

DATE RECEIVED: 5. NOVEMBER 1980 DATE MEETING:.....

OWNER: K. R. &amp; J. R. BUCHANAN, 1 YEA ROAD, HUME VALLEY

APPLICANT: JAMES A. HARKIS &amp; ASSOC. 282 WHITEHORSE RD, BOX HILL

SURVEYOR:.....

DESCRIPTION/LOCATION OF SITE: PART CROWN PORTIONS 38 & 41  
PARTSH. EDGECOMBE ROAD, PARISH OF CARLSWHEDETAIL OF APPLICATION: CLUSTER REDEVELOPMENT, CREATING 3 CLUSTER  
UNITS PER EXISTING CLUSTER ALLOTMENT, TO ALLOW FOR  
CONSTRUCTION OF 3 HOLIDAY UNITS PER EXISTING ALLOTMENT  
(includes Indoor Pool Sports Stadium)

RECOMMENDATION:....(APPROVED SUBJECT TO) / (REFUSAL ON GROUNDS).

Permit to have no more than 10 units per lot  
detail plan of subdivision submitted  
to and approved by Council  
All other conditions of the original  
approval are to be observed.

APPROVALS:

1. In addition to the erection of an approved dwelling and outbuildings 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 not to be cleared or timber felled without the prior permission of Council.
4. Subdivider to contribute to Council an amount of \$ for the upgrading of Government Roads serving the subdivision.
5. That private streets and drainage are constructed at the cost of the subdivider to the stage of in accord with plans and specifications prepared by the subdivider and approved by Council.
6. 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.
7. 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.
8. 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.

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Planned  
Report

9. The subdivider to comply with all requirements of other Statutory bodies and Government departments.
10. A building permit being obtained immediately for the shed and dwelling and the dwelling being completed within two years.
11. The prior approval of the Council of all waste disposal systems pertaining to the building.
12. The allotment being serviced by a Water Trust approved water main.
13. 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.
14. Compliance with all requirements of the Health Act and any applicable regulations.
15. The applicant be advised that Council will not undertake to improve road access to the site.
16. Allotment sizes to be as follows:
  - 80% of site min. area 7000 sq. ft. min. frontage 60 ft. (18.3m).  
(650 sq. metres)
  - 10% " " " " " " " " 6500 sq. ft. min. frontage 55 ft. (16.8m).  
(604 sq. metres)
  - 10% " " " " " " " " 5750 sq. ft. min. frontage 50 ft. (15.2m).  
(534 sq. metres)
17. Prior to the commencement of any dwelling, suitable private roads and turning bays be constructed to provide ready access by fire fighting trucks and equipment.
18. That all future buildings be set back at least 20 metres from the boundary of the C. R. B. Main Roads to allow for possible future road requirements.

**NOTE:**

Subdivider to contribute an amount of \$ \_\_\_\_\_ of the site value of the land in accord with the provisions of Section 569 of the Local Government Act, 1958.

**REFUSALS:**

1. The application does not comply with the adopted policy of minimum allotment area of \_\_\_\_\_
2. The land is considered to be more suitable for farming purposes as a single parcel.
3. The 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.