



## Application for Planning Permit and Certification

Supplied by [REDACTED]  
Submitted Date 18/03/2022

### Application Details

**Application Type** Planning Permit and Certification under the Subdivision Act  
Version 1  
**Applicant Reference Number** 8636  
**Responsible Authority Name** Baw Baw Shire Council  
**Responsible Authority Reference Number(s)** (Not Supplied)  
**SPEAR Reference Number** S190494T

### The Land

**Primary Parcel**

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38 WATERLOO ROAD, TRAFALGAR VIC 3824  
Lot 1/Plan TP606953  
Volume 3971/Folio 123  
SPI 1\TP606953  
CPN 3308  
**Zone:** 32.08 General Residential  
**Overlay:** 45.06 Development Plan Contributions

### The Proposal

**Subdivision Act (1988) Dealing Type** Page 1 of 15  
**Plan Number**  
**Number of lots**  
**Proposal Description**

Section 22 (Subdivision)  
PS906641K  
2  
2 LOT SUBDIVISION, BASED ON EXISTING FENCING, CREATING 1 NEW VACANT LOT WITH EXISITNG ROAD ACCESS

**Estimated cost of the development for which a permit is required \$ 0**

### Existing Conditions

**Existing Conditions Description**

1 EXISTING RESIDENTIAL DWELLING, OUT-BUILDINGS AND VACANT LAND TO THE REAR, WITH TWO ROADS KNOWN TO TITLE.

**Title Information - Does the proposal breach an encumbrance on Title?**

The proposal does not breach an encumbrance on title, such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope.

**Additional comments**

One of the owners has passed away, and the other owner is acting on their behalf.

### Applicant Contact

**Applicant Contact** [REDACTED]



Advertised

**Applicant**

**Applicant**

(Applicant details as per Applicant Contact)

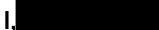
**Owner**


**Owner 1**




**Owner 2**

**Declaration**

I, , declare that the owner (if not myself) has been notified about this application.

I, , declare that all the information supplied is true.

I, , apply to have the attached plan of subdivision / consolidation certified under the Subdivision Act 1988 and to have advice of street numbers allocated.

**Authorised by Organisation**



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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.

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

VOLUME 03971 FOLIO 123

Security no : 124095880940Q  
Produced 02/03/2022 05:39 PM

LAND DESCRIPTION

Lot 1 on Title Plan 606953Y (formerly known as part of Crown Allotment 8 Section 15 Township of Trafalgar Parish of Yarragon).  
PARENT TITLE Volume 03280 Folio 890  
Created by instrument 0803655 14/06/1916

REGISTERED PROPRIETOR

Estate Fee Simple

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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP606953Y FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 38 WATERLOO ROAD TRAFALGAR VIC 3824

DOCUMENT END

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Document Type	<b>Plan</b>
Document Identification	<b>TP606953Y</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>09/08/2021 21:13</b>

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TITLE PLAN	EDITION 1	TP 606953Y
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**Location of Land**

Parish: YARRAGON  
 Township: TRAFALGAR  
 Section: 15  
 Crown Allotment: 8 (PT)  
 Crown Portion:

Last Plan Reference:  
 Derived From: VOL 3971 FOL 123  
 Depth Limitation: 50 FEET

**Notations**

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

**Description of Land / Easement Information**

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 18-08-2000  
 VERIFIED: A.D.

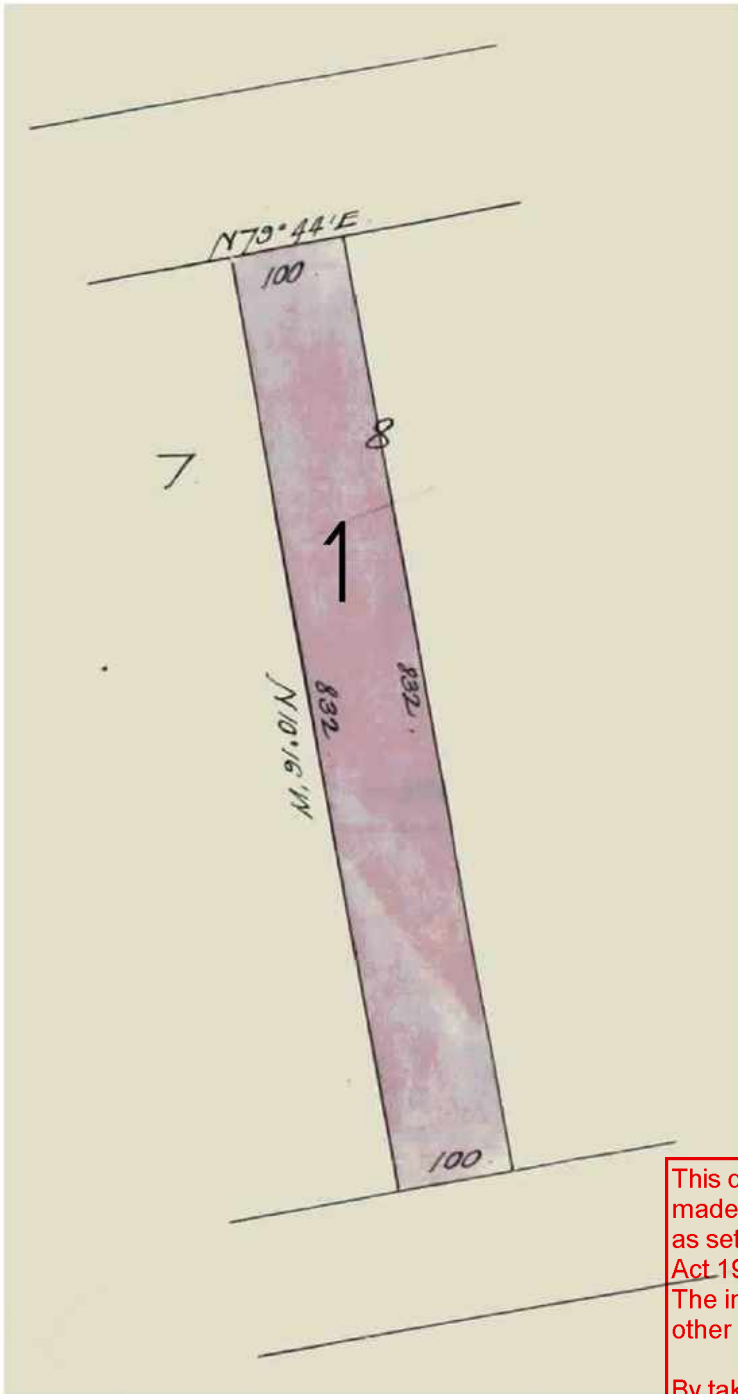


TABLE OF PARCEL IDENTIFIERS	
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962	
PARCEL 1 = CA 8 (PT)	

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LENGTHS ARE IN LINKS

Metres = 0.3048 x Feet  
 Metres = 0.201168 x Links

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Sheet 1 of 1 sheets

**PLAN OF SUBDIVISION**

**EDITION 1**

**PS 906641 K** Advertised

**LOCATION OF LAND**

PARISH: YARRAGON

TOWNSHIP: TRAFALGAR

SECTION: 15

CROWN ALLOTMENT: 8 (PART)

CROWN PORTION:

TITLE REFERENCE: v.3971 f.123

LAST PLAN REFERENCE: LOT 1 TP 606953 Y

POSTAL ADDRESS: 38 WATERLOO ROAD,  
(at time of subdivision) TRAFALGAR, 3824.

MGA 2020 CO-ORDINATES: E: 425 500 ZONE: 55  
(of approx centre of land N: 5 770 870  
in plan)

Council Name: Baw Baw Shire Council

SPEAR Reference Number: S190494T

**VESTING OF ROADS AND/OR RESERVES**

**NOTATIONS**

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

**NOTATIONS**

DEPTH LIMITATION 15.24 metres

**SURVEY:**  
This plan is/~~is not~~ based on survey.

**STAGING:**  
This ~~is~~/is not a staged subdivision.  
Planning Permit No.

This survey has been connected to permanent marks No(s). PM 65 & PM 274

In Proclaimed Survey Area No.

**EASEMENT INFORMATION**

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE & SEWERAGE EASEMENT	2m	THIS PLAN	GIPPSLAND WATER

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**DICKSON HEARN PTY LTD**  
A.C.N. 162 086 339  
685 GLENHUNTLY ROAD,  
CAULFIELD SOUTH, 3162.  
Phone (03) 9523 9155 Fax (03) 9523 6926  
Email: melb@dicksonhearn.com.au

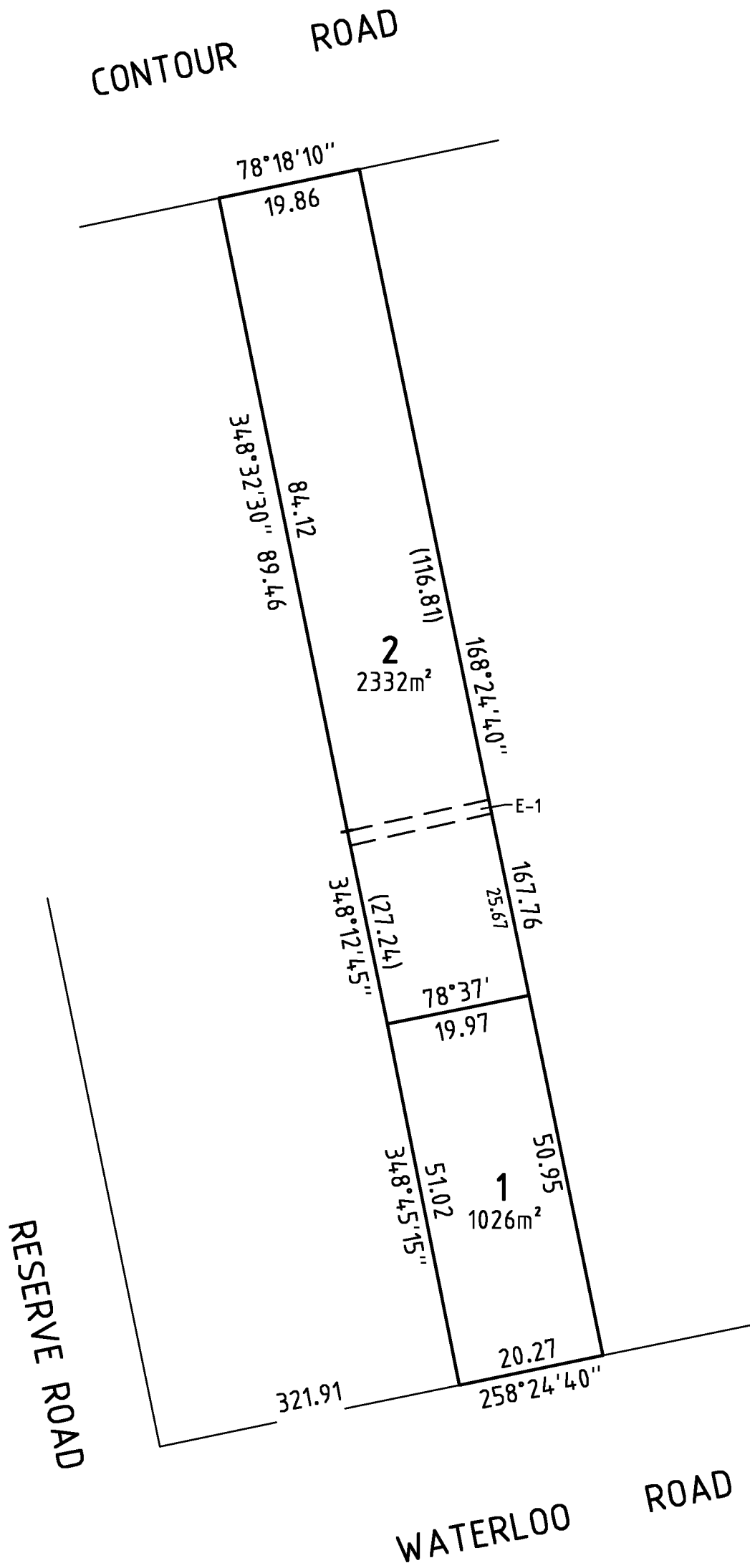
SURVEYORS FILE REF: 8636

ORIGINAL SHEET  
SIZE: A3

SHEET 1 OF

VERSION 01

M.G.A. 2020 ZONE 55



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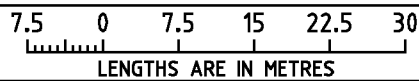
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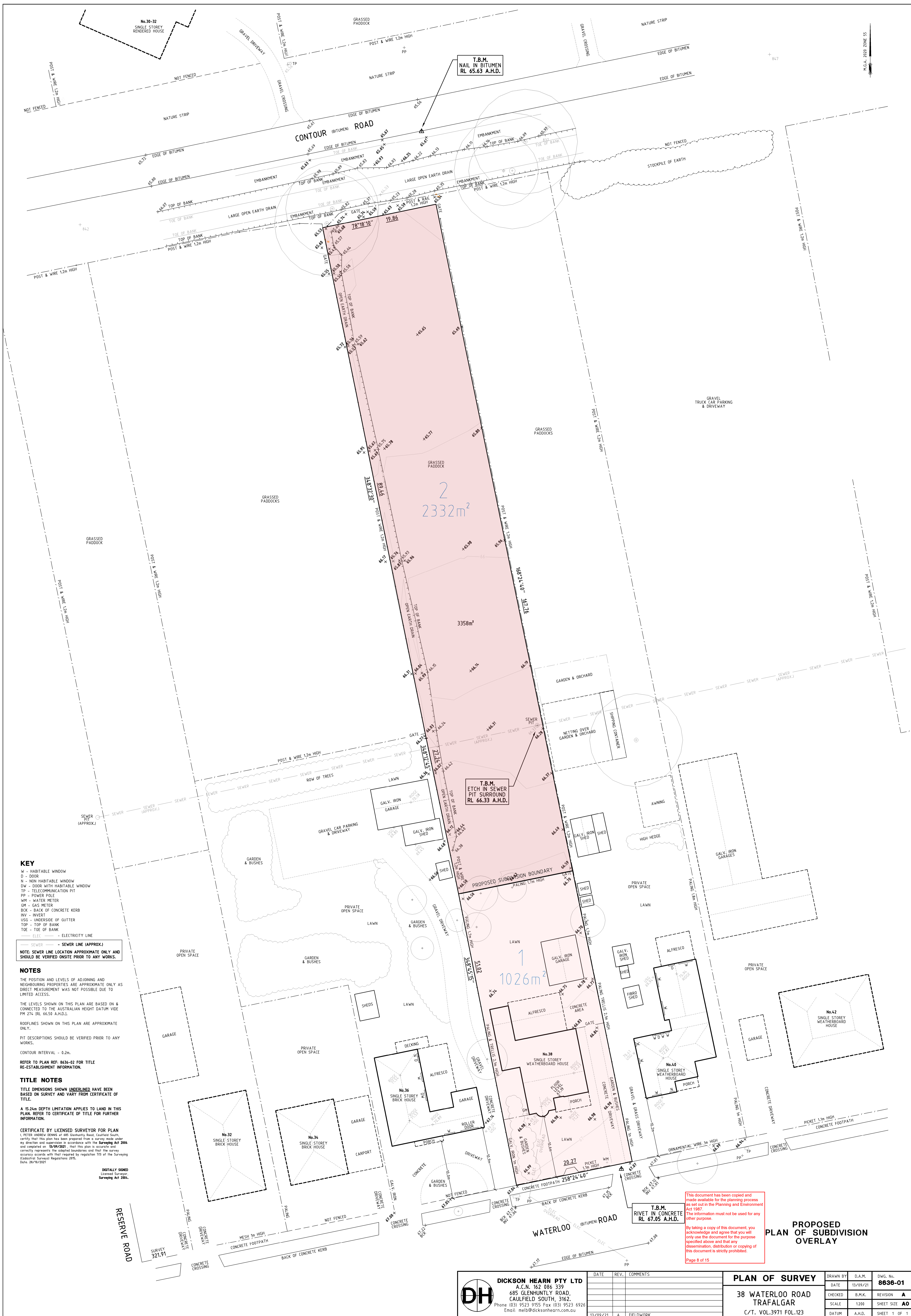
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ORIGINAL SHEET  
SIZE: A3

SHEET 2

VERSION 01



**KEY**

- W - HABITABLE WINDOW
- D - DOOR
- N - NON HABITABLE WINDOW
- DW - DOOR WITH HABITABLE WINDOW
- TP - TELECOMMUNICATION PIT
- PP - POWER POLE
- WM - WATER METER
- GM - GAS METER
- BCK - BACK OF CONCRETE KERB
- INV - INVERT
- USO - UNDERSIDE OF GUTTER
- TOP - TOP OF BANK
- TOE - TOE OF BANK
- EL - ELECTRICITY LINE
- SEWER - SEWER LINE (APPROX.)

NOTE: SEWER LINE LOCATION APPROXIMATE ONLY AND SHOULD BE VERIFIED ONSITE PRIOR TO ANY WORKS.

**NOTES**

THE POSITION AND LEVELS OF ADJOINING AND NEIGHBOURING PROPERTIES ARE APPROXIMATE ONLY AS DIRECT MEASUREMENT WAS NOT POSSIBLE DUE TO LIMITED ACCESS.

THE LEVELS SHOWN ON THIS PLAN ARE BASED ON A CONNECTED TO THE AUSTRALIAN HEIGHT DATUM VIDE PM 274 (RL 66.50 A.H.D.).

ROOFLINES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY.

PIT DESCRIPTIONS SHOULD BE VERIFIED PRIOR TO ANY WORKS.

CONTOUR INTERVAL - 0.2m.

REFER TO PLAN REF: 8636-02 FOR TITLE RE-ESTABLISHMENT INFORMATION.

**TITLE NOTES**

TITLE DIMENSIONS SHOWN UNDERLINED HAVE BEEN BASED ON SURVEY AND VARY FROM CERTIFICATE OF TITLE.

A 15.24m DEPTH LIMITATION APPLIES TO LAND IN THIS PLAN. REFER TO CERTIFICATE OF TITLE FOR FURTHER INFORMATION.

**CERTIFICATE BY LICENSED SURVEYOR FOR PLAN**

I, PETER ANDREW DENNIS of 485 Glenhuntly Road, Caulfield South, certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 13/09/21. That this plan is accurate and correctly represents the adopted boundaries and that the surveying records with that required by regulation 70 of the Surveying (Electronic Surveys) Regulations 2005.

Date: 26/11/2021

DIGITALLY SIGNED  
Licensed Surveyor  
Surveying Act 2004.

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**PROPOSED PLAN OF SUBDIVISION OVERLAY**

<b>DICKSON HEARN PTY LTD</b> A.C.N. 162 086 339 685 GLENHUNTLY ROAD, CAULFIELD SOUTH, 3162. Phone (03) 9523 9155 Fax (03) 9523 6926 Email: melb@dicksonhearn.com.au	DATE	REV.	COMMENTS	<b>PLAN OF SURVEY</b> 38 WATERLOO ROAD TRAFALGAR C/T. VOL.3971 FOL.123	BRAWN BY	D.A.M.	DWG. No.
	13/09/21	A	FIELDWORK				<b>8636-01</b>
	CHECKED	B.M.K.	REVISION				
	SCALE	1:200	SHEET SIZE				<b>A0</b>
	DATUM	A.H.D.	SHEET				1 OF 1





CONSULTING LAND SURVEYORS

7<sup>th</sup> February, 2022  
Ref: 8636/C2

The Planning Department  
Baw Baw Shire Council  
P.O. Box 304  
Warragul Vic. 3820

Dear Sir / Madam,

Re:  
Planning Permit Application – Two Lot Subdivision – PS 906641 K  
38 Waterloo Road, Trafalgar

I refer to the recently submitted application for subdivision and supply the following information to comply with Clause 56 of the Baw Baw Shire Planning Scheme:  
Clause 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

#### General

This planning report is prepared in support of the proposed Two Lot Subdivision at 38 Waterloo Road, Trafalgar.

Advertised

The proposal seeks to subdivide the existing house and yard from the rear portion of the lot in accordance with the Baw Baw Shire Planning Scheme.

This report addresses the provisions of the General Residential Zone as contained within the Baw Baw Shire Planning Scheme.

#### Subject Site and Surrounding Context

Refer to attached Dickson Hearn Plan of Survey (Ref: 8636-01)

Plan 8636-01 provides the site description including size, shape, dimensions, orientation, levels, position of adjoining dwellings, street frontage detail and any associated natural features.

The subject land is approximately 3358m<sup>2</sup> in area.  
Described as Lot 1 on TP 606953Y, Township of Trafalgar, Parish of Yarragon.

The site is currently made up of a residential dwelling and yard fronting Waterloo Road, and vacant land to the north fronting Contour Road. No significant vegetation is located within the vacant land to the north of the residential yard.

The site has a frontage to both Waterloo Road to the south, and Contour Road to the North.  
Both Roads are sealed bitumen.

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Waterloo Road frontage has a formed concrete footpath and street trees, and services.  
Contour Road frontage has a large open earth drain which lays between title and the formed road.  
Two large Gumtrees exist within this area, outside of title. Other vegetation each side of the sites  
Contour Road frontage contain large gums and the extension of the drain.  
The adjoining properties are single storey dwellings, setback ±10m from Waterloo Road.

The site is within the residential precinct of Trafalgar, within 500m of the town centre, and close proximity of parks/reserves and schools.

Waterloo Road Frontage – current



Image 1 - Waterloo Road - facing east showing existing crossing

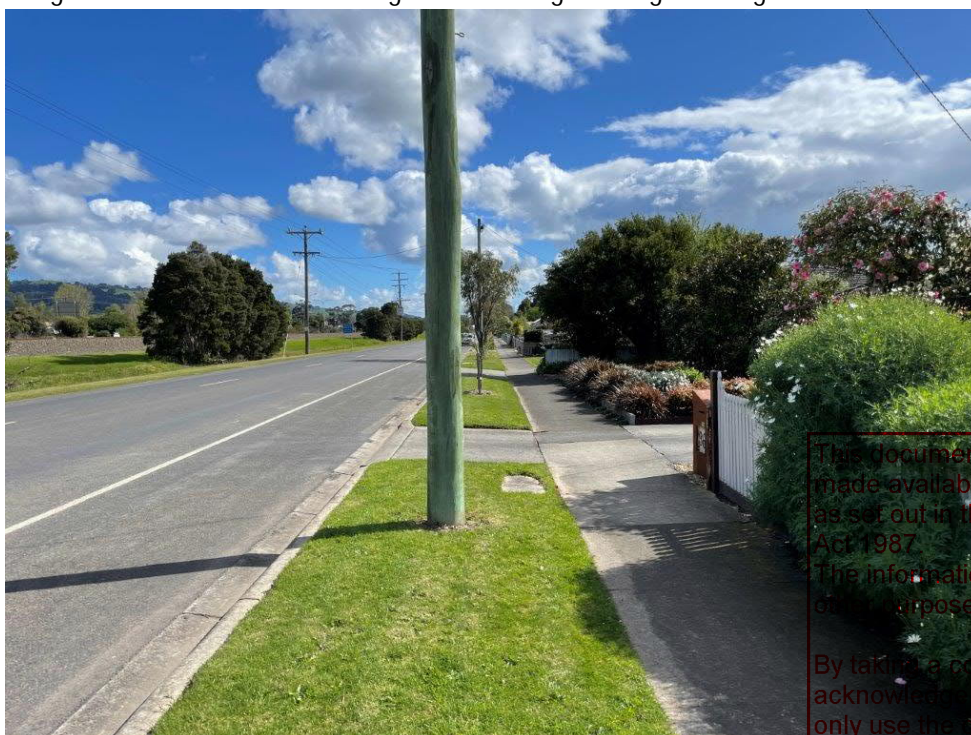


Image 2 - Waterloo Road - facing west showing existing services

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Image 3 - Contour Road - facing south to site across drain



Image 4 - Contour Road - facing west showing north-west corner of site and drain

Power access is provided overhead in Waterloo Road.

Water access is provided in Waterloo Road & Contour Road

Sewer access is provided via sewer main within site

Adjoining properties in Waterloo Road are existing residential dwellings, with vacant land to the rear, identical to 38 Waterloo Road.

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Adjoining properties across the road in Contour Road are existing residential dwellings, with only one having an existing crossover (gravel) opposite the site.

The site is affected by Overlays; Development Contributions, and Bushfire Prone Area.

An identified sewer pit within the site was confirmed to be part of an asset managed by Gippsland Water.



Image 5 - Sewer Main – Dial Before You Dig – Gippsland Water



Image 6 - Sewer Pit located on eastern boundary in vacant land to rear of residential yard.

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The following provides a response to the objectives required by the Clause 56.

Clause 56.03-5

NEIGHBOURHOOD CHARACTER

The subdivision plan is a simple two lot design, utilising existing road frontages know to title. The proposal is similar to the recently completed subdivision at 12 Waterloo Road, which created 13 Contour Road, and that of 20 Waterloo Road, which created 19-21 Contour Road.

Similarly, there are other subdivisions at 16, 22 & 34 Waterloo Road that created lots comparable to this proposal.

This proposal respects the existing neighbourhood character, integrates with the surrounding rural environment and protects vegetation and significant features.

Clause 56.04-2

LOT AREA & BUILDING ENVELOPE

The subdivision lot design is consistent with the Baw Baw Shire Planning Scheme. Each lot is larger than 500m<sup>2</sup>. The lot sizes can easily accommodate a rectangle measuring 10 metres by 15 metres. The lots sizes will allow for appropriate private open space areas with good solar access for future dwellings. The design will accommodate good vehicular access and access to a full range of utilities. Proposed lot 2 fronting Contour Road has no existing significant vegetation on title.

Clause 56.04-3

SOLAR ORIENTATION OF LOTS

The orientation and dimensions of the lots is adequate to protect solar access for any future dwelling on the proposed lot 2.

Clause 56.04-5

COMMON AREA

There is no common property in this proposal.

Clause 56.06-8

LOT ACCESS

The existing dwelling (proposed Lot 1) is accessed via a concrete crossing fronting Waterloo Road.

A new crossover will be re-constructed (in the same position as the previous crossover – shown in Image 7) to Council’s standard to allow access to Lot 2 from Contour Road. This will require the re-construction of a culvert over the existing open drain all to the Civil Engineer’s and Council’s satisfaction.

The subject site will utilise the existing services and infrastructure provided to the area and respond appropriately to requirements noted by the relevant authority.

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Image 7 - Previous crossover shown on Google Streetview – Jan 2008

Clause 56.07-1

DRINKING WATER SUPPLY

The existing water supply shall be utilised to the satisfaction of the relevant authority with an extension to the reticulated services as required.

Clause 56.07-2

REUSED AND RECYCLED WATER SUPPLY

Being a two-lot subdivision, major infrastructure works are not practical for water recycling.

Clause 56.07-3

WASTE WATER MANAGEMENT

A suitably qualified entity will be engaged to design and construct the waste water system and connect to existing reticulated services as required by the responsible authority.

An existing sewer line passes through proposed Lot 2 giving direct access to a Sewer connection. A proposed new easement in favour of Gippsland Water protecting this asset has been included on the Plan of Subdivision.

Proposed Lot 1 already has access to this existing sewer.

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**Clause 56.07-4**

**URBAN RUNOFF MANAGEMENT**

A suitably qualified entity will be engaged to design and construct the urban runoff system in accordance with the requirements and to the satisfaction of the relevant drainage authority.

There is an existing open earth drain running north-south along the western boundary of proposed lot 2 which extends into the larger Contour Road drain (also open earth). This ensures that the street operates adequately during major storm events.

**Clause 56.08-1**

**SITE MANAGEMENT**

Due to the minimal slope of the site, any runoff of sedimentation or contaminated materials can be easily controlled within the site.

Being only a small development, any construction of a new future dwelling should have minimal impact on the surrounding properties.

Removal of litter and other construction waste will be controlled within the parameters of the site, and removed as required.

Chemical contamination does not apply.

Vegetation to be retained as required.

**Clause 56.09-1**

**SHARED TRENCHING**

Infrastructure will be provided in line with the engineering/infrastructure assessment and authority requirements, and where practical, shared trenching shall be used for supply of services to each lot.

**Clause 56.09-2**

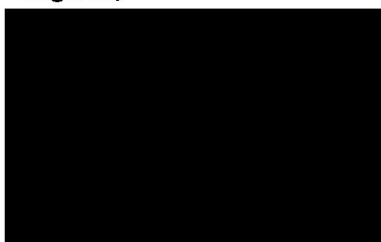
**ELECTRICITY, TELECOMMUNICATIONS AND GAS**

The supply of the services shall be undertaken in an appropriate manner to the satisfaction and ultimate consent of the relevant Authority.

The supply of services to the new lot shall be consistent with any approved authority strategies and wherever possible, the use of renewable energy be considered.

If you have any queries regarding this information, please do not hesitate to contact this office.

Regards,



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