

SUBJECT LAND

Address:	20 Turnbull Street, Sale
Lot Details:	Lot 1 on Title Plan No. 341899B
Title Particulars:	Volume: 08320, Folio: 970
Title Restrictions:	A 1.2m wide water supply easement in favour of 165-167 Foster Street runs down the western perimeter. As shown on the sewer & water main plan opposite, this easement does not contain an Gippsland Water infrastructure.
Area & Shape:	736m ² formed in a flat rectangular shape (see Aerial photo opposite)
Strategy Plan:	Residential Land – Various Densities
Zoning:	General Residential (Schedule 1)
Overlay:	Design & Development (Schedule 6)
Improvements:	A single-storey, weatherboard dwelling is located on the land and within 8 metres of the north boundary frontage to Turnbull Street. There is an attached verandah behind the dwelling and a number of outbuildings in the rear yard. All of these structures are to be demolished prior to completion of the subdivision. A concrete crossover at the eastern side of the road frontage provides access to the property. The property is presently fenced off while the buildings thereon are being demolished.

ADJOINING PROPERTIES:

The subject site abuts:

- Turnbull Street road reserve along the full length of its 20.12 metre long north boundary . This road reserve has a width of 16 metres. It accommodates a 2-way, bitumen-sealed local road with concrete kerb and channel drainage and grassed verges down both sides. A handful of street trees are growing in the verge on the south side of the road. There is no footpath on either side of the road;
- 22 Turnbull Street along its entire 36.58 metres long north boundary. This property has area of approximately 680m² formed in a rectangular shape with a splay removed from the southeast corner. It accommodates a single-storey, brick-walled, double-fronted dwelling that has a tile roof. It is set back approximately 5.5 metres from the north boundary frontage to Turnbull Street and 4 metres from the common boundary with the subject site. A concrete crossover connects to a driveway within the site at the west end of the road frontage. The driveway runs along the west side of the dwelling to provide access to a steel, gable-roofed garage that is positioned on the southwest side of the dwelling. The side boundaries are delineated by timber paling fences. Aesthetic landscape plantings are growing around the house and along the west side of the driveway. The front boundary is unfenced and the rear yard is used for private open space;
- 165-167 Foster Street along its entire south boundary. This property has area of approximately 985m² formed in a rectangular shape. It accommodates a brick-walled dwelling that has a double-storey element set at an angle over the rear half of the house. It is set back approximately 14.5 metres from its south boundary frontage to Foster Street and 8.5 metres from the common boundary with the subject site. A concrete crossover leads to a driveway that runs past the west side of the dwelling to a garage attached to its west side. The abuttal with the subject stie is used as a secluded private open space. The front boundary is unfenced, while the common boundary with the subject site is fenced with a solid treatment;
- 163 Foster Street along its 36.58 metres west boundary for a distance of around 1m at the north end. This property has area of approximately 1,000m² formed in a rectangular shape. It accommodates a brick-walled dwelling that has an underground carpark. It is set back approximately 19.5 metres from the common boundary with the subject site. Outbuildings occupy the most of the abuttal with the subject site;
- 20 Turnbull Street along the balance of its west boundary. This land has area of approximately 725m² formed in a rectangular shape. It accommodates a single-storey, brick-walled dwelling that is set back approximately 5.5 metres from the north boundary frontage to Turnbull Street and approximately 3 metres from the east boundary frontage to Foster Street. A concrete crossover connects to a driveway the site at the southeast side of the dwelling. It then runs along the east side of the dwelling to provide access to an attached carport on the southeast side of the dwelling. The side boundaries are delineated by timber paling fences. Aesthetic landscape plantings are growing around the house. The front boundary is unfenced and the rear yard is used for private open space with outbuildings along the abuttal.

Other than as noted that the site is within 500m of a primary & secondary schools, Sale's CBD and the Lake Wellington recreation precinct

STREETSCAPE VIEW OF THE SUBJECT SITE FROM TURNBULL STREET



VIEW LOOKING EAST DOWN TURNBULL STREET



VIEW LOOKING WEST DOWN TURNBULL STREET



STREETSCAPE VIEW OF 22 TURNBULL STREET



STREETSCAPE VIEW OF 165-167 FOSTER STREET



STREETSCAPE VIEW OF 20 TURNBULL STREET



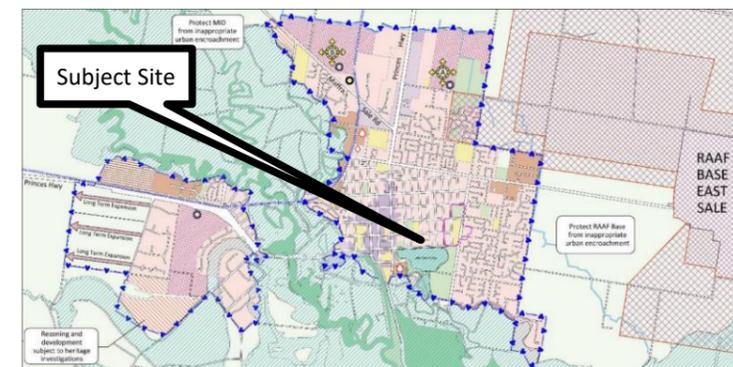
AERIAL PHOTOGRAPH OF THE SUBJECT SITE WITH THE TITLE PLAN OVERLAID



GIPPSLAND WATER SEWER & WATER MAIN MAP



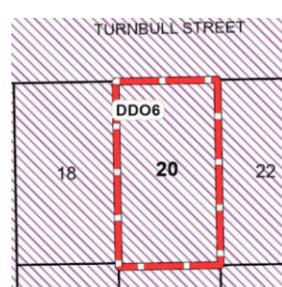
SALE & WURRUK STRATEGY PLAN



ZONING MAP



OVERLAY MAP



Residential Land - Various Densities

DESIGN RESPONSE PLAN

Planning Policy Framework & Municipal Strategic Statement:

The proposal involves the demolition of the existing dwelling and subdivision of the land into 2 lots, both with area of 368m².

As shown on the design response plan opposite, both proposed lots:

- will enjoy independent road access via separate crossovers;
- can contain a 9m x 15m rectangle;
- retain ample space at the rear for an area of secluded private open space with sufficient dimensions to satisfy Clause 54

Otherwise, it is noted that the property is located within 500 metres of a large number of commercial and community facilities that justify the proposed increase in density. As such, the proposal accords with the policy objectives of:

- **Clauses 11.01-1S, 16.01-1S and 16.01-2S**, as it will facilitate infill development of under-utilised land located within an established residential area that is close to a range of facilities and services including education, transport and recreation;
- **Clauses 15.01-4S, 16.01-4S and 21.16-1** as it will utilise existing infrastructure and encourage increased housing densities and choice close to schools, commercial facilities and Sale's CBD. This will facilitate positive social, environmental and economic impacts to the local neighbourhood and wider community;
- **Clauses 15.01-3S, 15.01-5S, 16.01-3S, 21.04, 21.05-4 and 21.05-5** as it will provide for variability of lot size and facilitate housing diversity and increased density without having a negative impact upon the existing character within Sale's established residential area; and,
- **Clause 22.05** as it will not necessitate the construction of buildings that will impact upon the RAAF Base - East Sale.

The purpose of the zone and overlays:

The proposed development has been designed to comply with the purpose of **Clause 32.08** by:

- Encouraging development that respects the existing neighbourhood character of this part of Sale, which features a good mixture of densities; and
- Encouraging housing diversity and growth in an area that offers good access to a range of facilities and services.

The proposed development has been designed to comply with the purpose of **Clause 43.02** by not including any buildings that are greater than 15m height or that would visually detract from the existing streetscape or historical significance of the site.

Any matter required to be considered in the zone, overlay or other provision:

The proposed development has been designed to comply with the decision guidelines set out at **Clause 32.08-13** by:

- Promoting housing diversity and inter-connected neighbourhoods close to a range of community facilities and services; and,
- Facilitating in-fill development within an established residential area that that will not detrimentally impact on any of the surrounding and existing residential and commercial buildings in the surrounding area.

The proposed development has been designed to comply with the decision guidelines set out at **Clause 43.02** by avoiding the construction of any buildings exceeding 15 metres in height that would cause an impact upon the RAAF Base – East Sale.

The proposed removal of easement complies with the purpose of **Clause 52.02** insofar as the easement does not contain any assets and the existing dwelling at 165-167 Foster Street, for which the easement was created to allow connection to a water supply in Turnbull Street now enjoys access to reticulated water via a connection to a main in Foster Street, as shown overleaf.

Orderly Planning:

The proposed development has been designed to facilitate the more intense development of an underutilised site that is within close proximity of schools and commercial & recreational facilities without detracting from the character of Turnbull Street. This will increase housing diversity and density within Sale's established residential area. Council has consistently granted planning permits in similar circumstances. So, approval will represent a consistent, or orderly approach to planning.

The effect on the amenity of the area:

The proposed development will facilitate the construction of two new dwellings that have ample room to allow construction in accordance with the provisions of **Clause 54**, as shown opposite. This will mitigate against any amenity impacts.

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

The development will be drained to Council's reticulated drainage system in accordance with a drainage plan that it is assumed will be required through a condition in any permit granted. This will avoid land degradation or water quality impacts.

Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site

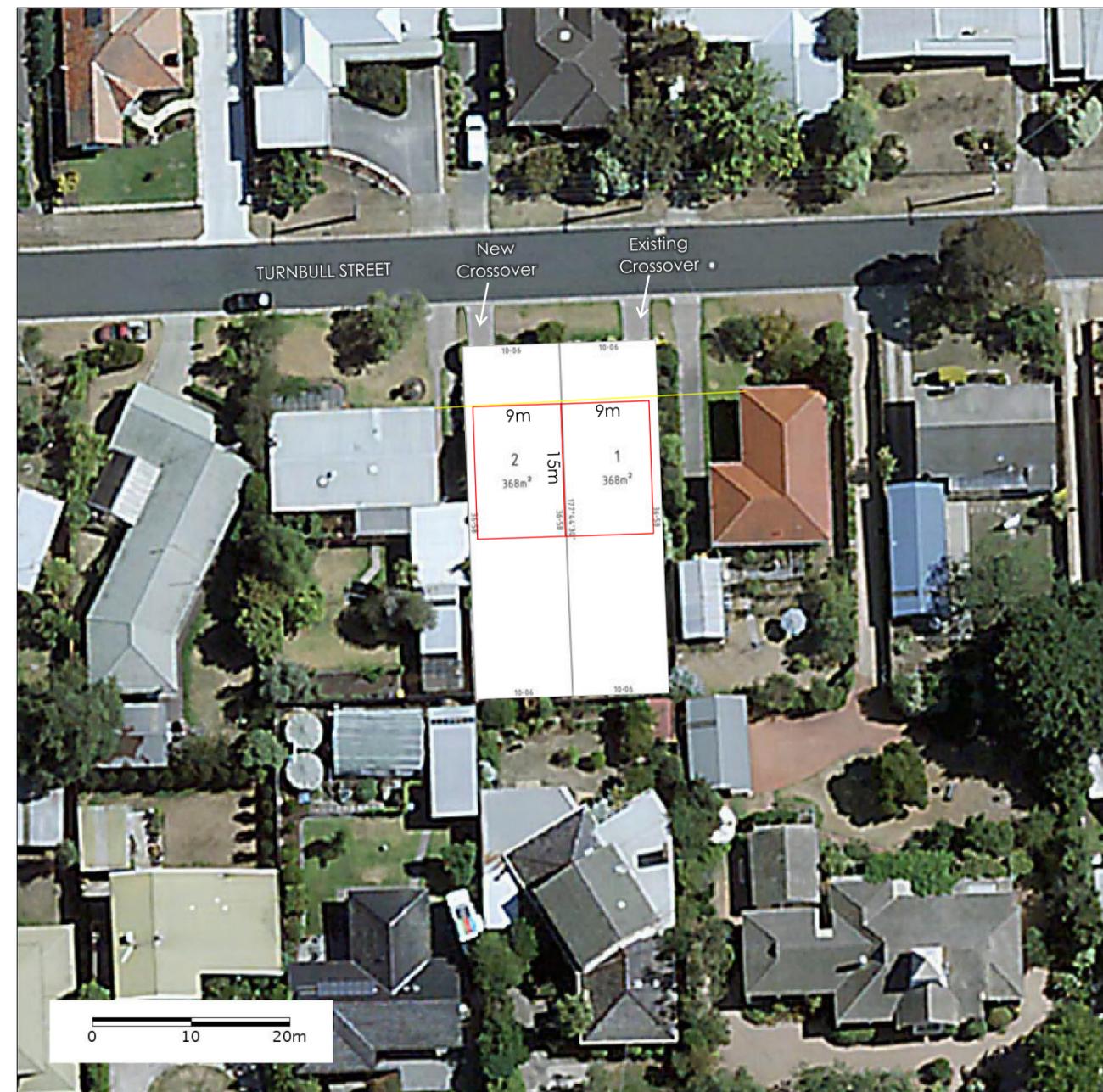
Stormwater quality will be maintained in accordance with the drainage plan that it is anticipated will be required through permit conditions.

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

No significant native vegetation will be impacted by the proposal.

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

No significant native vegetation, including street trees, will be impacted by the proposal.



The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard:

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

The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

Both proposed lots will contain ample space for loading/unloading associated with residential uses, as shown above.

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

Both lots will enjoy access via their own independent crossovers to the street. The information must be safe and efficient access and egress.

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

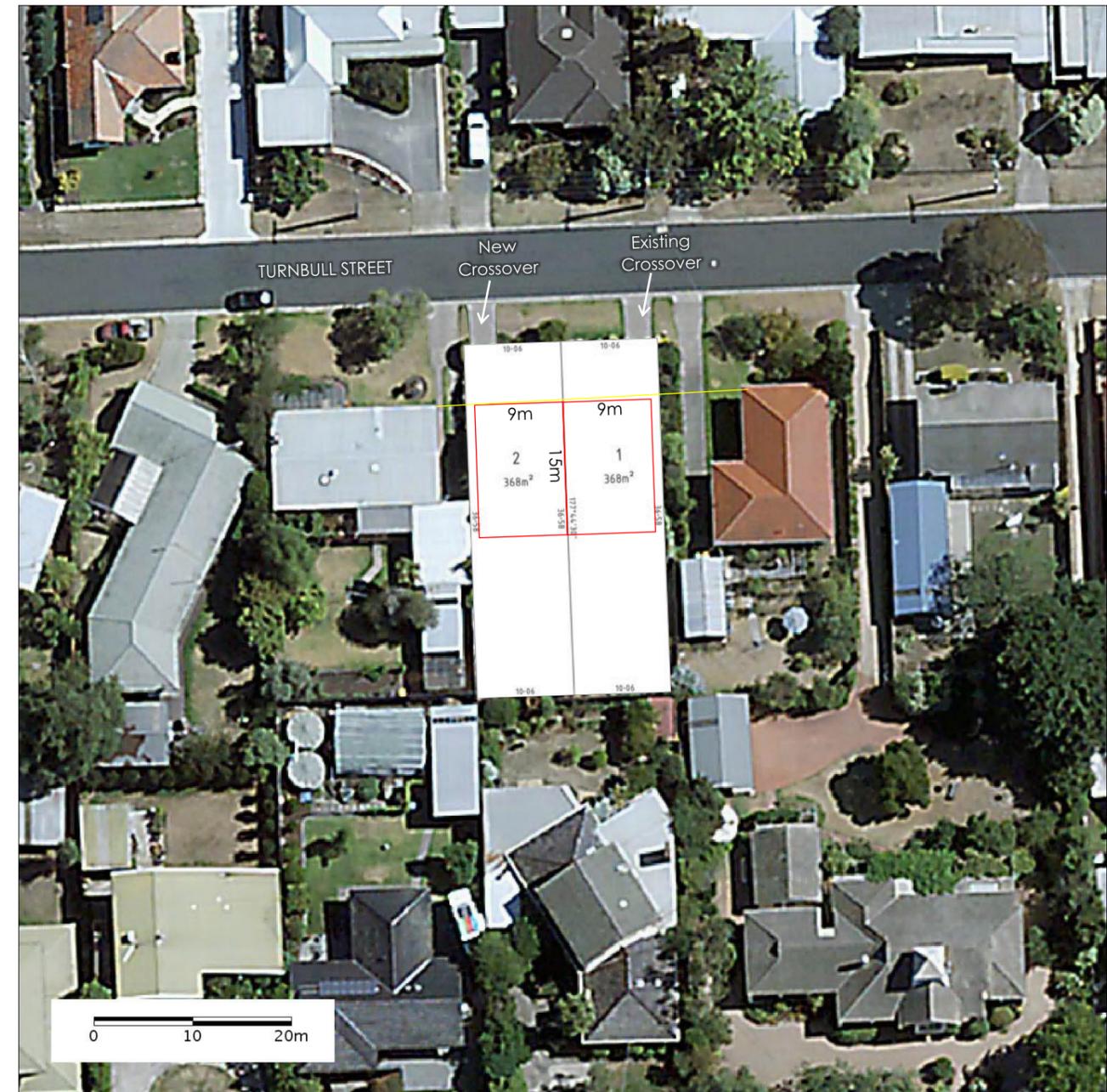
- The development will facilitate infill development of under-utilised land located within an established residential area that is close to a range of facilities & services;
- The development layout is demonstrated on the plan above. It will not require any new roads or common property;
- There remains ample space for carparking within each proposed lot;
- Both proposed lots will enjoy connection to all utility services in the area.

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ASSESSMENT AGAINST CLAUSE 56 (RESCODE)

Standard	Is the standard met?
C6	Yes. The proposed lots will have similar street frontages and areas as other medium density developments in this part of Sale. The proposed layout can also comfortably accommodate two proposed dwellings in a manner that will be in keeping with the character of the neighbourhood, as shown on the Design response plan opposite.
C8	Yes. Each proposed lot can accommodate a new dwelling that can comply with the requirements of Clause 54 , as shown opposite.
C9	Yes. Both proposed lots will have a lengthwise orientation within 3 degrees of due north.
C11	Not applicable. Common property is not required.
C21	Yes. Proposed Lot 1 will enjoy safe access to Turnbull Street via the existing concrete crossover at the eastern side of its frontage. Proposed Lot 2 will enjoy safe, direct access to Turnbull Street via a new concrete crossover at the western side of its frontage.
C22-25	Yes, reticulated sewer & water supply are available, but Sale doesn't have recycled water.
C26	Yes. The minimal site works necessary can be easily managed to avoid amenity impacts.
C27	Yes. Opportunities for shared trenching can be explored at development stage.
C28	Yes. Reticulated electricity, water, sewerage & telecommunications are available.

DESIGN RESPONSE PLAN



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PLAN OF SUBDIVISION	EDITION 1	PS 909791X
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LOCATION OF LAND PARISH: SALE TOWNSHIP: SALE SECTION: 16 CROWN ALLOTMENT: 4 (PART) TITLE REFERENCE: VOL. 8320 FOL. 970 LAST PLAN REFERENCE: TP 341899B (LOT 1) POSTAL ADDRESS: (at time of subdivision) 20 TURNBULL STREET SALE, VIC. 3850 MGA CO-ORDINATES: E: 506 470 ZONE: 55 (of approx centre of land N: 5 781 920 GDA 2020 in plan)	COUNCIL NAME: WELLINGTON SHIRE COUNCIL <div style="border: 2px solid red; padding: 5px; margin: 10px auto; width: 80%;"> <p style="color: red; font-size: small; margin: 0;">This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.</p> <p style="color: red; font-size: small; margin: 0;">By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p> </div>
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VESTING OF ROADS AND/OR RESERVES	NOTATIONS
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IDENTIFIER	COUNCIL/BODY/PERSON	
NIL	NIL	<u>OTHER PURPOSE OF PLAN.</u> <u>REMOVAL OF EASEMENT.</u> The easement for supply of water reserved by transfer B196087 and coloured blue on TP341899B is to be removed upon registration of this plan. <u>GROUND FOR REMOVAL</u> Direction in planning permit No. P /2022

NOTATIONS	
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DEPTH LIMITATION: DOES NOT APPLY

SURVEY:
This plan is based on survey.

STAGING:
This is not a staged subdivision.
Planning Permit No.

This survey has been connected to permanent marks No(s). 108, 215, 387 & 388
In Proclaimed Survey Area No. 12

EASEMENT INFORMATION

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

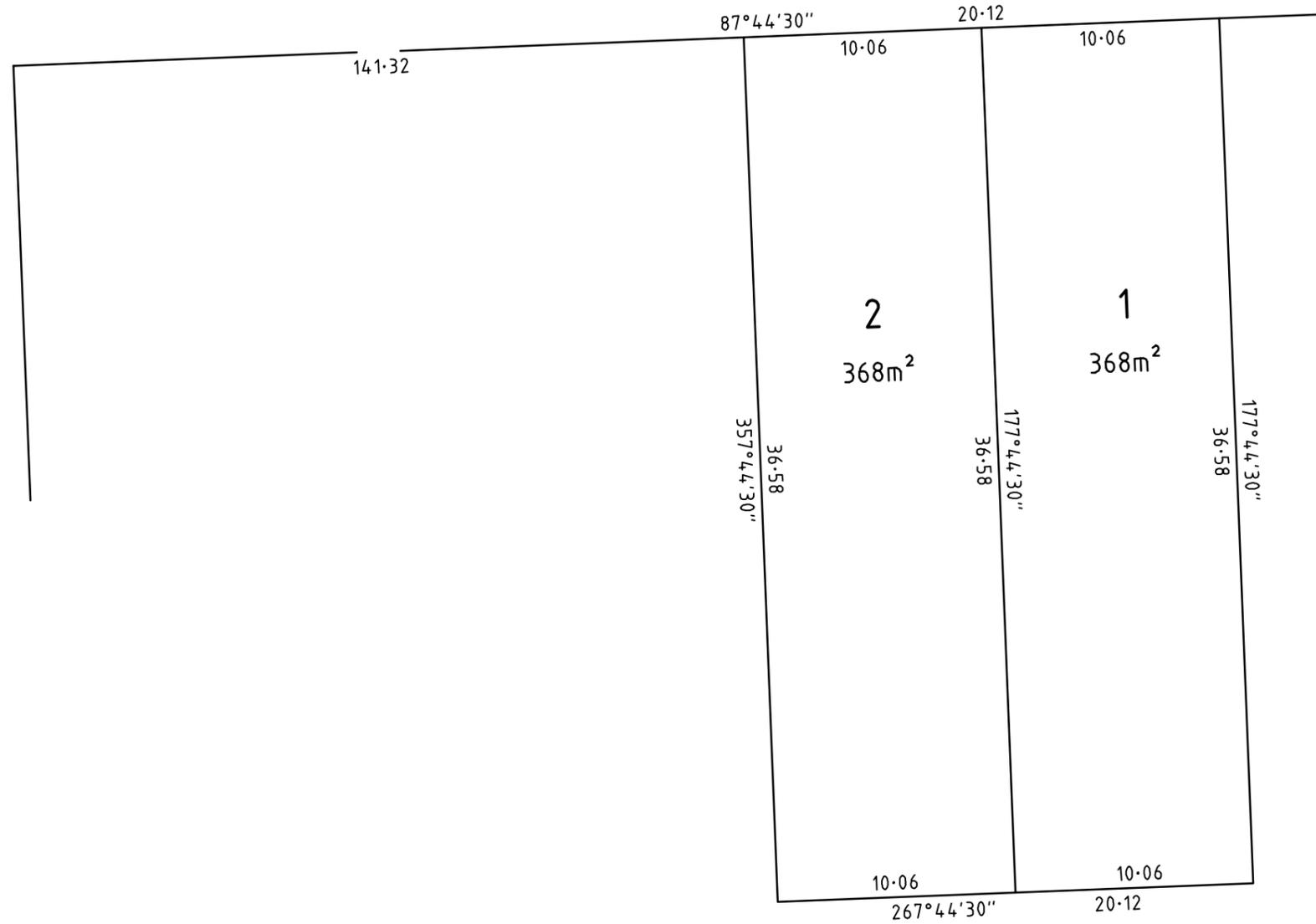
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
NIL	-	-	-	-

<p>Beveridge Williams development & infrastructure consultants Sole ph : 03 5144 3877 www.beveridgewilliams.com.au</p>	SURVEYORS FILE REF: 2201519 2201519-PS(v1).dwg	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2
	LICENSED SURVEYOR: JOHN JACKSON VERSION 1, DATE: 07/07/2022		

MGA 2020
 ZONE 55

MARKET STREET

TURNBULL STREET



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