



## Application for Planning Permit for a Subdivision

Supplied by Jonathan Neilson  
 Submitted Date 22/10/2021

### Application Details

Application Type Planning Permit for a Subdivision  
 Version 1  
 Applicant Reference Number 2703 Crees  
 Responsible Authority Name Baw Baw Shire Council  
 Responsible Authority Reference Number(s) (Not Supplied)  
 SPEAR Reference Number S183613P  
 Application Status Submitted  
 Planning Permit Issue Date NA  
 Planning Permit Expiry Date NA

### The Land

Primary Parcel 8 ARNUP CRESCENT, DROUIN VIC 3818  
 Lot 29/Plan LP209837  
 SPI 29/LP209837  
 CPN 10409  
**Zone:** 32.03 Low Density Residential  
**Overlay:** 45.06 Development Plan Contributions

### The Proposal

Plan Number (Not Supplied)  
 Number of lots 2  
 Proposal Description Two lot subdivision.  
 Estimated cost of the development for which a permit is required \$ 0

### Existing Conditions

Existing Conditions Description Vacant Low Density Residential Zone land.  
 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.

### Applicant Contact

Applicant Contact Mr Jonathan Neilson  
 Gippisland Licensed Surveyors  
 48 Queen Street, Warragul, VIC, 3820  
 Business Phone: 03 5622 0384  
 Mobile Phone: 0418336448  
 Email: jon@jns.com.au

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Applicant  
 Applicant

(Applicant details as per Applicant Contact)

---

**Owner**

**Owner 1**

**Owner 2**

Advertised



---

**Declaration**

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

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

**Authorised by  
Organisation**

Jonathan Neilson  
Gippsland Licensed Surveyors

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

VOLUME 09821 FOLIO 074

Security no : 124093055215F  
Produced 13/10/2021 01:15 PM

**LAND DESCRIPTION**

Lot 29 on Plan of Subdivision 209837T.  
PARENT TITLE Volume 09761 Folio 773

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Joint Proprietors

[REDACTED]

BRANDAN JAMES GILES SOU OF 55 COOK STREET BROOKIN VIC 3016

AT415690V 09/07/2020

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AT415691T 09/07/2020  
AFSH NOMINEES PTY LTD

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 LP209837T 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: 8 ARNUP CRESCENT DROUIN VIC 3818

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 18440T MSA NATIONAL  
Effective from 09/07/2020

DOCUMENT END

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OFFICE USE ONLY  
**LP209837T**  
EDITION 4  
PARISH / TOWNSHIP / CHART  
11

NOTATIONS

LAND SUBJECT TO EASEMENT  
E-1 DRAINAGE VIDE L.P. 209188 F  
LAND APPROPRIATED OR SET APART  
E-2 DRAINAGE  
THE ROADS WITHIN THE CONTIGUOUS THICK LINES FOR WAY, DRAINAGE AND SUPPLY OF WATER, ELECTRICITY, TELEPHONE AND GAS.  
OTHER NOTATIONS:  
LOTS 1 TO 12 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN.

DEPTH LIMITATION 15.24M CASP

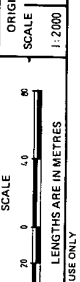
TO BE COMPLETED WHERE APPLICABLE  
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS  
IN PROCLAIMED SURVEY AREA NO. ---

THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED BY THICK LINES  
TITLE REF: V/L 9761 FOL 713  
LAST PLAN REF: L.P. 209188F LOT B

PLAN OF SUBDIVISION

COUNTY BULN BULN  
PARISH DROUIN WEST  
CROWN ALLOTMENTS 51B (PART) & 51C (PART)

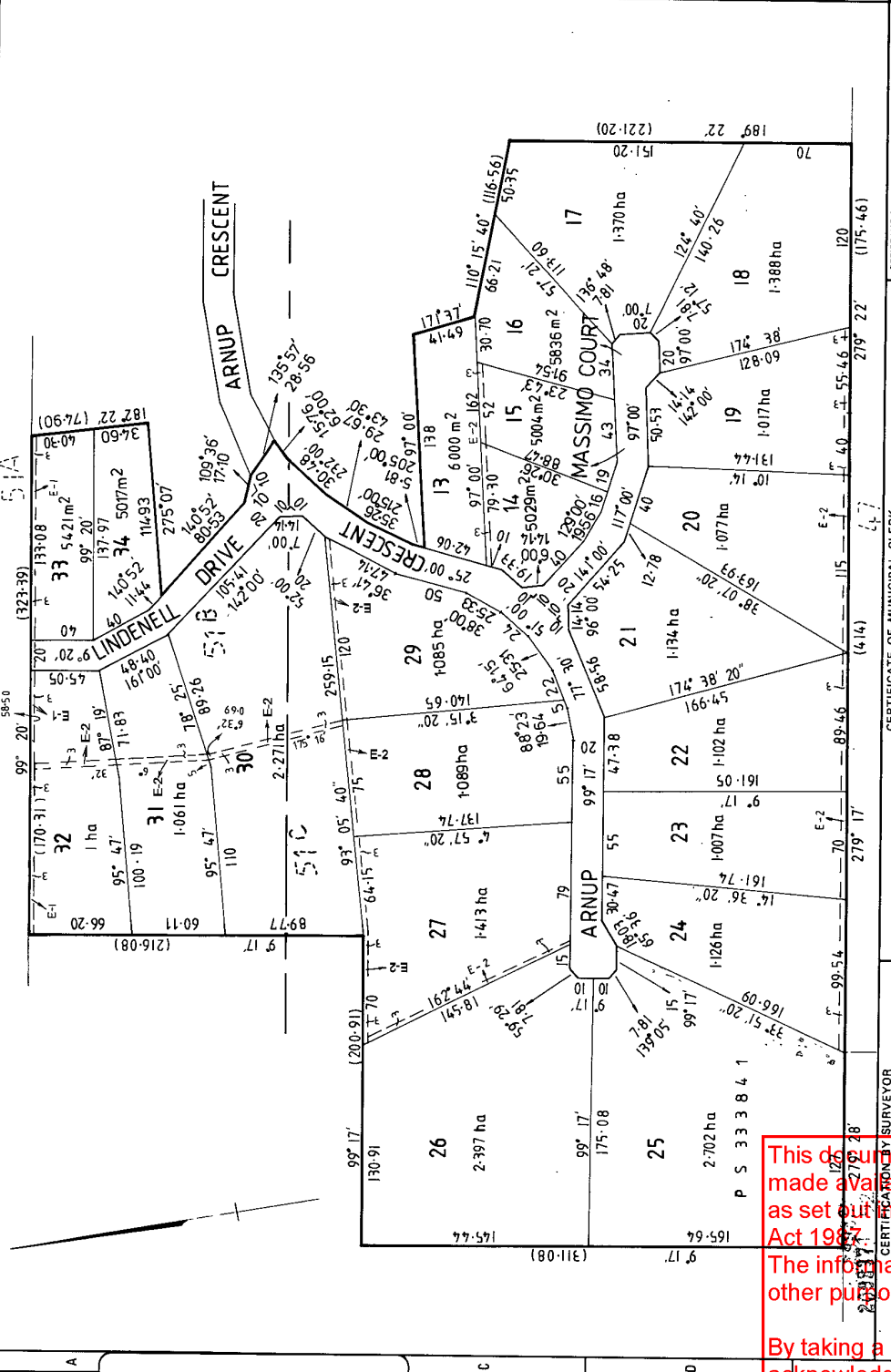
NUMBER OF SHEETS IN PLAN  
NUMBER OF THIS SHEET



ORIGINAL SCALE 1:2000  
LENGTHS ARE IN METRES  
OFFICE USE ONLY

Advised

LP209837T  
VICTORIA



**PLAN OF FEATURES & TITLE REESTABLISHMENT**

**REVISIONS**

Advertised

**LAND DESCRIPTION**

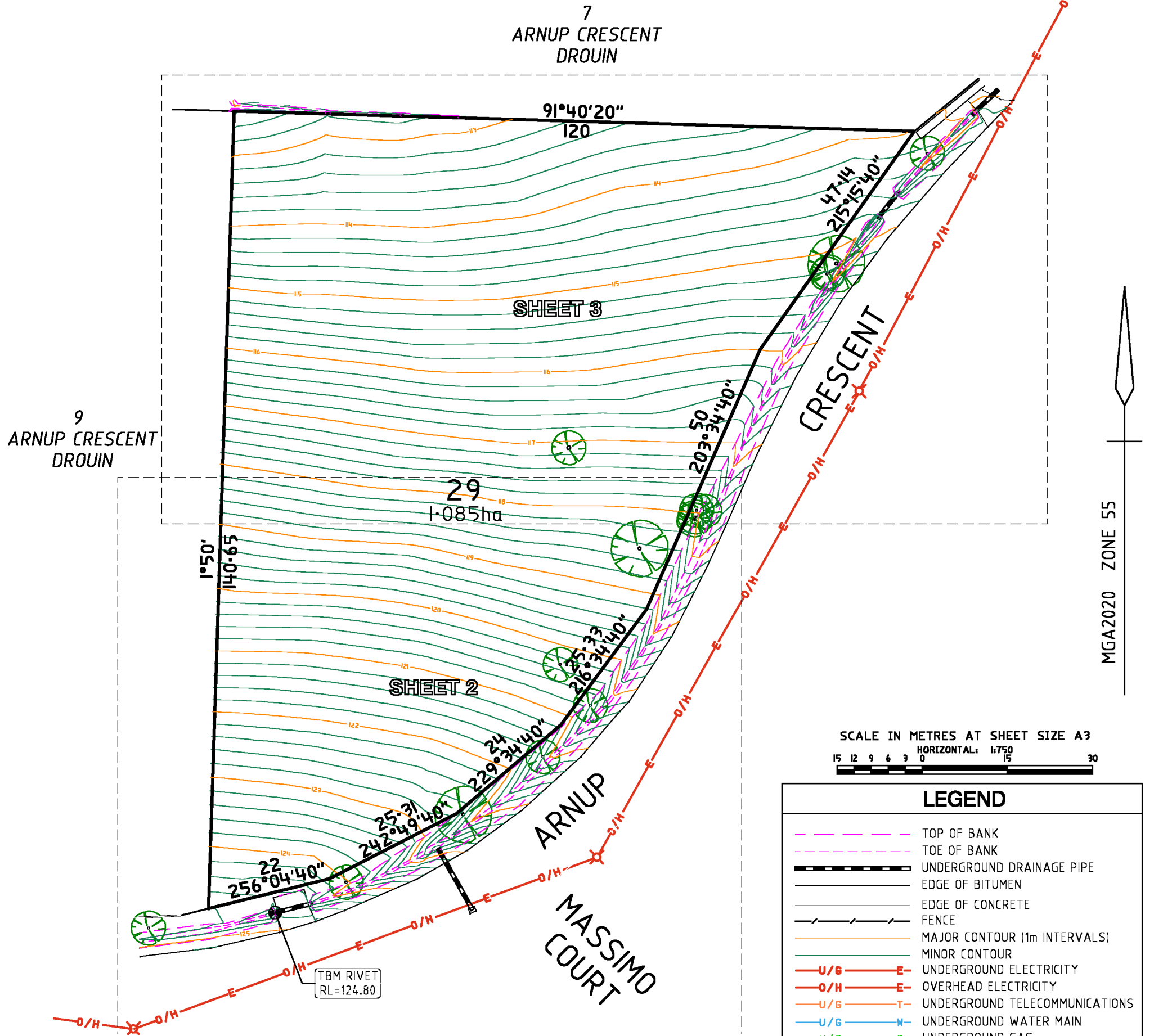
PARISH OF DROUIN WEST  
CROWN ALLOTMENT 51C

C/T VOL 9821 FOL 074  
LOT 29 ON LP209837T

**WARNING**

**BEWARE OF UNDERGROUND SERVICES**  
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY UNLESS DESCRIBED AS BEING POTHOLED AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE PRIOR TO ANY EXCAVATION. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN

VER	DATE	DESCRIPTION	RCS	JFN
1	16/08/2021	ORIGINAL DRAWING		
			DFT	APP



SCALE IN METRES AT SHEET SIZE A3  
HORIZONTAL: 1:750

**LEGEND**

- - - TOP OF BANK
- - - TOE OF BANK
- UNDERGROUND DRAINAGE PIPE
- EDGE OF BITUMEN
- EDGE OF CONCRETE
- FENCE
- MAJOR CONTOUR (1m INTERVALS)
- MINOR CONTOUR
- U/G — E — UNDERGROUND ELECTRICITY
- O/H — E — OVERHEAD ELECTRICITY
- U/G — T — UNDERGROUND TELECOMMUNICATIONS
- U/G — W — UNDERGROUND WATER MAIN
- U/G — G — UNDERGROUND GAS
- ⊗ TREE
- DRAINAGE PIT / LID
- ⊙ ROAD SIGN
- ⊗ ELECTRICITY POLE
- ⊙ STOP VALVE
- ⊗ FIRE PLUG

**IMPORTANT NOTE**

This plan is prepared by Gippsland Licensed Surveyors from a combination of field survey and existing records for the purpose of designing new constructions on the land and should not be used for any other purpose.  
Services shown hereon have been located where possible by field survey, using a combination of pot holing to physically expose known underground services and electromagnetic detection. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services. This note is an integral part of this plan.

**NOTATIONS**

**GIPPSLAND LICENSED SURVEYORS**  
CHRISTOPHER C MORRIS & ASSOCIATES  
48 QUEEN STREET WARRAGUL 3820  
PH: (03) 5622 0384

TITLE REESTABLISHMENT DATUM VIDE PS701117V  
HEIGHTS ARE TO AHD - VIDE DROUIN WEST PM256 (RL134.739m)  
CONTOUR INTERVAL (MAJOR/MINOR) : 1.0m/0.2m  
LICENSED SURVEYOR: JONATHAN NEILSON  
DATE OF SURVEY : 16/08/2021

**SURVEYORS REF**  
2703-RE-FSV  
**SHEET 1 OF 3 SHEETS** ORIGINAL SHEET SIZE: A3

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SCALE 1:500  
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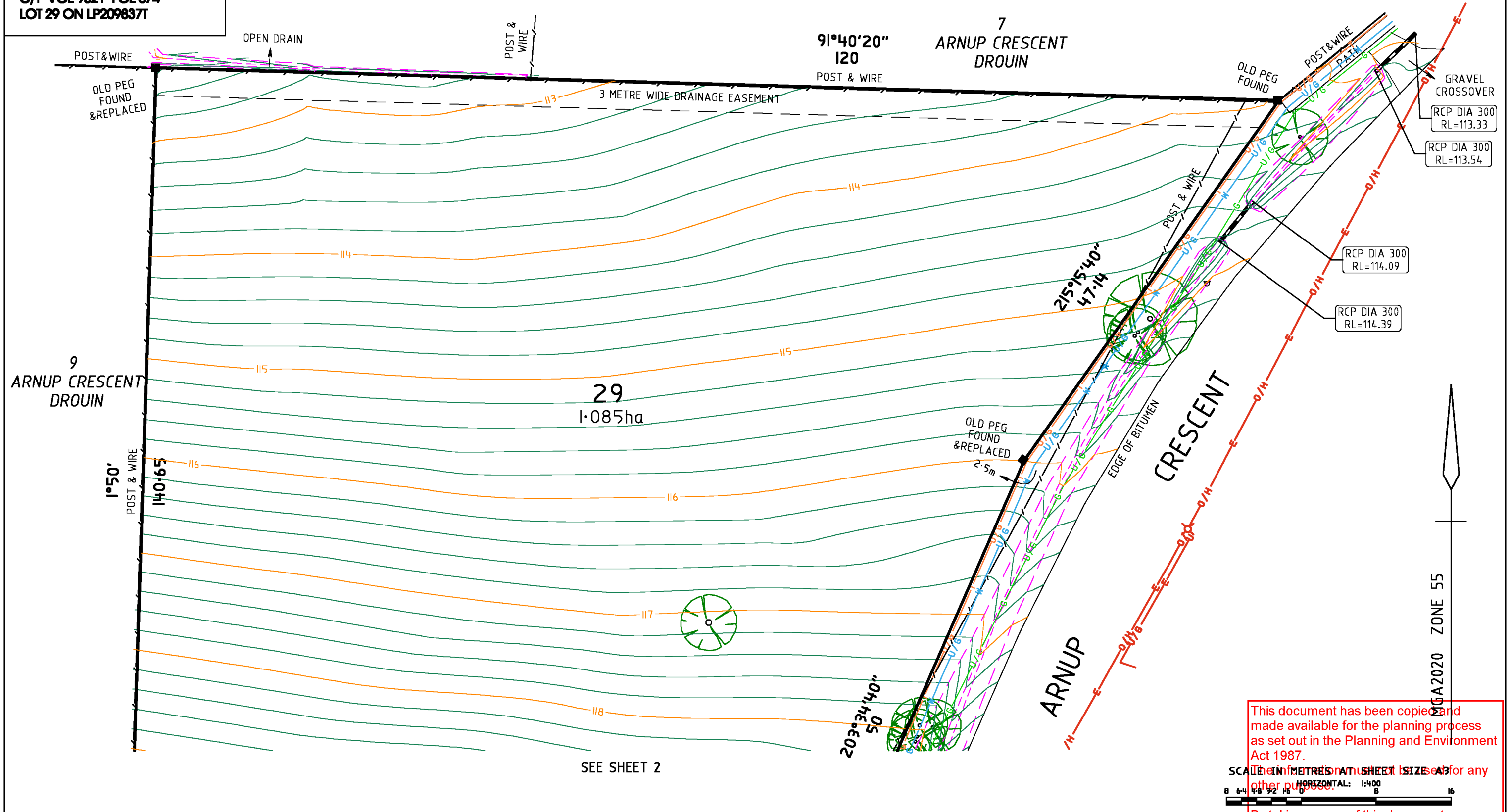


**PLAN OF FEATURES & TITLE REESTABLISHMENT**

Advertised

**LAND DESCRIPTION**

PARISH OF DROUIN WEST  
CROWN ALLOTMENT 51C  
C/T VOL 9821 FOL 074  
LOT 29 ON LP209837T



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CHRISTOPHER C MORRIS & ASSOCIATES  
48 QUEEN STREET WARRAGUL 3820  
PH: (03) 5622 0384

**NOTATIONS**

SEE SHEET 1

**REVISIONS**

VER	DATE	DESCRIPTION	RCS	JFN	DFT	APP
1	18/08/2021	ORIGINAL DRAWING				

**SURVEYORS REF**  
2703-RE-FS-V1

**SCALE**  
1 : 400

**SHEET 3 OF 3 SHEETS** ORIGINAL SHEET SIZE: A3

# 8 ARNUP CRESCENT DROUIN

TWO LOT SUBDIVISION

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**PLANNING PERMIT  
APPLICATION**

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**GIPPSLAND LICENSED SURVEYORS PTY LTD  
(J.P. NEILSON & ASSOCIATES P/L)  
(CHRISTOPHER C MORRIS & ASSOCIATES)**

48 Queen Street – P.O. Box 425  
Warragul, VIC 3820

P: 03 5622 0384  
E: admin@gippslandsurveyors.com.au  
W: www.gippslandsurveyors.com.au

ABN: 63 169 591 833

**Document Control**

DATE PREPARED	VERSION NUMBER	AUTHOR	APPROVED	DISTRIBUTED
OCTOBER 2021	1	TLS	JPN	INTERNAL, CLIENT, COUNCIL

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# 1.0 | INTRODUCTION

This Planning Application Report has been prepared at the request of [REDACTED] in support of a proposed two (2) Lot Subdivision of land known as 8 Arnup Crescent, Drouin (Lot 29 on LP209837T), in accordance with the adopted Planning Documents that apply to the land. This report addresses the provisions of the Low Density Residential Zone (LDRZ) and Particular Provisions as contained within the *Baw Baw Shire Planning Scheme*.

This report was designed to be read in conjunction with the following accompanying documents:

- Current Certificate of Title & Title Diagram
- 'Proposed Subdivision Plan'
- 'Envelope Plan'
- Existing Conditions Plan – 'Plan of Features & Re-Establishment'
- Land Capability Assessments (x2) (prepared by GeoCore)



FIGURES 1 & 2 – MAP VIEWS OF SUBJECT LAND & SURROUNDING PRECINCT

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(SOURCE: LASSI SPEAR)



## 1.1 EXECUTIVE SUMMARY

TABLE 1 – EXECUTIVE SUMMARY OF APPLICATION

<b>APPLICATION DETAILS</b>	
<b>PROPOSAL</b>	TWO (2) LOT SUBDIVISION
<b>APPLICANT</b>	GIPPSLAND LICENSED SURVEYORS
<b>PROPERTY DETAILS</b>	
<b>PROPERTY ADDRESS</b>	8 ARNUP CRESCENT, DROUIN
<b>LAND DESCRIPTOR</b>	VOL 9821 FOL 074 LOT 29 ON LP209837T PARISH OF DROUIN WEST, C.A. 51C (PART)
<b>LAND AREA</b>	1.085ha
<b>APPROX. LAND DIMENSIONS</b>	140.7m x 120m x 47.1m x 50m x 25.3m x 24m x 25.3m x 22m
<b>RESTRICTIONS &amp; ENCUMBRANCES ON TITLE</b>	3m WIDE DRAINAGE EASEMENT ABUTTING NORTHERN TITLE BOUNDARY
<b>EXISTING USE</b>	RESIDENTIAL – VACANT ALLOTMENT
<b>PLANNING PROVISIONS</b>	
<b>ZONE</b>	LOW DENSITY RESIDENTIAL ZONE
<b>OVERLAYS</b>	DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY – SCHEDULE 1
<b>CULTURAL SENSITIVITY</b>	NIL
<b>BUSHFIRE AREA</b>	NIL
<b>PARTICULAR PROVISIONS</b>	CLAUSE 56 RESIDENTIAL SUBDIVISION
<b>GENERAL PROVISIONS</b>	CLAUSE 65 DECISION GUIDELINES
<b>PERMIT TRIGGERS</b>	CLAUSE 32.03 LOW DENSITY RESIDENTIAL ZONE

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## 2.0 | SUBJECT STE OVERVIEW & ANALYSIS

### 2.1 GENERAL OVERVIEW

The subject site is known as 8 Arnup Crescent, Drouin. The site forms as an essentially triangular-shaped parcel of land with an area of 1.085ha, located on the north-western side of Arnup Crescent in the north-western Drouin precinct, situated approximately 3km north-west of the Drouin CBD.

The site is surrounded on all sides by residential properties. On its eastern boundary, the site has a total road frontage of 193.7m, with access provided via an existing sealed concrete crossover.

The Low Density Residential Zone (LDRZ) and Development Contributions Plan Overlay Schedule 1 apply to the site.

### 2.2 EXISTING BUILT FORM, SITE FEATURES, USE & ACCESS

The current use of the site is associated with residential living. Given the subject site's relatively large size, it may be considered to be a rural-residential property.

The site is currently completely vacant, excepting a few trees. A concrete crossover located in the southern corner of the allotment provides access to the site from Arnup Crescent.



PHOTOS 1-2 – PHOTOS DISPLAYING CURRENT CONDITIONS & USE OF THE LAND

The site slopes from the southern corner to the northern boundary on a consistent grade, with an overall fall of 13m across the site from the highest to the lowest point. Such a grade provides for excellent drainage across the site and into the existing drainage easement that runs along the northern Title boundary.

Drainage is provided along Arnup Crescent through the use of open roadside drains, with culverts underneath each crossover along the road. Further, a legal point of discharge is provided by an existing drainage easement along the northern Title boundary, created in LP209837T.



PHOTOS 3-4 – PHOTOS LOOKING NORTH AND SOUTH, RESPECTIVELY, ALONG ARNUP CRESCENT

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### 2.3 ADJOINING LAND & SURROUNDING CONTEXT

The local neighbourhood is characterised by residential properties of a similar nature. The precinct in which the subject land is contained provides for rural-lifestyle properties of a generous size. Surrounding allotments generally contain large dwellings with a number of outbuildings and substantial amenity. Many of the houses reflect the age of the area, having been subdivided in the late 1980s.

The low-density precinct is defined by large established allotments varying in size, though generally being between 0.4 to 1.1ha in size.

The subject site is contained within an established low density precinct, the type which have become highly desirable amongst residents due to the nature of the allotments and the rural-residential lifestyle that is afforded. This, combined with proximity to the Drouin and Warragul CBDs and to Melbourne's CBD, has made the area an extremely popular location whereby lifestyle and convenience are facilitated.

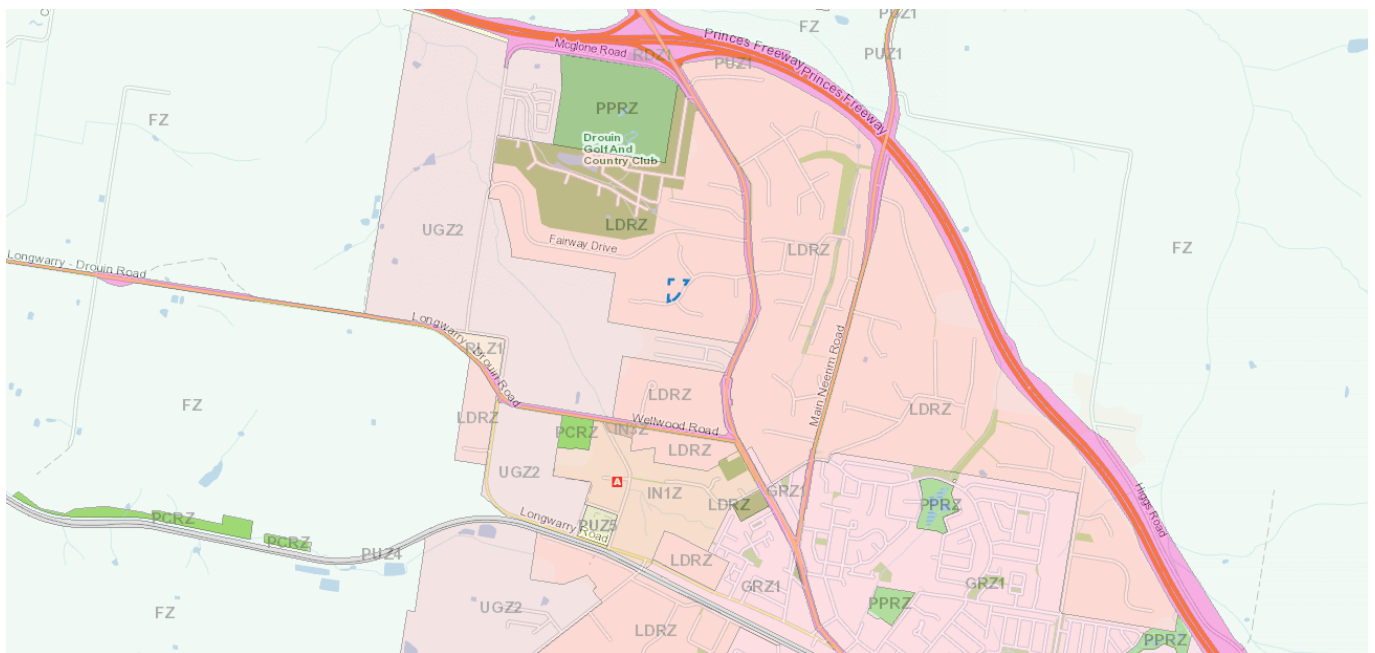


FIGURE 3 - DIAGRAM OF SUBJECT SITE AND ZONING IN SURROUNDING VICINITY (SOURCE: VICPLAN)

Drouin exists as a sub-regional centre between Warragul and Longwarry, earmarked for residential, commercial and industrial development and currently providing educational, recreational and cultural facilities. The precinct contains a number of zones that allow for a mixture of uses. The Township accommodates a mixture of Residential, Industrial and Public Use Zones, and is surrounded on all sides by high quality agricultural land being Farming Zone and Rural Activity Zones, which allow for tourism activities, broad acre agricultural enterprises, and niche farming enterprises. Parts of the town are covered by a Precinct Structure Plan, which guides future development and ensures the protection of surrounding agricultural land by limiting the bounds of expansion. Drouin is well serviced, with planned infrastructure upgrades being rolled out sequentially to coincide with development. Proximity to Melbourne combined with housing affordability and availability within a high amenity location has been credited for the town's 'growth spurt' experienced in recent years. Significant urban expansion is still planned to meet the demands of the projected population growth, however careful urban design approaches are being employed to meet the community expectation to balance the commercial/industrial/residential development with the established country town feel, a distinct identity, and connections to the landscape that characterise the settlement (Baw Baw Draft Settlement Management Plan 2013).

Located approximately 3km from the Drouin CBD, the subject site currently has some access to public transport services and public amenity in the immediate vicinity; however, strategic Planning documents have earmarked much of the surrounding land for significant development in the medium-term, so it is anticipated that public amenity will be created over the coming years. The Drouin township is generally well-served by public transport and amenity.

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## 2.4 ENCUMBRANCES ON TITLE

There are no restrictions known to Title.

The property contains an existing 3m wide drainage easement that runs abutting the northern boundary.

## 2.5 RELEVANT PLANNING HISTORY OF SITE

Land subject to this Application was created by subdivision LP209837T in 1988.

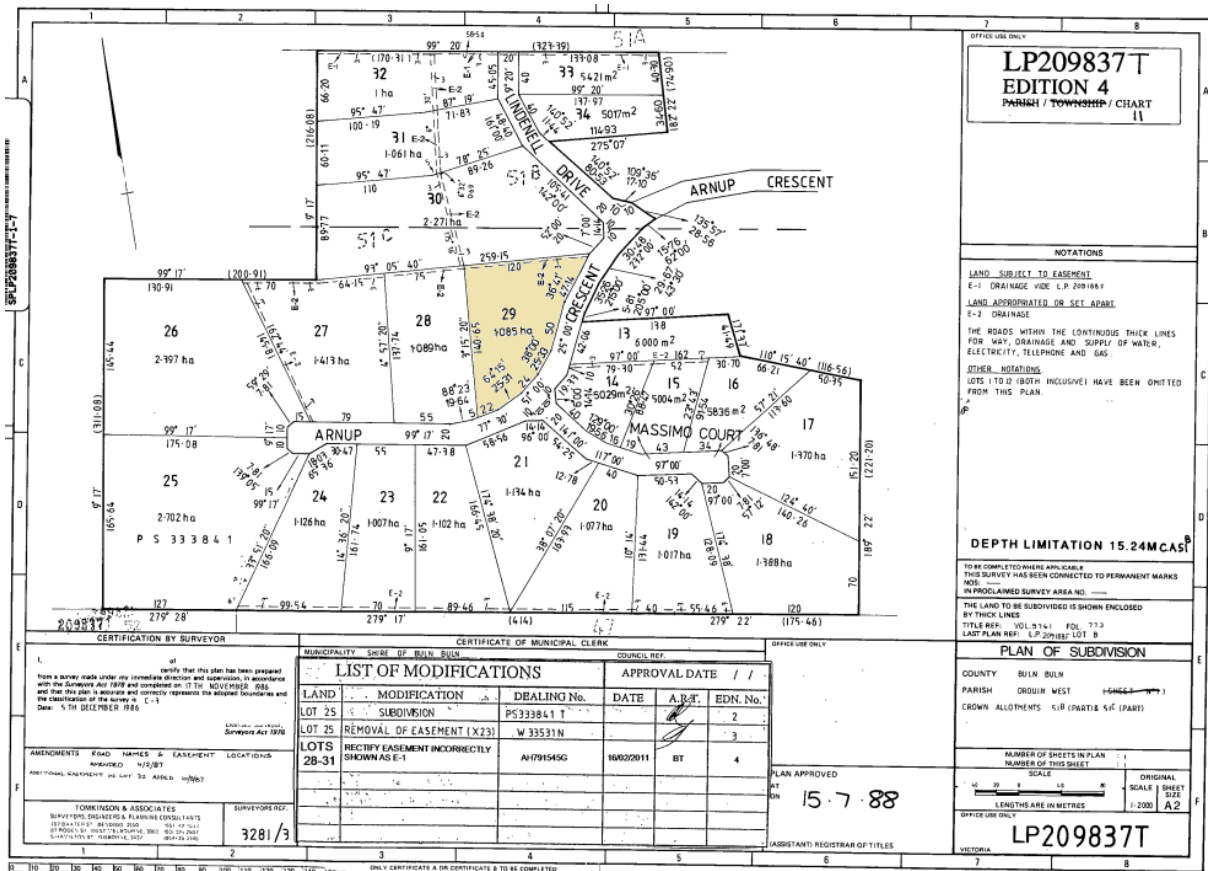


FIGURE 4 – LP209837T SHOWING LAND SUBJECT TO THIS APPLICATION

Since the time of subdivision, there has been no development of the site. Other Lots in LP209837T have undergone development since the original subdivision, including construction of dwellings on most Lots and further subdivision of most Lots on the Plan.

## 2.6 AVAILABILITY OF UTILITY SERVICES

The subject site has good access to utilities, with the existing dwelling on the site having existing connections to these utilities.

### ELECTRICITY

Arnup Crescent in this portion is lined with electricity power poles, with overhead powerlines running between poles and out to properties. Portions of the power supply are also located underground. The site is currently connected to electricity. The electrical servicing Authority is AusNet Services.

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WATER

There is an existing Gippsland Water water main pipeline running on the eastern side of Arnup Crescent. The site is currently connected to reticulated water.

GAS

The site is connected to reticulated gas. The gas servicing Authority is APA Group.

SEWER

There no reticulated sewerage currently available to this precinct of Drouin. As such, any future dwelling on the land would be reliant upon an appropriate septic system compliant with the EPA standard.

TELECOMMUNICATIONS

There are existing buried telecommunications and fibre optic cables running along Arnup Crescent, in close proximity to the subject site. The site is currently connected to reticulated telecommunications and fibre optic.

## 2.7 VEGETATION

There exist some trees along the western side of Arnup Crescent, however our formal Re-Establishment survey has found that most of the trees existing in vicinity to the site lay outside of the Title boundary and are located within the road reserve.

As confirmed by survey, the subject site contains three trees – two located near the property boundary and one set back into the property slightly.



PHOTOS 5 - 8 – TREES IN ROAD RESERVE AND ON SITE

The proposed development is not anticipated to impact on any of the existing trees on the site.

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# 3.0 | DEVELOPMENT PROPOSAL

## 3.1 PROPOSAL OVERVIEW & DESIGN RESPONSE

This application seeks to obtain a Planning Permit for a two (2) Lot Subdivision of the site, in accordance with the *Proposed Subdivision Plan*. The application proposes to create two residential Lots with areas of 6850m<sup>2</sup> and 4000m<sup>2</sup> that practically responds to the existing features of the site.

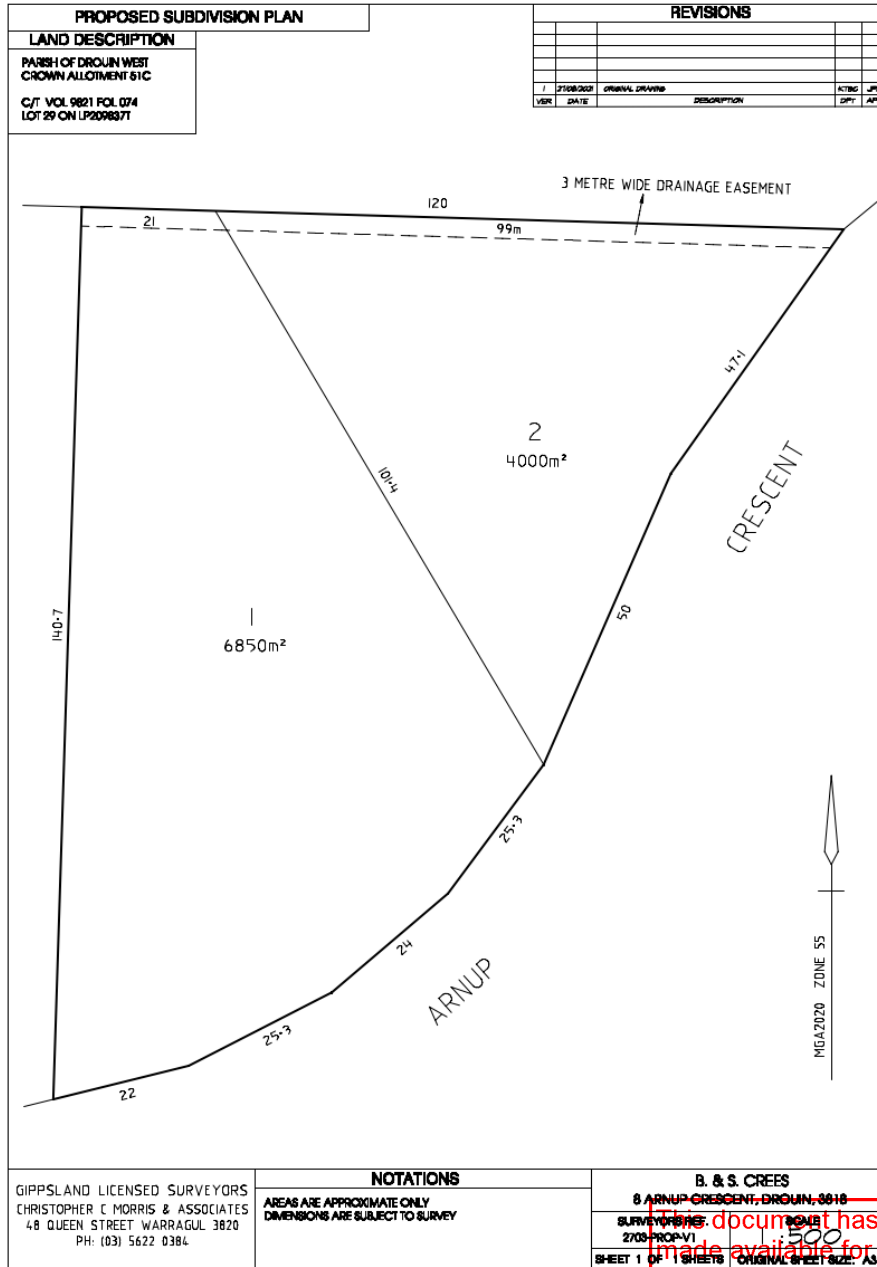


FIGURE 5 – PROPOSED SUBDIVISION PLAN TO BE ENDORSED UNDER THIS PERMIT

It is noted that the Low Density Residential Zone (LDRZ) specifies a minimum Lot size of 0.4ha for each Lot where reticulated sewerage is not connected, or 0.2ha for each Lot with connected reticulated sewerage. Given that reticulated sewerage is not currently available in this area, the proposed subdivision adopts a minimum Lot size of 0.4ha.

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### 3.2 SUBDIVISION DESIGN

#### Proposed Lot 1 (6850m<sup>2</sup>)

With approximate dimensions of 141m x 21m x 101m x 25m x 24m x 25m x 22m, this proposed Lot has an area of 6850m<sup>2</sup>. This Lot will contain the existing crossover currently providing access to the site, but will otherwise be vacant excepting one insignificant tree.



PHOTO 9 – PROPOSED LOT 1 SHOWN FROM ARNUP CRESCENT

As demonstrated on the *Envelope Plan*, this Lot has been allocated a generous sized building envelope. This large building envelope allows future owners of the land significant freedom to build at such a time as they wish, with flexibility sufficient to design a dwelling of a size and layout that suits their individual needs. This Lot has also been allocated an effluent field downslope of the building envelope. The effluent field has been designed at 600m<sup>2</sup>, which easily accommodates the minimum 582m<sup>2</sup> recommended in the Land Capability Assessment for a four-bedroom dwelling.

This Lot will contain a portion of the existing 3m wide drainage easement known to Title.

#### Proposed Lot 2 (4000m<sup>2</sup>)

With approximate dimensions of 101m x 99m x 47m x 50m, this proposed Lot has an area of 4000m<sup>2</sup>. This Lot will be vacant, excepting two insignificant trees.



PHOTO 10 – PROPOSED LOT 2 SHOWN FROM ARNUP CRESCENT

As demonstrated on the *Envelope Plan*, this Lot has been allocated a generous sized building envelope. This large building envelope allows future owners of the land significant freedom to build at such a time as they wish, with flexibility sufficient to design a dwelling of a size and layout that suits their individual needs. This Lot has also been allocated an effluent field downslope of the building envelope. The effluent field has been designed at 600m<sup>2</sup>, which easily accommodates the minimum 522m<sup>2</sup> recommended in the Land Capability Assessment for a four-bedroom dwelling.

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This Lot will contain a portion of the existing 3m wide drainage easement known to Title.

### 3.3 SERVICING & ACCESS

All available reticulated services will be connected to all Lots created in this subdivision, including reticulated water, electricity, gas, and telecommunications. It is noted that reticulated sewer is not currently available to this area; as such, any new dwelling constructed on the new Lot created through this subdivision will be required to have an associated system to treat and detain all wastewater associated with the new Lot, in accordance with the recommendations outlined in the supplied 'Land Capability Assessment's. It is noted that this Application does not propose the development of a dwelling, and as such it is anticipated that this requirement will form part of standard Planning Permit Conditions, whereby a Section 173 Agreement will be required to be entered into and registered on Title to bind future landowners to this requirement.

Both Lots have been given direct frontage to Arnup Crescent, with Lots proposed to have individual crossovers. It is noted that the site already contains a crossover that provides access to the site, which will be incorporated into Lot 1. It is proposed that a new crossover be constructed for Lot 2, at a location where safe and adequate sightlines are ensured. This crossover will be constructed to the appropriate IDM standard and sealed in an all-weather surface.

### 3.4 VEGETATION

As aforementioned, the subject site contains three trees and there are additional trees located within the road reserve in close vicinity to the property boundaries.

The proposed subdivision is not anticipated to impact on any existing vegetation. The subdivision boundaries and envelopes have all been sympathetically located such to mitigate impact on existing vegetation.

### 3.5 DRAINAGE & STORMWATER MANAGEMENT

As aforementioned, the site has excellent drainage as provided by roadside drains and culverts provided along Arnup Crescent, including under the existing crossover associated with the site. Furthermore, the existing 3m wide drainage easement will be incorporated in both Lots to continue to provide drainage. The natural slope of the land will direct all surface water towards this easement.

It is submitted that the existing drainage is sufficient for the proposed development.



PHOTO 11 – EXISTING CULVERT UNDERNEATH CROSSOVER PROVIDING ACCESS TO SITE

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# 4.0 | PLANNING CONTROLS & ANALYSIS

## 4.1 SITE ZONING

### CLAUSE 32.03 – LOW DENSITY RESIDENTIAL ZONE (LDRZ)

Land subject to this Application lies within the Low Density Residential Zone (LDRZ), as evidenced in the below excerpt from VicPlan.

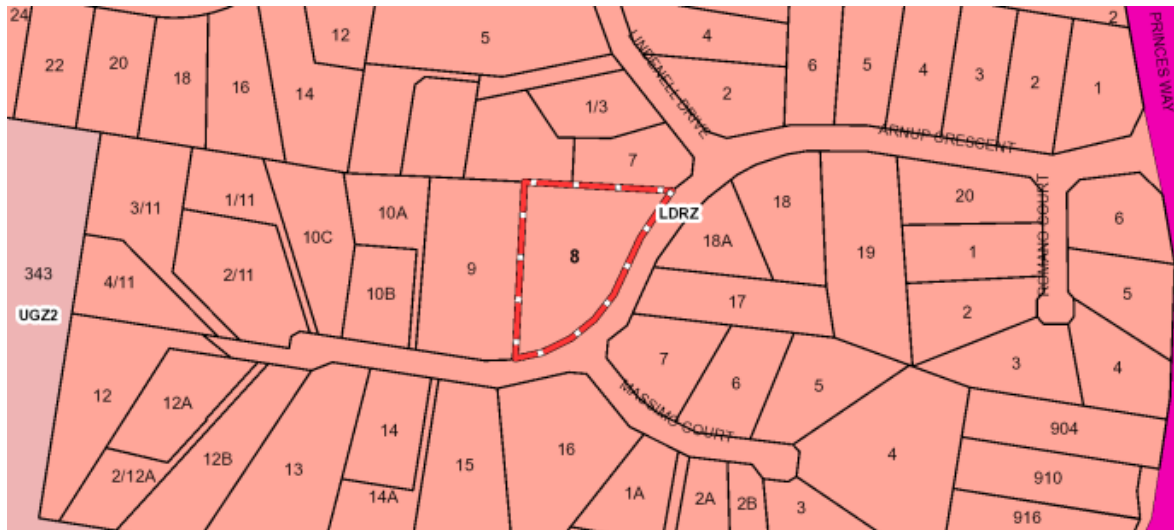


FIGURE 6 – EXCERPT FROM VICPLAN DISPLAYING ZONING OF SUBJECT SITE (SOURCE: VICPLAN)

The purpose of the Low Density Residential Zone (LDRZ) (Clause 32.03) is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

It is submitted that the proposed development is consistent with the purpose of this zone. Specifically, the development provides an additional residential allotment of a size that allows for wastewater disposal in the absence of reticulated sewerage, whilst also protecting the natural environment of the precinct by striving to preserve the vegetation and faunal habitat existing on the site. The proposed subdivision respects and integrates well with the existing neighbourhood character of the area, and encourages low-density growth in a location offering good access to services and transport.

It is not anticipated that the proposed subdivision will cause any adverse amenity impacts to adjacent land, as the use is not proposed to change. Furthermore, it is noted that all of the abutting properties are used residentially, so there are no conflicting land uses.

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## 4.2 SITE OVERLAYS

### CLAUSE 45.06 – DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY SCHEDULE 1

Land in this Application is subject to Schedule 1 of the Development Contributions Plan Overlay (DCPO1), as evidenced in the below excerpt from VicPlan.



FIGURE 7 - EXCERPT FROM VICPLAN DISPLAYING DCPO1 ON SUBJECT SITE (SOURCE: VICPLAN)

The purpose of the Development Contributions Plan Overlay (Clause 45.06) is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

It is acknowledged that the appropriate levy will be required as a Permit Condition in accordance with the requirements of the DCPO1. No further Planning Assessment is required under this Clause.

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### 4.3 ABORIGINAL CULTURAL HERITAGE SENSITIVITY

No part of the site is identified as having Aboriginal Cultural Heritage Sensitivity, as shown on the below map excerpt from Aboriginal Victoria's Aboriginal Cultural Sensitivity Map online tool.

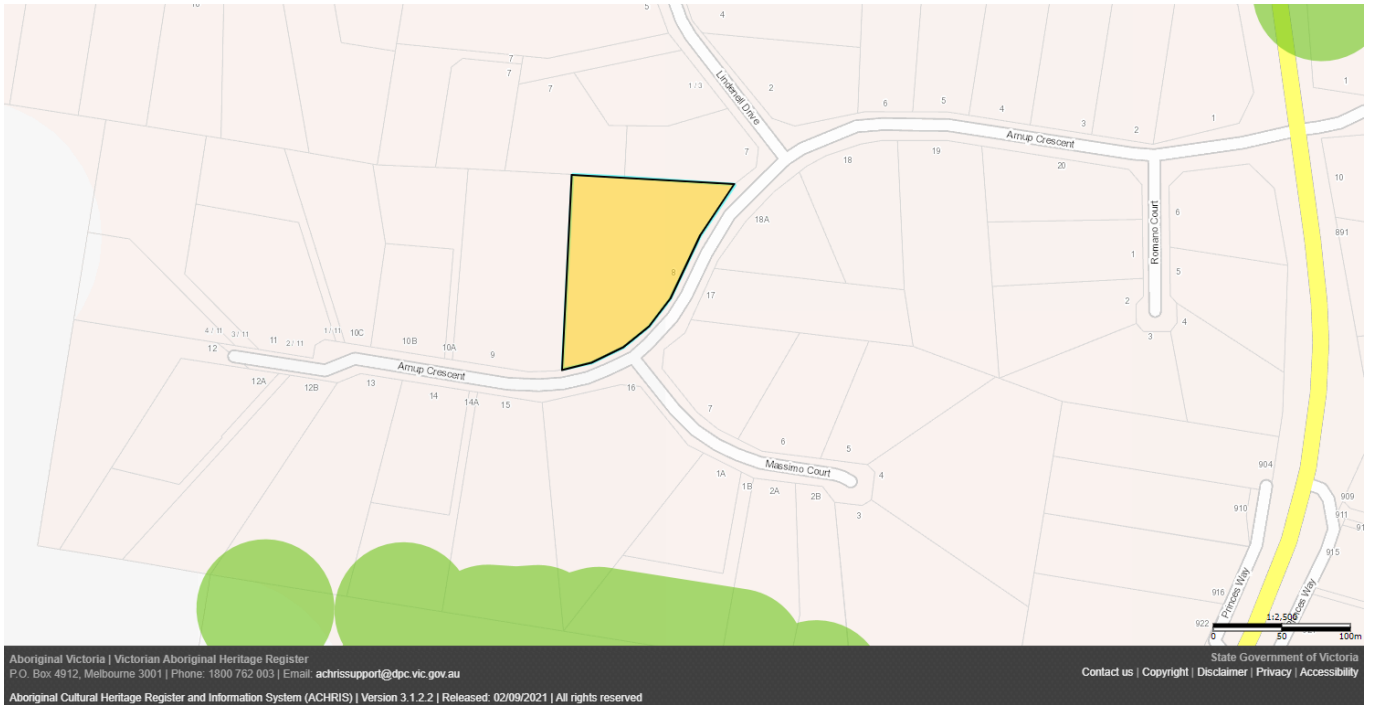


FIGURE 8 – MAP EXCERPT OF SITES WITH ABORIGINAL CULTURAL HERITAGE SENSITIVITY (SOURCE: ACHRIS)

Given that the land does not contain any areas of Aboriginal Cultural Heritage Sensitivity, no further heritage consideration is required.

### 4.4 BUSHFIRE CONTROLS

Land subject to this Application lies within a Designated Bushfire Prone Area control as shown on the below excerpt from VicPlan.



FIGURE 9 - EXCERPT FROM VICPLAN SHOWING DESIGNATED BUSHFIRE PRONE AREA CONTROL ON SUBJECT SITE (SOURCE: VICPLAN)

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In accordance with Amendment VC140, subdivisions of more than 10 Lots in a Bushfire Prone Area must be assessed against Victorian Bushfire Planning Policy to ensure that the bushfire risk has been adequately assessed and mitigated. This includes assessing the proposed development against Clause 13.02.

The objective of **Clause 13.02 Bushfire** is "to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life", with the strategies employed to meet this objective comprising of:

- Protection of human life over all other policy considerations by directing population growth and development to low risk locations and reducing the vulnerability of communities to bushfire through careful Planning consideration.
- Bushfire hazard identification and assessment through the application of best available science, information, and consultation with emergency management agencies and the relevant fire authority to identify bushfire hazards, apply appropriate Planning Overlays and documents, and implement appropriate bushfire protection measures.
- Settlement Planning to direct population growth and development to low risk locations, and to ensure that the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.
- Areas of biodiversity conservation value to ensure that settlement growth and development approvals can implement bushfire protection measure without unacceptable biodiversity impacts.

Hand-in-hand with Clause 13.02 is **Clause 53.02 Bushfire Planning**, the purpose of which is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.
- To ensure that the location, design and construction of development appropriately responds to the bushfire hazard.
- To ensure development is only permitted where the risk to life, property and community infrastructure from bushfire can be reduced to an acceptable level.
- To specify location, design and construction measures for a single dwelling that reduces the bushfire risk to life and property to an acceptable level.

Under these Clauses, the bushfire hazard to a site must be assessed based on:

- Landscape conditions – meaning conditions in the landscape within 20 kilometres (and potentially up to 75 kilometres) of a site;
- Local conditions – meaning condition in the area within approximately 1 kilometre of a site;
- Neighbourhood conditions – meaning conditions in the area within 400 metres of a site; and
- The site for the development.

If this proposal were to be granted a permit, it would allow for the creation of one additional residential Lot, carrying the right to a dwelling. Both Lots have safe and appropriate access and egress to the road at Arnup Crescent. The vegetation surrounding the development site is considered low risk vegetation, being mostly comprised of managed grassland, and single row windbreaks or small patches of trees.

Given that this Application proposes a two Lot subdivision and is not subject to a Bushfire Management Overlay, a full assessment of the site is not required. Additionally, it is noted that the combination of residential estates, industrial areas, retail precincts, managed farmland, and major thoroughfares surrounding the site provide a considerable protective buffer, in the event that a bushfire were to occur.

Given the nature of the Application, it is submitted that the proposal is considered consistent with the objectives of the Bushfire Clauses, and that the risk of Bushfire is easily and adequately mitigated. This document has been prepared for a full assessment.

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## 4.5 VICTORIAN & LOCAL PLANNING POLICY FRAMEWORK

### Clause 11 Settlement

This Clause highlights the requirement for the anticipation of and response to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure. As stated in this Clause in the Planning Scheme, "Planning is to facilitate sustainable development that takes full advantage of existing settlement patterns and investment in transport, utility, social, community and commercial infrastructure and services".

The Settlement objective for Victoria, as described at **Clause 11.01-1S**, is "to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements". An important Strategy listed at this Clause is to "guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks". It is submitted that this Application supports the continuation of the established pattern of development in this area, whilst also supporting and protecting the character of the township. It is also submitted that the development proposed in this Application forms as an infill development, whereby it provides for development within an existing underutilised residential area, thereby aiding in alleviating the need to rezone surrounding productive agricultural land.

Specifically, **Clause 11.01-1R** lists strategies to aid in supporting urban growth, settlement and development in Gippsland. The creation of an additional residential Lot by capitalising on the opportunity for in-fill redevelopment facilitates and supports the urban growth of Drouin. Additionally, the creation of one more residential allotment in close proximity to the Drouin CBD contributes to the creation of a vibrant and prosperous settlement.

With regards to **Clause 11.02-1S Supply of Urban Land**, 'Victoria in the Future 2016', published by the Victorian State Government estimates that by 2030, the population within Victoria's regional areas will place a demand for an additional 210,000 dwellings. The same report estimates that by 2051, Victoria's regional population will grow by 2.1 million residents, with the population of Victoria expected to almost double from a population of 5.5 million residents in 2011, to 10.1 million residents by 2051. As such, the pressure on Baw Baw with regards to population growth will continue to push for supply of urban land and expand existing township and regional hubs. Capitalising on opportunities for in-fill development to provide suitable land Titles in an established residential area aids in contributing to the supply of urban land into the future. This proposal facilitates that through the creation of an additional Title.

### Clause 13 Bushfire

Clause 13 details the requirement for Planning to ensure that environmental risk management practices are adopted throughout all aspects of development. The aim is to eliminate or mitigate the risk to people first, as well as to protect amenity and the environment itself. Specific to this site is **Clause 13.02 Bushfire**. The singular objective at this Clause is "to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life".

As has been demonstrated in the simplified assessment provided above in response to the Designated Bushfire Prone Area planning control that applies to the land, bushfire risk has been assessed and is considered acceptable, with measures being taken through this subdivision to mitigate bushfire risk to the site. Access and egress is provided for both Lots in the subdivision, as both Lots have direct access to Arnup Crescent, which leads to major thoroughfares that can direct residents to safe locations in the event of a bushfire.

It is therefore submitted that this Application provides a positive response to the Bushfire Clause 13.02, as well as Clause 44.06 & Clause 53.02.

### Clause 15 Built Environment and Heritage

Clause 15 details the requirement for Planning to ensure that land use and development responds appropriately to the specific context in which the land is situated. It advocates for high quality urban design and development that fulfils the following requirements:

- Contributes positively to local urban character and sense of place.
- Reflects the particular characteristics, aspirations and cultural identity of the community.

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- Enhances liveability, diversity, amenity and safety to the public realm.
- Promotes attractiveness of towns and cities within broader strategic contexts.
- Minimises detrimental impact on neighbouring properties.

Urban design should strive to “create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity”, through appropriate response to context in terms of character, cultural identity, natural features, surrounding landscape and climate.

This proposed subdivision responds positively Clause 15 as it respects the built environment and neighbourhood character of the area. The creation of an additional residential lot on the site is a continuation of the pattern already established within the precinct immediately surrounding the site, with the proposed Lot sizes in keeping with this pattern. Further, this proposal employs strategic urban design in line with **Clause 15.01-1S Urban design**, to create an environment that is safe, functional and enjoyable, and contributes to Warragul’s sense of place and distinct identity. In line with **Clause 15.01-3S Subdivision design** and **Clause 15.01-5S Neighbourhood character**, it is submitted that this proposed achieves an attractive, safe, accessible and sustainable subdivision that is in keeping with the neighbourhood context.

Clause 16 Housing

This Clause is centred around the provision of housing in appropriate locations to meet the diverse needs of the population, whilst ensuring the long-term sustainability of settlements through provision of infrastructure. This Application responds to this Clause by contributing to land supply required to meet demand, in an area identified for low density residential living and zoned accordingly.

**Clause 16.01-1S Integrated Housing** outlines the requirement to promote a housing market that meets the needs of the community. This Application is considered consistent with this Clause because it facilitates appropriate development in an existing settlement where infrastructure and services are already available, creating Lots that are proven to be in line with the wants and needs of the market and will help to support the quickly growing population. This Application makes provision for suitable Lots on which housing can be developed in the future, thereby supporting this Clause.

Similarly, **Clause 16.01-2S Location of residential development** highlights the requirement “to locate new housing in designated locations that offer good access to jobs, services and transport”. As previously mentioned in this report, the subject site is well located, being in close proximity to the Drouin CBD, and although public transport and community amenities in the immediate vicinity of the site is limited, it is anticipated that these will be provided shortly as the precinct is further developed.

Clause 19 Infrastructure

**Clause 19 Infrastructure** outlines the requirement for Planning to consider the ‘...development of social and physical infrastructure should enable it to be provided in a way that is efficient, equitable, accessible and timely’, as well as to ‘...facilitate efficient use of existing infrastructure and human services’. Given that this is an in-fill development surrounded by existing housing with an abundance of existing infrastructure ready to be tapped in to, it is submitted that this Application satisfies this Clause.

Clause 21 Municipal Strategic Statement

**Clause 21.03 Settlement** outlines that “Council will consider planning applications and make decisions in accordance with the following vision: To develop a network of integrated, sustainable and resilient communities where people will want to live, work and play, while providing for compatible growth and development”. This Clause then goes on to describe how the rural character and heritage of the towns of the Shire are so highly valued. **Planning and Environment Act 1987** and development of these main towns to ensure the efficient provision of infrastructure and services whilst also protecting the character and identity of these settlements, including:

The Municipal Strategic Statement has identified Drouin to be a sub-regional centre providing for residential, commercial, and industrial development, providing educational, recreational and cultural facilities. **Clause 21.04 Main Towns** lists objectives to guide the balanced and co-ordinated planning and development of these main towns to ensure the efficient provision of infrastructure and services whilst also protecting the character and identity of these settlements, including:

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- *"To provide the flexibility for development to occur in each town to accommodate the needs of its population as well as to facilitate the Settlement network.*
- *To facilitate development in accordance with the specific town plans attached to this clause."*

It is submitted that this Application is consistent with the objectives of this Clause and the Municipal Strategic Statement, given that it provides a positive response to the specific context of the area, and acts as an in-fill development providing for residential land supply in an established residential setting in accordance with the area's zoning and structure plans, thereby providing a positive response to the specific context of the area that respects the character of the Town whilst aiding in meeting the needs of the population and contributing to the Settlement network through the provision of land.

This Application also provides a positive response to **Clause 21.04-4 Drouin**, whereby zoning has provided for the long term supply of residential housing lots for the town to meet projected population growth until 2050.

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## 4.6 GENERAL REQUIREMENTS & PERFORMANCE STANDARDS

### CLAUSE 53.01 - PUBLIC OPEN SPACE CONTRIBUTION

In accordance with the provisions of Section 18 (2) of the *Subdivision Act 1988* and Clause 53.01-1 of the Baw Baw Planning Scheme, this subdivision is exempt from the requirement to provide a Public Open Space Contribution as the development is a two lot subdivision and there is currently no further potential for the land to be subdivided to create additional lots, given that reticulated sewerage is unavailable to the area, and the minimum Lot size under the Low Density Residential Zone is 4000m<sup>2</sup>.

Furthermore, land subject to this Application was created by subdivision LP209837T, being a forty-one (41) Lot staged subdivision. LP209837T formed as the last stage of the subdivision, where earlier stages in the subdivision were LP209188F and LP208150N. Pursuant to Section 569(8A) of the *Local Government Act 1958*, under which these Lodged Plans were created, a 5% Public Open Space Contribution was required to be paid either in land or cash contribution, for any plan that divides a lot into more than two parts for residential purposes prior to Council sealing the Plan of Subdivision. This was a Statutory Requirement for developments that proceeded the implementation of the *Planning and Environment Act 1987* and the *Subdivision Act 1988*.

Section 569(10) of the *Local Government Act 1958* states that the sealing of the Plan of Subdivision shall provide conclusive evidence for all purposes that there has been compliance with the *Local Government Act 1958* with respect to such sealing and that all preliminary steps and proceedings required to be taken in connexion there have been duly and properly undertaken. As LP209837T has been registered, the Plan must have been sealed by the former Buln Buln Shire. Hence conclusive evidence is provided to the development being compliant with the requirements of the *Local Government Act 1958*.

Pursuant to Section 18A(4) of the *Subdivision Act 1988*, a Public Open Space requirement may be made only once in respect of any land to be subdivided. As the Public Open Space Contribution has previously been provided this requirement has been satisfied.

Therefore, the requirement for a Public Open Space Contribution not form part of Permit Conditions.

### CLAUSE 53.18 – STORMWATER MANAGEMENT IN URBAN DEVELOPMENT

The purpose of Clause 53.18 is to ensure that stormwater in an urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

In accordance with the provisions of Clause 53.18-1 of the Baw Baw Planning Scheme, this proposed subdivision does not need to provide a response to this Clause, given that the subject land is zoned Low Density Residential.

Therefore, no further assessment is required under this Clause.

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## 4.7 DECISION GUIDELINES

### CLAUSE 32.03-6 – LOW DENSITY RESIDENTIAL ZONE (LDRZ) – DECISION GUIDELINES

The Decision Guidelines listed at **Clause 32.03-6** outline a number of matters that must be considered as appropriate, including:

Considerations	Assessment
<b>GENERAL ISSUES</b>	
The Municipal Planning Strategy and the Planning Policy Framework.	<b>COMPLIES</b> Outcomes of this proposal are consistent with State & Local Planning Policy Framework objectives, as described in the assessment provided above.
The protection and enhancement of the natural environment and character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.	<b>COMPLIES</b> The natural environment will not be compromised by this proposal.
The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.	<b>COMPLIES</b> The provision of utility services are considered sufficient.
In the absence of reticulated sewerage: <ul style="list-style-type: none"> <li>The capability and suitability of the lot to treat and retain all wastewater as determined by a Land Capability Assessment on the risks to human health and the environment of an on-site wastewater management system constructed, installed, or altered on the lot in accordance with the requirements of the Environment Protection Regulations under the Environment Protection Act 2017.</li> <li>The benefits of restricting the size of lots to generally no more than 2 hectares to enable lots to be efficiently maintained without the need for agricultural techniques and equipment.</li> </ul>	<b>COMPLIES</b> The attached Land Capability Assessment details the proposed Lots' ability to treat and retain all wastewater in accordance with the relevant standard. Both Lots are equal to or larger than the minimum Lot size.
The relevant standards of Clauses 56.07-1 to 56.07-4.	<b>COMPLIES</b> Analysis is provided below.

### CLAUSE 65.02 – APPROVAL OF AN APPLICATION TO SUBDIVIDE LAND – DECISION GUIDELINES

The Decision Guidelines listed at **Clause 65.02** outline a number of additional matters that must be considered as appropriate, including:

Considerations	Assessment
The suitability of the land for subdivision.	<b>COMPLIES</b> This land has been identified as being appropriate for Low Density Residential development, as reflected by the zoning on the land. Proposed Lots are in keeping with the minimum Lot areas specified.
The existing use and possible future development of the land and nearby land.	<b>COMPLIES</b> Existing use of the land is residential. It is anticipated that further Low Density Residential development will occur in the vicinity in future.
The availability of subdivided land in the locality, and the need for the creation of further lots.	<b>COMPLIES</b> Facilitating residential development in existing settlements where land has been zoned for residential development alleviates the pressure on more productive agricultural land to meet the demand of supply of residential Lots.
The effect of development on the use or development of other land which has a common means of drainage.	<b>COMPLIES</b> No foreseeable adverse impacts.
The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.	<b>COMPLIES</b> The proposed Lots are consistent with the existing subdivision pattern in the area.
The density of the proposed development.	<b>COMPLIES</b> The Application proposes for a continuation of the pattern of development already established.

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<i>The area and dimensions of each lot in the subdivision.</i>	<b>COMPLIES</b> The application proposes lot sizes in keeping with the requirements specified in the schedule.
<i>The layout of roads having regard to their function and relationship to existing roads.</i>	<b>COMPLIES</b> No additional road proposed to be created as part of this development. Both Lots have existing interface to Arnup Crescent.
<i>The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.</i>	<b>COMPLIES</b> The proposed Lots have all been designed to facilitate forward vehicle movements. All Lots have direct frontage to existing road.
<i>The provision and location of reserves for public open space and other community facilities.</i>	<b>NOT APPLICABLE</b> No reserves or other community facilities proposed as part of this development. The land is sited in close proximity to existing community facilities, reserves and public open space.
<i>The staging of the subdivision.</i>	<b>NOT APPLICABLE</b> This is not a staged subdivision.
<i>The design and siting of buildings having regard to safety and the risk of spread of fire.</i>	<b>NOT APPLICABLE</b> No additional buildings proposed.
<i>The provision of off-street parking.</i>	<b>COMPLIES</b> All residential Lots created will have provision for off-street parking.
<i>The provision and location of common property.</i>	<b>NOT APPLICABLE</b> No common property proposed in this development.
<i>The functions of any body corporate.</i>	<b>NOT APPLICABLE</b> No common property proposed in this development.
<i>The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.</i>	<b>COMPLIES</b> The subdivision design maximizes potential to connect in to existing infrastructure.
<i>If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewerage and sillage within the boundaries of each lot.</i>	<b>COMPLIES</b> The attached Land Capability Assessment demonstrates each Lot's ability to treat wastewater on-site with the boundaries of that Lot.
<i>Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.</i>	<b>COMPLIES</b> The Application will not impact on any existing vegetation.

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# 5.0 | CLAUSE 56 ASSESSMENT

CLAUSE 56.07-1 DRINKING WATER SUPPLY OBJECTIVES	
<b>OBJECTIVE</b>	To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water.
<b>STANDARD C22</b>	The supply of drinking water must be: <ul style="list-style-type: none"> <li>Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.</li> <li>Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.</li> </ul>
<b>ASSESSMENT</b>	<b>COMPLIES</b> Reticulated water supply will be provided as part of this development.

CLAUSE 56.07-2 REUSED AND RECYCLED WATER OBJECTIVE	
<b>OBJECTIVE</b>	To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.
<b>STANDARD C23</b>	Reused and recycled water supply systems must be: <ul style="list-style-type: none"> <li>Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health and Human Services.</li> <li>Provided to the boundary of all lots in the subdivision where required by the relevant water authority.</li> </ul>
<b>ASSESSMENT</b>	<b>NOT APPLICABLE</b> Recycled water use does not form part of the Planning Application. Future owners of may wish to incorporate grey water tanks (subject to further approval) or similar systems.

CLAUSE 56.07-3 WASTEWATER MANAGEMENT OBJECTIVE	
<b>OBJECTIVE</b>	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.
<b>STANDARD C24</b>	Waste water systems must be: <ul style="list-style-type: none"> <li>Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority.</li> <li>Consistent with any relevant approved domestic waste water management plan.</li> </ul> Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.
<b>ASSESSMENT</b>	<b>COMPLIES</b> Appropriate provisions have been incorporated into the subdivision design allowing for septic and effluent field systems for both Lots in accordance with the results of the Land Capability Assessment provided. It is noted that this application does not propose construction on any Lot. Therefore any future dwellings constructed on the land will be subject to separate application and consideration, whereby wastewater treatment will be appropriately conditioned.

CLAUSE 56.07-4 STORMWATER MANAGEMENT OBJECTIVES	
<b>OBJECTIVE</b>	To minimise damage to properties and inconvenience to residents from stormwater. To ensure that the street operates adequately during major storm events and provides for public safety. To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater. To encourage stormwater management that maximises the retention and reuse of stormwater. To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.
<b>STANDARD C25</b>	The stormwater management system must be: <ul style="list-style-type: none"> <li>Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.</li> <li>Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed.</li> <li>Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999).</li> <li>Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and do not cause detrimental downstream impacts.</li> <li>Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces.</li> </ul> The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.

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	<p>For all storm events up to and including the 20% Average Exceedance Probability (AEP) standard:</p> <ul style="list-style-type: none"> <li>• Stormwater flows should be contained within the drainage system to the requirements of the relevant authority.</li> <li>• Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall.</li> </ul> <p>For storm events greater than 20% AEP and up to and including 1% AEP standard:</p> <ul style="list-style-type: none"> <li>• Provision must be made for the safe and effective passage of stormwater flows.</li> <li>• All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.</li> <li>• Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria <math>V_{ave} &lt; 0.35 \frac{m^2}{s}</math> (where, <math>d_a</math> = average depth in metres and <math>V_{ave}</math> = average velocity in metres per second).</li> </ul> <p>The design of the local drainage network should:</p> <ul style="list-style-type: none"> <li>• Ensure stormwater is retarded to a standard required by the responsible drainage authority.</li> <li>• Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, stormwater should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge.</li> <li>• 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.</li> <li>• Include water sensitive urban design features to manage stormwater in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs.</li> </ul> <p>Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.</p>
<b>ASSESSMENT</b>	<p><b>COMPLIES</b></p> <p>The existing drainage networks ensure appropriate and necessary water management functions. It is anticipated that Planning Permit conditions will provide compliance to the objective of this clause. To ensure that pre-development flows are not exceeded, it is anticipated that an on-site stormwater detention system will be required to be designed by a suitably qualified drainage engineer to limit stormwater runoff to up to a 20 year ARI event (as is required under the Baw Baw Planning Scheme) on all proposed Lots at a subsequent time when the land is developed, where future dwelling, outbuildings and hard surfaces can be fully assessed based on appropriate design. It is anticipated that this standard will be adhered to by way of Planning Permit condition, by use of the Standard S173 Agreement.</p>

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## 6.0 | CONCLUSION

For reasons stated in this report, the proposed development is considered to accord with all relevant provisions of the Low Density Residential Zone, and Particular Provisions of the Baw Baw Planning Scheme, including Development Contributions Plan Overlay. The proposal is considered consistent with State and Local Policy, as is detailed in the relevant sections of this report, and has been designed in conjunction with the character and pattern of development in the area.

We respectfully request that Council consider the merits of this Application, and resolve to issue a Planning Permit in a timely manner such to facilitate the proposal.

Jonathan Neilson LS  
**Director, Principal & Licensed Surveyor**

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