

Form 2

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

The land affected by the application is located at:	19 Reynolds Street PAYNESVILLE 3880 Lot: 51 LP: 21059
The application is for a permit to:	Two Lot Subdivision
The applicant for the permit is:	MJ Reddie Surveys
The application reference number is:	5.2024.354.1

You may look at the application and any documents that support the application free of charge at: <https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must

- ◆ **be made to the Responsible Authority in writing,**
- ◆ **include the reasons for the objection, and**
- ◆ **state how the objector would be affected.**

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

The Responsible Authority will not decide on the application before:	Subject to the applicant giving notice
---	---

If you object, the Responsible Authority will tell you its decision.

April McDonald

From: Snapforms Notifications <no-reply@snapforms.com.au>
Sent: Tuesday, 15 October 2024 1:25 PM
To: Planning Unit Administration
Subject: Planning Permit application
Attachments: 24-08-75 (PS V1) Model ().pdf; TITLE (Full).PDF; 24-08-75 (SA) Model (1).pdf; Clause 56.pdf; 9.10.2024, 11_23 AM.pdf

Planning Permit Application

A Planning Permit Application' has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

Name: Luke Reddie

Business trading name: MJ Reddie Surveys

Email address:

Postal address : 21 Olive avenue, Harkaway VIC 3806

Work phone number: 97074117

Owner's name: Bruce David Welsh & Donna Joy Welsh

Owner's email address:

Owner's postal address:

Street number: 19

Street name: Reynolds Street

Town: Paynesville

Post code: 3880

Lot number: 51

Plan number: LP21059

Crown allotment number: 141 (Part)

Parish/Township name: Bairnsdale

Plan type: Plan of subdivision

Please upload a copy of plan: [24-08-75 \(PS V1\) Model \(\).pdf](#)

Has there been a pre-application meeting: No

Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?: No

Will the proposal result in a breach of a registered covenant restriction or agreement?: No

Description of proposal - Describe the use, development or other matter which requires a permit: 2 lot subdivision

Existing conditions - Describe how the land is used and developed now: Residential Dwelling

Estimated cost of development. Note: You may be required to verify this estimate: 0

Title (must have been generated within the past 30 days: [TITLE \(Full\).PDF](#)

1. Supporting information/reports: [24-08-75 \(SA\) Model \(1\).pdf](#)

2. Supporting information/reports: [Clause 56.pdf](#)

3. Supporting information/reports: [9.10.2024, 11 23 AM.pdf](#)

Who is the invoice to be made out to?: Bruce David Welsh & Donna Joy Welsh

Declaration: Yes

Privacy Statement: Yes

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958 Page 1 of 3

VOLUME 08076 FOLIO 014

Security no : 124119487967D
Produced 31/10/2024 12:44 PM

LAND DESCRIPTION

Lot 51 on Plan of Subdivision 021059.
PARENT TITLE Volume 06453 Folio 570
Created by instrument 2350612 04/09/1951

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
BRUCE DAVID WELSH
DONNA JOY WELSH
AY228464E 22/07/2024

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP021059 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY207775E (E)	CONV PCT & NOM ECT TO LC	Completed	16/07/2024
AY228464E (E)	TRANSFER	Registered	22/07/2024
AY228465C (E)	MORTGAGE	Registered	22/07/2024

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: "PLUMBER-JANDJ SABELL" 19 REYNOLDS STREET PAYNESVILLE VIC 3880

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END



Imaged Document Cover Sheet

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

The document following this cover sheet is an imaged document supplied by LANDATA®, Secure Electronic Registries Victoria.

Document Type	Plan
Document Identification	LP021059
Number of Pages (excluding this cover sheet)	2
Document Assembled	31/10/2024 12:44

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. None of the State of Victoria, LANDATA®, Secure Electronic Registries Victoria Pty Ltd (ABN 86 627 986 396) as trustee for the Secure Electronic Registries Victoria Trust (ABN 83 206 746 897) accept responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.

PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENT 141 PARISH OF BAINSDALE COUNTY OF TANZANIA

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

LP 21059

EDITION

The document must be printed in brown ink

COLOUR CODE

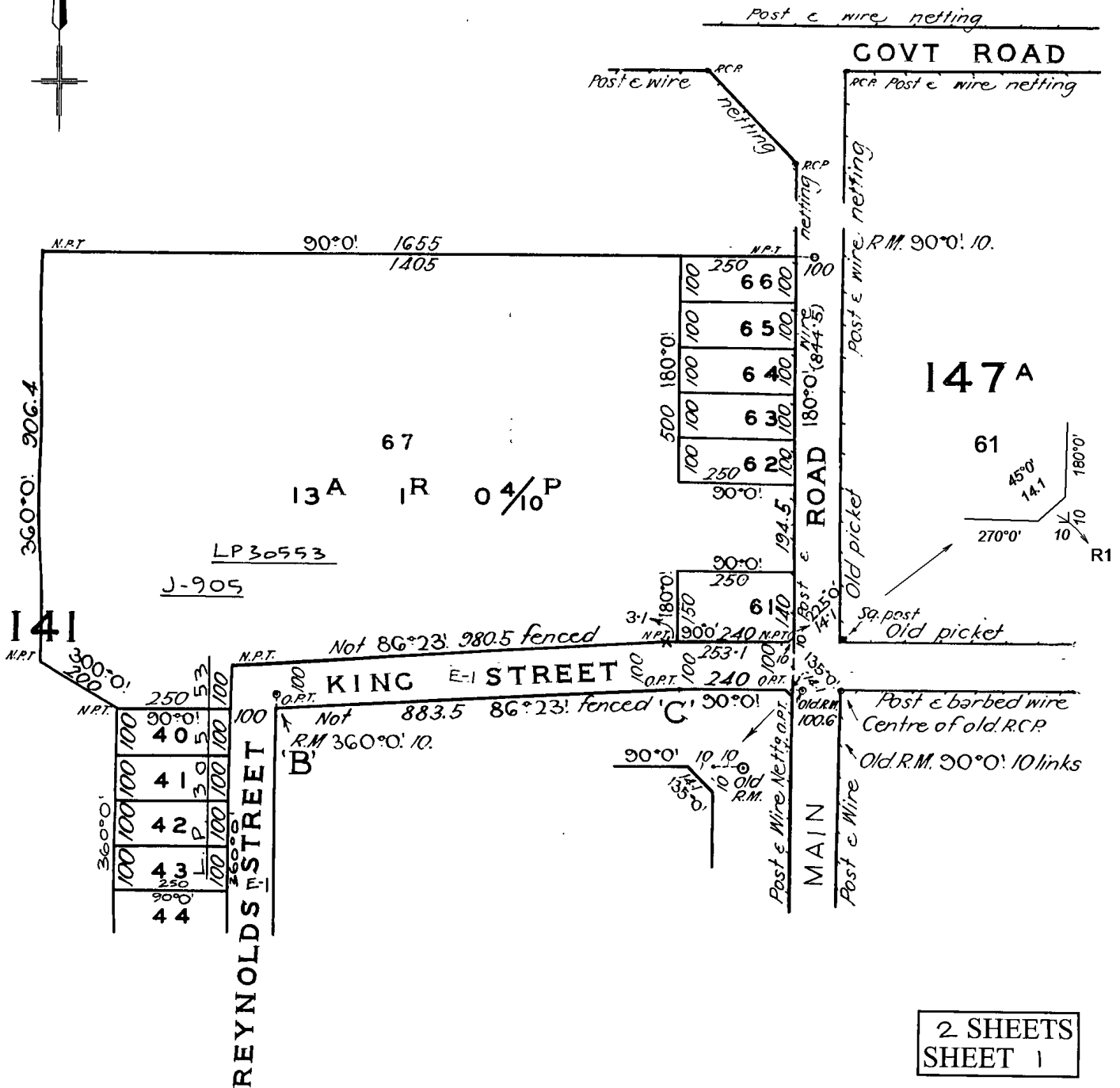
R1 & E-1 = BROWN

APPROPRIATIONS

THE LAND COLOURED BROWN IS APPROPRIATED OR SET APART FOR EASEMENTS OF WAY AND DRAINAGE

Measurements are in Links Conversion Factor LINKS x 0.201168 = METRES

VOL.6453 FOL. 570

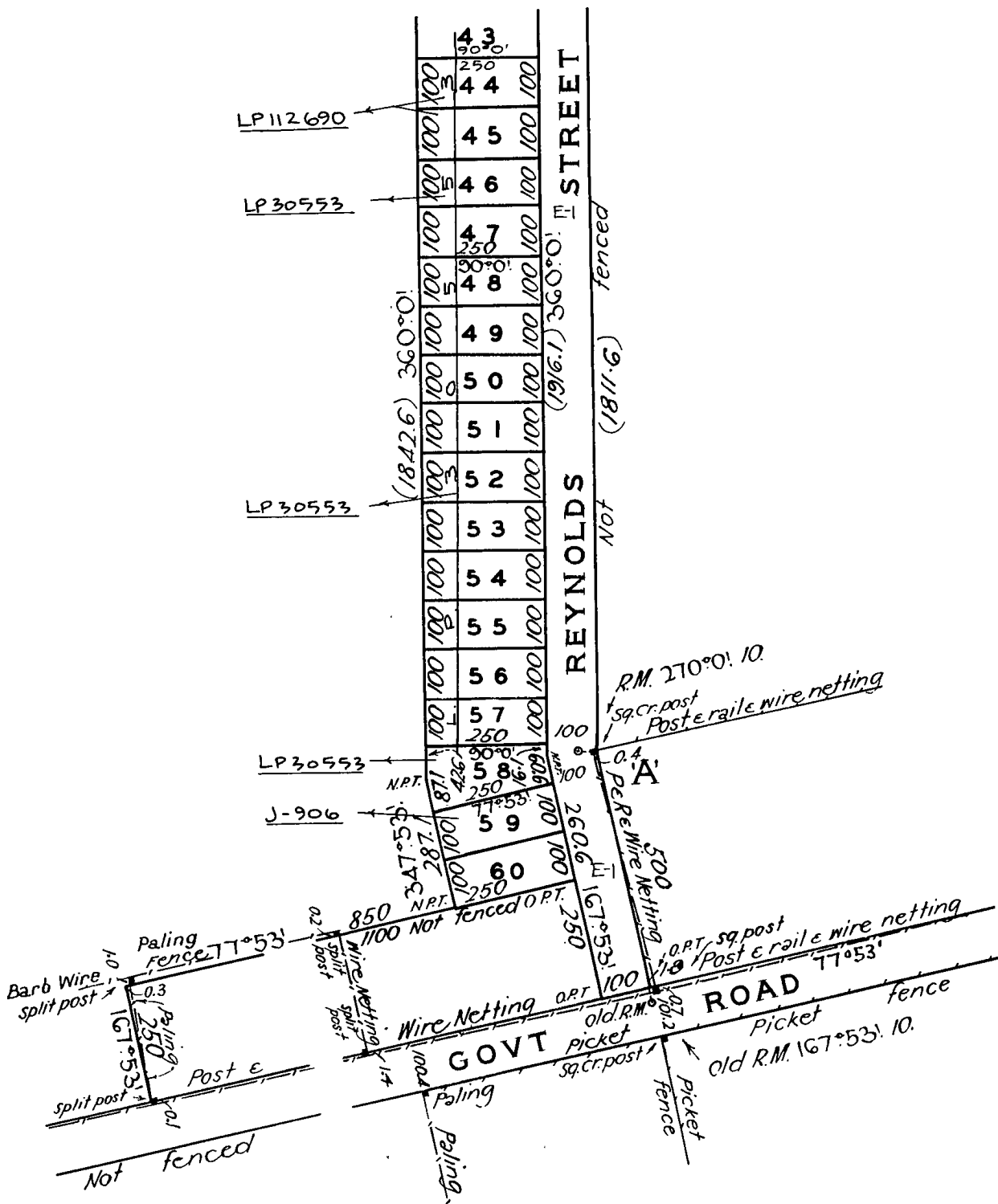


SEE SHEET 2

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

LP 21059

SEE SHEET 1



2 SHEETS
SHEET 2



Department of Environment, Land, Water & Planning

ADVERTISED
This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Electronic Instrument Statement

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

Produced: 31/10/2024 12:44:42 PM

Dealing Number: AY207775E

Status: Completed

Date and Time Lodged: 16/07/2024 08:03:27 AM

Responsible Subscriber: WARREN GRAHAM AND MURPHY PTY LTD

Customer Code: 21210T

Reference:

APPLICATION TO CONVERT AND NOMINATE PAPER CERTIFICATE OF TITLE TO AN ELECTRONIC INSTRUMENT

The Subscriber authorises the conversion of the following paper Certificate(s) of Title to electronic Certificate(s) of Title and their nomination to the instruments contained in the Lodgement Case shown below:

Certificate(s) of Title:

Volume 8076 Folio 014

Lodgement Case ID: 1126328630

Following the registration of the instruments in the Lodgement Case, do not return the eCT Control to the nominating Subscriber

Subscriber's Certification:

1. The Certifier has:

(a) retrieved; and

(b) either securely destroyed or made invalid,

the (duplicate) certificate(s) of title for the folio(s) of the Register listed in this Registry Instrument or Document.

Signed by:

Rohan Michael Hubbard

(for WARREN GRAHAM AND MURPHY PTY LTD)

Customer Code: 21210T

Dated: 16 July 2024

File Notes:

NIL



Department of Environment, Land, Water & Planning

ADVERTISED

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

Electronic Instrument Statement

This is a representation of the digitally signed Electronic Instrument or Document certified by Land Use Victoria.

Statement End.



CLAUSE 56 –SUBDIVISION ASSESSMENT

M.J Reddie Surveys
19 Reynolds Street

19 Reynolds Street

2 Lot Subdivision

1.0 Introduction

This submission has been prepared in support of an application to subdivide the land know as 19 Reynolds Street into 2 lots.

In the course of preparing this report the proposal has been assessed against the relevant town planning controls and policies contained within the East Gippsland Planning Scheme.

Parcel Details	Lot 51 on LP21059		
Planning Controls	ZONE:	General Residential Zone – Schedule 1	
	OVERLAYS:	Design and Development Overlay – Schedule 14	
Development Proposal	TOTAL SITE AREA:	Approx. 1012 sq meters	
	SUBDIVISION AREA:	Proposed Lot 1	540sqm
		Proposed Lot 2	472sqm
Planning Permit Trigger	Subdivide Land - Clause 32.08-3, clause 43.02-3		

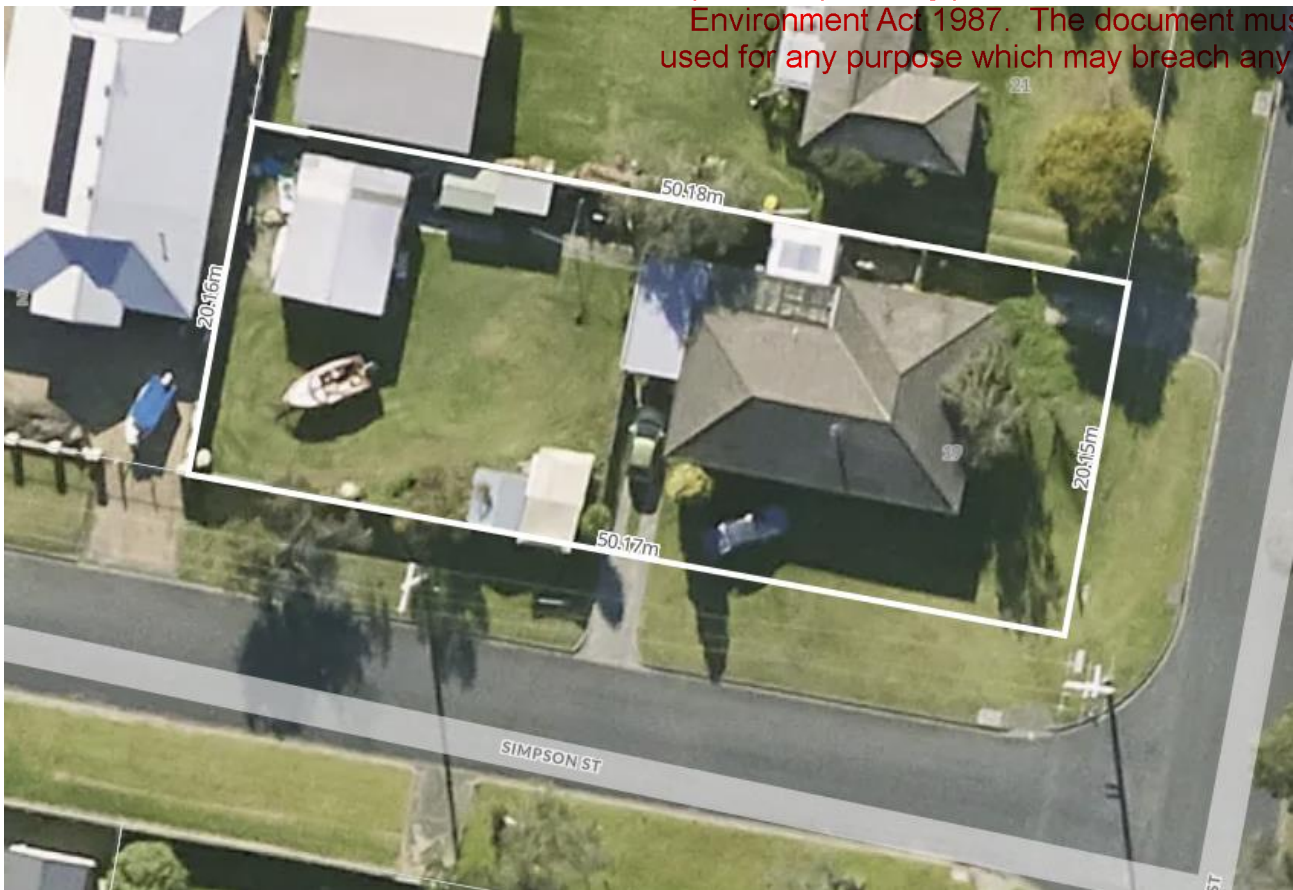
2.0 SITE AND CONTEXT DESCRIPTION

Site Conditions

The site is located on the corner of Simpson Street and Reynolds Street. Currently there is an existing dwelling on proposed lot 1 with an existing concrete crossover along Simpson Street which will remain for access. There is also a carport that will remain for lot 1.

Proposed lot 2 currently has minor sheds which will be removed. A new crossover will need to be designed to the satisfaction of the responsible authority. This has been proposed on the western boundary.

See below aerial photography of the site configuration



Surrounding Area

The surrounding area can be characterised as residential in all directions occupied by a mixture of single dwellings and associated outbuildings as well as unit developments. A.J Freeman Reserve is north to the site approximately 240m.

Both Simpson and Reynolds Street are bitumen roads and have been substantially developed. Further, there are multiple subdivisions occurring in the area.

3.0 PROPOSAL

The proposal seeks to subdivide the site into 2 lots, proposed lot 1 has an existing house on it while lot 2 has a building envelope. See Plan of Subdivision PS927109J prepared by M.J.Reddie Surveys Pty Ltd.

- Lot 1 (existing dwelling) would have a frontage to Simpson Street and Reynolds Street with dimensions of 20.12m x 26.85m with an area of 540 square meters
- Lot 2 is a would have a frontage to Simpson Street of 23.44m, a maximum depth of 20.12m, yielding an overall site area of 472 sqm.

A full set of plans showing the proposed Plan of Subdivision and Design Response is provided

4.0 PLANNING CONTROLS

The subject site is included in the General Residential Zone and is affected by the Design and Development Overlay.

General Residential Zone

The “purposes” of the General Residential Zone are:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects 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.*

Pursuant to Clause 32.08-3 of the Planning Scheme, a permit is required to subdivide land. The schedule to the zone does not specify a minimum lot size therefore an application to subdivide land, must meet the requirements of Clause 56 and;

- Must meet all of the objectives included in the clauses specified below.
- Should meet all of the standards included in Clause 56 except for Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05- 2, 56.06-1, 56.06-3 and 56.06-6.

The Decision Guidelines of the General Residential Zone applicable to this proposal are:

General

- *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, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*

Subdivision

- *The pattern of subdivision and its effect on the spacing of buildings.*
- *For subdivision of land for residential development, the objectives and standards of Clause 56.*

Clause 32.08-4 requires a lot to provide the minimum Garden Area, in this case a minimum of 25% is required to be provided. As demonstrated on the plan of subdivision the proposed subdivision can adequately provide a minimum 25% Garden Area, with lot 1 having 53% and lot 2 having 58%. The subdivision will also not affect any of the solar panels on neighbouring buildings.

The proposed subdivision will result in additional infill housing supply in Paynesville, whilst making use of existing infrastructure. The subdivision will implement a workable drainage scheme and will have convenient access to all necessary amenities and services currently available in the area.

Design and Development Overlay

The purpose of the Design and Development Overlay is to identify areas which are affected by specific requirements relating to the design and built form of new development.

Some of the major key objectives and strategies in the Urban design Framework for Paynesville is the infill and redevelopment of sites and to promote higher densities of existing areas. Most of the DDO restricts building materials and designs and has minimal affect of the subdivision. The subdivision has considered all the restrictions and objectives of the DDO, ensuring that when a building is proposed it meets all the requirements that the subdivision can restrict.

The subdivision is within a Suburban Area (Area 3). The subdivision meets the setback requirement of 6m. All other requirements under the DDO should be assessed at the construction phase.

5.0 PLANNING POLICY FRAMEWORK

The locational attributes for an increase in density accords with the general thrust of the Planning Scheme's policies as set out in Clauses 11, 15 and 16 of the PPF. These policies encourage urban consolidation to accommodate for a variety of living arrangements and to respond to market demand for housing. The issue surrounding urban consolidation is the balancing of the 'status quo' against the various government policies, which clearly contemplate change in order to achieve broader urban consolidation benefits on a subject land such as this. The attributes of the site lend the property to a marginal increase in density and, ultimately, a change in built form to that currently found on the subject site. The proposal provides a residential subdivision which will result in appropriate family sized housing in an area where a level of change is clearly contemplated, within close proximity of a number of key facilities including shops, schools, major transport corridors and public open space.

It is clear that the subject site is in an area that can accommodate a modest level of change and increase in dwelling density as sought by urban consolidation principles whilst balancing the planning matters of neighbourhood character, built form outcomes and external amenity. It is submitted that the proposal achieves this balance within the existing residential area, incorporating an appropriate subdivision design that can reflect built form within the area, whilst increasing dwelling density and diversity and also ensuring amenity is maintained to adjoining and surrounding properties.

The proposed residential subdivision is an appropriate use of the site that is underdeveloped when compared to surrounding residential lots. The subdivision will create additional residential development within a well serviced area with existing community facilities including road networks, public transport connectivity and open space.

Furthermore, the following is highlighted:

- As encouraged by the PPF the subject land is located in a residential area that is well serviced by various forms of social and physical infrastructure including commercial areas, parkland, schools and public transport. The proposed subdivision makes greater use of the land that is available on the subject land and concentrates development in an established residential area without adversely affecting surrounding properties or services.
- The proposal provides for a modest increase in the diversity of housing in this area.
- The proposal is generally consistent with the PPF as it:
 - Is generally well-designed in compliance with Clause 56 - ResCode.
 - Respects the neighbourhood character given the modest range of lot sizes
 - Improves housing choice and diversity in the area.
 - Makes more efficient use of existing infrastructure and services.
 - Responds appropriately to the Design and Development overlay.

It is submitted that the proposal is an example of development encouraged by State Planning Policy within the established urban area to reduce the pressure for fringe development.

The proposed development is compatible with the Municipal Strategic Statement. The MSS clearly states that there is a growing need for a variety of dwelling types to cater for a changing population, with diversity in housing options a key element in catering for the various life cycles of residents. Furthermore, we note the following;

- It will facilitate an increase in population that is encouraged within a residential area.
- It will contribute to supporting and combating the predicted population growth within the municipality and changes of housing preferences of the population.
- It will provide a range of housing choice to meet the diverse needs of the community.

- It will not unduly affect the environmental or drainage features of the site and its surrounds.
- It will provide a form of housing with access to facilities and services.

6.0 GENERAL AND PARTICULAR PROVISIONS

Clause 52.01 — Public Open Space Contribution and Subdivision

This policy states that if a person wishes to subdivide land a contribution to the council for public open space in an amount specified schedule to this clause must be made. Clause 52.01 states that a public open space contribution may be made only once for any of the land to be subdivided.

It is acknowledged that a public open space contribution has not been made on the land previously and would not need to be made (in accordance with Clause 52.01) should a permit issue for the subdivision.

Clause 56 – Residential Subdivision

See **Appendix A** of this report for a full assessment against the relevant standards of Clause 56 (Residential Subdivision):

Clause 65.02 - Decision Guidelines

With regard to this clause, the following comments are made:

Approval of an application or plan, states that before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:

- *The suitability of the land for subdivision.*
- *The existing use and possible future development of the land and nearby land.*
- *The availability of subdivided land in the locality, and the need for the creation of further lots.*
- *The effect of development on the use or development of other land which has a common means of drainage.*
- *The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.*
- *The density of the proposed development.*
- *The area and dimensions of each lot in the subdivision.*
- *The layout of roads having regard to their function and relationship to existing roads.*
- *The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.*
- *The provision and location of reserves for public open space and other community facilities.*
- *The staging of the subdivision.*
- *The design and siting of buildings having regard to safety and the risk of spread of fire.*
- *The provision of off-street parking.*
- *The provision and location of common property.*
- *The functions of any body corporate.*
- *The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.*

- *If the land is not seweraged and no provision has been made for the land to be seweraged, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.*
- *Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.*

Assessment Summary

Clause 65 does not introduce any additional decision making criteria that has not been considered as part of the applicable planning controls. The proposed subdivision is in accordance with all relevant decision guidelines of Clause 65 of the Planning Scheme. With regard to this clause, the following comments are made:

- The land is suitable for subdivision.
- The proposed development and future use of the land is entirely consistent with the existing and proposed development of the land and nearby land.
- Paynesville's strategic policies specifically designated this area as residential.
- It is considered that the proposed subdivision design is responsive to the shape of the land and the natural constraints of the land including the retention of all significant vegetation on site.

Clause 66.01 – Referrals and Notice Provisions

The provisions of Clause 66.01 set out the types of applications which must be referred under Section 55 of the Act or for which notice must be given under Section 52(1) (c) of the Act.

Specifically, an application for a two-lot subdivision must include mandatory conditions as set out in Clause 66.01.

7.0 CONCLUSION

The applicable planning scheme provisions outlined above are supportive of the proposed residential subdivision. The subdivision has been designed in accordance with the Planning Policy Framework and in accordance with the requirements of the zoning and overlay controls which have been set out above. The proposed development will provide for additional allotments for the establishment of future housing within the municipality. The increase in the total number of allotments will assist in catering for those seeking to reside in the municipality, while providing for diversity to accommodate the varying housing needs. The proposed subdivision will ensure that the values of the area will not be compromised. The size of the allotments will not only provide for the establishment of residential dwellings but will also provide ample opportunities for the establishment of landscaping and revegetation which will complement the area.

For the reasons discussed above, we respectfully submit that the proposal should be supported and that a Planning Permit for this proposal be issued.

Clause 56 Assessment

Clause 56.03 - Liveable and Sustainable Communities		
<p>Clause 56.03-5</p> <p>Neighbourhood character objective</p> <ul style="list-style-type: none"> To design subdivisions that respond to neighbourhood character. 	<p>Standard C6</p> <p>Subdivision should:</p> <ul style="list-style-type: none"> Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme. Respond to and integrate with the surrounding urban environment. Protect significant vegetation and site features. 	<p>Complies</p> <p>A subdivision site and context description and design response plan have been provided as part of this application, as well as a detailed written description within the accompanying town planning submission, outlining the existing conditions of the subject site as well as its surrounding environs.</p>
<p>Clause 56.04-2</p> <p>Lot area and building envelopes objective</p> <ul style="list-style-type: none"> To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements 	<p>Standard C8</p> <p>Lots of between 300 square metres and 500 square metres should:</p> <ul style="list-style-type: none"> Contain a building envelope that is consistent with a development of the lot approved under this scheme, or If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10 metres 	<p>Complies</p> <p>Building Envelopes have been provided and fulfil the minimum requirements of standard C8</p>

<p>and the retention of significant vegetation and site features.</p>	<p>by 15 metres, or 9 metres by 15 metres if a boundary wall is nominated as part of the building envelope.</p> <p>If lots of between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north unless there are significant physical constraints that make this difficult to achieve.</p>	
<p>Clause 56.04-3</p> <p>Solar orientation of lots objective</p> <ul style="list-style-type: none"> To provide good solar orientation of lots and solar access for future dwellings. 	<p>Standard C9</p> <p>Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation. Lots have appropriate solar orientation when:</p> <ul style="list-style-type: none"> The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south. Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north. Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street. 	<p>Complies</p> <p>Given the lot size, the site is considered to have appropriate solar orientation for the existing dwellings.</p>

<p>Clause 56.04-5</p> <p>Common area objectives</p> <ul style="list-style-type: none"> • To identify common areas and the purpose for which the area is commonly held. • To ensure the provision of common area is appropriate and that necessary management arrangements are in place. • To maintain direct public access throughout the neighbourhood street network. • 	<p>Standard C11</p> <p>An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</p> <ul style="list-style-type: none"> • The common area to be owned by the body corporate, including any streets and open space. • The reasons why the area should be commonly held. • Lots participating in the body corporate. • The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held. 	<p>Complies</p> <p>No common property is proposed for the subdivision.</p>
<p>Clause 56.06-8</p> <p>Lot access objective</p> <ul style="list-style-type: none"> • To provide for safe vehicle access between roads and lots. 	<p>Standard C21</p> <p>Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority. Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets. The design and construction of a crossover</p>	<p>Complies</p> <p>Access to lot 1 will remain unchanged. Lot 2 will need a new crossover designed to the satisfaction of the responsible authority.</p>

	<p>should meet the requirements of the relevant road authority.</p>	
<p>Clause 56.07 - Integrated Water Management</p>		
<p>Clause 56.07-1</p> <p>Drinking water supply objectives</p> <ul style="list-style-type: none"> To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water. 	<p>Standard C22</p> <p>The supply of drinking water must be:</p> <p>Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.</p> <p>Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.</p>	<p>Complies</p> <p>The site currently enjoys access to reticulated water. The owner will enter into an agreement for the provision of water supply to each lot.</p>
<p>Clause 56.07-2</p> <p>Reused and recycled water objective</p> <ul style="list-style-type: none"> To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water. 	<p>Standard C23</p> <p>Reused and recycled water supply systems must be:</p> <ul style="list-style-type: none"> Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Human Services. Provided to the boundary of all lots in the subdivision where required by the relevant water authority. 	<p>Complies</p> <p>The size of the subdivision and the number of lots involved is too small to implement any recycled water supply.</p> <p>The use of water tanks and other water saving measures can be implemented into any future development.</p>

<p>Clause 56.07-3</p> <p>Waste water management objective</p> <ul style="list-style-type: none"> To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner. 	<p>Standard C24</p> <p>Waste water systems must be:</p> <ul style="list-style-type: none"> Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority. Consistent with any relevant approved domestic waste water management plan. <p>Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant sewerage authority.</p>	<p>Complies</p> <p>Reticulated waste water (sewer) is currently available to the site. The owner will enter into an agreement for the provision of sewer to each lot.</p>
<p>Clause 56.07-4</p> <p>Urban run-off management objectives</p> <ul style="list-style-type: none"> To minimise damage to properties and inconvenience to residents from urban run-off. To ensure that the street operates adequately during major storm events and provides for public safety. To minimise increases in 	<p>Standard C25</p> <p>The urban stormwater management system must be:</p> <ul style="list-style-type: none"> Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of urban run-off is proposed. Designed to meet the current best practice performance objectives for stormwater 	<p>Complies</p> <p>Stormwater management and outfall will be to the satisfaction of the Council as required via any permit conditions the Council implements.</p> <p>The storm water discharged from hard standing or impervious surfaces is minimal compared to the size of the property.</p>

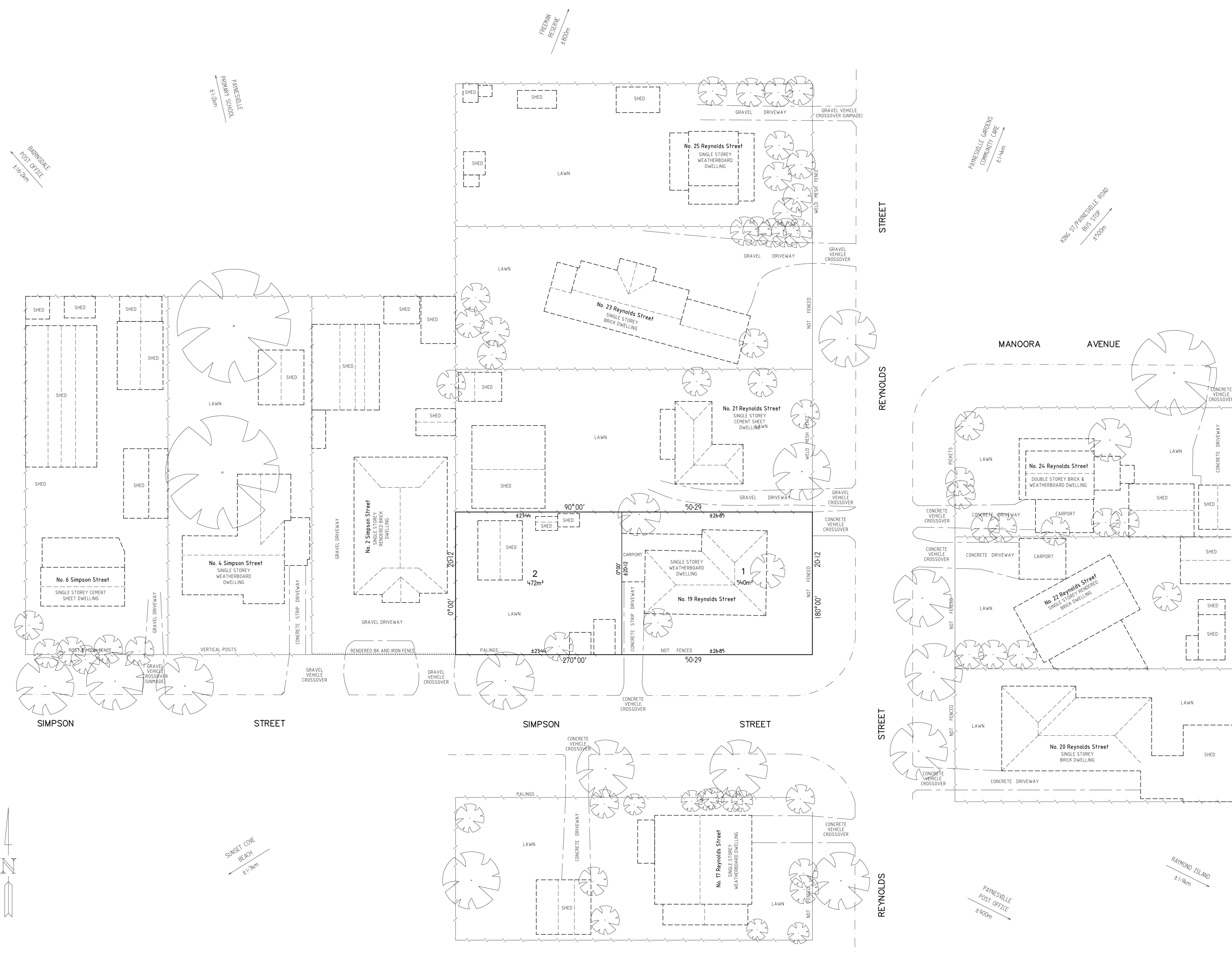
<p>stormwater runoff and protect the environmental values and physical characteristics of receiving waters from degradation by urban runoff.</p>	<p>quality as contained in the Urban Stormwater Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended.</p> <ul style="list-style-type: none"> • Designed to ensure that flows downstream of the subdivision site are restricted to predevelopment levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts. <p>The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design. For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:</p> <ul style="list-style-type: none"> • Stormwater flows should be contained within the drainage system to the requirements of the relevant authority. • Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall. <p>For storm events greater than 20% AEP and up to and including 1% AEP standard:</p> <ul style="list-style-type: none"> • Provision must be made for the safe and effective passage of stormwater flows. • All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority. • Ensure that streets, footpaths and cycle paths that are subject
--	--

	<p>to flooding meet the safety criteria $da V_{ave} \leq 0.39 m^2$ (where, da = average depth in metres and V_{ave} = average velocity in metres per second).</p> <p>The design of the local drainage network should:</p> <ul style="list-style-type: none"> • Ensure run-off is retarded to a standard required by the responsible drainage authority. • Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, run-off should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge. • Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner. • Include water sensitive urban design features to manage runoff in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs. <p>Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.</p>	
--	---	--

Clause 56.08 - Site Management

<p>Clause 56.08-1</p> <p>Site management objectives</p> <ul style="list-style-type: none"> To protect drainage infrastructure and receiving waters from sedimentation and contamination. To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works. To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable. 	<p>Standard C26</p> <p>A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing:</p> <ul style="list-style-type: none"> Erosion and sediment. Dust. Run-off. Litter, concrete and other construction wastes. Chemical contamination. Vegetation and natural features planned for retention. <p>Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.</p>	<p>Complies</p> <p>The level of construction on site is considered minimal for the 2 lot subdivision other than the relocation of services that may be required.</p> <p>It is considered that the standard can be satisfied via a condition on permit requiring the submission of an Environmental Management Plan.</p>
<p>Clause 56.09 - Utilities</p>		
<p>Clause 56.09-1</p> <p>Shared Trenching Objective</p> <ul style="list-style-type: none"> To maximise the opportunities for shared trenching. To minimise constraints on 	<p>Standard C27</p> <p>Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.</p>	<p>Complies</p> <p>Most of the infrastructure is existing, however, where possible shared trenching on the site will be conducted. Detailed design plans will be prepared prior to works commencing.</p>

<p>landscaping within street reserves.</p>		
<p>Clause 56.09--2</p> <p>Electricity, telecommunications and Gas Objective</p> <ul style="list-style-type: none"> • To provide public utilities to each lot in a timely, efficient and cost effective manner. • To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources. 	<p>Standard C28</p> <p>The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority.</p> <p>Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged. The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.</p> <p>Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.</p>	<p>Complies</p> <p>The proposed subdivision will have access to all services presently enjoyed by other properties in this area. The owner will be required to enter into an agreement with the relevant service providers for the provision of such services.</p>



WARNING
 Position of boundaries shown is APPROXIMATE ONLY.
 This plan is not the result of a title or establishment survey.
 This plan is not the subject of a title search.

IMPORTANT NOTICE
 This plan must be used only for the purpose for which it was intended.
 Any uncertainty on this plan must be clarified with the author.

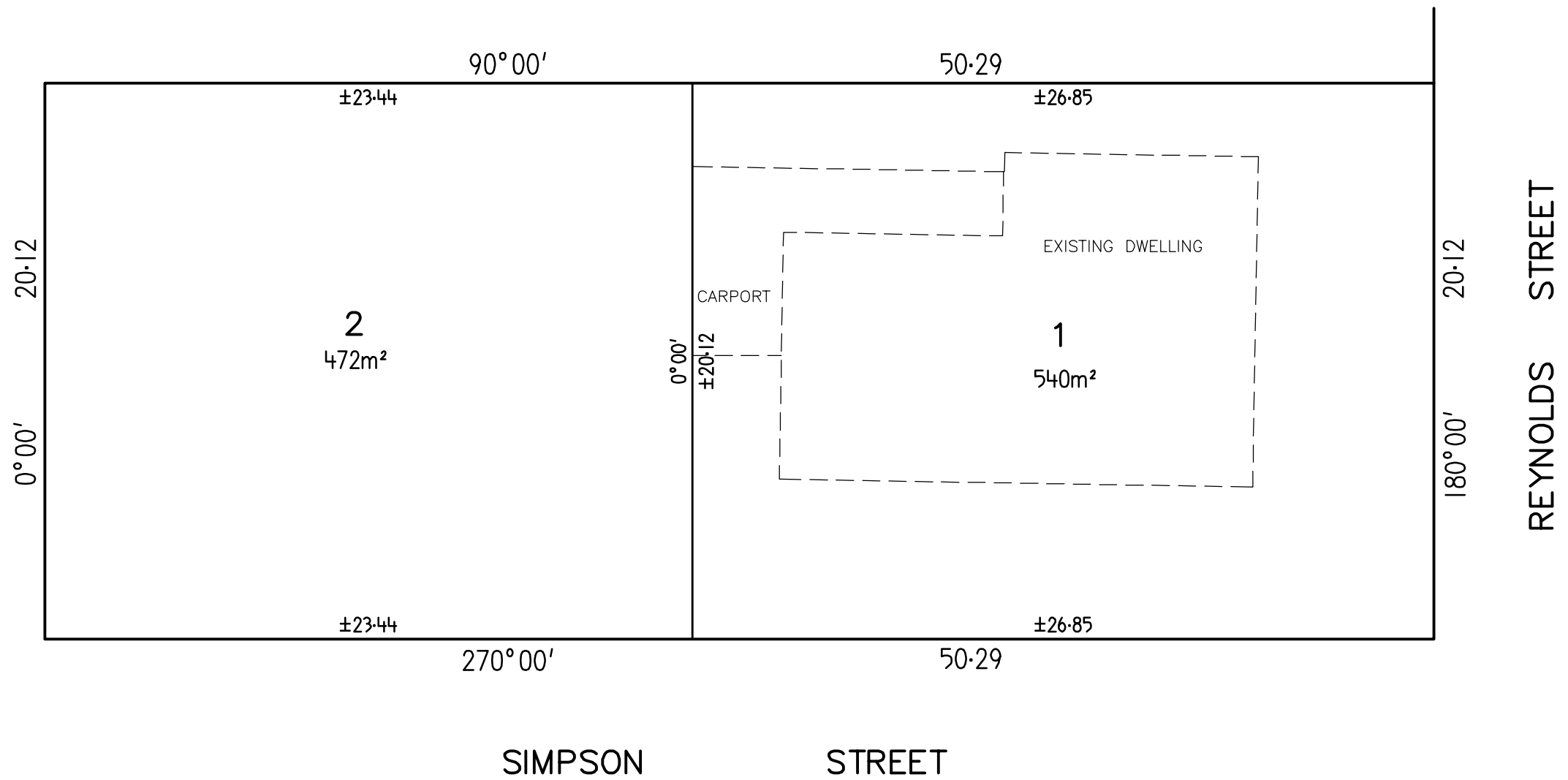
IMPORTANT NOTICE
 This plan is prepared for XXXX from aerial photography for the purpose of town planning only and should not be used for any other purpose.
 Prior to any demolition, excavation or construction on site, the relevant authority should be contacted for possible locations of further underground services and detailed locations of all services.
 This note is an integral part of this plan.

IMPORTANT NOTICE
 This plan has been prepared for town planning purposes only and must not be used for any other purpose.

WARNING
 TOWN PLANNING PLAN ONLY
 NOT FOR DETAILED DESIGN
 SEE IMPORTANT NOTICES

NEIGHBOURHOOD AND SITE DESCRIPTION PLAN	
NOTATIONS	No. OF SHEETS IN PLAN 1 No. OF THIS SHEET 1
POSTAL ADDRESS: No. 19 Reynolds Street PAYNESVILLE 3880	ORIGINAL SCALE 1:200 SHEET SIZE A0
NOTE: See certificate of title for easement and title details	LENGTHS ARE IN METRES
SURVEYORS REFERENCE: 24-08-75 VERSION 1 FILE NUMBER 0	M. J. Reddie Surveys Pty Ltd 481 49 005 965 257 1 Homer Street, Beescondale, 3807 P.O. Box 288, Barwick, 3806 Phone (03) 9707 4111

PS 927109J



IMPORTANT NOTICE

This plan must be used only for the purpose for which it was intended. Any uncertainty in this plan must be clarified with the author.

**WARNING
PRELIMINARY PLAN ONLY**

THIS IS A PHOTO COPY OF AN UNREGISTERED PLAN. This plan was prepared to be sealed by the Local Authority and to be registered by the Registrar of Titles. As alterations beyond the control of the surveyor may be required by the Local Authorities or the Registrar of Titles or other persons when the original is finally presented for registration, M. J. Reddie Surveys Pty Ltd can accept no liability for any loss or damage howsoever arising, to any person or corporation who may rely on this plan for any purpose. The original of this plan remains the property of M. J. Reddie Surveys Pty Ltd and copies of such plan made prior to registration must not be produced without this note which is an integral part of this plan prior to registration.

IMPORTANT NOTICE

This plan has been prepared for town planning purposes only and must not be used for any other purpose.

WARNING
TOWN PLANNING PLAN ONLY
NOT FOR DETAILED DESIGN
SEE IMPORTANT NOTICES

M. J. Reddie Surveys Pty Ltd
ABN 49 005 965 257
1 Horner Street, Beaconsfield. 3807
P.O. Box 268, Berwick. 3806
Phone (03) 9707 4117 Fax (03) 9707 4428

SCALE
1:200



ORIGINAL SHEET
SIZE : A3

SHEET 2

LUKE M. REDDIE / VERSION 1

PS 927109J

PLAN OF SUBDIVISION			EDITION	
LOCATION OF LAND				
<p>PARISH: BAIRNSDALE</p> <p>TOWNSHIP:</p> <p>SECTION:</p> <p>CROWN ALLOTMENT: (PART) 141</p> <p>CROWN PORTION:</p> <p>TITLE REFERENCES: VOL 8076 FOL 014</p> <p>LAST PLAN REFERENCE/S: LOT 51 ON LP 21059</p> <p>POSTAL ADDRESS: 19 REYNOLDS STREET (At time of subdivision) PAYNESVILLE 3880</p> <p>MGA2020 CO-ORDINATES E 562 878 (of approx centre of land N 5 803 168 in plan) ZONE: 55</p>				
VESTING OF ROADS AND/OR RESERVES			NOTATIONS	
IDENTIFIER	COUNCIL/BODY/PERSON		DEPTH LIMITATION: Does not apply	
NIL	NIL			
NOTATIONS			<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p>WARNING TOWN PLANNING PLAN ONLY NOT FOR DETAILED DESIGN SEE IMPORTANT NOTICES</p> </div>	
<p>SURVEY: This plan is/is not based on survey.</p> <p>STAGING: This is/is not a staged subdivision</p> <p>Planning Permit No. -</p> <p>This survey has been connected to permanent marks No (s). -</p> <p>In Proclaimed Survey Area No. -</p>				
EASEMENT INFORMATION				
LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)				
Section 12(2) of the Subdivision Act 1988 applies to the whole of this plan				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
			<p><u>IMPORTANT NOTICE</u> This plan must be used only for the purpose for which it was intended. Any uncertainty in this plan must be clarified with the author.</p> <p><u>IMPORTANT NOTICE</u> This plan has been prepared for town planning purposes only and must not be used for any other purpose.</p>	<p><u>WARNING</u> <u>PRELIMINARY PLAN ONLY</u> THIS IS A PHOTO COPY OF AN UNREGISTERED PLAN. This plan was prepared to be sealed by the Local Authority and to be registered by the Registrar of Titles. As alterations beyond the control of the surveyor may be required by the Local Authorities or the Registrar of Titles or other persons when the original is finally presented for registration, M. J. Reddie Surveys Pty Ltd can accept no liability for any loss or damage howsoever arising, to any person or corporation who may rely on this plan for any purpose. The original of this plan remains the property of M. J. Reddie Surveys Pty Ltd and copies of such plan made prior to registration must not be produced without this note which is an integral part of this plan prior to registration.</p>
<p>M. J. Reddie Surveys Pty Ltd ABN 49 005 965 257 1 Horner Street, Beaconsfield. 3807 P.O. Box 268, Berwick. 3806 Phone (03) 9707 4117 Fax (03) 9707 4428</p>		REF: 24-08-75	FILE: KMH870	ORIGINAL SHEET SIZE: A3
		LUKE M. REDDIE / VERSION 1		

This copied document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

PS 927109J

CREATION OF RESTRICTION

WARNING
TOWN PLANNING PLAN ONLY
NOT FOR DETAILED DESIGN
SEE IMPORTANT NOTICES

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENEFITED LAND

LAND TO BENEFIT: LOT 1 ON THIS PLAN

LAND TO BE BURDENED: LOT 2 ON THIS PLAN

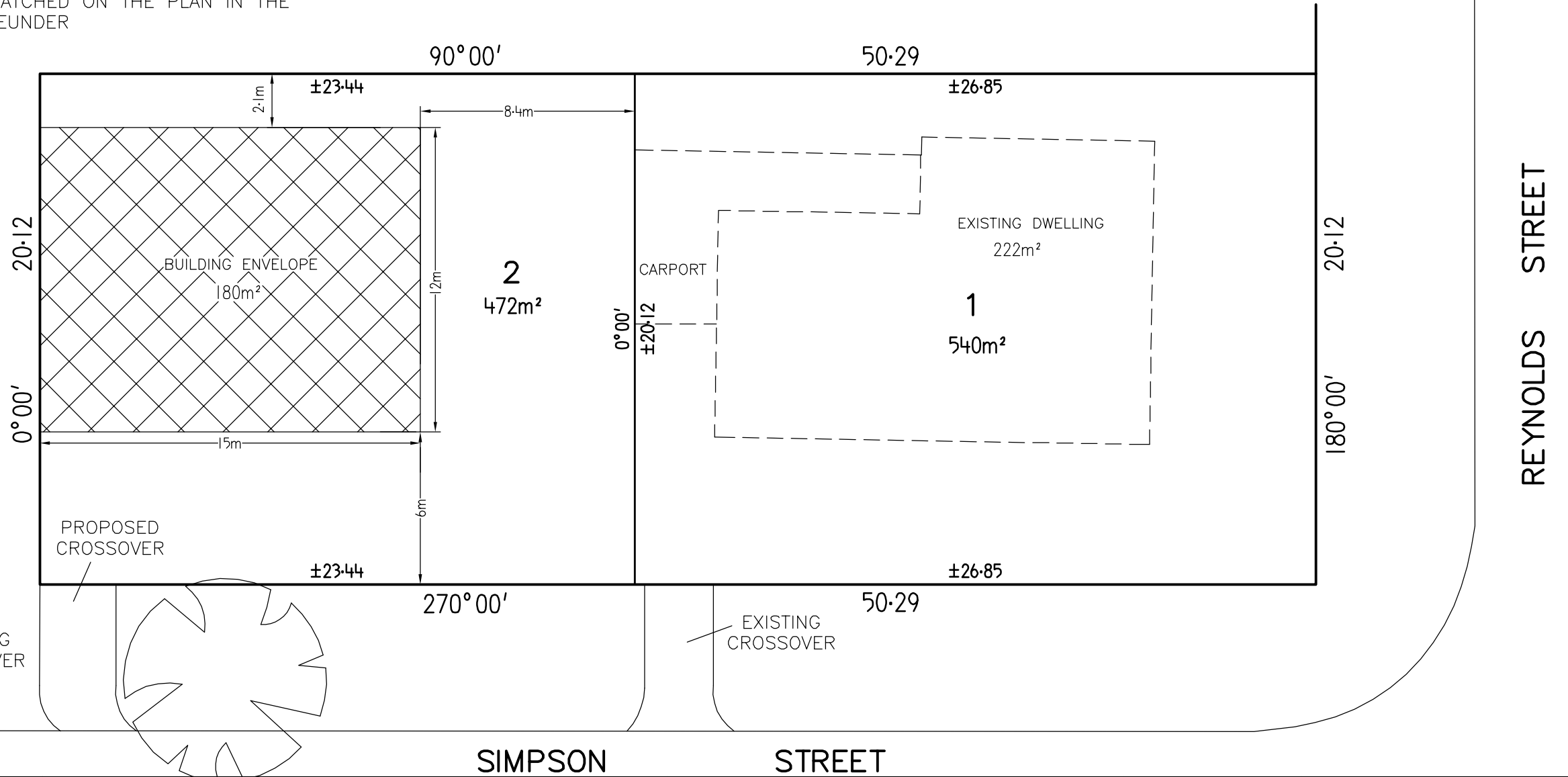
DESCRIPTION OF RESTRICTION:

- THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF LOTS 1 AND 2 ON THIS PLAN OF SUBDIVISION SHALL NOT:
 - CONSTRUCT ANY DWELLING OR GARAGE OUTSIDE THE AREA SHOWN HATCHED ON THE PLAN IN THE SCHEDULE HEREUNDER

PROPOSED AREAS			
(square meters)	Building envelope (square meters)	Garden area (square meters)	Garden Area Percentage
Lot 1 (540m)	Building footprint 222m	±287m	53%
Lot 2 (472m)	180m	±274m	58%



SCHEDULE



IMPORTANT NOTICE

This plan must be used only for the purpose for which it was intended. Any uncertainty in this plan must be clarified with the author.

WARNING
PRELIMINARY PLAN ONLY

THIS IS A PHOTO COPY OF AN UNREGISTERED PLAN. This plan was prepared to be sealed by the Local Authority and to be registered by the Registrar of Titles. As alterations beyond the control of the surveyor may be required by the Local Authorities or the Registrar of Titles or other persons when the original is finally presented for registration, M. J. Reddie Surveys Pty Ltd can accept no liability for any loss or damage howsoever arising, to any person or corporation who may rely on this plan for any purpose. The original of this plan remains the property of M. J. Reddie Surveys Pty Ltd and copies of such plan made prior to registration must not be produced without this note which is an integral part of this plan prior to registration.

IMPORTANT NOTICE

This plan has been prepared for town planning purposes only and must not be used for any other purpose.

M. J. Reddie Surveys Pty Ltd
ABN 49 005 965 257

1 Horner Street, Beaconsfield. 3807
P.O. Box 268, Berwick. 3806
Phone (03) 9707 4117 Fax (03) 9707 4428

SCALE 1:200
0 2 4 8 12
LENGTHS ARE IN METRES

ORIGINAL SHEET SIZE : A3
SHEET 2

LUKE M. REDDIE / VERSION 1