land.

Clause 66.01 – Referrals and Notice Provisions

The provisions of Clause 66.01 set out the types of applications which must be referred under Section 55 of the Act or for which notice must be given under Section 52(1) (c) of the Act. Specifically, an application to subdivide land must be referred to:

- The relevant water, drainage or sewerage authority
- The relevant telecommunication authority
- The relevant electricity supply or distribution authority

- The relevant gas supply authority

7 PLANNING POLICY FRAMEWORK

7.1 STATE PLANNING POLICY FRAMEWORK (SPPF)

The purpose of State policy in planning schemes is *to inform planning authorities and Responsible Authorities of those aspects of State level planning policy which they are to take into account and give effect to in planning and administering their respective areas.*

Settlement (Clause 11) requires planning to anticipate and respond to the needs of existing and future communities by providing adequately zoned and serviced land for housing, employment, recreation and open space, community and commercial facilities and infrastructure.

Supply of Urban Land (Clause 11.02) has the objective:

To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Built Environment and Heritage (Clause 15) provides that planning should ensure all new land use and development appropriately responds to its landscape, valued built form and cultural context, and protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value.

Urban Environment (Clause 15.01) has the objective:

To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.

Aboriginal Cultural Heritage (Clause 15.03-2) has the objective:

To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

A Cultural Heritage Management Plan has been prepared and approved for the site - CHMP 12115.

Housing (Clause 16) provides that:

Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.

New housing should have access to services and be planned for long term sustainability, including walkability to activity centres, public transport, schools and open space.

Planning for housing should include providing land for affordable housing.

Infrastructure (Clause 19) provides that:

Planning for development of social and physical infrastructure should enable it to be provided in a way that is efficient, equitable, accessible and timely.

Planning is to recognise social needs by providing land for a range of accessible community resources, such as education, cultural, health and community support (mental health, aged care, disability, youth and family services) facilities.

7.2 MUNICIPAL STRATEGIC STATEMENT (MSS)

The City of Casey is one of Melbourne's fastest growing populations and is expected to continue to attract urban growth. The strategic land use and development objectives with respect to residential areas relates primarily to the provision of residential land suitable to accommodate urban growth, as well as managing such growth in a manner so that it does not compromise environmental assets, transport systems or other land use activities.

Clause 21.02 – Key Influences

This clause includes the subject land in the region known as "The Farm".

Clause 21.07 – The Farm

The Farm was designated to protect farm land from the intrusion of inappropriate development. Objectives for the Farm region include:

To consolidate urban development within the boundaries of existing rural settlements and planned commercial nodes.

To retain quality land for intensive agriculture and ensure the viability and prosperity of agricultural activities is not compromised.

To maintain a non-urban buffer to Western Port and a continuation of the South East Non-Urban "Wedge".

Strategic planning for this region has now designated the subject land for urban development in accordance with the Thompsons Road PSP. Those provisions supersede the objectives and strategies prescribed by Clause 21.07.

7.3 LOCAL PLANNING POLICY FRAMEWORK (LPPF)

The following policies are relevant to the use and development of the subject site.

Clause 22.01 Residential Land Use Policy

This policy applies to all land zoned Residential. The context of this policy is to create sustainable and liveable communities that are attractive and desirable places in which to live.

It is policy among other matters that:

- *Residential development be in accordance with any approved Precinct Structure Plan or any approved Development Plan under a Development Plan Overlay.*
- *New residential development be staged in an orderly manner having regard to the availability of social and physical infrastructure.*

Clause 22.18 Aboriginal Cultural Heritage Policy

This policy applies to all land within the Casey municipality. It is policy *that an application to construct a building or to construct or carry out works on substantially undeveloped land, or to subdivide such land, is to be accompanied by two copies of:*

- *an approved Cultural Heritage Management Plan, if separately prescribed under the Aboriginal Heritage Act 2006; or,*
- *a Community Heritage Assessment.*

As previously identified a Cultural Heritage Management Plan has been prepared and approved for the subject land.

8 DISCUSSION

8.1 CONSISTENCY WITH PLANNING CONTROLS, ZONES AND OVERLAYS

The proposed subdivision accords is consistent with the overarching State and local Planning Policy Framework, which directs the orderly planning of urban growth areas. The particular clauses which relate to the proposed subdivision have been individually addressed within this report. The proposal is also generally in accordance with the future development direction to be established under PSP 1053.

MSS:

The proposed development is consistent with the policy direction for the site and will facilitate its strategic residential use and development whilst accommodating the existing environmental assets and residential potential of the site. The Clyde North area will experience significant developed and the proposed subdivision is part of that development.

LPPF:

The proposed development will provide opportunities for new housing options whilst integrating with future surrounding residential areas.

The proposed development is logical and appropriate. The development provides a variety of lot sizes. It will be carried out in an orderly manner.

Zones:

The proposed development creates an opportunity for a range of housing and lifestyle opportunities by providing residential lots (ranging generally between 240m² and 1122m²). It will provide a safe environment with open streetscapes and will be accessible to essential community facilities and services.

Overlays:

The subject land is not affected by any overlay controls.

8.2 ABORIGINAL CULTURAL HERITAGE

A Cultural Heritage Management Plan has been prepared and approved for the site - CHMP 12115.

8.3 FLORA AND FAUNA

The land to be subdivided does not contain any vegetation or house faunal species which require protection or trigger the need for a planning permit under Clause 52.17 – all vegetation, native and exotic have been planted on site.

8.4 TRAFFIC

A detailed traffic assessment (prepared by GTA Consultants) associated with the development has been prepared and demonstrating the capacity to accommodate generated traffic.

8.5 DRAINAGE & SERVICES

A preliminary servicing report has been prepared and discusses the provision of infrastructure and supply of services to the site.

8.6 ASSESSMENT UNDER CLAUSE 56

The proposed subdivision has been assessed under the requirements of Clause 56 of the Casey Planning Scheme, and is considered to meet all the relevant objectives with regards to residential subdivision.

A detailed assessment against each of the objectives and standards of Clause 56 is provided.

9 CONCLUSION

The proposed subdivision is in accordance with relevant planning objectives, policies and strategies of the Casey Planning Scheme, including the hierarchy of strategic planning documents.

In particular, the proposed subdivision implements the broad planning policy objectives of State and Local planning policy for the accelerated urban development of this growth area and the provision of housing.

The subdivision provides a positive outcome, with the creation of additional residential development to contribute to the surrounding residential community that is safe, efficient and accessible to development infrastructure and accords with the principles of the future Thompsons Road Precinct Structure Plan.

For the above reasons, it is considered appropriate that a planning permit be issued subject to appropriate conditions.