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Planning Report

- Two (2) Lot Subdivision
- Construction of a Second Dwelling and

2 Mouchemore Avenue ST LEONARDS

V3



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1. Introduction

St Quentin has been instructed to prepare this planning report in relation to Two (2) Lot Subdivision and Construction of a Second Dwelling at 2 Mouchemore Avenue ST LEONARDS

The purpose of this report is to detail the proposal and its context, outline its consistency with the relevant strategic framework and statutory controls, and in doing so explain why the proposal is worthy of Council's support and approval.

This report is supported by and should be read in conjunction with the following supporting documentation:

Appendix 1: Copy of title

Appendix 2: Development Plans

Appendix 3: Proposed Plan of Subdivision

Appendix 4: Clause 55 Assessment

Appendix 5: Clause 56 Assessment



2. Key Considerations

Site Context and Description

The subject site is located at No. 2 Mouchemore Avenue, St Leonards. The site currently contains an existing dwelling and benefits from dual frontage to Mouchemore Avenue and Doongara Avenue.

The land has an area of approximately 661 sqm and is located within the General Residential Zone – Schedule 2, presenting an opportunity for infill development comprising an additional dwelling and a two-lot subdivision.

Existing Conditions

The existing dwelling comprises three bedrooms, bathroom, laundry, WC, kitchen, and living & dining areas, with private open space provided to the rear.

Two garages are located one on the western boundary fronting Doongara Avenue, and the other oriented toward Mouchemore Avenue.

Access and Car Parking

- A single car port for the existing dwelling will be relocated to the northern side of the existing dwelling, with access provided from Mouchemore Avenue.
- Access to the proposed new lot will be from Doongara Avenue via the existing crossover.

Private Open Space

- Private open space for the existing dwelling is proposed within a portion of the front setback to Mouchemore Avenue, taking advantage of the generous street frontage of 28.82 metres.
- This area will be appropriately setback from the property boundary and enclosed by a 1.8m high suitable fence with proposed landscaping minimising the visual impacts of the fencing.

Services and Infrastructure

All necessary services are available to support the proposed additional lot, including:

- Water supply extended from the water main in Doongara Avenue
- Reticulated electricity
- Sewer connection via the sewer main along the western boundary &
- Telecommunication requirements

The existing dwelling currently drains to Mouchemore Avenue. Kerb and channel infrastructure, along with side entry pits, are available along both Mouchemore Avenue and Doongara Avenue to facilitate drainage for the dwellings. Refer to the appended Stormwater Management Plan for the drainage arrangements for both proposed lots.

The existing sewer house connection for the existing dwelling currently running through the middle of the site will be reconfigured along the southern boundary and protected by a private easement.

The new dwelling will utilise the existing garage opening to Doongara Avenue.



Landscaping and Vegetation

Existing vegetation along the front setbacks to both Mouchemore Avenue and Doongara Avenue within the property boundary will be retained. Street trees are retained as is and not impacted by the proposed development. Two fruit trees to the rear of the existing dwelling will be removed to facilitate new dwelling.

Additional planting is proposed to meet canopy tree cover requirements. The retained vegetation strip will assist in softening the visual impact of the proposed front fencing and maintaining the established streetscape character to the Mouchemore Ave.

A planning permit is required for:

- The two-lot subdivision; and
- The construction of a second dwelling under zoning provisions

Refer to the appended development plans for further details of the proposal.

3. Setting

3.1. Subject Site



Figure 1: Subject site – 2 Mouchemore Avenue ST LEONARDS (Dated: 11/08/2025, Source: Landchecker)

Street Address:	2 Mouchemore Avenue ST LEONARDS
Title Details:	Lot 93 on PS043319
Restrictions/Covenants:	Nil
Land Size:	661 m2 (Approx.)



Zone:	General Residential Zone – Schedule 2
Overlays:	Design and Development Overlay – Schedule 14 (DDO14)
Other Regulatory Constraints:	Nil.
Key Site Features:	The subject site is a corner allotment with dual street frontages to Mouchemore Avenue and Doongara Avenue. The existing dwelling is setback at 4.67m from Doongara Avenue and at 3.6m (Approx.) from Mouchemore Avenue. Canopy trees are found along both street frontages and fruit trees at the rear of the dwelling. The surrounding road reserves are wide and do not include pedestrian footpaths. The dwelling is a brick veneer residence constructed in the 1990s, comprising up to three bedrooms and one bathroom, with an approximate frontage of 28.82 metres to Mouchemore Avenue. Vehicular access is provided via both streets. Two garages fronting Doongara Avenue is added later, with private open space located behind the garages and along the rear side of the dwelling. The property is identified to have a potential to subdivide into two lots and for an infill development compliant with the state and local policies, zoning provisions and the orderly planning of the surrounding area.

3.2. Surrounding Context



Figure 2: Surrounding Context (Dated: 11/08/2025, Source: Landchecker)



North:	Doongara Avenue directly abuts the subject site along its northern boundary. Located opposite the subject site, on the northern side of Doongara Avenue, is No. 17 Doongara Avenue. No. 17 Doongara Avenue has dual street frontages to Doongara Avenue and Charles Court, with vehicular access provided from Charles Court. The dwelling appears to have been constructed in the early 1970s and comprises three bedrooms and one bathroom. Further residential development is evident along Doongara Avenue within the General Residential Zone, contributing to the established residential character of the surrounding area.
South:	No. 4 Mouchemore Avenue forms part of the subdivision that includes the subject site and abuts the subject site along its southern boundary. The property contains a single brick dwelling comprising three bedrooms and one bathroom, with an approximate frontage of 20.58 metres to Mouchemore Avenue. Private open space and associated outbuildings, including sheds, are located to the rear of the dwelling. Additional residential development within the General Residential Zone is located further south along Mouchemore Avenue, reinforcing the established residential character of the area.
East:	Mouchemore Avenue abuts the subject site along its eastern boundary. Located directly opposite the subject site, on the eastern side of Mouchemore Avenue, is No. 1 Mouchemore Avenue, a corner allotment containing a single brick veneer dwelling with vehicular access from Doongara Avenue. The property is enclosed by high solid timber paling fencing along the Mouchemore Avenue frontage, which transitions to a lower fence along the corner and Doongara Avenue frontage. Further residential development is located to the east of the subject site within the General Residential Zone. The foreshore and Port Phillip Bay are located approximately 700 metres east of the subject site.
West:	No. 16 Doongara Avenue abuts the subject site along its western boundary. The property contains a two-bedroom dwelling, which appears to have been constructed in the early 2000s, featuring a metal roof. The dwelling has an approximate frontage of 16.71 metres to Doongara Avenue and is setback approximately 8 metres from the street.



A shed/garage and private open space are located at the rear of the dwelling. Further residential development is located to the west of the subject site within the General Residential Zone.

The subject site, No. 2 Mouchemore Avenue, is located within the General Residential Zone – Schedule 2 (GRZ2) of St Leonards, an established urban area characterised by modest infill housing, ongoing urban development, and increasing housing diversity, including medium and high-density dwellings. Residential development within St Leonards seeks to balance reasonable sharing of coastal and foreshore views, encourage contemporary design that complements the existing scale, setbacks, spacing, forms, and materials of surrounding buildings, and ensure development minimises impacts on significant vegetation, including roadside plantings.

The subject site is located in proximity to a range of community and recreational facilities, including St Leonards Golf Club (Special Use Zone – 3), the Salt Lagoon and Wildlife Reserve (Public Conservation and Resource Zone), the foreshore (Public Park and Recreation Zone), as well as St Leonards Recreation and Lake Reserve, Len Trewin Reserve, and the Charles McCarthy Memorial Reserve (all within the Public Park and Recreation Zone).

4. Proposal

4.1. Proposal Description

The proposal seeks to construct a second dwelling and subdivide the subject site into two separate lots. The existing property currently contains a single dwelling comprising three bedrooms, a bathroom, a kitchen, living room and other services. The site benefits from dual street access via Mouchemore Avenue and Doongara Avenue, with two garages fronting each street. Private open space is provided at the rear of the dwelling, incorporating a deck and veranda. The total site area is approximately 661 m², providing potential for further subdivision and development.

The proposed works to the existing dwelling include the addition of a carport to the north, retaining driveway access from Mouchemore Avenue, and the creation of a secluded private open space directly accessible from the living room within the part of front setback to Mouchemore Ave. This area is to be enclosed with a 1.8m high fence, set back appropriately from the Mouchemore Avenue. The existing vegetation along the Mouchemore Ave is retained and additional plantings are proposed to soften any visual and amenity impact of the front fencing to the streetscape. Overall, the visual and amenity impacts associated with high fencing to enclose the secluded private open space within the front setback area is considered negligible, particularly in the context of the site's suitability and potential for further residential development.

The second dwelling is proposed to front Doongara Avenue, utilising the existing crossover and driveway for vehicular access from Doongara Ave. The existing garage structure facing Mouchemore Ave. is to be demolished to incorporate a modest, single-storey dwelling comprising two bedrooms, a bathroom, a combined a kitchen /living/dining area, and the existing garage fronting Doongara Ave is retained for the new dwelling's use. A secluded private open space is proposed at the rear of the proposed second dwelling, with direct access from the living/ dining areas.



Refer to the appended development plans for further details of the proposal.

4.2. Permit Triggers

Use	Development	Subdivision	Other
N/A	Clause 32.08-7 Permit Requirement. A permit is required to: Construct a dwelling if there is at least one dwelling existing on the lot. Under General Residential Zone.	Clause 32.08-3 Subdivision A permit is required to subdivide land. under the General Residential Zone.	N/A

5. Strategic Context & Response

The key planning, land use and development policies relevant to the consideration and assessment of the proposal are as follows.

5.1. Planning Policy Framework

The City of Greater Geelong is Victoria's largest regional municipality comprising suburban, **coastal**, and country areas. The key land use and development aspirations that's supports this vision are to facilitate:

- Sustainable development that supports population growth and protects the natural environment.
- An inclusive, diverse, healthy and socially connected community.

Clause 01.03-1 Settlement

A combination of greenfield and infill development will deliver housing for Geelong's growing population. Over time the share of new housing from infill is expected to increase. Targeted infill development is supported in areas with access to infrastructure, goods and services. In order for medium and high-density housing to be embraced by established communities it needs to deliver high quality design and achieve high level of amenity for future residents while being appropriate for the site and neighbourhood.

Bellarine Peninsula

The Bellarine Peninsula comprises a series of contained townships separated by green breaks. It has experienced strong population growth in recent years driven by the scenic location, lifestyle opportunities and proximity to Geelong.

It is also highly valued for its tourism function, and agriculture and environmental attributes.

Managing urban growth on the Bellarine Peninsula will be critical to retaining its identity and attributes.



Strategic directions

- Support and preserve the individual character, identity, role and function of each Bellarine Peninsula township.
- Protect and enhance the rural and coastal environment and landscapes on the Bellarine Peninsula and maintain non-urban breaks between settlements.
- Protect the Bellarine Peninsula as a productive rural area with highly significant landscapes.

Clause 02.03-5 Built environment and sustainability

Built environment

Geelong's sense of place and identity is valued by its community. Council seeks to balance growth in the municipality while maintaining its identity by identifying areas for varying levels of change and by balancing the need for conservation and renewal. As housing density intensifies, it is important that housing makes a positive contribution to the neighbourhood. The protection of amenity and facilitation of environmentally sustainable and healthy development that will benefit and improve the community's quality of life is at the forefront of Council's built environment goals.

Strategic directions

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

Clause 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.

Strategic directions

- Facilitate infill development to increase its housing supply contribution.
- Ensure housing diversity is achieved in established and growth area communities.
- Increase the level of affordable and social housing in Greater Geelong.

Clause 11.03-6L Bellarine Peninsula

Policy application

This policy applies to land shown on the following maps forming part of this Clause:

- St Leonards Structure Plan map



Objectives

- *To ensure development responds to the identity and preferred character of the individual township in which it is located.*
- *To provide attractive and sustainable industrial, commercial, retail, agricultural and tourism development in designated locations, to service the wider Bellarine community.*

General strategies

- *Support the district towns of Ocean Grove, Drysdale/Clifton Springs and Leopold to fulfil their role as service hubs for the Bellarine Peninsula.*
- *Ensure all other townships provide retail, commercial and community uses and facilities that serve the daily needs of the community.*
- *Retain the land surrounding each town as rural breaks and for its agricultural and scenic values.*

St Leonards strategies

Support a mix of retail, commercial, community and entertainment uses within the town centre.

Encourage development that respects the coastal landscape setting of St Leonards by:

- *Providing reasonable sharing of views of the coast and foreshore.*
- *Promoting contemporary design that reflects the existing scale, setbacks, spacing, forms and materials of the buildings in the locality.*
- *Ensuring that development allows for the protection of significant vegetation or planting around buildings and has minimal impact on roadside vegetation.*
- *Protect the scenic qualities of Murradoc Hill and Swan Bay.*
- *Support the development of Growth Areas 1 and 2 identified on the St Leonards Structure Plan map.*
- *Integrate the town centre and pier-foreshore area.*





Clause 15.01-1S Urban Design

Objective

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

Relevant Strategies

- *Require development to respond to its context in terms of character, cultural identity and heritage, natural features, surrounding landscape and climate.*
- *Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.*
- *Ensure the interface between the private and public realm protects and enhances personal safety.*
- *Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.*
- *Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.*
- *Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.*
- *Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.*
- *Promote good urban design along and abutting transport corridors.*

Clause 15.01-2S Building Design

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

Strategies

- *Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.*
- *Ensure development responds and contributes to the strategic and cultural context of its location.*
- *Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.*
- *Improve the energy performance of buildings through siting and design measures that encourage:*
 - *Passive design responses that minimise the need for heating, cooling and lighting.*
 - *On-site renewable energy generation and storage technology.*
 - *Use of low embodied energy materials.*
- *Restrict the provision of reticulated natural gas in new dwelling development.*
- *Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.*
- *Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.*
- *Encourage water efficiency and the use of rainwater, stormwater and recycled water.*



- *Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.*
- *Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.*
- *Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.*
- *Ensure development is designed to protect and enhance valued landmarks, views and vistas.*
- *Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.*
- *Encourage development to retain existing vegetation.*
- *Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.*

Response to Planning Policy Framework

The proposal is consistent with the relevant Municipal Planning Scheme, including applicable State and Local Planning Policies.

- The proposed second dwelling is a low-profile, single-storey development comprising two bedrooms and an open-plan living, kitchen, and dining layout. The dwelling adopts a contemporary design that responds to the existing neighbourhood character, reflecting the prevailing scale, setbacks, spacing, built form, and materiality of surrounding development.
- External materials will include brick veneer, lightweight cladding, and a Colorbond corrugated roof, which are commonly used in newer dwellings within the locality. This ensures the development integrates appropriately with the evolving residential character of the area.
- Existing vegetation along both street frontages will be retained, and additional landscaping is proposed to meet canopy tree cover requirements. This contributes to urban cooling, enhances visual amenity, and supports the greening of the local environment.
- The proposal is not expected to result in any unreasonable or detrimental impacts on adjoining properties in terms of amenity, including overlooking, overshadowing, or visual bulk.

Overall, the development provides a safe and functional residential environment and responds appropriately to the preferred neighbourhood character. The proposal is therefore considered to be consistent with the relevant Municipal Planning Scheme, including State and Local Planning Policy objectives.

6. Statutory Context & Response

6.1. Zone

The subject site is contained within the General residential Zone – Schedule 2

The purpose of the 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.

Clause 32.08-3 Subdivision

A permit is required to subdivide land.

Minimum garden area requirement

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 metres contains at least 25 percent as garden area. This does not apply to a lot created by an application to subdivide land where that lot is created in accordance with:

- An approved precinct structure plan or an equivalent strategic plan;
- An incorporated plan or approved development plan; or
- **A permit for development.**

The subdivision application is accompanied by the development application for the construction of a second dwelling. Garden area requirement for the subject site is adequately met.

Clause 56 requirement

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

<i>Class of subdivision</i>	<i>Objectives and standards to be met</i>
2 lots	Cl. 56.04-2, 56.04-5, 56.06-8 and 56.07-4.

Clause 56 assessment supporting the proposed two (2) lot subdivision is prepared and appended with this report.

Clause 32.08-7 Construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings

Permit requirement

A permit is required to:

- Construct a dwelling if there is at least one dwelling existing on the lot.

A development must meet the requirements of Clause 55.



Clause 55 assessment supporting the construction of a second dwelling is prepared and appended with this report.

Clause 32.08-14 Decision Guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

Decision Guidelines	Response
The Municipal Planning Strategy and the Planning Policy Framework.	The Municipal Planning Strategy and the Planning Policy Framework are met appropriately.
The purpose of this zone.	The purpose of the zone intends to encourage development responsive to neighbourhood character and offer diversity of housing types and housing growth particularly in location offering good access to services & transport. The proposal is consistent with the purpose of the zone by supporting housing growth and diversity in locations with good access to services and transport.
The objectives set out in a schedule to this zone.	There are no objectives set out in the Schedule 2 to the General Residential Zone of Greater Geelong Planning Scheme.
Any other decision guidelines specified in a schedule to this zone.	None specified.
The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Housing Choice and Transport Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.	The proposed development is single storey and is unlikely to impact on existing rooftop solar energy system on dwellings by overshadowing.
Subdivision The pattern of subdivision and its effect on the spacing of buildings	The proposed subdivision is consistent with the existing and occurring pattern of subdivision in the surrounding area.
For subdivision of land for residential development, the objectives and standards of Clause 56.	Refer to the appended Clause 56 Assessment.



Dwellings, small second dwellings and residential buildings For the construction and extension of one dwelling on a lot and a small second dwelling, the applicable objectives, standards and decision guidelines of Clause 54.	The proposal is for a construction of a second dwelling, and the appropriate Clause 55 is assessed and appended to this report.
Non-Residential use and development	Not applicable. The proposal includes construction of a second dwelling for a residential use.

6.2. Overlays

43.02 Design and Development Overlay – Schedule 14

The purpose of the overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

Clause 43.02-2 Buildings and Works

Permit requirement

A permit is required to:

- Construct a building or construct or carry out works. This does not apply:
 - If a schedule to this overlay specifically states that a permit is not required.

Clause 2.0 of Schedule 14 to Design and Development Overlay

Buildings and works

A permit is required for buildings and works other than to construct a dwelling which is more than 7.5m above natural ground level (excluding any television antenna, chimney or flue) or extend a dwelling where the extension is more than 7.5m above the natural ground level (excluding any television antenna, chimney or flue).

The proposed second dwelling is single storey and the associated buildings and works are within 7.5m above natural ground level. As such, a planning permit is not required under the Design and Development Overlay – Schedule 14 (DDO14)

7. Decision Guidelines

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



Clause 65.01 Approval of An Application of Plan

Decision Guidelines	Response
The matters set out in section 60 of the Act.	All matters set out on Sec. 60 of the Act is considered appropriately.
Any significant effects the environment, including the contamination of land, may have on the use or development.	No environmental impacts such as contamination of land are anticipated through the proposed two lot subdivision and construction of a second dwelling.
The Municipal Planning Strategy and the Planning Policy Framework.	The proposal has considered the relevant Municipal Planning Strategy and the Planning Policy Framework appropriately.
The purpose of the zone, overlay or other provision.	The proposed subdivision and construction of a second dwellings align with the purpose of the zone, overlay and other provisions.
Any matter required to be considered in the zone, overlay or other provision.	All matters are considered adequately.
The orderly planning of the area.	The proposed subdivision and the development align with the existing and established character of the area. The orderly planning of the area is maintained with the proposal.
The effect on the environment, human health and amenity of the area.	There are no known impacts on the environment, human health and amenity of the area are anticipated.
The proximity of the land to any public land.	There is not any public land in immediate vicinity of the subject site.
Factors likely to cause or contribute to land degradation, salinity or reduce water quality	There are not any anticipated impacts such as land degradation, salinity or reduction in water quality is expected through the proposal.
Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.	The proposed development will take adequate measures to maintain or improve the stormwater quality within and exiting the site through stormwater filtration using the rain gardens or other mechanism appropriately. Refer to appended Storm report and Stormwater Management Plan.



The extent and character of native vegetation and the likelihood of its destruction.	No Native vegetation is found within the subject site.
Whether native vegetation is to be or can be protected, planted or allowed to regenerate.	Not applicable. No native vegetation found within the subject site.
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.	There are no flood, erosion or fire hazards associated with the location of the land.
The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.	Not applicable.

Clause 65.02 Approval of An Application to Subdivide Land

Decision Guidelines	Response
The suitability of the land for subdivision.	The subject site is considered suitable for the proposed two (2)-lot subdivision for the following reasons: - The site has an area of 661 m² (Approx.), providing sufficient space to accommodate the subdivision and allowing potential for future development with appropriate building separations. - The proposed subdivision is consistent with the existing development pattern and character of the surrounding area. - There are no existing vacant allotments in the locality that would negate the need for the creation of an additional lot.
The existing use and possible future development of the land and nearby land.	Both the existing and future development of the land will be for residential purposes and will comply with the established residential character of the surrounding area.



The availability of subdivided land in the locality, and the need for the creation of further lots.	There are no vacant allotments within the locality, thereby justifying the creation of an additional lot.
The effect of development on the use or development of other land which has a common means of drainage.	Not applicable. The drainage for the existing and the future development will be dealt separately independent of each other.
The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.	There is no significant vegetation within the subject site. The canopy trees within the frontage of Mouchemore Ave and Doongara Avenue are retained. Additional canopy trees are proposed to the frontages of the site. The existing vegetation on the site are proposed to be retained except fruit trees at the rear side of the existing dwelling to facilitate proposed development. The proposed subdivision pattern has considered the existing services and physical characteristics of the site including vegetation and designed consistent with the existing subdivision pattern.
The density of the proposed development.	Although the proposal represents a minor increase in development density, it is not expected to result in any adverse amenity impacts.
The area and dimensions of each lot in the subdivision.	Proposed Lot 1 (with existing dwelling): 403 m ² (Approx.) Proposed Lot 2 (with proposed dwelling): 258 m ² (Approx.) Refer to appended Proposed Plan of Sundivision.
The layout of roads having regard to their function and relationship to existing roads.	Not applicable. No roads proposed. Existing dwelling will retain the access form Mouchemore Avenue, and the newly created lot



	will use the existing accessway from the Doongara Avenue.
The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.	Safe pedestrian and vehicular access are ensured for both lots.
The provision and location of reserves for public open space and other community facilities.	Not applicable.
The staging of the subdivision.	Not applicable.
The design and siting of buildings having regard to safety and the risk of spread of fire.	The proposed subdivision boundary allows a 1.2m setback from the existing dwelling also accounting the fire spread and associated risks.
The provision of off-street parking.	Both proposed lots will have an existing off-street parking arrangement.
The provision and location of common property.	Not applicable. No common property proposed.
The functions of any body corporate.	Not applicable.
The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.	Existing dwelling will retain the reticulated electricity, water, telecommunication and sewer connections. The newly created lot will have access to these reticulated services.
If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sillage within the boundaries of each lot.	Not applicable. The land is sewered.
Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.	No native vegetation is identified within the subject site.



8. Conclusion

As this report demonstrates, the proposal constitutes an appropriate response to the physical context of the subject site and surrounds, supports and implements the applicable strategic directions of the Planning Policy Framework and meets the objectives and requirements of the key statutory controls.

A permit is required for the proposed subdivision under *Clause 32.08-3* of the General Residential Zone, and a permit is required for the proposed construction of a second dwelling under *Clause 32.08-7* of the General Residential Zone.

For these reasons, we submit that the responsible authority would be justified in reaching a conclusion that the proposal is worthy of support and approval.



- 9. Appendix 1 Copy of Title**
- 10. Appendix 2 Development Plan**
- 11. Appendix 3 Proposed Plan of Subdivision**
- 12. Appendix 4 Clause 55 Assessment**
- 13. Appendix 5 Clause 56 Assessment**