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SHIRE OF KYNETON
PLANNING APPLICATION NO. 2775

DATE RECEIVED:

DATE MEETING:

APPLICANT: K.R. & R. BUCHANAN

OWNER:

SURVEYOR: J. A. HARRIS.

DESCRIPTION/LOCATION OF SITE: Part. CA 38 & 41
PARISH CARLSRUHE,
Abbotter 8 Rd.

DETAIL OF APPLICATION:

To subdivide (CHARTER TYPE DEVELOPMENT) INCLUDING WATER/OPEN SPACE
in accord with submission Average lot size 2 AC. (*)
RECOMMENDATION: (APPROVAL SUBJECT TO) (REFUSAL ON GROUNDS)

MELVILLE DRIVE From eastern boundary of lot 10
eastward deleted — Fine Access Easement.

12 18 32 12
The corporate body shall be responsible for the
proper maintenance of all private facilities including
water, private roads and open space. to the
Satisfaction of the Council.

APPROVALS:

- ① Allotments only to be used for pastoral purposes, excluding piggeries, kennels, and poultry farms, without the prior permission of Council.
- ② All dwellings to be constructed are to be of 1000 square feet (90 square metres) minimum area.
- ③ Allotments are not to be cleared or timber felled without the prior permission of Council.
4. Subdivider to contribute an amount of _____ of the site value of the land/lot in accord with the provisions of Section 569 of the Local Government Act 1958.
5. Subdivider/applicant to contribute to Council an amount of \$ _____ for the upgrading of Government Roads serving the subdivision.
- ⑥ That private streets and drainage are constructed at the cost of the subdivider to the stage of 18' Sealed Pavement, in accord with plans and specifications prepared by the subdivider and approved by Council.
7. Each and every allotment to be served by a water main, and other capital works as required in accordance with the direction of the Water Trust at the full cost of the subdivider.
8. Each and every allotment to be served by a sewer main, and other capital works as required in accordance with the directions of the Kyneton Sewerage Authority at the full cost of the subdivider.

* Justification for lesser lot size than 3 Acs, in the fact that Recreational fee paid together with 30 Acs of private open space.
— also pilot scheme of this type.
ACQUISITION FOR ROAD WIDENING.

9. That a topographic plan of the area be submitted setting out all natural features and improvements and that suitable easements be created where directed by the Council.
10. The applicant to comply with all requirements of other Statutory bodies and Government Departments.
11. A building permit being obtained immediately for the shed and dwelling and the dwelling being completed within two years.
12. The prior approval of the Council of all waste disposal systems pertaining to proposed dwellings.
13. The allotment being serviced by a Water Trust approved water main.
14. The proposed use is not to cause any detriment to the amenity of the area/neighbourhood by the emission of noise, dust, odour, or the like.
15. Compliance with all requirements of the Health Act and any applicable regulations.
16. The applicant be advised that Council will not undertake to improve road access to the site.
17. Allotment sizes to be as follows:
 - 80% of site min. area 7000 square ft min. frontage 60ft (18.3m)
(650 sq. metres)
 - 10% of site min. area 6500 square ft min. frontage 55ft (16.8m)
(604 sq. metres)
 - 10% of site min. area 5750 square ft min. frontage 50ft (15.2m)
(534 sq. metres)

REFUSALS:

1. The application does not comply with the adopted policy of minimum allotment area of
2. The land is considered to be a viable farm.
3. This development is considered to be detrimental to the amenity of the area/neighbourhood.
4. Adequate services are not presently available to the site.
5. The proposed use is not appropriate having regard to the planning policy for the area.