City of Greater Geelong, Statutory Planning - Date Received 27/04/2026

Stantec

Planning Report

10 & 20 Bath Street

Lara

Multi-Lot Subdivision, Create/Alter Easements,
Removal of Native Vegetation and Canopy Trees

Ref No: 3044 01934

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Attachments

Attachment 1	Copy of Titles
Attachment 2	Feature Survey Plan (Swanson)
Attachment 3	Plan of Proposed Subdivision, including Indicative Building Envelopes and Garden Area (Swanson)
Attachment 4	Vegetation Assessment (MTES)
Attachment 5	Pre-Development Tree Health Assessment (LTAT)
Attachment 6	Flood Report (Venant Solutions) & Supporting information (Loetis)
Attachment 7	Clause 56 Assessment

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1 Introduction

Stantec has been engaged to prepare a Planning Permit Application for a multi-lot subdivision, creation/alterations to easements, removal of native vegetation and canopy trees at 10 and 20 Bath Street, Lara.

2 Permit Triggers

A permit is required for the above proposal under the following provisions of the Planning Scheme:

>	**General Residential Zone**	32.08-3	Subdivision of Land
>	**Particular Provisions**		
	Easements, Restrictions and Reserves	52.02	Creation of Easements
	Native Vegetation	52.17-1	Removal of Native Vegetation
	Canopy Trees	52.37-2	Canopy Trees

3 Subject Site and Context

The subject site is located on the eastern side of Bath Street, Lara, approximately 65 metres north of Buckingham Street and 200 metres south of Patullos Road. The site consists of two Titles, Vol 09569, Folio 750, Lot 1 on Lodged Plan No. 146126C, and Vol 09569, Folio 750, Lot 2 on Lodged Plan No. 146126C. The overall site is rectangular in shape with a combined frontage of approximately 130 metres to Bath Street, a depth of approximately 125 metres and an overall combined area of approximately 1.625 hectares. A drainage and sewerage easement runs the length of the eastern boundary of the lots, with Council's Elcho Drainage Reserve immediately adjoining the northern boundary of No. 20.

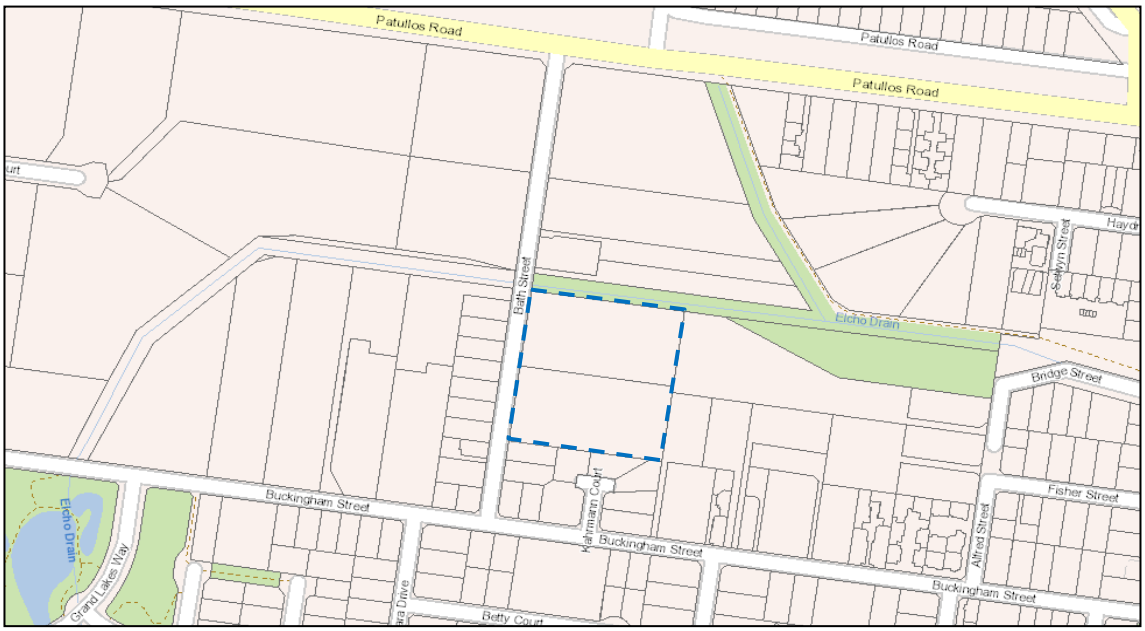


Figure 1 – Locality Plan – *VicPlan*

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No. 10 is currently vacant and devoid of trees, while a single storey brick veneer dwelling and associated outbuildings and landscaping are located on No. 20.



Figure 2 – Aerial of Site – *Nearmap* – 22.3.2025

Surrounding land is developed in the wider context of housing at various densities, with the Elcho Drain immediately to the north.

Bath Street contains a sealed bitumen surface with a road reserve of approximately 16 metres in width. At present, the frontage of the subject site does not contain kerb and channel or a footpath; however contains a grass verge and open drain. The western side of the road, and eastern side from Buckingham Street to No. 10, contains concrete kerb and channel and a footpath.

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Figure 3 – Aerial of Locality – *Nearmap* – 22.3.2026

The subject site and all surrounding land are included within the General Residential Zone, while land to the north-west on the eastern side of Bath Street, is included within the Rural Living Zone. The site is not affected by any overlays.

4 Encumbrances, Caveats and Notices

There are no title restrictions that prevent the proposal from proceeding.

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5 Proposal

The proposal seeks to subdivide the land into approximately 32 lots, including a drainage reserve, create, remove and/or vary easements as required, removal of native vegetation, and the removal of canopy trees.

The subdivision will be in a 'horseshoe' configuration with two entrances to Bath Street. The lots will range in size from 306 to 588 square metres in area with frontages in excess of 10metres. A 1,235 square metre drainage reserve will be located in the north-east corner of the site, adjacent to the Elcho Drain.

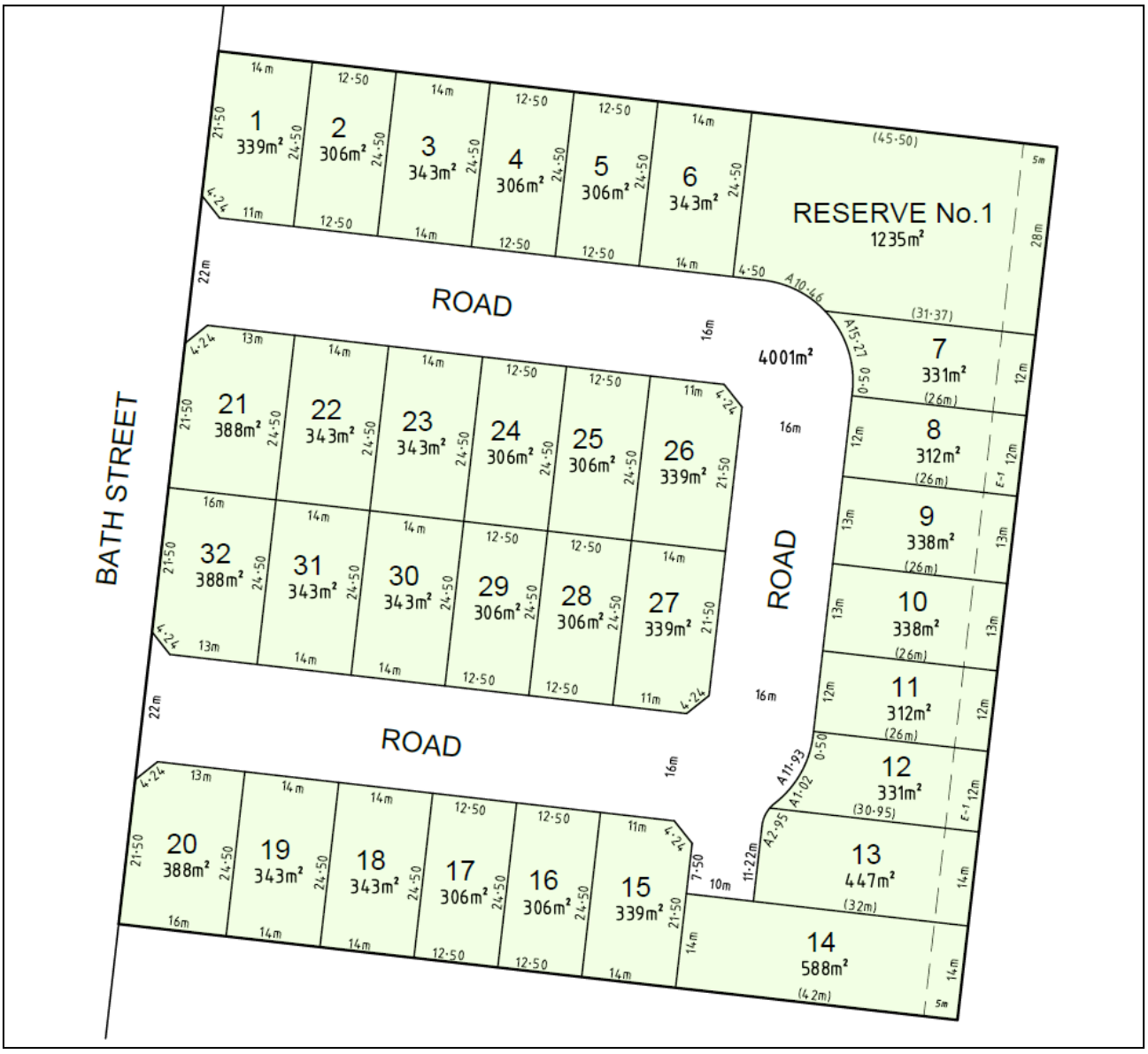


Figure 4 – Plan of Proposed Subdivision, Swanson Surveying, V7

The development will be connected to all available services with drainage connecting to the existing Elcho Drain to the north via the proposed 1,235 square metre drainage reserve.

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In addition to this, it is proposed to removal four (4) native River Red Gum trees and two canopy trees from No. 20. Street trees will be planted to Council's requirements, however no replacement canopy trees are proposed.

Easements will be created, removed and/or varied as required by the relevant servicing authorities and agencies.

6 Zoning

6.1 General Residential Zone

The subject site is situated within the General Residential Zone.

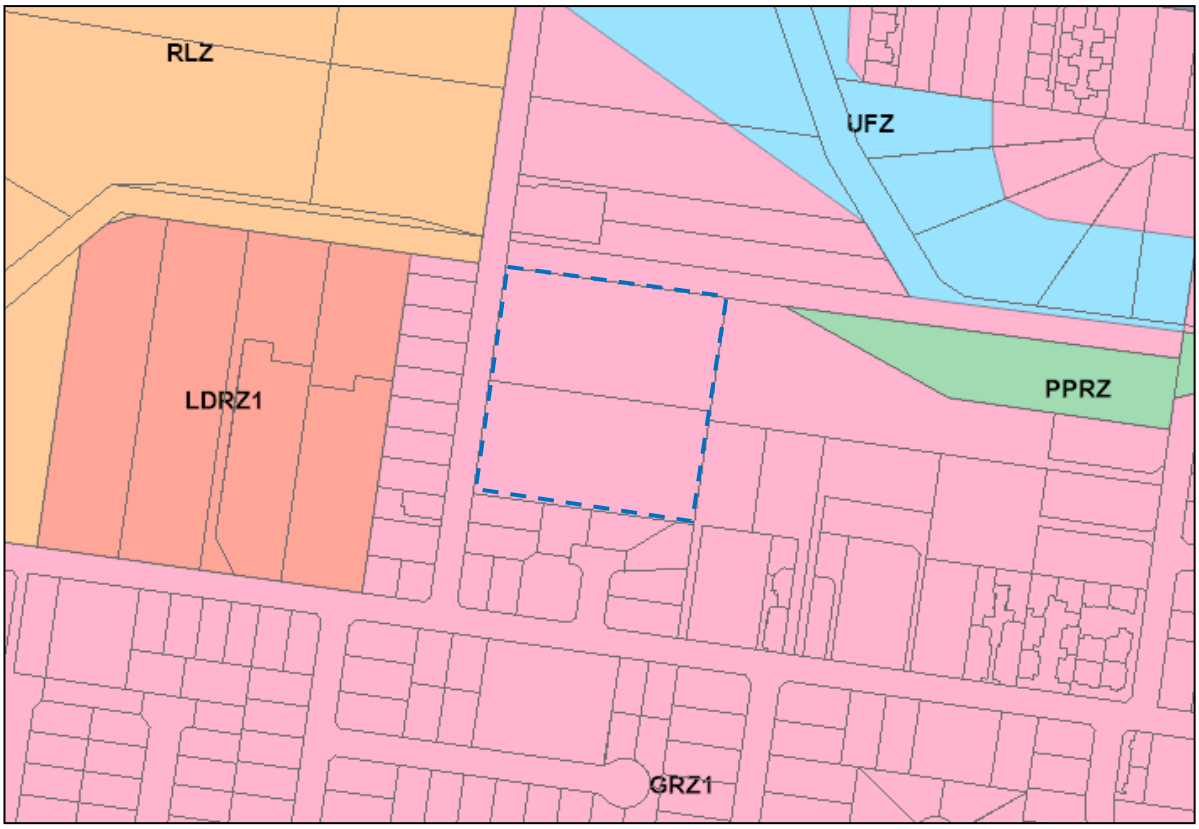


Figure 5 – Zoning Map – *VicPlan*

The purpose of the General Residential Zone is:

> To implement the Municipal Planning Strategy and the Planning Policy Framework.

> To encourage development that is responsive to 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.

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***Response**: The proposal is consistent with the purpose of the zone in that it will allow for a range of densities and a variety of dwelling types in a location that has access educational, recreational, community and commercial facilities. The lots are of sufficient size and orientation to allow for the construction of future dwellings consistent with the surrounding neighbourhood character.*

6.1.1 Subdivision

Under Clause 32.08-3 of the Planning Scheme, a permit is required to subdivide land included within the General Residential Zone. An application to subdivide land that would create a vacant lot less than 400 square metres capable of development for a dwelling or residential building, must ensure that each vacant lot created less than 400 square metre contains at least 25 percent as garden area. An application to subdivide land must also meet the relevant requirements of Clause 56.

***Response**: Lots less than 400 square metres have been depicted with indicative 10 metre by 15 metre building envelopes and appropriate garden areas as detailed on the Indicative Building Envelopes and Garden Areas plans attached as part of the Plan of Proposed Subdivision. Although garden area requirements are not applicable to lots 400 square metres or more, Lots 13 and 14 have been provided with such for consistency. Refer to the attached Clause 56 assessment for compliance with the relevant provisions. The site is clearly suitable for subdivision given its location and zoning. Services are available to the site and each lot will be of sufficient area and dimensions to accommodate a dwelling, private open space, car parking and access.*

7 Overlays

The sites are not affected by any Overlays.

8 Particular Provisions

8.1 Easements, Restrictions and Reserves

Clause 52.02 relates to the provision of easements, restrictions and reserves.

***Response**: This application will facilitate the creation, removal and/or alterations to easements as required by relevant servicing authorities and agencies.*

8.2 Native Vegetation

Under the provisions of Clause 52.17-1, a permit is required to remove, destroy or lop native vegetation, including dead native vegetation, with applicable off-set requirements as necessary.

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***Response**: We note that historic aerial photographs of the area from 1947, Figure 6 below, indicate the vicinity being primarily devoid of trees.*



Figure 6 – GEELONG_857B2, 1947, Historic Photo-Maps Index, DEECA
https://mapshare.vic.gov.au/webmap/historical-photomaps/

An assessment of vegetation however has been undertaken by Mark Trengove Ecological Services which indicate 4 large scattered trees, River Red Gums, are located on the site and will be impacted by the proposed subdivision. ***Refer Attachment 4.***



Figure 7 – Extract, Location of Vegetation, Page 17, Vegetation Assessment, Mark Trengove Ecological Services

Their removal is unavoidable due to engineering and environmental constraints. Relevant offsets have been calculated and can be found in Appendix 2, Native Vegetation Report Removal, of ***Attachment 4****.*

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8.3 Canopy Trees

The purpose of Clause 52.37 is:

> To protect and enhance canopy tree cover to support greener and cooler residential areas.

> To maximise the retention of existing canopy tree cover where no development is proposed.

> To ensure that development is designed to maximise the retention and long-term health of existing and new canopy trees and contributes to increasing canopy tree cover.

> To balance the retention of existing canopy trees and residential development to meet the housing needs of Victoria's growing population.

> To encourage canopy tree cover that is site and climate responsive and supports the local environment.

Meaning of terms in Clause 52.37:

> ***canopy tree*** is a tree with a height of more than 5 metres above ground level, a trunk circumference of more than 0.5 metres, measured at 1.4 metres above ground level and a canopy diameter of at least 4 metres.

> ***boundary canopy tree*** is a canopy tree if any part of its trunk is within 6 metres of the narrowest street frontage of a lot or 4.5 metres of the rear boundary of a lot.

Under the provisions of Clause 52.37-2, a permit is required to remove, destroy or lop a canopy tree in the General Residential Zone.

8.3.1 Canopy Tree Requirements

The number of canopy trees on the site should meet the minimum canopy tree requirements specified in Table 1.

Site area	Canopy tree requirement
100 square metres or less	1 tree
101 sqm to 200 sqm	2 trees
201 sqm to 500 sqm	3 trees
501 sqm to 700 sqm	4 trees
701 sqm to 1000 sqm	6 trees
Above 1001 sqm	A total canopy cover within the site that is equal to at least 20 per cent of the site area.

Figure 8 - Clause 52.37-3, Table 1 Minimum Canopy Tree Requirements

***Response**: Due to the nature of the development, being land subdivision, no canopy trees will be planted on individual proposed lots. Street planting will occur in accordance with Council's requirements, consistent with the objectives of 13.01-3S, urban heat. In addition to this, it is anticipated that owners will undertake landscaping on individual lots at the completion of the construction process.*

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8.3.2 Exemption from Notice and Review

Under the provisions of Clause 52.37-5, an application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

***Response**: The tree canopy aspect of this application is therefore exempt from the requirements of notice and third-party appeal provisions.*

8.3.3 Application Requirements

An application must be accompanied by the following information, as appropriate:

> A site plan, photographs or other techniques that accurately describe:
  - The location of all canopy trees and other vegetation on the site.
  - The canopy trees proposed to be removed, destroyed or lopped, including species, height and canopy diameter.
  - The location and details of existing and new canopy trees, including species, type, expected height and expected canopy diameter at maturity, soil conditions and proposed irrigation.

> An explanation of why the canopy tree is proposed to be removed, destroyed or lopped and, if applicable, an explanation of why the proposal does not meet the canopy tree requirement.

> Details of the proposed buildings or works, including plans of the development, if the canopy tree is proposed to be removed, destroyed or lopped to enable construction of a building or the construction or carrying out of works.

> An assessment of the canopy tree prepared by a suitably qualified person, if the canopy tree is proposed to be removed or lopped due to its health or stability.

If in the opinion of the responsible authority an application is not relevant to deciding the application, the responsible authority may waive or reduce the requirement.

***Response**: All trees existing on No. 20 Bath Street will be removed in order to facilitate the subdivision and associated infrastructure.*

*The Pre-Development Tree Assessment undertaken by Let's Talk About Trees, **Attachment 5**, identifies two trees, No. 1 and 45, as being canopy trees under the meaning of Clause 52.37-1. Tree 1 (pictured below) is the only identified 'canopy tree' on the site (with Tree 45 being within the adjoining lot to the rear).*

No.	Identification	Est. Age Yrs	ULE	Health	Structure	Significance	Hazard	Esti. Height	Canopy Diameter	Distance from Boundary**	DSH (cm) *=multi stemmed	NRZ Radius (m) SRZ Radius (m)	Comment
1	*Cupressus macrocarpa – Monterey Cypress*	M	L	G	P	L	L	9	>4	<6	59*	7.1 SRZ 2.7	Sound bifurcated at ground level **CANOPY TREE**

Figure 9 – Extract Table 1, Site tree detail, Re-Development Tree Assessment, Let's Talk About Trees

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Figure 10: Tree 1 – Canopy Tree (Google streetview)

Due to the nature of the development, being land subdivision, the removal of the canopy tree is unavoidable due to engineering and environmental constraints. Street planting will occur as part of the construction of the subdivision in accordance with Council's requirements.

8.3.4 Decision Guidelines

Before deciding on an application the responsible authority must consider, as appropriate:

General

> The purpose of the clause 52.37.

> The extent to which the existing and new canopy trees contribute to a greener environment and reduce urban heat.

> The existing, proposed or likely future development of the site and adjacent land.

> The species, type and growth characteristics of existing and new canopy trees.

> Whether existing or new canopy tree will adversely impact or be impacted by pedestrian and vehicle access to the site, easements, overhead power cables, buried infrastructure such as sewer pipes, building foundations and other structures.

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> Any physical constraints, such as topography, soil and drainage conditions which may prevent the planting or growth of the required number of trees.

> The impact of existing or new canopy trees on solar access to windows on the site and any existing solar energy system.

> If the site is in a designated bushfire prone area as determined under section 192A of the Building Act 1993, the need to create a defendable space to reduce the risk of bushfire to life and property.

Removal of canopy trees

> The health and stability of the canopy tree proposed to be removed.

> Whether the canopy tree is causing, or at risk of causing, damage to an existing building, works or infrastructure.

> The number, size and location of the canopy trees to be retained on the site.

> If the removal of the canopy tree is associated with the development of the site, whether the proposed development has been sited or designed to minimise the impact on canopy trees.

> The cumulative impact of reducing existing canopy trees, if canopy trees on the site have been removed, destroyed or lopped within the past 12 months.

New canopy trees

> The suitability of the proposed deep soil areas or planter soil volume or depth. A deep soil area may be shared with other canopy trees and other vegetation where it does not affect the viability of the canopy tree growth.

> Whether the species of the canopy tree is suited to the soil conditions of the site.

> Whether landscaping or design measures are required to provide structural protection of buildings.

***Response**: As advised, all trees on No. 20 will be removed in order to allow for the construction of the subdivision, including underground services and infrastructure. Canopy tree retention is impractical and will hinder construction works, the placement and installation of underground pipes and cables and the ultimate siting of future dwellings, with street planting to occur as part of the construction of the subdivision in accordance with Council requirements.*

8.4 Public Open Space Contribution and Subdivision

Under the provisions of Clause 53.01, a person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under Section 18 of the Subdivision Act 1988.

***Response**: A public open space contribution of 5% of site value will therefore be paid to Council, if required, in accordance the Schedule to the Clause.*

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8.5 Residential Reticulated Gas Service Connection

The purpose of Clause 53.03 is to prohibit residential reticulated gas connections to new dwellings, new apartment developments and new residential subdivisions.

This clause applies to an application for a permit under any provision of this scheme that is for the subdivision of land where the subdivision provides for or is for one or more purposes that include residential development.

***Response**: It is not proposed to connect this subdivision to a reticulated gas service.*

8.6 Management in Urban Development

The purpose of Clause 52.18 is to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater and the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

Response**: This has been the subject of a number of discussions between the proponent and Council's Engineers. Venant Solutions and Loetis have combined resources to provide a Flood Report that demonstrates acceptable flood safety and impact.* ***(Refer to Attachment 6)

8.7 Residential Subdivision

Clause 56 of the Planning Scheme sets out various objectives and standards which Planning Permit applications for residential subdivision must meet.

***Response**: Refer to the attached Clause 56 assessment for full details of all requirements relevant to this application* ***(Attachment 7)**.*

9 Decision Guidelines

Under the provisions of Clause 65.02, before deciding on an application to subdivide land, the responsible authority must also consider the following relevant decision guidelines:

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

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

> The staging of the subdivision.

> The provision of off-street parking.

> The availability and provision of utility services, including water, sewerage, drainage, electricity, and, where the subdivision is not a residential subdivision, gas.

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

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

***Response**: The site is suitable for subdivision, as the density, area and dimensions of each lot are appropriate to the character of the area, which already comprises a mixture of lot sizes and housing types. The proposed lots are capable of containing dwellings, private open space, parking and access in accordance with relevant requirements. The site has access to a range of educational, commercial, community and recreational facilities, as well as public transport services. The lots will be fully serviced by way of water, sewer, electricity and telecommunications. The proposal is therefore considered appropriate for residentially zoned land.*

10 Policy Framework

It is considered the proposal is consistent with the relevant State, Regional and Local Planning Policies as outlined below: -

10.1 Municipal Planning Strategy

02.03-1 – Settlement – Lara is a township designated for urban growth and is strategically located between Geelong and Melbourne. Relevant strategic directions include:

> Maintaining a compact urban form and provide for sustainable communities.

> Protecting and enhance key environmental, cultural and landscape features, including the rural characteristics of Lara.

> Facilitating an adequate supply of residential and commercial land, community and recreation services and infrastructure.

> Facilitating an efficient and integrated movement network for all modes of transport.

02.03-3 – Environmental Risks and Amenity – Several areas in the municipality are susceptible to flooding via the flooding of waterways and stormwater runoff. Relevant strategic directions are to protect the function of floodplains and to minimise the potential for damage and risks to public safety and property from flooding.

02.03-5 – Built Environment and Sustainability – Council seeks to balance growth in the municipality while maintaining its identity. As housing density intensifies, it is important that housing makes a positive contribution to the neighbourhood. Strategic directions relating to the built environment are to:

> Ensure that development enhances Geelong's sense of place and identity.

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> Support the design and provision of healthy, walkable neighbourhoods.

> Encourage environmentally sustainable design in all development.

> Encourage all development to provide high quality urban design and landscaping.

02.03-6 – Housing – Suburban detached family homes make up 85 per cent of current housing stock. Increasing the diversity of the City's housing stock over time will help cater for the growing trend of smaller households, the need for affordable housing, ageing in place and low maintenance housing, and strong demand for housing in high amenity locations. In order to meet these demands, there is a need to provide for a range of housing types in both established and developing communities. Relevant strategic directions to achieve this include facilitating infill development to increase its housing supply contribution and ensuring housing diversity is achieved in established and growth area communities.

02.04 – Strategic Framework Plans – Includes a spatial view of the Council's strategic directions for the municipality. Clause 02.04-1, Municipal Framework Plan, identifies the site as being within an established urban area.

10.2 Planning Policy Framework

11.01-1S – Settlement – This policy aims to facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. Relevant strategies to achieve this are to:

> Develop sustainable communities through a settlement framework that offers a range of housing choices.

> Focus investment and growth in major regional cities of Ballarat, Bendigo and Geelong.

> Manage the expansion of settlements by promoting and capitalising on opportunities for urban renewal and infill redevelopment and limiting urban sprawl and directing growth into existing settlements.

> Provide for growth in population and development of facilities and services across a regional or sub-regional network in accordance with housing targets.

11.01-1R – Settlement – Regional Victoria – Relevant strategies include:

> Focusing regional investment and growth in major regional cities of Ballarat, Bendigo, Geelong.

> Delivering networks of high-quality integrated regional settlements by:

- Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
- Developing settlements that will support resilient communities and their ability to adapt and change.
- Providing for appropriately located supplies of residential land across a region, sufficient to meet community needs.
- Maintaining distinctive breaks and open rural landscapes between settlements.

11.01-1R – Settlement – Geelong G21 – Relevant strategies are to:

> Support the growth of Bannockburn, Drysdale/Clifton Springs, Lara, Leopold, Ocean Grove and Winchelsea as district towns by building on existing and planned infrastructure and focussing growth along key road and rail networks.

> Reinforce the role of district towns in providing services to surrounding areas.

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> Maintain a significant settlement break between the region and Melbourne.

> Provide for settlement breaks between towns to maintain their unique identities.

11.01-1L-01 – Settlement – Greater Geelong – Relevant strategies include:

> Maintaining the non-urban breaks between Geelong and Melbourne (Wyndham)

> Ensuring urban development occurs within designated settlement boundaries.

> Reduce the share of new housing development on the Bellarine Peninsula.

> Discouraging land use and development outside the Lara settlement boundary that would prejudice the following:

- Retention of the rural landscape setting including views to the You Yangs.
- Protection of agricultural land, particularly to the north of Lara and aquaculture or intensive agricultural production activities adjacent and complementary to Avalon Airport.
- Protection of buffers to the Geelong Ring Road Employment Precinct.
- Protection of opportunities for a potential intermodal transport facility.
- Protection of the current and future operations and development of Avalon Airport including associated or compatible uses.

11.01-1L-03 – Lara – Strategies, as relevant include containing urban development within the defined settlement boundary shown on the Lara Structure Plan map and designing subdivision on General Residential Zone Schedule 1 zoned land to incorporate urban design treatments that reinforce the rural characteristics of the town.

11.02-1S – Development Capacity – The objective of which is to ensure sufficient development opportunities are available to meet the needs of current and future Victorians. A relevant strategy of which is to ensure ongoing development opportunities and supporting infrastructure are available to support sustainable urban development.

12.01-2S – Native Vegetation Management – The objective of this policy is to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

12.06-1S – Urban Forests – The objective of which is to protect and enhance tree canopy in urban areas. Strategies to achieve this are to:

> Contribute to achieving an overall 30 per cent tree canopy target for urban areas by:

- Encouraging the retention of existing canopy trees.
- Promoting the planting of new canopy trees:
  - Within the public realm and open space (excluding areas dedicated to biodiversity or native vegetation conservation).
  - On private land.

> Ensuring that canopy tree species are appropriate for the locality, available space, growing conditions and future climate conditions.

13.01-3S – Urban Heat – This policy aims to reduce urban heat and minimise impacts of urban heat on human health and wellbeing.

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15.01 – Built Environment – Contains policies relating to urban design, building design, subdivision design, healthy neighbourhoods and neighbourhood character. Objectives of which are:

> To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

> To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

> To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

> To achieve neighbourhoods that foster healthy and active living and community wellbeing.

> To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

15.03-2S – Aboriginal Cultural Heritage – Aims to ensure the protection and conservation of places of Aboriginal cultural heritage significance.



Figure 11 – Aboriginal Cultural Heritage – *Vic*Plan

16.01-1S – Housing Supply – Aims to facilitate well-located, integrated and diverse housing that meets community needs. A relevant strategy to achieve this is to identify opportunities for increased residential densities to help consolidate urban areas.

16.01-2S – Housing Affordability – The objective of which is to deliver affordable housing in areas with good access to opportunities and services.

19.02-6S – Open Space – The objective of which is to establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community. A relevant strategy is to ensure that land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities.

19.03-2S – Infrastructure Design and Provision – Aims to provide timely, efficient and cost-effective development infrastructure that meets the needs of the community by providing an integrated approach to the planning and engineering design of new subdivision and development and integrating developments with infrastructure and services, whether they are in existing suburbs, growth areas or regional towns.

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19.03-3S – Integrated Water Management – Aims to sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.

***Response**: It is considered that the subdivision is consistent with and can be supported by the above relevant policies as follows:*

> *The subdivision is consistent with policies relating to urban development within the township of Lara, in an area which is identified for urban development. Further, the subdivision will contribute to the range of accommodation styles and types available in this neighbourhood to meet community needs, without compromising the existing character of the established residential areas to the north and west.*

> *The site is within the existing defined township boundaries of Lara, thereby reducing the demand for urban sprawl. The proposal will contribute to the range of accommodation styles and types available in the township increasing housing stock and affordability options.*

> *Services in the form of water, sewer, electricity, telecommunications and gas are currently available to the site. The site will be drained using current best practice water sensitive urban design principles and Council standards as required. It is not anticipated that approval of this subdivision would place any undue pressure on the delivery of these services.*

> *Under the Aboriginal Heritage Act, 2006, the subject site is not found to be within an area of possible cultural heritage sensitivity.*

11 Conclusion

The proposal is consistent with the State and Local Planning Policy in relation to residential subdivision in Lara.

Further, the proposal complies with the relevant requirements of Clause 56 relating to residential subdivision as the attached assessment indicates.

The proposal is therefore considered to be consistent with the purpose of the General Residential Zone and satisfies all the relevant application requirements and decision guidelines.

For the reasons outlined in this report, it is considered the subdivision is appropriate and should therefore be supported by Council.