



Application for Planning Permit and Certification

Supplied by	Benjamin Sadlier
Submitted Date	31/03/2026
Modified by	Benjamin Sadlier (Prior & Kelly Pty Ltd)
Modified Date	05/05/2026

Application Details

Application Type	Planning Permit and Certification under the Subdivision Act Version 2
Applicant Reference Number	14820
Responsible Authority Name	Hume City Council
Responsible Authority Reference Number(s)	P27294, S011071
SPEAR Reference Number	S266350E

The Land

Primary Parcel	24 ELPHINSTONE BOULEVARD, GREENVALE VIC 3059 Lot 83/Plan LP140873 SPI 83\LP140873 CPN 301168 Zone: 32.03 Low Density Residential
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The Proposal

Subdivision Act (1988) Dealing Type	Section 22 (Subdivision)
Plan Number	PS938255K
Number of lots	2
Is this plan a subdivision of undeveloped land?	No
Proposal Description	To subdivide into two (2) lots generally in accordance with the Plan of Subdivision and creation of easements.
Estimated cost of the development for which a permit is required \$	0

Existing Conditions

Existing Conditions Description	Currently there is an existing dwelling on site which will be demolished.
Title Information - Does the proposal breach an encumbrance on Title?	Encumbrances on title, such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope do not apply.
Additional comments	A Clause 56 is attached. A Town Planning submission will accompany this Application, prepared by David De Giovanni Town Planning, to support this Application for a 2 Lot Subdivision.

Applicant Contact

Applicant Contact	Benjamin Sadlier
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Applicant

Applicant

(Applicant details as per Applicant Contact)

Owner

Owner



Declaration

I, Benjamin Sadlier, declare that the owner (if not myself) has been notified about this application.

I, Benjamin Sadlier, declare that all the information supplied is true.

I, Benjamin Sadlier, apply to have the attached plan of subdivision / consolidation certified under the Subdivision Act 1988 and to have advice of street numbers allocated.

**Authorised by
Organisation**

Benjamin Sadlier
Prior & Kelly Pty Ltd



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

VOLUME 09496 FOLIO 315

Security no : 124132985102E
Produced 16/03/2026 03:43 PM

LAND DESCRIPTION

Lot 83 on Plan of Subdivision 140873.

PARENT TITLES :

Volume 07948 Folio 073 Volume 09418 Folio 861 Volume 09456 Folio 776
Created by instrument LP140873 29/12/1982

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor



ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AV309590A 07/02/2022
MEMBERS EQUITY BANK LTD

CAVEAT AY871423E 13/02/2025
Caveator
KEVIN YAN SHI SHIEL
Grounds of Claim
IMPLIED, RESULTING OR CONSTRUCTIVE TRUST.
Estate or Interest
FREEHOLD ESTATE
Prohibition
ABSOLUTELY
Lodged by
SLK LAWYERS PTY LTD
Notices to
SUTTON LAURENCE KING LAWYERS of LEVEL 3 405-407 COLLINS STREET MELBOURNE VIC
3000

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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP140873 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: 24 ELPHINSTONE BOULEVARD GREENVALE VIC 3059

ADMINISTRATIVE NOTICES



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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

Page 2 of 2

NIL

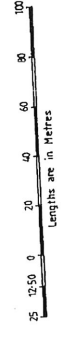
eCT Control 20486E GALILEE SOLICITORS PTY LTD
Effective from 07/02/2022

DOCUMENT END

LP140873

PLAN OF SUBDIVISION
 OF CROWN PORTION D
 SECTION 2
 AND PART OF CROWN PORTION E
 SECTION 3

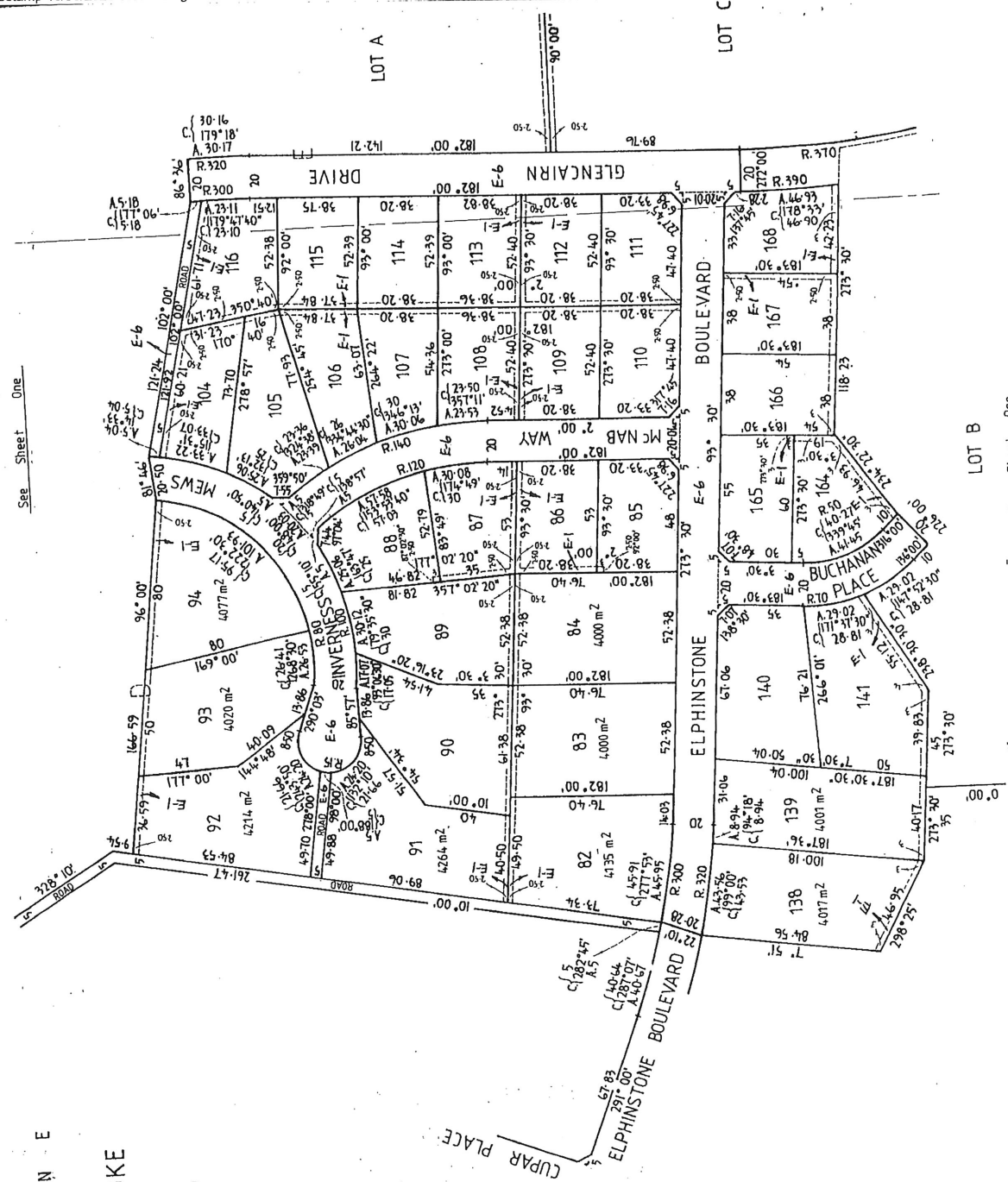
PARISH OF YUROKE
 COUNTY OF BOURKE



NOTATION
 Lots 1 to 81 (both inclusive), Lots 95 to 103 (both inclusive), Lots 117 to 137 (both inclusive) and Lots 142 to 163 (both inclusive) have been omitted from this plan.

APPROVED 29/10/82
COLOUR CONVERSION
 BLUE = E-1
 BLUE HATCHED = E-2
 BLUE CROSS HATCHED = E-3
 GREEN HATCHED = E-4
 PURPLE = E-5
 BROWN = E-6

APPROPRIATIONS
 Brown.....Way, Drainage and Sewerage.
 Blue.....Drainage and Sewerage.
 Purple.....Way, Drainage and Sewerage.



See Sheet One

See Sheet One

PLAN OF SUBDIVISION	EDITION 1	PS 938255K
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<p>Location of Land</p> <p>Parish: YUROKE Township: Section: 2 Crown Allotment: Crown Portion: D (PART)</p> <p>Title References: VOL 9496 FOL 315</p> <p>Last Plan Reference: LOT 83 ON LP140873</p> <p>Postal Address: 24 ELPHINSTONE BOULEVARD GREENVALE 3059</p> <p>MGA2020 Co-ordinates: E 313 560 (Of approx. centre of plan) N 5 831 125 Zone 55</p>	<p style="text-align: center;">Council Certification</p> <p>Council Name: HUME CITY COUNCIL Ref:</p>
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Vesting of Roads and/or Reserves	Notations				
<table border="1" style="width: 100%;"> <tr> <th style="width: 20%;">Identifier</th> <th>Council/Body/Person</th> </tr> <tr> <td style="text-align: center;">NIL</td> <td style="text-align: center;">NIL</td> </tr> </table>	Identifier	Council/Body/Person	NIL	NIL	
Identifier	Council/Body/Person				
NIL	NIL				
Depth Limitation: DOES NOT APPLY					
Staging This is not a staged subdivision Planning Permit No.					

Survey: - This plan is based on survey
To be completed where applicable
This survey has been connected to permanent marks no(s). YUROKE PM428
In proclaimed Survey Area no. N/A

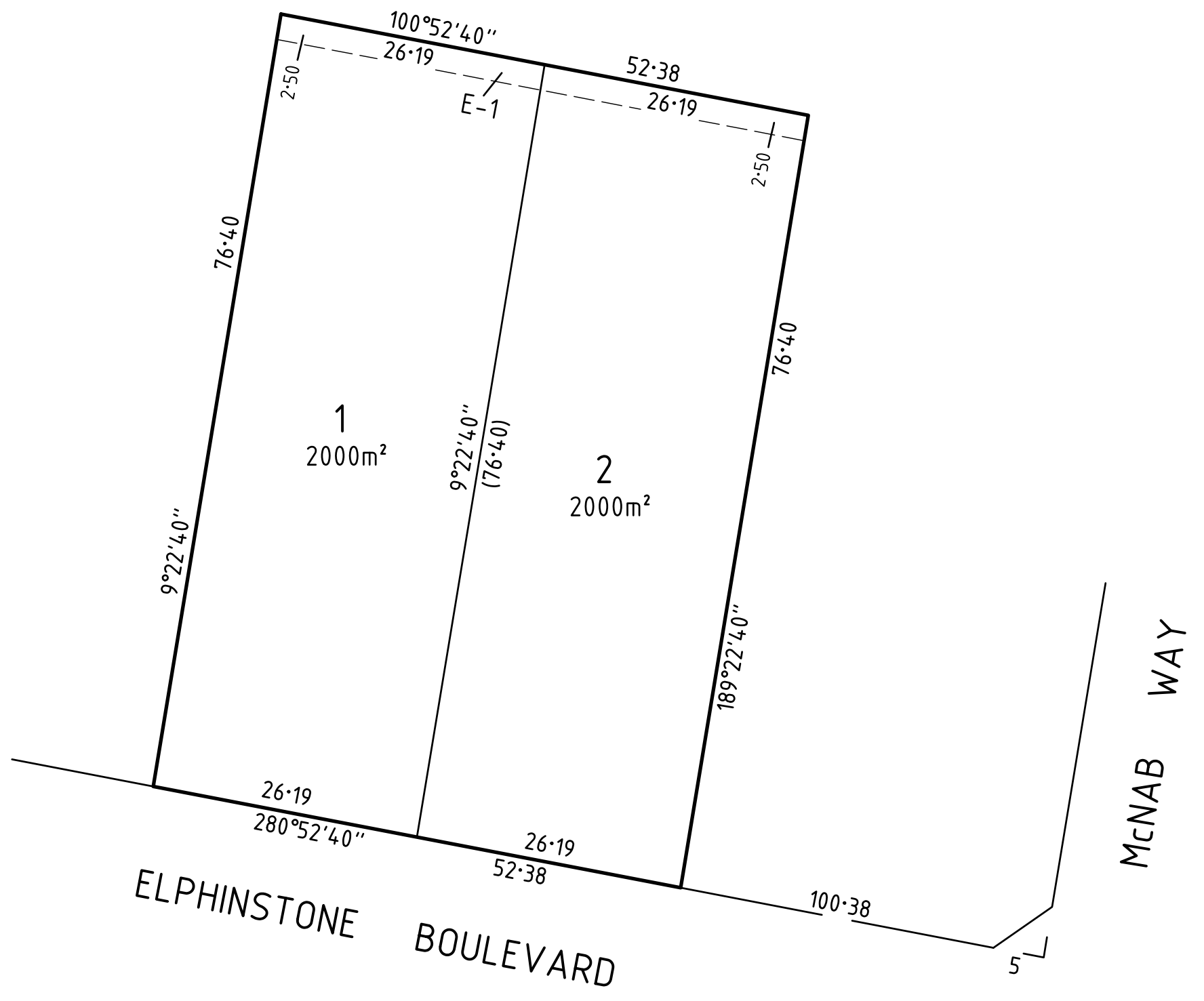
Easement Information

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS PLAN

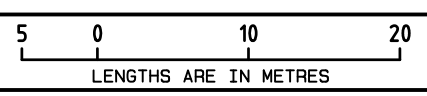
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE & SEWERAGE	2.50	LP140873	LOTS ON LP140873
E-1	SEWERAGE	2.50	THIS PLAN	YARRA VALLEY WATER

PRIOR & KELLY PTY LTD A.B.N. 95 076 725 892 936 HIGH STREET RESERVOIR 3073 TEL: (03) 9478 6044 E-MAIL: surveyor@priorkelly.com.au	REF 14820 (10/03/26) MR	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2 SHEETS
	LICENSED SURVEYOR (PRINT) <u>BENJAMIN SADLIER</u>		
	VERSION 1		



PRIOR & KELLY PTY LTD
 A.B.N. 95 076 725 892
 936 HIGH STREET RESERVOIR 3073
 TEL: (03) 9478 6044
 E-MAIL: surveyor@priorkelly.com.au

SCALE
1:500



REF 14820

ORIGINAL SHEET
SIZE: **A3**

SHEET 2

LICENSED SURVEYOR (PRINT) BENJAMIN SADLIER
 VERSION 1



david de giovanni
town planning

po box 155
malvern vic 3144
david@ddplanning.com.au

t 03 9509 4680
m 0401 298 255



town planning submission to the **hume city council**

in support of an application to subdivide land into
two allotments (one additional lot)

on a site at **24 elphinstone boulevard, greenvale**

prepared for 'prior and kelly pty ltd'

march 2026



table of contents

introduction.....	3
the site and surrounds.....	4
the proposal	9
planning scheme provisions	10
planning assessment	15
clause 56 assessment	15
response to low density residential zone decision guidelines.....	17
response to clause 65.02 decision guidelines.....	19
conclusion.....	22



This submission has been prepared on behalf of Prior and Kelly Pty Ltd and in support of an application to subdivide the land at 24 Elphinstone Boulevard, Greenvale (**the subject land**) into two residential allotments.

This submission should be reviewed in conjunction with the following accompanying documents:

- Site Context Plan prepared by Prior & Kelly Pty Ltd, Version 1, March 2026;
- Design Response Plan prepared by Prior & Kelly Pty Ltd, Version 1, March 2026; and
- Plan of Subdivision prepared by Prior & Kelly, Edition 1,

A permit is triggered to subdivide land at Clause 32.03-3 (Low Density Residential Zone) of the Hume Planning Scheme.

The subdivision satisfies with the density requirements of the Low Density Residential Zone in providing two lots of 2,000 square metres that benefit from existing utility service infrastructure (there is an existing drainage and sewer easement along the rear boundary).

The lots are evenly proportioned, present generous frontages to Elphinstone Boulevard, are north-facing, and benefit from two existing vehicle crossovers.

There are examples of subdivided lots in the immediate locale, and the subdivision contributes to housing diversity and urban consolidation initiatives that are important considerations in the Hume Planning Scheme.

This is a very sensitive and modest subdivision layout that achieves a very high level of compliance with the Hume Planning Scheme and we look forward to working closely with Council officers in delivering this subdivision.



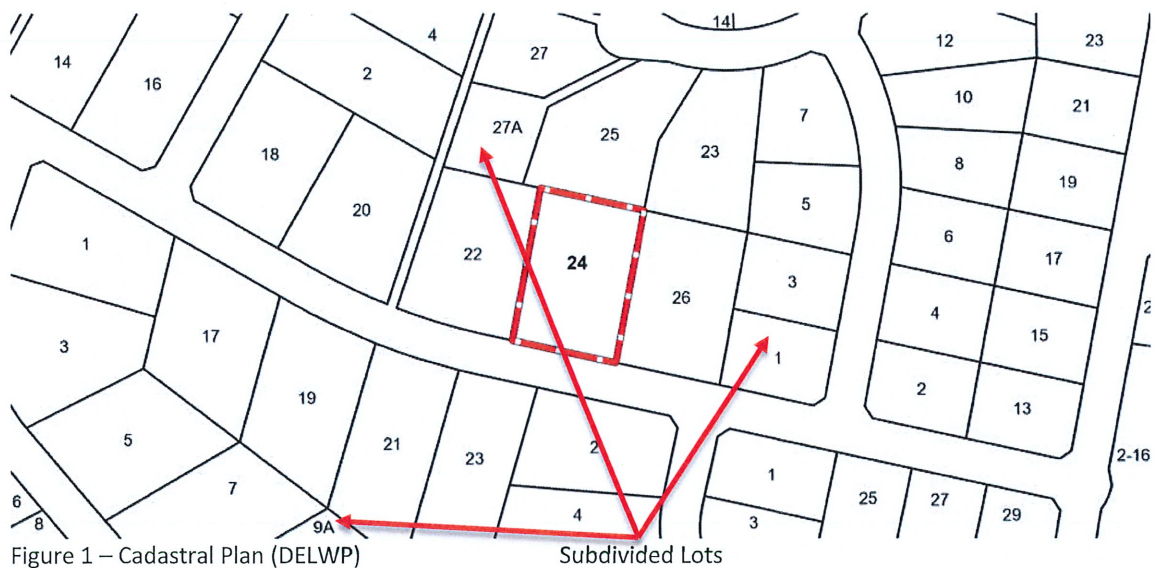
the site and surrounds

the site

The subject site is a generally rectangular shaped allotment located on the northern side of Elphinstone Boulevard, and midway between Cupar Place (west) and McNab Way (east). The site is formally known as Lot 83 on LP140873, and is more commonly known as 24 Elphinstone Boulevard, Greenvale (**the subject land**).

With a frontage to Elphinstone Boulevard of 52.38 metres and side boundary lengths of 76.40 metres, the site has a combined land area of **4,000 square metres**.

A cadastral plan of the site and surrounds is shown below in figure 1. The cadastral plan shows the presence of several lots that have been subdivided to create one additional lot.



The land is affected by a 2.5 metre wide easement located along the rear / southern boundary of the site.

The accompanying certificate of title shows there are no covenants or Section 173 Agreements affecting the land.

The land falls gently from the northern/rear boundary down to the southern/front boundary. The north-eastern corner is the highest corner with an RL of 146.93m and the south-western corner is the lowest corner with an RL of 144.10m, representing a fall of approximately 2.83 across the length of the site (3.7 percent).

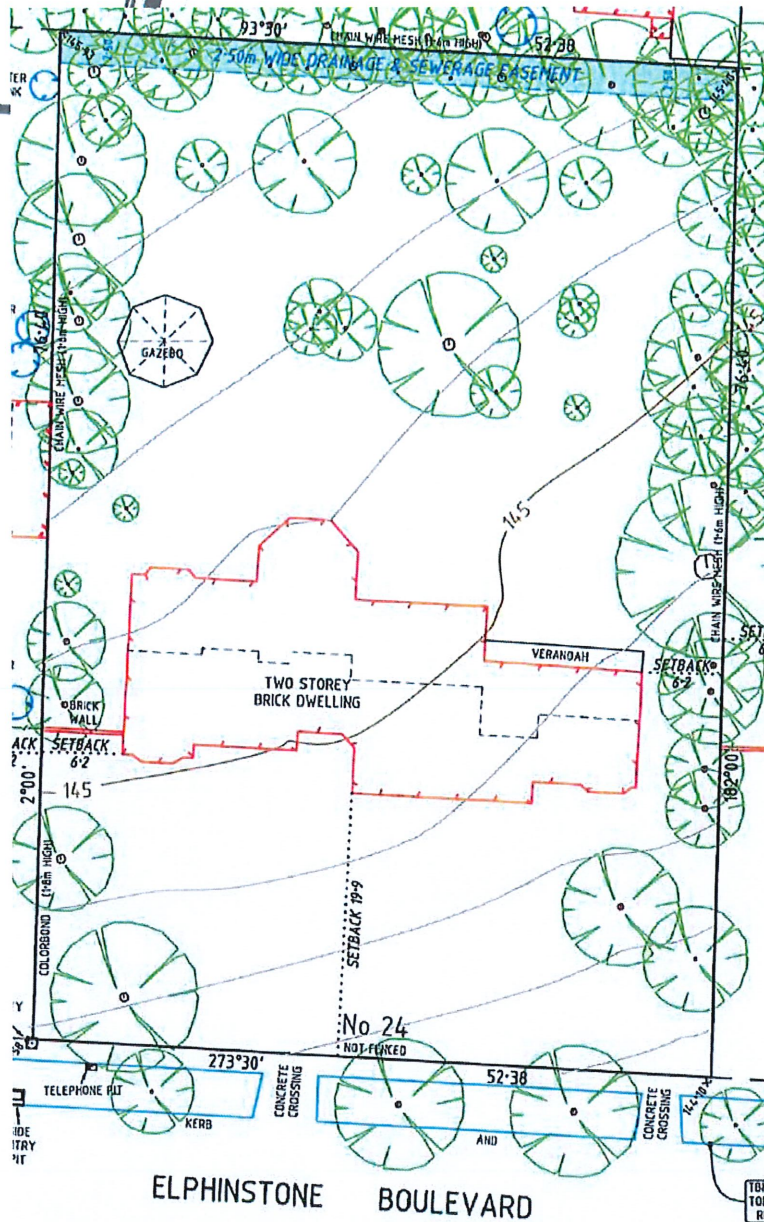


Figure 2 – Site Context Plan (Prior & Kelly)



Figure 3 – Image of Existing Dwelling (Realestate.Com)

The site is improved by a substantial single dwelling that stretches across the width of the site.

The dwelling is setback 6.2 metres from the respective side boundaries and is setback 19.2 metres from the site frontage to Elphinstone Boulevard.

The dwelling is two storey in height, and of brick construction with pitched tiled roof.

There are two vehicle crossovers that lead to a circular driveway and the triple garage located in the main section of the dwelling.

The site does not contain any vegetation of significance, with figure 3 and associated imagery indicating the land contains feature shrubs and pencil pine trees along the site perimeter.

The rear yard of the site is largely open and apart from a small gazebo structure, is otherwise comprised of open lawn with a scattering of small fruit trees and feature trees.

The site does not have a front fence.

The site forms part of an established low-density residential area comprising particularly large dwellings that often feature a tennis court and associated out-buildings. Multiple crossovers leading to expansive curved driveways are common.

The site itself has three direct abutments, being a lot either side of the site, and then one direct abuttal to the rear/north.



Figure 4 – Aerial Image of Site and Surrounds (LandChecker February 2026)

Abutting the site to the **east** is an original single dwelling at 26 Elphinstone Boulevard. This dwelling is of single storey construction, and stretches out across the width of the site. Two crossovers lead to an expansive circular driveway providing access to a triple garage and the dwelling. This property features a rear tennis court, swimming pool and perimeter decorative planting.



Figure 5 – Abuttal to the East, 26 Elphinstone Boulevard, Greenvale (GoogleMaps)

Abutting the site to the **west** is a substantial single dwelling at 22 Elphinstone Boulevard. This dwelling is constructed later than many of the original dwellings. This dwelling is also of single storey construction, and stretches out across the width of the site. Two crossovers lead to an expansive circular driveway providing access to two double garages and the dwelling. This property features a rear tennis court and large rear out-building.



Figure 6 – Abuttal to the West, 22 Elphinstone Boulevard, Greenvale (GoogleMaps)

Abutting the site to the **north** (rear) is a large single dwelling at 25 Inverness Mews. This dwelling is well removed from the boundary with the subject land, and contains a row of screen trees along its rear boundary.

Located **south** of the site, or opposite, is Elphinstone Boulevard that is a local road. Beyond the road are two properties at 23 Elphinstone Boulevard (right hand side of figure 7) and at 2 Buchanan Place (left hand side of figure 7). Both properties feature expansive dwellings.



Figure 7 – View Opposite / South of the Site (GoogleMaps)



Figure 8 shows the site is located a short drive from the Greenvale Village Shopping Centre that features a Coles supermarket and multiple speciality stores, along with a medical centre.

The site is also proximate to a number of parks accessed via designated pedestrian links, bus route 484 that runs along Glencairn Drive, and nearby schools.

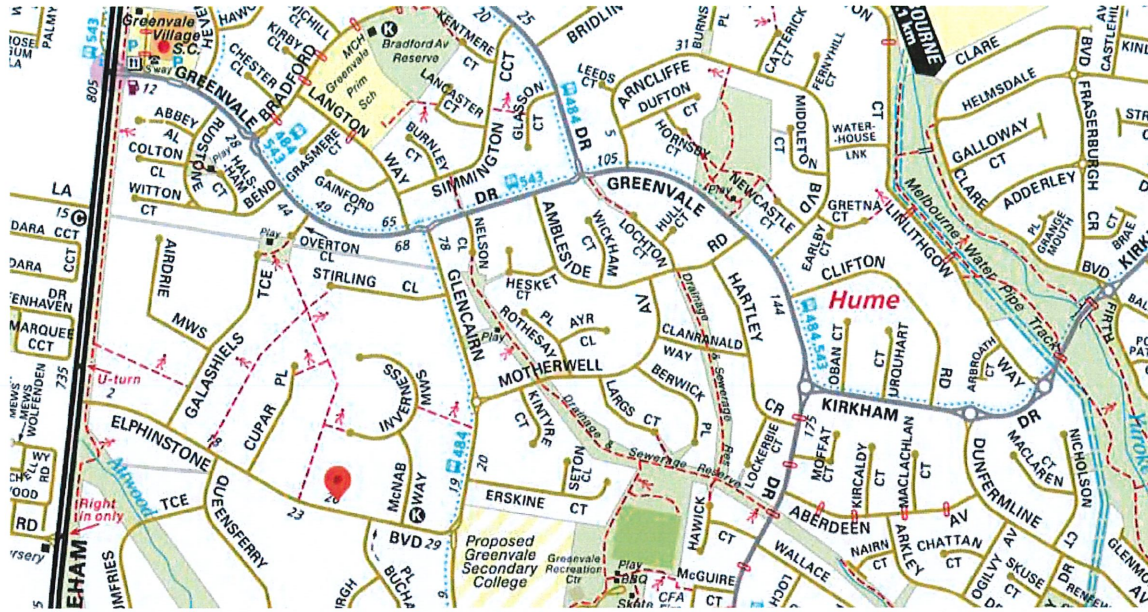


Figure 8 – Locality Plan (Source: Street Directory)

the proposal

It is proposed to subdivide the land in half to create two residential allotments as depicted in figures 9 and 10.

The lots have equal proportions, with frontage/rear boundary widths of 26.19 metres, side boundary lengths of 76.40 metres, and respective combined land areas of **2,000 square metres**.

Each lot retains a 2.50 metre wide drainage and sewerage easement along the rear boundary.

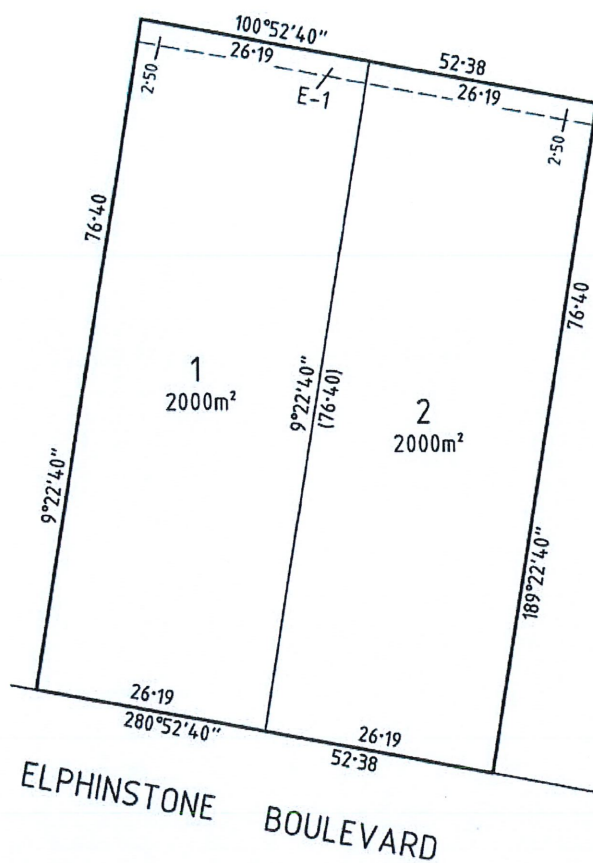


Figure 9 – Subdivision Plan (Prior & Kelly)

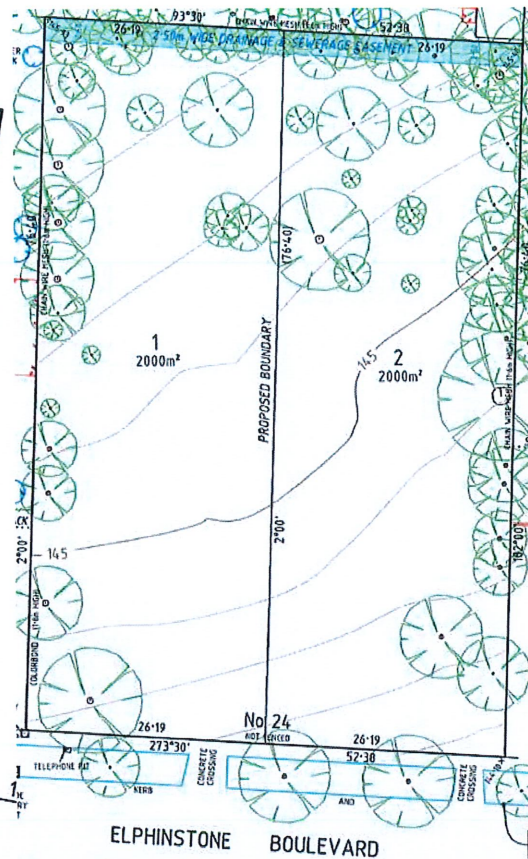


Figure 10 – Design Response Plan (Prior & Kelly)

The subdivision necessitates the full demolition of the existing dwelling for which no town planning approval is required.

A permit is triggered to subdivide land at Clause 32.03-3 (Low Density Residential Zone) of the Hume Planning Scheme.

zoning

The subject land is located within a Low Density Residential Zone (LDRZ). An extract of the Hume Planning Scheme maps showing the zoning of the site and surrounds is attached below in Figure 11 that shows this zoning applies to the immediate context.



Figure 11 –General Residential Zone, Schedule 1 (DELWP)

The purpose of the Low Density Residential Zone as outlined at Clause 32.03 of the Hume Planning Scheme is listed as follows:

- *“To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater”.*

Clause 32.03-3 states that:

- *“A permit is required to subdivide land”.*

It is this clause that triggers the need for a planning permit for this subdivision application.

Clause 32.03-3 prescribes a minimum subdivision lot area of 0.2 hectares (2,000 square metres) for this land that is connected to reticulated sewerage.



The VicSmart provisions do not apply to this application.

The decision guidelines at Clause 32.03-6 require consideration of the policy framework. As relate to subdivision, consideration is to be given to:

- *“The protection and enhancement of the natural environment and character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.*
- *The availability and provision of utility services, including sewerage, water, drainage, electricity and telecommunications.*
- *In the absence of reticulated sewerage:*
 - *The capability and suitability of the lot to treat and retain all wastewater as determined by a Land Capability Assessment on the risks to human health and the environment of an on-site wastewater management system constructed, installed, or altered on the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017.*
 - *The benefits of restricting the size of lots to generally no more than 2 hectares to enable lots to be efficiently maintained without the need for agricultural techniques and equipment.*
- *The relevant standards of Clauses 56.07-1 to 56.07-4”.*

The schedule to the zone references the Rolling Meadows land (in Sunbury) for which a 0.6 hectare subdivision area applies. The subject land does not form part of the Rolling Meadows area.

overlay controls

There are no overlays that apply the site of any of the directly abutting properties.

municipal planning strategy

The following sections of the Municipal Planning Strategy apply to this proposal.

- **Clause 02.03-1** (Hume Corridor) provides an overview of the housing within Hume, and mentions that *“Housing is primarily detached dwellings, with some infill units and townhouses as well as low density residential areas in Greenvale and within the Inter Urban Break. Older housing stock is located in the south of the corridor and older parts of Craigieburn near Craigieburn train station. Larger lots in these areas provide opportunities for infill redevelopment to accommodate increased population”.*

- **Clause 02.03-1 (Activity Centres)** identifies Greenvale as a Neighbourhood Activity Centre, that features a supermarket anchored to a collection of small shops.
- **Clause 02.03-1 (Landscape Character)** highlights the value of the rural landscape.
- **Clause 02.03-6 (Housing)** mentions that “*Hume’s housing stock is overwhelmingly dominated by large, detached dwellings with limited provision of one- and two-bedroom dwellings*”, and the strategic directions for housing include to “*increase the diversity of housing in Hume*”.
- **Clause 02.04-2** includes a Strategic Framework Plan that identifies the subject land as forming part of an ‘existing urban area’ (grey) and the Greenvale Village Shopping Centre is identified as a ‘Neighbourhood Activity Centre’. The blue ring at the intersection identifies a ‘key gateway location’ that has no relevance to this hinterland context.

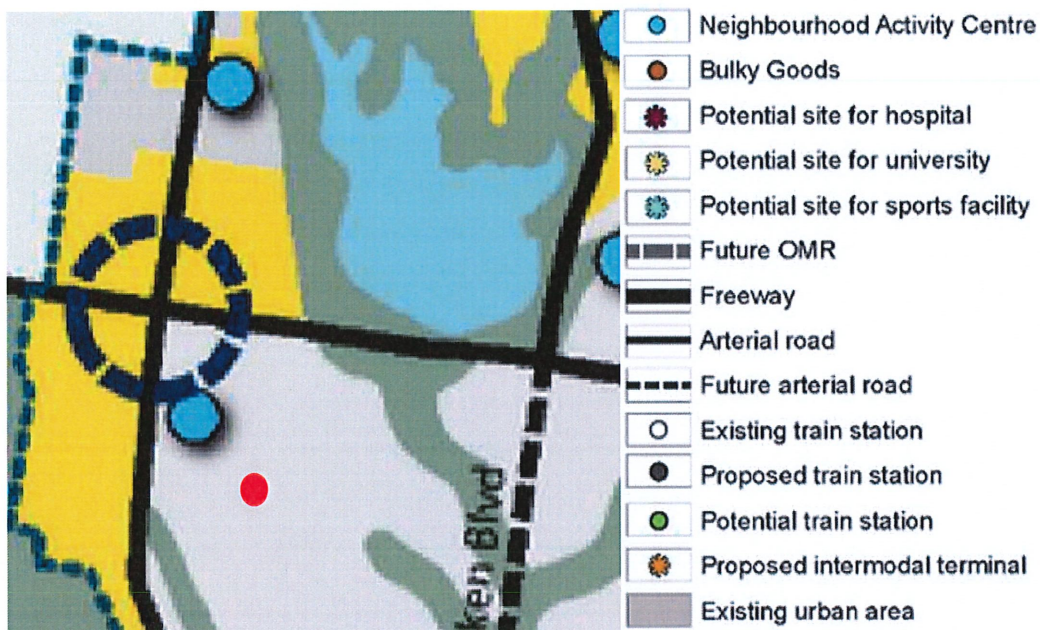


Figure 12 – Extract of Strategic Framework Plan (Hume)

planning policy framework

The following sections of the Planning Policy Framework have relevance to this proposal:

- **Clause 11.02-1S (Supply of Urban Land)** mentions that “*planning for urban growth should consider opportunities for consolidation...of existing urban areas*”.
- **Clause 15.01-3S (Subdivision Design)** seeks “*to ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods*”.
- **Clause 15.01-4S (Healthy Neighbourhoods)** encourages neighbourhoods that foster healthy and active living. Strategies in place to achieve this include providing walking and cycling connection paths to appropriate destinations.



- **Clause 16.01-1S** (Housing Supply) encourages the use of under-utilised urban land that can reduce the share of new dwellings in greenfield areas.
- **Clause 16.01-1L-01** (Housing Supply - Hume) encourages *“the development of one and two bedroom dwellings”*.
- **Clause 16.01-1R** (Housing Supply – Metropolitan Melbourne) encourages housing in areas close to services, jobs and public transport.
- **Clause 16.01-2S** (Housing Affordability) seeks *“to deliver more affordable housing closer to jobs, transport and services”*.

particular provisions

Clause 52.17 – Native Vegetation

The land has an exact land area of 4,000 square metres. The land has been used for domestic purposes for decades, and contains lawn, and planted shrubs and planted exotic trees.

Accordingly, this control does not apply.

Clause 52.37 – Canopy Trees

This clause does not apply to the Low Density Residential Zone.

Clause 56 – Residential Subdivision

Clause 56 does not apply to an application to subdivide land in the Low Density Residential Zone.

general provisions

Clause 65.02 – Approval of an Application to Subdivide Land

This clause outlines a series of detailed decision guidelines that apply to subdivision proposals. The applicable decision guidelines for a subdivision of this nature include (inter alia):

- *“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 density of the proposed development.*
- *The area and dimensions of each lot in the subdivision.*
- *The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots”.*

Clause 66 – referral and notice provisions

Notice provisions, and requirements for standard conditions on any approval are detailed at Clause 66.01 and 66.02.

aboriginal cultural heritage sensitivity

The site is not within an Area of Aboriginal Cultural Heritage Sensitivity.



planning assessment

The following assessment includes a consideration of the following key headings:

- Clause 56 Assessment
- Response to Low Density Residential Zone Decision Guidelines
- Response to Clause 65.02 Decision Guidelines

clause 56 assessment

Clause 56 does not apply to an application to subdivide land in the Low Density Residential Zone.

Notwithstanding this, the decision guidelines in the Low Density Residential Zone at Clause 32.03-6 require consideration of – “*the relevant standards of Clauses 56.07-1 to 56.07-4*”.

The following is an assessment of the proposed subdivision against these clauses.

Clause 56.07-1 – Drinking Water Supply Objectives

Standard C22: Complies

Clause 56.07-1 has the objectives:

“To reduce the use of drinking water.

To provide an adequate, cost-effective supply of drinking water”.

Response:

The site forms part of a well established residential neighbourhood with existing infrastructure provision, including water supply.

The two proposed lots benefit from being able to connect to this existing water supply and will be required to satisfy requirements of the relevant service provider.

Clause 56.07-2 – Reused and Recycled Water Objective

Standard C23: Complies

Clause 56.07-2 has the objective:

“To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water”.

Response:

Noting the site is within an established urban area that is able to connect to a water supply, there is no need to provide recycled water for this site.



Clause 56.07-3 – Waste Water Management Objective

Standard C24: Complies

Clause 56.07-3 has the 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.

Response:

The subject site is within an established urban area and is able to connect to Council drains (waste) to the satisfaction of the responsible authority and any relevant service authority.

Clause 56.07-4 – Stormwater Management Objectives

Standard C25: Complies

Clause 56.07-4 has the following objectives:

“To minimise damage to properties and inconvenience to residents from stormwater.

To ensure that the street operates adequately during major storm events and provides for public safety.

To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.

To encourage stormwater management that maximises the retention and reuse of stormwater.

To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces”.

Response:

The subdivision creates two well proportioned allotments of 2,000 square metres with generous frontages of 26.19 metres. Coupled with the generally flat topography of the site, there is ample opportunity to design future buildings to contain stormwater overflow on the respective allotments.

Future conditions imposed by Council can require all stormwater overflow to be contained with the curtilage of the land to applicable Australian Standards.

Reuse of water can similarly be required as part of the environmental sustainable design principles that will need to be incorporated into any future dwelling design.



response to low density residential zone decision guidelines

The following is a response to the decision guidelines listed at Clause 32.03-6 of the Low Density Residential Zone:

The protection and enhancement of the natural environment and character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.

The subject land is flat, and does not contain any vegetation of significance.

Figures 13 and 14 below reinforce the site is generally sparse and open, with vegetation limited to ornamental shrubs, exotic pine style trees, fruit trees (rear yard) and small feature exotic trees.

The site is certainly not characterised by indigenous canopy trees.



Figure 13 – View of Front Yard of Site (Realestate.Com)



Figure 14 – View of Rear Yard of Site (Realestate.Com)



The demolition of the existing dwelling and potential removal of existing vegetation on site will not have a detrimental impact on the character and habitat of the locale.

The subdivision creates generous lots of 2,000 square metres that are each capable of accommodating a dwelling, out-buildings, and with ample space to accommodate a new tree planting theme.

In the absence of any vegetation related overlays, the flat topography, and the location of the site well away from any waterways, gullies, and ridge-lines, this outcome is appropriate.

A future land owner may elect to retain existing boundary vegetation (pines) that provide a natural screen to adjacent properties.

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

The subject land benefits from being able to connect to existing utility services, that include sewerage and drainage (existing rear easement), water (street), electricity (street) and telecommunications (street).

In the absence of reticulated sewerage:

- *The capability and suitability of the lot to treat and retain all wastewater as determined by a Land Capability Assessment on the risks to human health and the environment of an on-site wastewater management system constructed, installed, or altered on the lot in accordance with the requirements of the Environmental Protection Regulations under the Environment Protection Act 2017.*
- *The benefits of restricting the size of lots to generally no more than 2 hectares to enable lots to be efficiently maintained without the need for agricultural techniques and equipment.*

As demonstrated in this submission, the land benefits from being able to connect to existing drainage and sewerage located within the existing rear easement of the site.

On this basis, this particular decision guideline does not come into effect.

The relevant standards of Clauses 56.07-1 to 56.07-4.

An assessment of the subdivision against these standards is provided at the beginning of the 'planning analysis' section of this submission.



response to clause 65.02 decision guidelines

The proposal responds to the applicable decision guidelines at Clause 65.02 of the Hume Planning Scheme that relate to an application to subdivide land as follows:

- The land is suitable for subdivision, noting it:
 - Has a residential zoning (Low Density Residential Zone) that anticipates residential land use;
 - Is not subject to any overlays;
 - Is not subject to any restrictions (covenants or Section 173 Agreements) on title;
 - Contains an existing rear easement with infrastructure for drainage and sewer;
 - Benefits from existing utility services being established (water, electricity, communications, drainage and sewer);
 - Is a large (4,000 square metres) and well-proportioned rectangular allotment;
 - Has a largely flat and even topography;
 - Is within an established residential area that benefits from established infrastructure services, including proximity to a Neighbourhood Activity Centre with Coles supermarket and specialty stores;
 - Is proximate to similar subdivisions in the immediate area and on lots that are subject to the same suite of controls;
 - Does not contain any vegetation of significance, with no native vegetation evident on site;
 - Benefits from two (2) existing vehicle crossovers;
 - Forms part of a low order local street with a straight alignment;
 - Is well removed from any sensitive natural features such as water courses, gullies, ridge-lines and the like;
 - Enjoys direct abuttal with residential land use; and
 - Contains a dwelling and out-buildings that are not subject to any heritage protection.



- The subdivision supports the future development of the land.

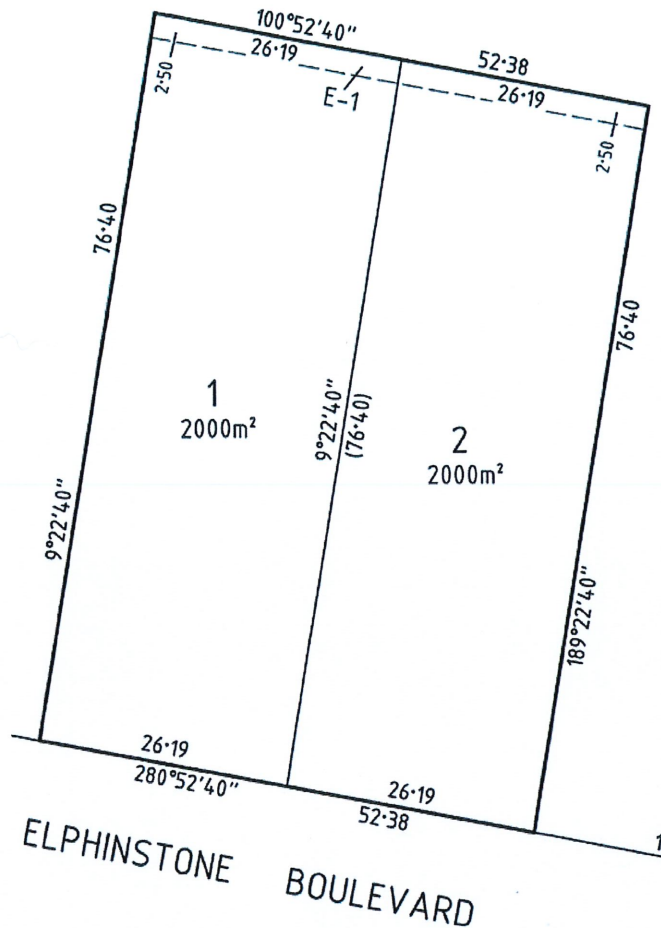


Figure 15 – Subdivision Plan (Prior & Kelly)

Figure 15 shows the respective lots are well proportioned at 2,000 square metres each.

The site frontages are similarly generous at 26.19 metres, with these rectangular proportions consistent across both allotments.

There is no common land, the site proportions are even and are not compromised by shape.

The land is also flat, and the respective allotments are north – facing, supporting future dwellings with north facing living areas and courtyards that support energy efficiency and sustainability principles.

- The subdivision layout does not compromise the development of abutting or nearby land, noting again the ability to connect to existing utility services, and the generous 26.19 metre width of the respective allotments.
- The lot sizes support their development with large single dwellings in a manner found on housing in the immediate locale.
- The lot sizes contribute to a level of housing diversity, and offer lower maintenance lots than the 4,000 square metre lots that prevail.
- The density of the subdivision accords with the Low Density Residential Zone for lots that are connected to reticulated services, and also reflects the density of other subdivided lots in this same area.



- The site presently enjoys two (2) vehicle crossovers, - an outcome that will essentially be maintained with this subdivision and the new lots.
- The site and locale is not the subject of fire risk.
- There is no common property requirement.



conclusion

The proposed subdivision creates just one additional lot.

The respective lot areas of 2,000 square metres satisfy the subdivision requirements for the Low Density Residential Zone, - remembering the land benefits from utility services including drainage and sewer located within the existing rear easement.

There are examples of subdivided lots in the immediate context, including one example diagonally to the rear of the land. The proposed lots are both rectangular in shape, are very generous in width, are flat, and not encumbered by buildings, significant vegetation, shape or other restrictions.

The subdivision at a very low level implements planning policy directives on housing diversity, affordability and housing provision, - all on a site that is proximate to a bus route, Neighbourhood Activity Centre with supermarket, and parkland.

The proposal implements these strategies.

We look forward to working with Council officers in delivering this well designed subdivision.