



## Application for Planning Permit and Certification

Supplied by Michael James Reddie  
Submitted Date 25/06/2021

### Application Details

Application Type Planning Permit and Certification under the Subdivision Act  
Version 1  
Applicant Reference Number (Not Supplied)  
Responsible Authority Name Baw Baw Shire Council  
Responsible Authority Reference Number(s) (Not Supplied)  
SPEAR Reference Number S177497C

### The Land

Primary Parcel 560 OLD SALE ROAD, DROUIN WEST VIC 3818  
Lot 1/Plan TP393743  
Volume 3001/Folio 087  
SPI 1\TP393743  
CPN 6223  
**Zone:** 35.07 Farming  
**Overlay:** 45.06 Development Plan Contributions

### The Proposal

Subdivision Act (1988) Dealing Type Section 22 (Subdivision)  
Plan Number PS900143K  
Number of lots 2  
Proposal Description 2 lot subdivision  
Estimated cost of the development for which a permit is required \$ 0

### Existing Conditions

Existing Conditions Description 1 existing dwelling  
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 Michael James Reddie  
M.J.Reddie Surveys Pty Ltd  
1 Horner Street, Beaconsfield, VIC, 3807  
Business Phone 03 97074117  
Email: [mj@reddiesurveys.com.au](mailto:mj@reddiesurveys.com.au)

### Applicant

Applicant (Applicant details as per Applicant Contact)

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**Declaration**

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

I, Michael James Reddie, declare that all the information supplied is true.

I, Michael James Reddie, have certified that steps have been taken to bring this land under the Transfer of Land Act 1958.

I, Michael James Reddie, 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**

Michael James Reddie  
M.J.Reddie Surveys Pty Ltd

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# PLAN OF SUBDIVISION

EDITION

# PS900143K

## LOCATION OF LAND

PARISH: DROUIN WEST

TOWNSHIP: -

SECTION: -

CROWN ALLOTMENT: 11 (PART)

CROWN PORTION: -

TITLE REFERENCES: VOL 3001 FOL 087

LAST PLAN REFERENCE/S: LOT 1 ON TP 393743R

POSTAL ADDRESS: 560 OLD SALE ROAD  
(At time of subdivision) DROUIN WEST VIC 3818

MGA2020 CO-ORDINATES E 402 930  
(of approx centre of land N 5 783 250  
in plan) ZONE: 55

## VESTING OF ROADS AND/OR RESERVES

## NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

DEPTH LIMITATION: Does not apply

## NOTATIONS

**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). -

In Proclaimed Survey Area No. -

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SEE IMPORTANT NOTICES

## EASEMENT INFORMATION

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

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
			<p><b>IMPORTANT NOTICE</b> 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><b>IMPORTANT NOTICE</b> This plan has been prepared for town planning purposes only and must not be used for any other purpose.</p>	<p><b>WARNING</b> <b>PRELIMINARY PLAN ONLY</b> 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 in the Planning and Environment Act 1987. 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 the prior written consent of the Registrar of Titles. This notice is an integral part of this plan prior to registration.</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

REF: 21-04-409 FILE: BN

ORIGINAL SIZE: A SHEET 1 OF 2

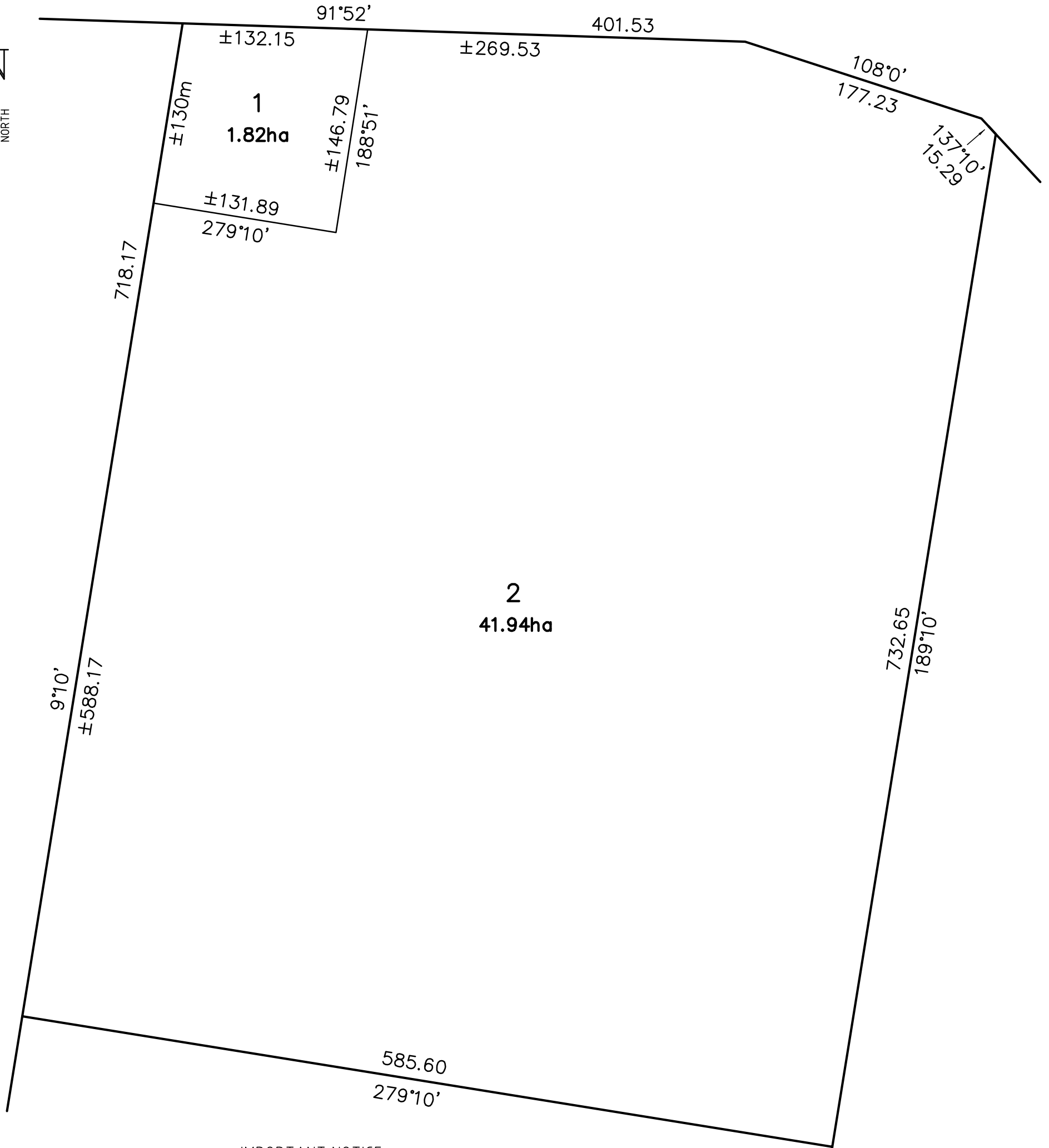
LUKE M. REDDIE / VERSION 1

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**OLD SALE ROAD**



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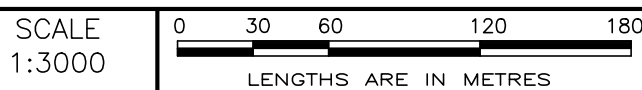
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**OLD SALE ROAD**

APPROX. TRUE NORTH



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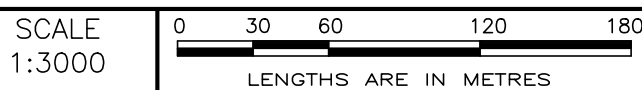
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ORIGINAL SIZE :

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**IMPORTANT NOTICE**  
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Prior to any demolition, excavation or construction on 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.

**IMPORTANT NOTICE**  
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**NEIGHBOURHOOD AND SITE DESCRIPTION PLAN**

<b>NOTATIONS</b>	
POSTAL ADDRESS: 560 OLD SALE ROAD DROUIN WEST 3818	No. OF SHEETS IN PLAN 1 SCALE 1:750 SCALE 1 SHEET
NOTE: See certificate of title for easement and Title details	LENGTHS ARE IN METRES
NOTE: This plan has been created from aerial photography and should be used for Town Planning purposes only	<p><b>M. J. Reddie</b> 1 Horner Street, P.O. Box 268, Drouin (03) 9707 4117</p>

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# CLAUSE 56 –SUBDIVISION ASSESSMENT

M.J Reddie Surveys  
560 Old Sale Road, Drouin West

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**Ben Nicholas**

Ben@reddiesurveys.com.au

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# 560 Old Sale Road, Drouin West

## 2 Lot Subdivision

### 1.0 Introduction

This submission has been prepared in support of an application to subdivide the land know as 560 Old Sale Road into 2 (two) lots.

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

<b>Parcel Details</b>	Lot 1 on TP393743R		
<b>Planning Controls</b>	ZONE:	Farming Zone	
	OVERLAYS:	Development Contributions Plan Overlay – Schedule 1	
<b>Development Proposal</b>	TOTAL SITE AREA:	Approx. 43.76ha	
	SUBDIVISION AREA:	Proposed Lot 1	1.82ha
		Proposed Lot 2	42.14ha
<b>Planning Permit Trigger</b>	Subdivide Land - Clause 35.07-3		

### 2.0 SITE AND CONTEXT DESCRIPTION

#### Site Conditions

The site is located along Old Sale Road. Currently there are two single storey dwellings, one dwelling on proposed lot 1 and another on proposed lot 2. There is currently an existing gravel crossover servicing lot 1 and 2. A new crossover or crossover extension will have to be constructed to service on of the two lots.

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See below aerial photography of the site configuration



### Surrounding Area

The surrounding area can be characterised as rural living in all directions occupied by a mixture of single dwellings and associated outbuildings as well as farm land. Main Neerim Road is approximately 1.6km to the east.

Old Sale Road has been developed and asphalted. This services Main Neerim Road which has been substantially developed.

### 3.0 PROPOSAL

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The proposal seeks to subdivide the site into two lots, proposed lot 1 and 2 both have existing dwelling. See Plan of Subdivision PS900143K prepared by M.J.Reddie Surveys Pty Ltd.

- Lot 1 (existing dwelling) would have a frontage to Old Sale Road of 118m area of 1.62ha.
- Lot 2 (existing dwelling) has varying dimensions and yields a total area of 42.14ha.

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 Farming Zone and is affected by the Development Contributions Plan Overlay.

### 4.1 Farming Zone

The “purposes” of the Farming Zone are:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for the use of land for agriculture.*
- *To encourage the retention of productive agricultural land.*
- *To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture.*
- *To encourage the retention of employment and population to support rural communities.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*
- *To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*

Pursuant to Clause 35.07 of the Baw Baw Planning Scheme, a permit is required to subdivide land. The schedule to the zone specifies a minimum lot size of 40 hectares. The reason for this subdivision to be reviewed under clause 35.07 is due to the land already having two fully constructed and functional dwellings. Therefore, the proposed subdivision meets the requirements of 35.07-3. We wish that the subdivision will be assessed as a subdivision under clause 35.07-3 and not as a normal subdivision.

Clause 35.07-3 allows the subdivision to be assessed by the responsible authority. It meets the requirements of this clause and will not change the infill of housing supply within the area. It will make use of existing infrastructure and will have convenient access to all necessary amenities and services currently available in Drouin West.

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## 4.2 Development Contributions Plan Overlay

The “purposes” of the Development Contributions Plan Overlay are:

- *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.*

### **RESPONSE:**

It is understood that a levy will need to be paid under the schedule to this zone and will be paid when council request it.

## 5.0 PLANNING POLICY FRAMEWORK

### State Planning Policy Framework (SPPF)

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 SPPF. 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 rural living 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 lots as the dwellings are already constructed, 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 of Drouin West, 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.

Furthermore, the following is highlighted:

- As encouraged by the SPPF the subject land is located in a rural area that is well serviced by various forms of social and physical infrastructure including public transport, edged commercial areas, parkland,

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schools and public transport located in Drouin West. The proposed subdivision makes greater use of the land that is available on the subject land.

- The proposal provides for a modest increase in the diversity of housing in this area.
- The proposal is generally consistent with the SPPF 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 clause 35.07-3.

It is submitted that the proposal is an example of development encouraged by State Planning Policy within the established area.

## Local Planning Policy Framework (LPPF)

The Local Planning Policy Framework for the Baw Baw Planning Scheme outlines the key issues that are facing the municipality.

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.

## Municipal Strategic Statement (MSS)

The MSS locates the subject land within 'Drouin Area' of the municipality.

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*Drouin is a sub-regional centre providing for residential, commercial and industrial development, and provides educational, recreational and cultural facilities. It began as a railway town in the 1870s serving the pioneering timber and dairying industries. Its urban character can be attributed to views to surrounding farmland and mountain ranges, garden suburb development in the older parts of the town, a collection of buildings, trees and structures of heritage significance and flowering gum lined boulevards.*

*The township boundary provides for a long term supply (to about the year 2050) of residential land for the town (secondary role to Warragul).*

### Assessment Summary (MSS)

The proposed subdivision responds to the objectives of the MSS by utilising the existing dwelling to create a private lot to help increase the development in Drouin without having a large impact on the surrounding land.

The proposal is submitted to have due regard to relevant planning issues affecting the Drouin Area. As is evident in the submission, the proposal has sought to protect existing trees on neighbouring properties, whilst contributing to the diversity of housing choice for Drouin West residents and providing for an intensification of development which meets the increased demand for housing without affecting the surrounding area.

## 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

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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 sewered and no provision has been made for the land to be sewered, 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 Baw Baw 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.
- Baw Baw’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

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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 State and Local 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 established dwellings on the land. 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 existing 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

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## Clause 56 Assessment

Clause 56.03 - Liveable and Sustainable Communities		
<p><b>Clause 56.03-5</b></p> <p><b>Neighbourhood character objective</b></p> <ul style="list-style-type: none"> <li>To design subdivisions that respond to neighbourhood character.</li> </ul>	<p><b>Standard C6</b></p> <p>Subdivision should:</p> <ul style="list-style-type: none"> <li>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.</li> <li>Respond to and integrate with the surrounding urban environment.</li> <li>Protect significant vegetation and site features.</li> </ul>	<p><b>Complies</b></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><b>Clause 56.04-2</b></p> <p><b>Lot area and building envelopes objective</b></p> <ul style="list-style-type: none"> <li>To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open</li> </ul>	<p><b>Standard C8</b></p> <p>Lots of between 300 square metres and 500 square metres should:</p> <ul style="list-style-type: none"> <li>Contain a building envelope that is consistent with a development of the lot approved under this scheme, or</li> <li>If no development of the lot has been approved under this</li> </ul>	<p><b>Complies</b></p> <p>There are no proposed buildings for the subdivision. Both lots have existing dwellings which are not being proposed to be removed or replaced.</p>

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<p>space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.</p>	<p>scheme, contain a building envelope and be able to contain a rectangle measuring 10 metres 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><b>Clause 56.04-3</b></p> <p><b>Solar orientation of lots objective</b></p> <ul style="list-style-type: none"> <li>To provide good solar orientation of lots and solar access for future dwellings.</li> </ul>	<p><b>Standard C9</b></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"> <li>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.</li> <li>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.</li> <li>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</li> </ul>	<p><b>Complies</b></p> <p>Given the lot size, the site is considered to have appropriate solar orientation for the existing dwellings.</p>

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	street.	
<p><b>Clause 56.04-5</b></p> <p><b>Common area objectives</b></p> <ul style="list-style-type: none"> <li>To identify common areas and the purpose for which the area is commonly held.</li> <li>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</li> <li>To maintain direct public access throughout the neighbourhood street network.</li> <li></li> </ul>	<p><b>Standard C11</b></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"> <li>The common area to be owned by the body corporate, including any streets and open space.</li> <li>The reasons why the area should be commonly held.</li> <li>Lots participating in the body corporate.</li> <li>The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.</li> </ul>	<p><b>Complies</b></p> <p>No common property is proposed for the subdivision.</p>
<p><b>Clause 56.06-8</b></p> <p><b>Lot access objective</b></p> <ul style="list-style-type: none"> <li>To provide for safe vehicle access between roads and lots.</li> </ul>	<p><b>Standard C21</b></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</p>	<p><b>Complies</b></p> <p>There is an existing crossover servicing both lots. It is requested that the crossover is extended to service both lots.</p>

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	<p>be provided via rear or side access lanes, places or streets. The design and construction of a crossover should meet the requirements of the relevant road authority.</p>	
<p><b>Clause 56.07 - Integrated Water Management</b></p>		
<p><b>Clause 56.07-1</b></p> <p>Drinking water supply objectives</p> <ul style="list-style-type: none"> <li>• To reduce the use of drinking water.</li> <li>• To provide an adequate, cost-effective supply of drinking water.</li> </ul>	<p><b>Standard C22</b></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><b>Complies</b></p> <p>The site currently enjoys access to reticulated water. The owner will enter into an agreement with South East Water for the provision of water supply to each lot.</p>
<p><b>Clause 56.07-2</b></p> <p><b>Reused and recycled water objective</b></p> <ul style="list-style-type: none"> <li>• To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</li> </ul>	<p><b>Standard C23</b></p> <p>Reused and recycled water supply systems must be:</p> <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 Human Services.</li> <li>• Provided to the boundary of all lots in the subdivision where</li> </ul>	<p><b>Complies</b></p> <p>The size of the subdivision and the number of lots involved is too small to implement any recycled water supply.</p>

The use of water tanks and other water saving measures can be implemented into any future development. The information must not be used for any other purpose.

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	<p>required by the relevant water authority.</p>	
<p><b>Clause 56.07-3</b></p> <p><b>Waste water management objective</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul>	<p><b>Standard C24</b></p> <p>Waste water systems must be:</p> <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> <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><b>Complies</b></p> <p>Reticulated waste water (sewer) is currently unavailable to the site.</p>
<p><b>Clause 56.07-4</b></p> <p><b>Urban run-off management objectives</b></p> <ul style="list-style-type: none"> <li>To minimise damage to properties and inconvenience to residents from urban run-off.</li> <li>To ensure that the street operates adequately during major storm events and provides for public safety.</li> </ul>	<p><b>Standard C25</b></p> <p>The urban stormwater management system must be:</p> <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 urban run-off is proposed.</li> </ul>	<p><b>Complies</b></p> <p>Stormwater management and outfall will be to the satisfaction of the Council as required via any permit conditions the Council implements.</p>

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<ul style="list-style-type: none"> <li>To minimise increases in stormwater runoff and protect the environmental values and physical characteristics of receiving waters from degradation by urban runoff.</li> </ul>	<ul style="list-style-type: none"> <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) as amended.</li> <li>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.</li> </ul> <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"> <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</li> </ul>	<p>This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.</p> <p>By taking a copy of this document, you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p>
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	<p>authority.</p> <ul style="list-style-type: none"> <li>• Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria <math>da Vave &lt; 0.35 \text{ m}^2/\text{s}</math> (where, <math>da</math> = average depth in metres and <math>Vave</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 run-off 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, run-off 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 runoff 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>	
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<b>Clause 56.08 - Site Management</b>		
<p><b>Clause 56.08-1</b></p> <p><b>Site management objectives</b></p> <ul style="list-style-type: none"> <li>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</li> <li>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</li> <li>To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</li> </ul>	<p><b>Standard C26</b></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"> <li>Erosion and sediment.</li> <li>Dust.</li> <li>Run-off.</li> <li>Litter, concrete and other construction wastes.</li> <li>Chemical contamination.</li> <li>Vegetation and natural features planned for retention.</li> </ul> <p>Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.</p>	<p><b>Complies</b></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>
<b>Clause 56.09 - Utilities</b>		
<p><b>Clause 56.09-1</b></p> <p><b>Shared Trenching Objective</b></p> <ul style="list-style-type: none"> <li>To maximise the opportunities for shared</li> </ul>	<p><b>Standard C27</b></p> <p>Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for</p>	<p><b>Complies</b></p> <p>This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. Most of the information contained in this document is for existing infrastructure. However, where possible shared trenching on the site will be conducted. Detailed design plans will be prepared prior to the works specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p>

<p>trenching.</p> <ul style="list-style-type: none"><li>• To minimise constraints on landscaping within street reserves.</li></ul>	<p>underground services.</p>	<p>commencing.</p>
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# M.J. REDDIE SURVEYS Pty. Ltd.

ABN 49 005 965 257

Advertised

LICENSED SURVEYOR

ENGINEERING SURVEYOR

Office: 1 Horner St. Beaconsfield, 3807  
Branch Office: 19 Evergreen Ave Inverloch, 3996  
Email: [luke@reddiesurveys.com.au](mailto:luke@reddiesurveys.com.au)

POSTAL ADDRESS:

P.O. BOX 268  
BERWICK 3806  
PHONE: 9707 4117  
FAX: 9707 4428

26/08/2021

SPEAR Ref #.: S177497C  
Address: 560 Old Sale Road, Drouin West  
Proposal: Section 22 (Subdivision)

To whom it may concern,

We refer to your letter on 10/08/2021 requesting further information under section 54 of the *Planning and Environment Act, 1987*.

We will respond to each item in your letter below.

1. Pay application fee of \$1,318.10

See receipt at the end of this document.

2. A report responding to Clause 22.01 and Clause 35.07 on how the proposal satisfies the policy provisions and decision guidelines of these clauses.

## General Issues

The proposed subdivision meets the general issues

- *The Municipal Planning Strategy and the Planning Policy Framework.*

See original response in clause 56.

- *Any Regional Catchment Strategy and associated plan applying to the land.*

Not related to the subject land.

- *The capability of the land to accommodate the proposed use or development, including the disposal of effluent.*

The current land already accommodates two fully functioning and serviced dwellings. As the current amount of dwellings is not changing and the servicing will be minimal there will be insignificant affects on the land. There is also more than enough land to accommodate for septic tanks and effluent fields.

- *How the use or development relates to sustainable land management.*

The economical and productivity of the land will be minorly affected. The subdivision is only affecting 1.8 hectares of the total land. This does not affect the potential to farm. It is normal to carry 1 animal per acre of land so the 1.8 hectares of land will only affect 4 animals which is a minor reduction for the small scale farming operations that are occurring in the outer city green wedge locations. The land also

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has ample amount of non-permeable surface to allow for no change in retaining water and biodiversity.

- *Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.*

There are multiple blocks of land along Old Sale Road that have similar setups to that proposed in the subdivision. The surrounding land uses are mostly small-scale farming land. The subdivision will still include land that can be farmed and will not impact the surrounding land uses.

- *How the use and development makes use of existing infrastructure and services.*

The subdivision already has two fully serviced dwellings so it would put no pressure on the current infrastructure and services.

**Agricultural issues and the impacts from non-agricultural uses**

The reduction of the small-scale farming setup, usually run as hobbies or to maintain the land in these small farm scale areas, will have only a minimal impact on the agricultural use of the land. The land has two dwellings which will have no affect on the soil quality. The new lot created will be able to continue running agricultural uses on the land as a reduction of 1.8 hectares is only a minor change.

**Dwelling Issues**

There are already two dwellings on the land, with one being on each lot. So there will be minimal affect on the land, surrounding land and agricultural uses as there are no proposed dwellings.

**Environmental Issues**

There will be minimal impact on vegetation. There are no new dwellings being made, which will help reduce any trees being impacted by any new construction or works. Both dwellings are also already serviced which will have no impact on the current flora and fauna. This also has no effect on the soil and water quality as there are no new dwellings proposed. A land capability assessment can be completed to ensure there are no impacts on the environment and that the land can provide onsite effluent disposal areas.

**Design and siting issues**

This does not apply to the subdivision as there are already dwellings on the land.

3. *An additional proposed subdivision plan which includes the features such as buildings, vehicle access and vegetation.*

See attached overlay at the end of this document.

*I trust that the information and documents provided satisfy Council's request for further information. Notwithstanding, should the above or enclosed be insufficient for Council to proceed to permit issuance, we respectfully request an extension of time to*

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*provide a response, in addition to written details regarding any additional information or further alterations required.*

We look forward to your favourable consideration of this matter.

Please do not hesitate to contact our office should you have any questions regarding this matter.

*Kind Regards*

*Luke Reddie*  
Licensed Surveyor

**M.J. Reddie Surveys P/L**  
**Email: [luke@reddiesurveys.com.au](mailto:luke@reddiesurveys.com.au)**  
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# M.J. REDDIE SURVEYS Pty. Ltd.

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POSTAL ADDRESS:

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Email: [luke@reddiesurveys.com.au](mailto:luke@reddiesurveys.com.au)

8/10/2021

SPEAR Ref #: S177497C

Address: 560 Old Sale Road, Drouin West

Proposal: Section 22 (Subdivision)

To whom it may concern,

We refer to your email on 5/10/2021 requesting further information under section 54 of the *Planning and Environment Act, 1987*.

We will respond to clause 22.01 below.

### Objectives

- *To support agriculture as a major contributor to the Shire's economy.*

The subdivision of the two lots is considered small and will not affect the agriculture land. The subdivision is only subdividing 1.82 hectares from the 43.76 hectares available on the lots. A minimum area of 40 hectares is considered necessary to run a productive agricultural use. The original 43.76 hectares is also considered a hobby farm and not farmland that is productive and contributing to the economy.

- *To retain the potential for large scale, broadacre based farming enterprises by encouraging the retention of large lots.*

The 43.76 hectares is not considered broadacre farming land. It relates to a hobby farm and can still be used for a hobby farm as it is over 40 hectares.

- *To encourage a diverse range of agricultural enterprises which can use smaller landholdings.*

Lot 2 encourages hobby farm land as it is still above 40 hectares.

- *To support tourism use and development that is compatible with agricultural production and/or the environmental attributes of the area.*

The land is too small to be considered to support tourism.

- *To ensure that the development of dwellings and the creation of small lots for existing dwellings minimises the loss of productive agricultural land and does not prejudice activities associated with agricultural production.*

See response in the first dot point.

- *To protect the rural character of the Shire by minimising the visual intrusion of new buildings on the natural landscape, particularly along the ridge line development.*

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The 1.82 hectare lot will not effect the visual intrusion of new buildings. There is ample space for deep soil planting.

**Subdivision**

As this subdivision is for the creation of two lots that already have a fully functioning and serviced dwellings each, it meets the requirements of clause 35.07-3. It also meets the maximum size of 2 hectares as per the dwelling excisions.

*I trust that the information and documents provided satisfy Council's request for further information. Notwithstanding, should the above or enclosed be insufficient for Council to proceed to permit issuance, we respectfully request an extension of time to provide a response, in addition to written details regarding any additional information or further alterations required.*

We look forward to your favourable consideration of this matter.

Please do not hesitate to contact our office should you have any questions regarding this matter.

*Kind Regards*

Luke Reddie  
Licensed Surveyor

**M.J. Reddie Surveys P/L**  
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**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

VOLUME 03001 FOLIO 087

Security no : 124089666967J  
Produced 04/05/2021 08:27 AM

**LAND DESCRIPTION**

Lot 1 on Title Plan 393743R (formerly known as part of Crown Allotment 11 Parish of Drouin West).  
PARENT TITLE Volume 01071 Folio 178  
Created by instrument 0492050 22/07/1904

**REGISTERED PROPRIETOR**

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AM650680V 22/03/2016  
BENDIGO AND ADELAIDE BANK 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 set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP393743R 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: 560 OLD SALE ROAD DROUIN WEST VIC 3818

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 03500L BENDIGO AND ADELAIDE BANK LTD - SAFE CUSTODY  
Effective from 21/07/2017

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Document Identification	<b>TP393743R</b>
Number of Pages (excluding this cover sheet)	<b>1</b>
Document Assembled	<b>04/05/2021 08:29</b>

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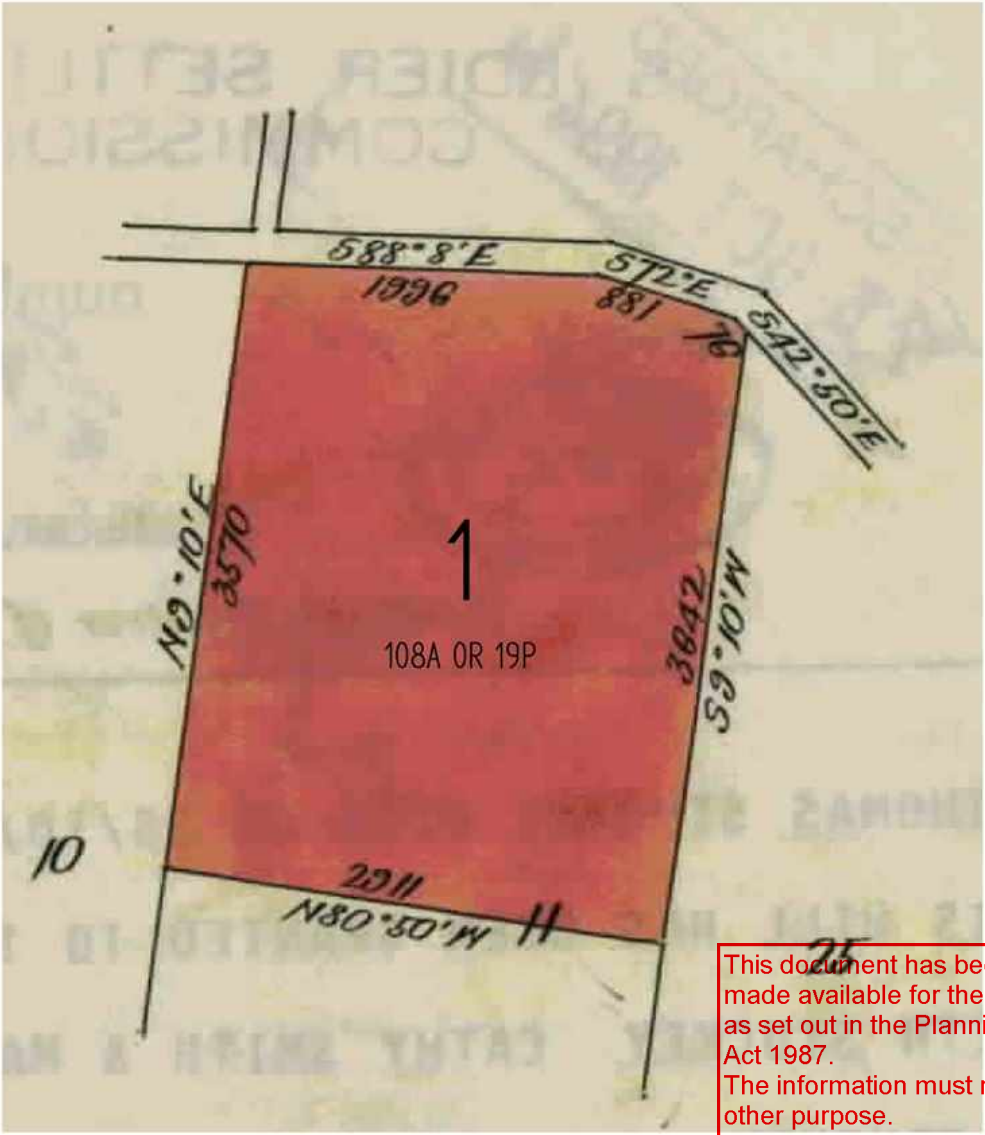
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Advertised

TITLE PLAN	EDITION 1	TP 393743R
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<p><b>Location of Land</b></p> <p>Parish: DROUIN WEST</p> <p>Township:</p> <p>Section:</p> <p>Crown Allotment: 11(PT)</p> <p>Crown Portion:</p> <p>Last Plan Reference:</p> <p>Derived From: VOL 3001 FOL 087</p> <p>Depth Limitation: NIL</p>	<p><b>Notations</b></p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p><b>Description of Land / Easement Information</b></p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 08/04/2000</p> <p>VERIFIED: M.P</p>
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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 11 (PT)	

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