

In order to create livable towns and suburbs a planning permit is required for all subdivisions in the General Residential Zone (GRZ), Low Density Residential Zone (LDRZ) and the Township Zone (TZ).

Suitable areas for residential subdivision are identified in the town structure plans of Clause 21.09 and the Development Plan Overlays of the Campaspe Planning Scheme.

All proposals are assessed against the requirements of the zone as well as relevant council strategies and policies and the relevant Clause 56 (commonly known as Rescode) requirements of the Scheme.

Clause 56

Clause 56 sets out objectives that must be met and standards that should be met. Standards can be varied if the objective is met.

Areas that Clause 56 covers are:

- Context and design response
- Policy implementation
- Liveable and sustainable communities
- Lot design
- Urban landscape
- Access and mobility management
- Integrated water management
- Site management
- Utilities
- Transitional arrangements

Each zone highlights the relevant sections of Clause 56 that must be addressed. This is determined by the number of lots proposed.

All subdivision applications are required to address Clause 22.07 Water Sensitive

Urban Design (Stormwater Management) Policy.

Applications are also required to consider the Campaspe Urban design guidelines 2012 for larger residential estates.

Open Space Contribution

Where land is not set aside for open space, any subdivision of more than two lots in the GRZ or TZ is required to pay an open spaces contribution to the council of 5% of the value of the land. Subdivisions in the LDRZ are required to pay 2.5%. This is outlined in Clause 52.01 of the Scheme.

Open Space Contributions enable the council to provide, upgrade and maintain public parks and facilities for new households.



Source: <http://www.envirodevelopment.com.au>

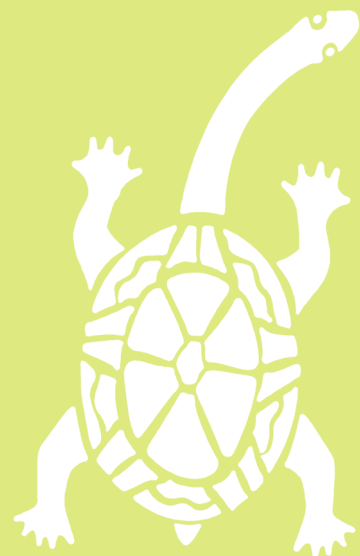
Lot Sizes

Whilst there is no minimum lot size for residential subdivisions there is a requirement to show building envelopes on lots between 300 – 500 sqm. The building envelope should meet the standards of Clause 54, as specified in Clause 56.04-2 Standard C8.

Mandatory Application Requirements:

- Application form, completed and signed
- A full current copy of Certificate of Title
- Application Fee
- All information as outlined in the application requirements relevant zones and/or overlays and/or particular provisions
- Plans as appropriate [dimensioned and to scale (A4 or A3)]
- Written justification for the proposal in response to the decision guidelines of the relevant clauses.

Weblinks and other information is available online at www.campaspe.vic.gov.au



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Building envelopes will be specified in the Plan of Subdivision or as a Section 173 Agreement. Any variation to the envelope will require Council approval.

Lots of less than 300 sqm will require a planning permit for development.

Making an Application

The following information must be submitted for consideration of an application;

- Site and context description
 - The site and context description may use a site plan, photographs or other techniques to describe the actual site and the surrounding lot configurations and styles.
 - Plans drawn to scale and dimensioned which show;
 - Site shape, size, dimensions and orientation
 - Levels and contours
 - Natural features
 - The siting and use of existing buildings.
 - Street features
 - Access points

- Drains and easements
- Any other notable feature.
- Subdivision design response that explains how the proposed design;
 - Derives from and responds to the site and context description.
 - Responds to any site and context features for the area identified in a local planning policy or Overlay.
 - Responds to any relevant objective, policy, strategy or plan set out for the area in this scheme.
 - Meets the relevant objectives of Clause 56.
 - Building and envelope setbacks.
 - The provision of open space.
 - Walls on boundaries and lengths.

The following are matters that Council will consider, and should be addressed in your application.

- The State and Local Planning Policy.
- The pattern of subdivision and the neighbourhood character.
- The objectives and standards of Clause 56.

A member of planning is available to answer any queries, please do not hesitate to contact us.



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