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## Planning Report

Lots 1, 2 and 3 TP171995 and Allotment 14,  
Section 12A, Parish of Maryborough  
(Part of) 7 Sebastopol Road, Maryborough

Construction of 34 Dwellings (in a Bushfire Management  
Overlay), Removal of Native Vegetation & Car Parking  
Dispensation

Ref No: 3044 01556 (401)

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0	4.6.2025	Review	JP	MP
1	5.6.2025	Client Review	JP	MP
2	10.6.2025	Lodgement with Council	JP	MP
3	<b>9.10.2025</b>	<b>Response to Further information</b>	<b>JP</b>	<b>MP</b>
4	<b>27.10.2025</b>	<b>Dispensation of 15 car parks</b>	<b>MP</b>	<b>MP</b>

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## Attachments

Attachment 1	Copy of Title – Previously provided
Attachment 2	Feature Survey – Previously provided
Attachment 3	Site Analysis – Revised
Attachment 4	Design Response – Revised
Attachment 5	Development Plans – Revised
Attachment 6	Landscape Master Plan – Revised
Attachment 7	Clause 55 Assessment – Revised
Attachment 8	Arboricultural Impact Report – Previously provided
Attachment 9	Vegetation Assessment – Previously provided
Attachment 10	Bushfire Management Assessment – Previously provided
Attachment 11	Stormwater Management Plan – Previously provided
Attachment 12	Waste Management Plan - Revised
Attachment 13	Functional Layout Plans – Previously provided
Attachment 14	Traffic Impact Assessment
Attachment 15	YWCA Correspondence, 17.9.2025

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## 1 Introduction

Stantec has been engaged to prepare a Planning Permit Application for 34 dwellings in a Bushfire Management Overlay, removal of native vegetation & car parking dispensation, for a registered community housing provider on land identified as Lots 1, 2 and 3 TP171995 and Allotment 14, Section 12A, Parish of Maryborough – (Part of) 7 Sebastopol Road, Maryborough.

This revised report has been updated in response to Council’s request for further information of the 5<sup>th</sup> September, 2025.

## 2 Permit Triggers

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

>	<b>General Residential Zone</b>	32.08-7	Construction of two or more dwellings
>	<b>Bushfire Management Overlay</b>	44.06-2	Buildings and works associated with accommodation
	<b>Car Parking</b>	<b>52.06.2</b>	<b>Reduction in car parking</b>
	<b>Native Vegetation</b>	52.17-1	Removal of Native Vegetation

## 3 Subject Site and Context

The subject site is known as 7 Sebastopol Road with parcels located on the eastern and western side of Sebastopol Road, Maryborough, approximately 1 kilometre south-west of the town centre. The site consists of four titles as follows:

- > Vol. 12569 Fol. 081, Lot 1 on Title Plan 171995B
- > Vol. 12569 Fol. 082, Lots 2 and 3 on Title Plan 171995B
- > Vol. 05719 Fol. 711, Crown Allotment 14, Section 12A, Parish of Maryborough

The site is irregular in shape with an overall combined area of approximately 3.56 hectares. Lot 2 TP171995 is currently landlocked.



Figure 1 – Locality Plan – VicPlan

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A dwelling and associated outbuildings currently exist on Lot 1, with old stables located on Lot 3, with the remainder of the lots vacant of structures.

Surrounding land to the north-west is development for residential purposes at conventional densities, while residential land immediately to the north-east contains housing at lower densities. Single dwellings exist on parcels to the south-west, while land to the east is developed for commercial purposes and contains a number of businesses including a funeral home, bus depot and car dealership.

The two parcels of land on the western side of Sebastopol Road and land to the north-east and north-west are included within the General Residential Zone, while the two parcels of land on the eastern side of Sebastopol Road are included within the Commercial 2 Zone. Although containing a dwelling, land immediately to the south-west is included within Schedule 7 to the Public Use Zone (Other public use), while land to the north of Allotment 14 is included within the Special Use Zone 1 (Goldfields Reservoir, Ballarat Road, Maryborough).

The majority of the subject site and some surrounding land are also included within the Bushfire Management Overlay.

Sebastopol Road is constructed with a gravel surface and gravel shoulders. Above ground electricity is available along Sebastopol Road.

## 4 Proposal

It is proposed to develop the land on the western side of Sebastopol Road for 34 single storey dwellings for a registered community housing provider, to provide for long term tenancy leases.

A reserve will be created towards the north-west corner of this site to create a (drainage) reserve.

Land on the eastern side of Sebastopol Road will contain drainage infrastructure associated with the proposed housing development.

The dwellings will be contained on Lots 2 & 3 and will consist of a mixture of 2 and 3 bedrooms, with some dwellings being physically attached. A circular internal access road will service the majority of the dwellings, with 9 of the proposed dwellings having direct access to Sebastopol Road. Six (6) parallel 'visitor' parking spaces have been provided within the internal accessway to the development.

Each dwelling will have an outdoor alfresco area with direct access from the living/family room, along with individual secluded open space. In addition to this, an open reserve will be located to the west of the development.

The dwellings will be constructed using a mixture of brick veneer, Weathertex or Axon wall cladding, aluminium doors and window frames with Colorbond roof cladding and garage door. Other design and construction features include:

- > Reverse cycle air conditioning units.
- > Provision of 2,500lt water tanks.
- > Provision for bicycle storage on rear wall of garage.
- > 900mm x 1200mm 'circulation space'.
- > 'No step' entry from porch into dwelling.

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**Refer Attachment 5 for full details.**

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Waste collection will be via kerbside pickup – both to Sebastopol Road and from the internal access road.

Land on the eastern side of Sebastopol Road will contain drainage infrastructure and retarding basins associated with the development. **Refer to Stormwater Management Plan at Attachment 11.**

As part of this development, some native vegetation will require removal or will be deemed as being ‘consequentially lost’, with offsets provided where required:

Table 1: Trees to be removed

Tree Identification Numbers	Offsets required
(1, 2, 3, 4 – ‘Patch 2’), (24, 25, 26 – ‘(part of) Patch 1’), 27 (Tree D), 32 (Tree B)	YES
5, 6, 7, 8, 9, 12, 14, 33, 34	NO

Table 2 Trees to be ‘practically retained’ (consequential loss)

Tree Identification Numbers	Offsets required
13 (Tree A), (20, 21, 22, 23 – ‘(part of) Patch 1’), 35 (Tree C)	YES
10, 11, 15, 16, 17, 30, 31	NO

Table 3: Trees to be retained

Tree Identification Numbers	Offsets required
18, 19, 28, 29, 36, 37, 38, 39, 40	NO

**Refer to Attachments 8 & 9.**

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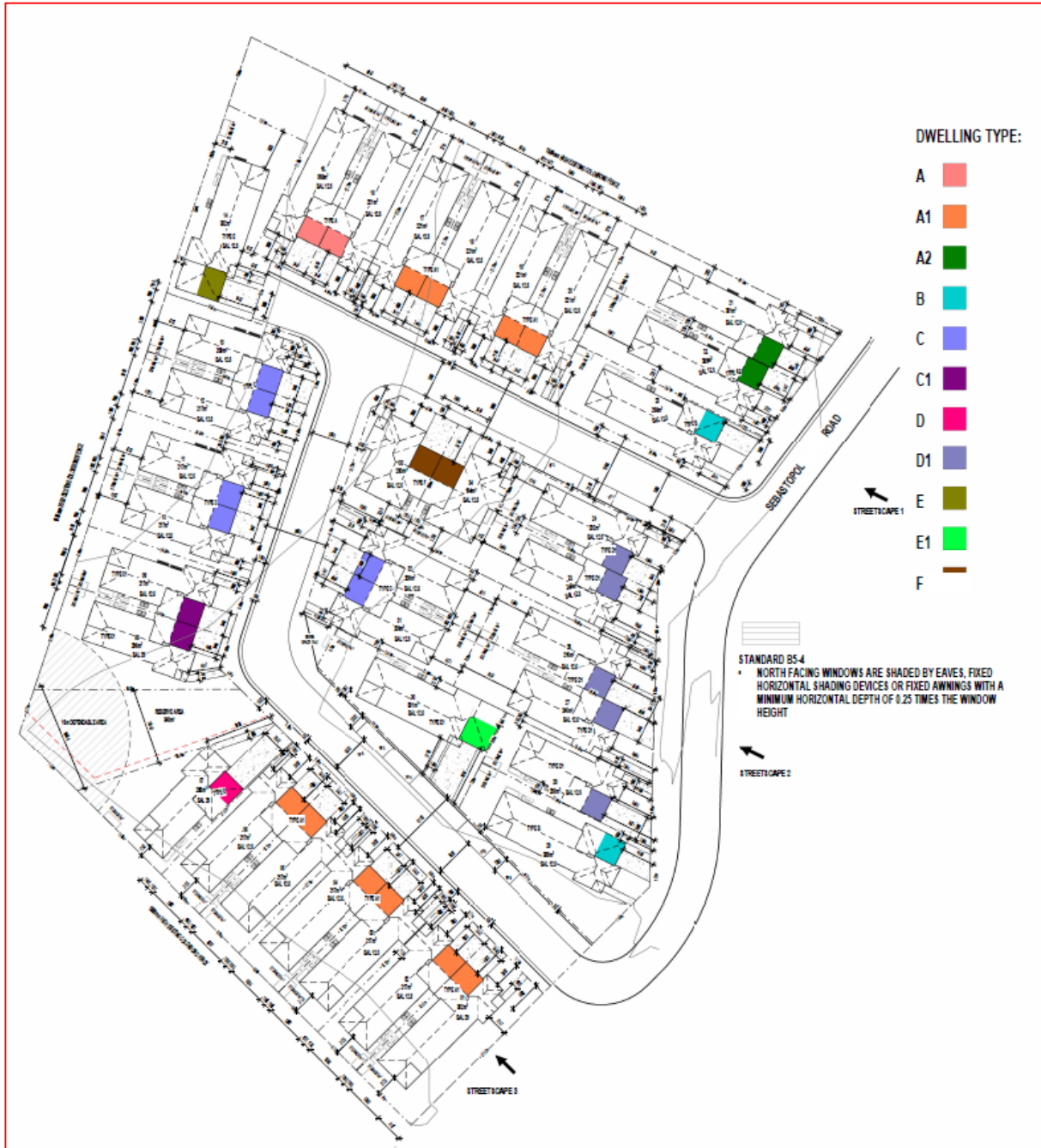


Figure 2 –Site Plan, Tony James Design, Issue 16

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## 5 Zoning

The subject site is situated within the General Residential Zone and Commercial 2 Zone.

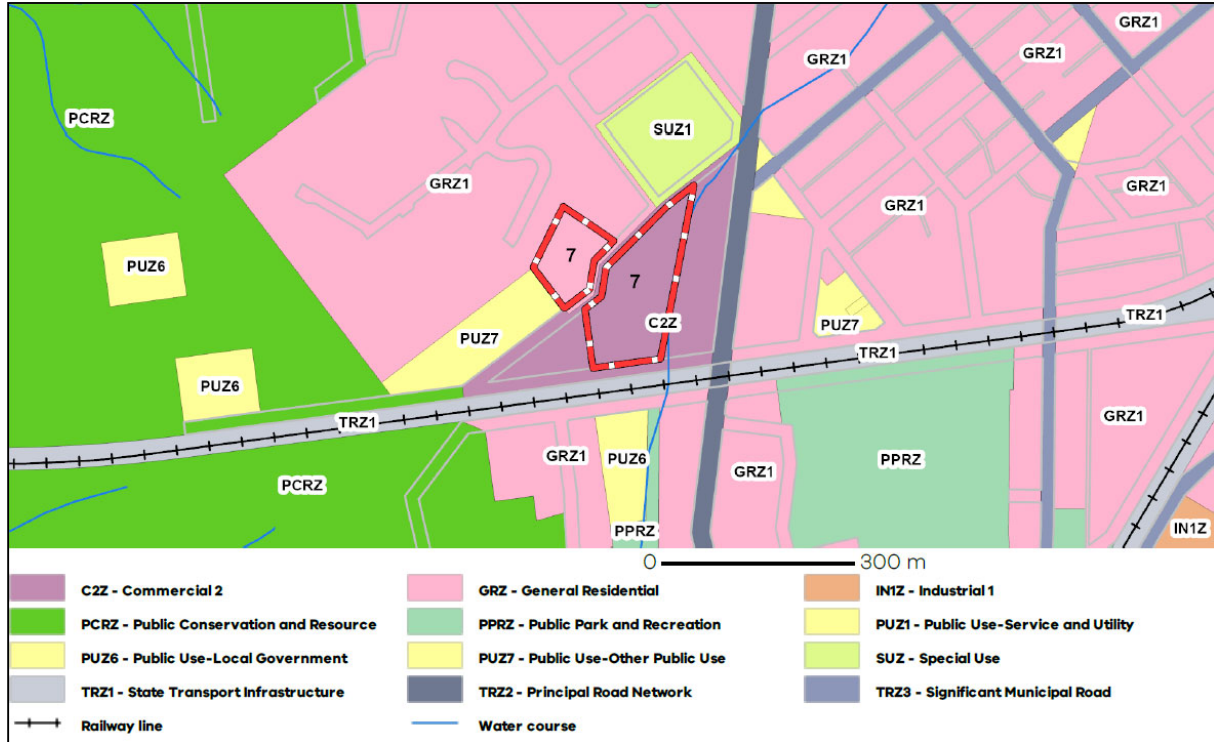


Figure 3 – Zoning Map – VicPlan

### 5.1 General Residential Zone

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.

**Response:** The proposal is consistent with the purpose of the zone in that it will provide for a variety of affordable housing types in a location that has access to public transport in the form of bus services along Derby Road, Clarke and Crimea Streets, and with access to educational, recreational, community and commercial facilities.

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### 5.1.1 Use

The use is defined as 'dwellings' which is included within the broader definition of 'accommodation'.

### 5.1.2 Garden area

Under the provisions of Clause 32.08-4, an application to construct a dwelling on a lot must provide a minimum garden area of 35% for lot sizes above 650 square metres.

**Response:** *Based on the above requirement, 3,498 square metres of the site is to be identified as 'garden area'. The proposal is considered to comply with this requirement as approximately 3,713 square metres of the site does not contain buildings, accessways or driveways, equating to approximately 37% including front and rear yards, nature strips and the open reserve to the west.*

### 5.1.3 Construction of two or more dwellings on a lot

Under Clause 32.08--7 of the Planning Scheme, a permit is required to construct two or more dwellings on a lot on land included within the General Residential Zone.

Before deciding on an application, the Responsibility Authority must consider the objectives, standards and decision guidelines of Clause 55.

**Response:** *Refer to the attached Clause 55 assessment for full details of all requirements relevant to this application.*

### 5.1.4 Decision Guidelines

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

- > The Municipal Planning Strategy and the Planning Policy Framework.
- > The purpose of this zone.
- > The objectives set out in a schedule to this zone.
- > Any other decision guidelines specified in a schedule to this zone.
- > 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.
- > For the construction and extension of two or more dwellings on a lot, dwellings on common property and residential buildings of three storeys or less, excluding a basement, the objectives, standards and decision guidelines of Clause 55.

**Response:** *The proposal is consistent with the purpose of the zone in that it will allow for diversity of housing types in a location with access to the services and transport. The development has been designed to expand access to secure, long-term rental housing in the town, with tenancy opportunities managed by a registered community housing provider. Prospective tenants are expected to be individuals or households on low to moderate incomes, aligned with local housing affordability needs. The design and layout of the facility is considered to be appropriate for the evolving neighbourhood character of the area and consistent with the relevant requirements of Clause 55.*

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## 5.2 Commercial 2 Zone

The purpose of the Commercial 2 Zone is:

- > To implement the Municipal Planning Strategy and the Planning Policy Framework.
- > To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.
- > To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.

**Response:** As previously mentioned, land on the eastern side of Sebastopol Road will contain drainage infrastructure and retarding basins associated with this residential development. This is considered to fall within the definition of 'minor utility installation' and therefore exempt under the provisions of Clause 62.01 for uses not requiring a permit and 62.02-1, buildings and works no requiring a permit.

Refer Section 9 for further details.

## 6 Overlays

### 6.1 Bushfire Management Overlay

The subject site is also included within the Bushfire Management Overlay.

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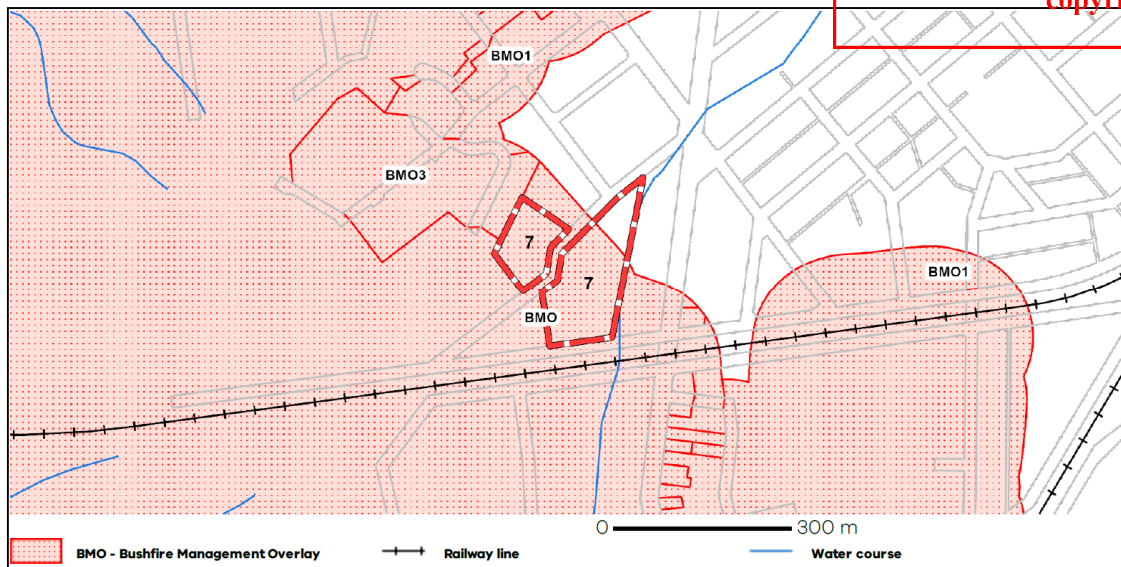


Figure 4 – Bushfire Management Overlay – VicPlan

The purpose of the Bushfire Management Overlay is:

- > To implement the Municipal Planning Strategy and the Planning Policy Framework.
- > To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- > To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- > To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.

### 6.1.1 Buildings and Works

Under the provisions of Clause 44.06-2 of the Planning Scheme, a permit is required to construct a building or construct or carry out works associated with land used for accommodation.

**Response:** *This application will facilitate approval under the above provision.*

### 6.1.2 Application Requirements

Under the provisions of Clause 44.06-4, an application must meet the requirements of Clause 53.02 unless the application meets all of the requirements specified in a schedule to this overlay. A schedule to this overlay may specify substitute approved measures, additional alternative measures and additional or substitute decision guidelines for the purposes of Clause 53.02.

**Response:** *Refer to the attached 'Bushfire Management Statement' for full details.*

### 6.1.3 Exemption from Notice and Review

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, unless a schedule to this overlay specifies otherwise.

**Response:** *Under the provisions of the Bushfire Management Overlay, the application is exempt from notice and third-party appeal provisions.*

## 7 Particular Provisions

### 7.1 Carparking

Under the provisions of Clause 52.06.2, before a new use commences, the number of car parking spaces required under Clause 52.06-5 must be provided to the satisfaction of the responsible authority.

Table 1 contained in Clause 52-06-5 of the Planning Scheme states that carparking for residential development must be provided at a ratio of 1 space to each two-bedroom dwelling plus 2 spaces to each 3-bedroom dwelling. In addition, 1 visitor space is to be provided to every five dwellings for developments of five or more dwellings.

**Clause 52.06-7 of the Planning Scheme allows for the reduction in the provision of parking spaces required.**

**Response:** *Based on the above requirements, a total of 58 carparking must be provided as follows:*

- > 2-bedroom dwellings (16 on total) – 16
- > 3-bedroom dwellings (18 in total) – 36
- > Visitor spaces (6.8) – 6

**A total of 43 spaces have been provided by way of:**

- > 34 single car garages provided for each dwelling.
- > 3 visitor or second spaces in front of garage to Dwelling 14, 23 and 30.
- > 6 visitor parking spaces on internal accessway.

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A Traffic Impact Assessment Report has been prepared by Salt<sup>3</sup>, Attachment 14. The document must not be used for any purpose which may breach any copyright.

As part of their review, the following was concluded in relation to the anticipated demand and applicable ratio against the Planning Scheme requirements:

- > Anticipated vehicle ownership based on 2021 Census data for Maryborough of 1.5 vehicles per 3 bedroom dwelling.
- > Based on 18, 3 bedroom dwellings at 1.5 vehicles per dwelling, 27 spaces would be required.
- > 21 spaces have been provided, 18 by single garages, 3 tandem spaces (dwellings 14, 23 and 30).
- > Short fall of 6 spaces.

As a result, a reduction in parking requirements of 6 spaces is required. Salt<sup>3</sup> assessment includes the above documented vehicle ownership for Maryborough, anticipated vehicle ownership of tenants, possibility of parking small to medium size vehicles in driveway and the proximity of the site to public bus services. The assessment concluded that appropriate parking as been provided for within the development.

## 7.2 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.

**Response:** As part of this development, some native vegetation will require removal, or will be deemed as 'lost', with offsets provided where required, considering the Mitigation Hierarchy of avoid, minimise and offset. **Refer to Attachments 8 & 9.**

Table 1: Trees to be removed

Tree Identification Numbers	Offsets required
(1, 2, 3, 4 – 'Patch 2'), (24, 25, 26 – '(part of Patch 1)'), 27 (Tree D), 32 (Tree B)	YES
5, 6, 7, 8, 9, 12, 14, 33, 34	NO

Table 2 Trees to be 'practically retained' (consequential loss)

Tree Identification Numbers	Offsets required
13 (Tree A), (20, 21, 22, 23 – '(part of) Patch 1'), 35 (Tree C)	YES
10, 11, 15, 16, 17, 30, 31	NO

Table 3: Trees to be retained

Tree Identification Numbers	Offsets required
18, 19, 28, 29, 36, 37, 38, 39, 40	NO

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### 7.3 Bicycle Facilities

Clause 52.34 aims to encourage cycling as a mode of transport and to provide secure, accessible and convenient bicycle parking spaces and associated shower and change facilities. Clause 52.34-1 states that a new use must not commence or the floor area of an existing use must not be increased until the required bicycle facilities and associated signage has been provided on the land.

The tables to Clause 52.34-5 states that 1 bicycle space is required to each 5 dwellings in developments of four or more storeys.

**Response:** *As this development is single storey, no bicycle spaces are required under the Table 1 to Clause 52.34-5. However, the development has made provision for bicycle storage on the rear wall of each garage.*

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### 7.4 Bushfire Planning

The purpose of Clause 53.02 is:

- > To implement the Municipal Planning Strategy and the Planning Policy Framework.
- > To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- > To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.
- > To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.
- > To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.

These provisions apply to an application to construct a building or construct or carry out works under the provisions of the Bushfire Management Overlay.

**Response:** *Refer to the attached 'Bushfire Management Statement' for full details.*

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### 7.5 Stormwater Management in Urban Development

The purpose of Clause 53.18 is to ensure that stormwater in urban development, including retention, reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

#### 7.5.1 Stormwater Management for Buildings and Works

An application to construct a building or construct or carry out works must meet the objections of and should meet all of the standards of Clause 53.18-5 and 53.18-6 and must be accompanied by details of the proposed stormwater management system, including drainage works and retention, detention and discharges of stormwater to the drainage system.

**Response:** *A drainage reserve is provided towards the northeast corner of the site.*

*As previously mentioned, land on the eastern side of Sebastopol Road will contain drainage infrastructure and retarding basins associated with the residential development.*

*Refer to Attachment 11 for further details.*

**7.5.2 Site Management Objectives**

Clause 53.18-6, site management, aims to protect drainage infrastructure and receiving waters from sedimentation and contamination and to protect the site and surrounding area from environmental degradation prior to and during construction of subdivision works.

*Response: Approval for this project is yet to be obtained. As a result, site management during the construction phase is currently unknown as no contracts have been entered into at this early stage. However, it is anticipated that appropriate measures will be undertaken during construction works to ensure that the site and surrounding area, including erosion and sediment, stormwater, litter, concrete and other construction waste and chemical contamination are appropriately managed during the construction stage as required by Clause 53.18-6 and can be dealt with via a permit condition.*

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**8 General Provisions**

**8.1.1 Uses Not Requiring a Permit**

Under the provisions of Clause 61.01, any requirement in this scheme relating to the use of land, other than a requirement in the Public Conservation and Resource Zone, does not apply to the use of land for a minor utility installation. Minor utility installation is defined as “land used for a utility installation comprising any of the following .... b) storm or flood water drains or retarding basins; ....”

*Response: It is therefore considered that the use of the drainage infrastructure and retarding basin proposed on the eastern side of Sebastopol Road in association with the development of the residential falls within the definition of ‘minor utility installation’ and therefore exempt under the provisions of Clause 62.01 for uses not requiring a permit. Should any easements be required, these shall be provided to the satisfaction of the Responsible Authority.*

**8.1.2 Buildings and works not requiring a permit**

Under the provisions of Clause 61.02-1, any requirement in this scheme relating to the construction of a building or the construction or carrying out of works, other than a requirement in the Public Conservation and Resource Zone, does not apply to buildings and works associated with a minor utility installation.

*Response: It is therefore considered that the construction or carrying out of works associated with the drainage infrastructure and retarding basin proposed on the eastern side of Sebastopol Road in association with the development of the residential falls within the definition of ‘minor utility installation’ and therefore exempt under the provisions of Clause 62.02-1 from requiring a permit.*

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**9 Decision Guidelines**

Under the provisions of Clause 65.01, before deciding on an application or approval of a plan, the responsible authority must also consider the following relevant decision guidelines:

- > The matters set out in section 60 of the Act.
- > Any significant effects the environment, including the contamination of land, may have on the use or development.
- > The Municipal Planning Strategy and the Planning Policy Framework.

- > The purpose of the zone, overlay or other provision.
- > Any matter required to be considered in the zone, overlay or other provision.
- > The orderly planning of the area.
- > The effect on the environment, human health and amenity of the area.
- > The proximity of the land to any public land.
- > Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- > Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- > The extent and character of native vegetation and the likelihood of its destruction.
- > Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- > 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 adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.
- > The impact the use or development will have on the current and future development and operation of the transport system.

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**Response:** As outlined throughout this report, it is considered the proposal is appropriate for this location with supporting reports and documentation demonstrating the site can provide all necessary services required for a residential development. In addition, supporting documentation also demonstrates appropriate regard has been given to mitigating any bushfire or flooding hazards.

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## 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

**02.03-6 – Housing** – Council seeks to manage the development of housing in its townships and settlements, as relevant, by:

- > Prioritising the provision of innovative residential housing that is energy efficient and affordable.
- > Prioritising and facilitating urban consolidation on existing residential lots in Maryborough, Carisbrook and Dunolly.
- > Exploring the provision of affordable housing options for the community in collaboration with housing associations and specialist housing providers on Crown land.

**02.03-9 – Infrastructure – Integrated Water Management** – Council seeks to improve integrated water management by:

- > Ensuring residential development occurs in areas where sewerage, water, power and telecommunication infrastructure can be provided.
- > Ensuring that landscaping responds to integrated stormwater management.

- > Prioritising the implementation of water sensitive urban design and the provision of rainwater tanks in new developments to supply water for toilet flushing, garden irrigation and cold water laundry

**02.04 – Central Goldfields Strategic Framework Plans** – Maryborough is identified in the Central Goldfields Shire Settlement Plan as ‘Urban consolidation’ with the subject site located within the Township boundary. The periphery of Maryborough is identified as ‘Bushfire Management Overlay’ in the Central Goldfields Environmental Hazards Plan.

## 10.2 Planning Policy Framework

**11.01-1S – Settlement** – This policy aims to promote 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:

- > Support sustainable development of the regional centres including Maryborough.
- > Create and reinforce settlement boundaries.
- > Plan for development and investment opportunities along existing and planned transport infrastructure.
- > Limit urban sprawl and direct growth into existing settlements.
- > Promote and capitalise on opportunities for urban renewal and infill redevelopment.

**11.01-1R – Settlement – Loddon Mallee South** – A relevant strategy of which is to manage and support growth in Castlemaine, Gisborne, Kyneton and Maryborough as employment and service hubs that reinforce the network of communities in the region.

**11.01-1L – Settlement – Central Goldfields** – This policy aims to achieve a sustainable urban form for townships and settlements by containing future development within the township boundaries shown on the township maps, by providing a diverse range of land types and lot sizes in areas where there is existing infrastructure to meet the needs of the future population and prioritising the development of a wide variety of housing options, including townhouses, apartments and specifically designed aged persons’ housing in Maryborough and other district centres of the Shire.

**11.02-1S – Supply of Urban Land** – This policy aims to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses by ensuring the ongoing provision of land and supporting infrastructure to support sustainable urban development and consider opportunities for the consolidation, redevelopment and intensification of existing urban areas.

**11.03-2S – Growth Areas** – Aims to locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits. Strategies to achieve this include

- > Concentrate urban expansion into growth areas that are served by high-capacity public transport
- > Encourage average overall residential densities in the growth areas of a minimum of 15 dwellings per net developable hectare, and over time, seek an overall increase in residential densities to more than 20 dwellings per net developable hectare.
- > Provide a diversity of housing type and distribution.

**12.01-1S – Protection of Biodiversity** – This policy aims to assist the protection and conservation of Victoria’s biodiversity.

**12.01-1L – Protection of Biodiversity – Central Goldfields** – the objective of which is to protect and enhance remnant vegetation and wildlife corridors for their biodiversity value in the Box Ironbark Forests.

**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.

**13.02-1S – Bushfire Planning** – This policy aims to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life. This policy must be applied to all planning and decision making under the *Planning and Environment Act 1987* relating to land which is within a designated bushfire prone area or subject to a Bushfire Management Overlay.

Strategies include giving priority to the protection of human life, identifying bushfire hazards and undertake appropriate risk assessment, planning to strengthen the resilience of settlements and communities and prioritise protection of human life. In a bushfire prone area designated in accordance with regulations made under the *Building Act 1993*, bushfire risk should be considered when assessing planning applications for accommodation.

**15.01-5S – Neighbourhood Character** – The objective of which is to recognise, support and protect neighbourhood character, cultural identity, and sense of place.

**16.01-1S – Housing Supply** – Aims to facilitate well-located, integrated and diverse housing that meets community needs by facilitating diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types and supporting opportunities for a range of income groups to choose housing in well-serviced locations.

**16.01-2S – Housing Affordability** – The objective of which it to deliver more affordable housing closer to jobs, transport and services. Relevant strategies include:

- > Improve housing affordability by:
  - Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
  - Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.
- > Increase the supply of well-located affordable housing by:
  - Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.
  - Ensuring the redevelopment and renewal of public housing stock better meets community needs.

**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.

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

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### 11 Conclusion

The proposed residential development is consistent with the State and Local Planning Policy context in relation to residential development that provides for a widening of housing diversity through a mix of housing types and supporting opportunities for a range of income groups to choose housing in well-serviced locations, as outlined by Clause 16.01-1S, housing supply and Clause 16.01-2S, housing affordability, by encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes and increasing the supply of well-located affordable housing by facilitating a mix of private, affordable and social housing in suburbs and urban renewal precincts.

Appropriate bushfire protection measures are able to be implemented for the site minimising any threat to life or property.

The native vegetation which will be removed or will be deemed as being 'consequentially lost', will have relevant offsets provided where required, with vegetation retained where possible.

It is considered the proposal accords with the purpose of the General Residential Zone in providing for a variety of housing types and more importantly, provides for much needed affordable housing.

For the reasons outlined in this report, it is considered the development of residential development on the site is appropriate and should therefore be supported by Council.

## ADVERTISED PLAN

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