



Application for Planning Permit and Certification

Supplied by [REDACTED]
Submitted Date 03/07/2018

Application Details

Application Type Planning Permit and Certification under the Subdivision Act
Version 1
Applicant Reference Number (Not Supplied)
Responsible Authority Name South Gippsland Shire Council
Responsible Authority Reference Number(s) (Not Supplied)
SPEAR Reference Number S125412V

The Land

Primary Parcel 89 BEACH PARADE, SANDY POINT VIC 3959
Lot A/Plan PS537365
Volume 11094/Folio 969
SPI A\PS537365
CPN 200193
Zone: 32.05 Township
Overlay: 43.02 Design and Development
44.06 Wildfire Management
42.01 Environmental Significance
44.06 Bushfire Management

The Proposal

Subdivision Act (1988) Dealing Type Section 22 (Subdivision)
Plan Number PS811047B
Number of lots 14
Proposal Description Subdivision of land into 14 lots
Estimated cost of the development for which a permit is required \$ 0

Existing Conditions

Existing Conditions Description Caravan Park
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 [REDACTED]
M.J.Reddie Surveys Pty Ltd
1 Horner Street, Beaconsfield, VIC, 3807
Business Phone: 03 97074117
Email: mjr@reddiesurveys.com.au

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Applicant
Applicant

(Applicant details as per Applicant Contact)

Owner

Owner

PROM COUNTRY DEVELOPMENTS PTY
LTD
2/20 Duerdin Street, Notting Hill, VIC,

Declaration

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

I, [REDACTED] declare that all the information supplied is true.

I, [REDACTED], have certified that steps have been taken to bring this land under the Transfer of Land Act 1958.

I, [REDACTED] 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**

[REDACTED]
M.J.Reddie Surveys Pty Ltd

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

VOLUME 11094 FOLIO 969

Security no : 124072694148A
Produced 03/07/2018 12:20 pm

LAND DESCRIPTION

Lot A on Plan of Subdivision 537365N.
PARENT TITLE Volume 09967 Folio 724
Created by instrument PS537365N 06/10/2008

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor



ENCUMBRANCES, CAVEATS AND NOTICES



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

DIAGRAM LOCATION

SEE PS537365N 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: 89 BEACH PARADE SANDY POINT VIC 3959

DOCUMENT END

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Document Type	Plan
Document Identification	PS537365N
Number of Pages (excluding this cover sheet)	4
Document Assembled	03/07/2018 12:22

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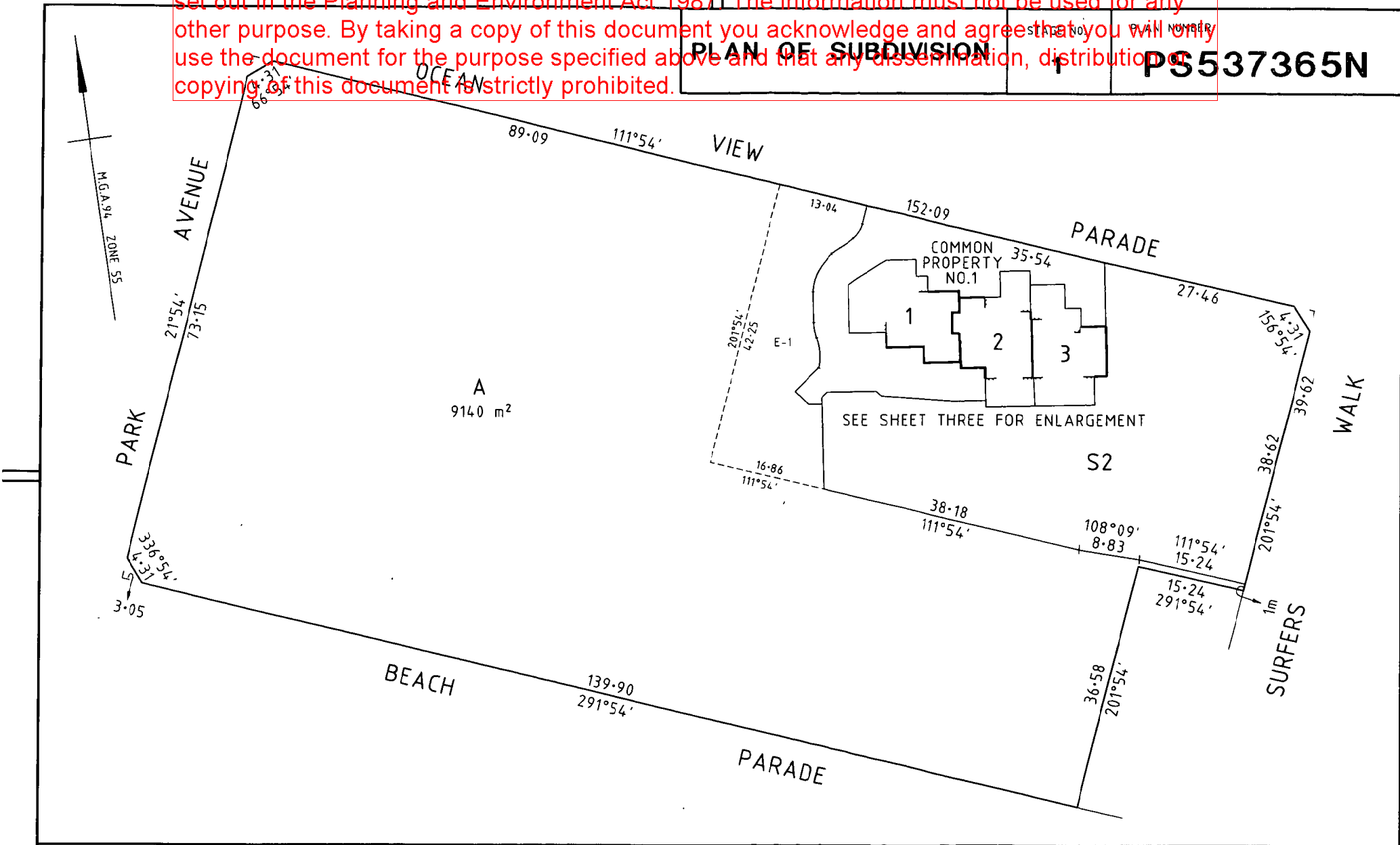
Blurred by LANDATA®. Land Use Victoria timestamp 03/07/2018 12:22 Page 1 of 4
 This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this 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.

PLAN OF SUBDIVISION		STAGE NO. 1	LR use only	Plan Number PS537365N	
Location of Land		Council Certification and Endorsement			
Parish: WARATAH NORTH Township: ----- Section: ----- Crown Allotment: 21H (PART) Crown Portion: ----- Title Reference: VOL.9967 FOL.724 Last Plan Reference: LOT 2, LP76227 Postal Address: 89-103 BEACH PARADE, (at time of subdivision) SANDY POINT, 3959. M.G.A. Co-ordinates E 423 925 ZONE: 55 (of approx. centre of land in plan) N 5 701 800		Council Name: SOUTH GIPPSLAND SHIRE COUNCIL Ref: 2007/244 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 14(7) of the Subdivision Act 1988. 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage..... Council Delegate Council Seat Date 21/12/07 Re-certified under section 14(7) of the Subdivision Act 1988. Council Delegate Council Seat Date _____/_____/_____			
Vesting of Roads and / or Reserves		Notations			
Identifier	Council/Body/Person	Staging This is a staged subdivision Planning Permit No. 2004/25 Depth Limitation: 15-24 METRES BELOW THE SURFACE APPLIES TO ALL THE LAND IN THIS PLAN.			
NIL	NIL				
Easement Information		Statement of Compliance/ Exemption Statement			
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL THE LAND IN THIS PLAN.		LR use only			
Legend: E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement A - Appurtenant Easement R - Encumbering Easement (Road)		Received <input checked="" type="checkbox"/>			
Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1	WASTE WATER DISPOSAL BY EITHER UNDERGROUND SOAKAGE SYSTEM AND/OR ABOVE-GROUND IRRIGATION SYSTEM.	SEE DIAG.	THIS PLAN	LOTS 1, 2, 3, S2 & COMMON PROPERTY No.1 ON THIS PLAN	
		Date 23/9/08			
		LR use only PLAN REGISTERED Time 9:04 AM Date 6/10/08 <i>W. White</i> Assistant Registrar of Titles			
		Sheet 1 of 4 Sheets			
BEVERIDGE WILLIAMS & CO. PTY.LTD. ACN 006 197 235 ABN 44 622 029 694 SURVEYORS ENGINEERS PLANNERS ENVIRONMENTAL CONSULTANTS PO BOX 2205 CAULFIELD JUNCTION 3161 9528444 PO BOX1465 BALLARAT MAIL CENTRE 3354 53313877 PO BOX 161 LEONGATHA 3953 56622630 PO BOX 129 WONTHAGGI 3995 56721505 PO BOX 1916 TRARALGON 3844 51760374		LICENSED SURVEYOR (PRINT) GRANT MICHAEL HAILES SIGNATURE _____ DATE 12/09/2007 REF 0663 VERSION 3	DATE 21/12/07 COUNCIL DELEGATE SIGNATURE Original sheet size A3		

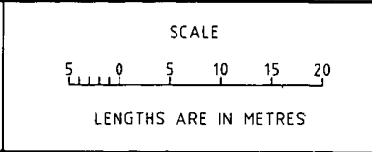


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PLAN OF SUBDIVISION
 SHEET No. 1
 PVA NUMBER PS537365N



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 PO BOX 1465 BALLARAT MAIL CENTRE 3354 53313877
 PO BOX 161 LECNGATHA 3953 55622630
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 PO BOX 1916 TRARALGON 3844 51750374



ORIGINAL
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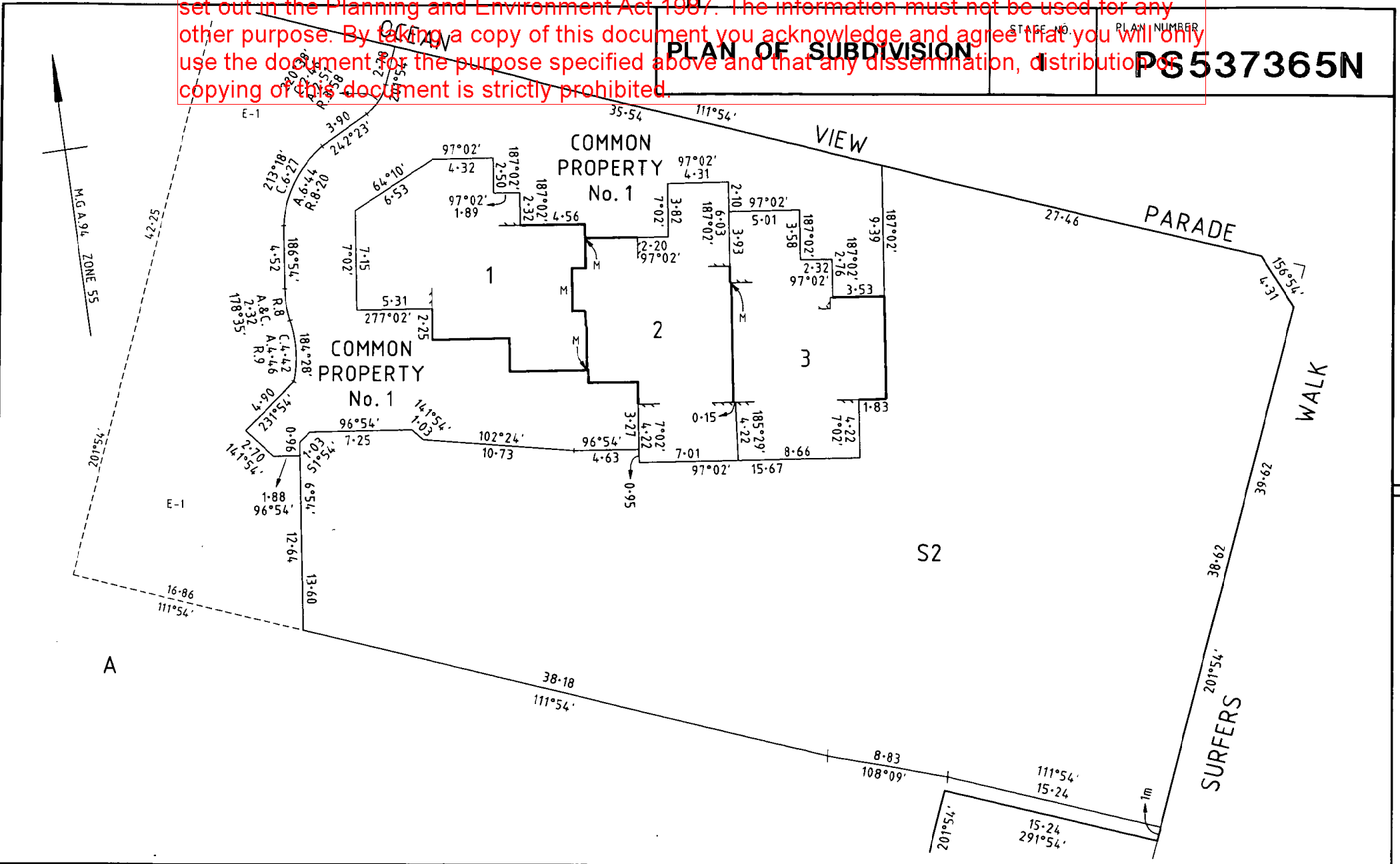
LICENSED SURVEYOR (PRINT) GRANT MICHAEL HAILES
 SIGNATURE..... DATE 12/09/2007
 REF 0663 VERSION 3

SHEET 2 OF 4 SHEETS

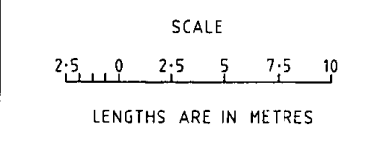
DATE / /
 COUNCIL DELEGATE SIGNATURE

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PLAN OF SUBDIVISION
 STAFF NO. 1
 PLAN NUMBER PS537365N



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 PO BOX 1465 BALLARAT MAIL CENTRE 3354 53313877
 PO BOX 161 LEONGATHA 3953 56622630
 PO BOX 129 WONTHAGGI 3995 56721505
 PO BOX 1916 TRARALGON 3844 51760374



ORIGINAL
 SCALE SHEET SIZE
 1:250 A3

LICENSED SURVEYOR (PRINT) GRANT MICHAEL HAILES
 SIGNATURE..... DATE 12/09/2007
 REF 0663 VERSION 3

SHEET 3 OF 4 SHEETS
 DATE / /
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PS537365N

FOR CURRENT OWNERS CORPORATION DETAILS
SEE OWNERS CORPORATION SEARCH REPORT



Owners Corporation Search Report

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Produced: 14/03/2017 07:38:04 AM

OWNERS CORPORATION 1
PLAN NO. PS537365N

The land in PS537365N is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 1, Lots 1 - 3, S2.

Limitations on Owners Corporation:

Unlimited

Postal Address for Service of Notices:



Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules.
See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

NIL

ADDITIONAL OWNERS CORPORATION INFORMATION:

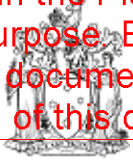
OC002364Y 07/10/2008

Notations:

NIL

Entitlement and Liability:

NOTE - Folio References are only provided in a Premium Report.



Owners Corporation Search Report

Land Parcel	Entitlement	Liability
Common Property 1	0.00	0.00
Lot 1	10.00	10.00
Lot 2	10.00	10.00
Lot 3	10.00	10.00
Lot S2	70.00	1.00
Total	100.00	31.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.

Statement End.

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PLAN OF SUBDIVISION

EDITION

PS 811047B

LOCATION OF LAND

PARISH: WARATAH NORTH
 TOWNSHIP:
 SECTION:
 CROWN ALLOTMENT: 21H (PART)
 CROWN PORTION:
 TITLE REFERENCES: VOL 9967 FOL 724
 LAST PLAN REFERENCE/S: LOT A PS 537365N
 POSTAL ADDRESS: 89 – 103 BEACH PARADE
 (At time of subdivision) SANDY POINT 3959
 MGA Co-ordinates E 423 925
 (of approx centre of land N 5 701 800
 in plan) ZONE: 55

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

DEPTH LIMITATION: 15.24 metres applies to all of the land.
 THIS IS A SPEAR PLAN
 LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. SEE OWNERS CORPORATION SEARCH REPORT(S) FOR DETAILS.

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.

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

EASEMENT INFORMATION

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

Section 12(2) of the Subdivision Act 1988 applies to the whole of this plan

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	WASTE WATER DISPOSAL BY EITHER UNDERGROUND SOAKAGE SYSTEM AND/OR ABOVE GROUND IRRIGATION SYSTEM.	SEE DIAG	S1 PS 537365N <u>IMPORTANT NOTICE</u> This plan must be used only for the purpose for which it was intended. Any uncertainty in this plan must be clarified with the author. <u>IMPORTANT NOTICE</u> This plan has been prepared for town planning purposes only and must not be used for any other purpose.	LOTS 1-16 & COMMON PROPERTY No 1 ON PS 537365N <u>WARNING</u> <u>PRELIMINARY PLAN ONLY</u> THIS IS A PHOTO COPY OF AN UNREGISTERED PLAN. This plan was prepared to be sealed by the Local Authority and to be registered by the Registrar of Titles. As alterations beyond the control of the surveyor may be required by the Local Authorities or the Registrar of Titles or other persons when the original is finally presented for registration, M. J. Reddie Surveys Pty Ltd can accept no liability for any loss or damage howsoever arising, to any person or corporation who may rely on this plan for any purpose. The original of this plan remains the property of M. J. Reddie Surveys Pty Ltd and copies of such plan made prior to registration must not be produced without this note which is an integral part of this plan prior to registration.

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 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: 1105247 FILE: SP

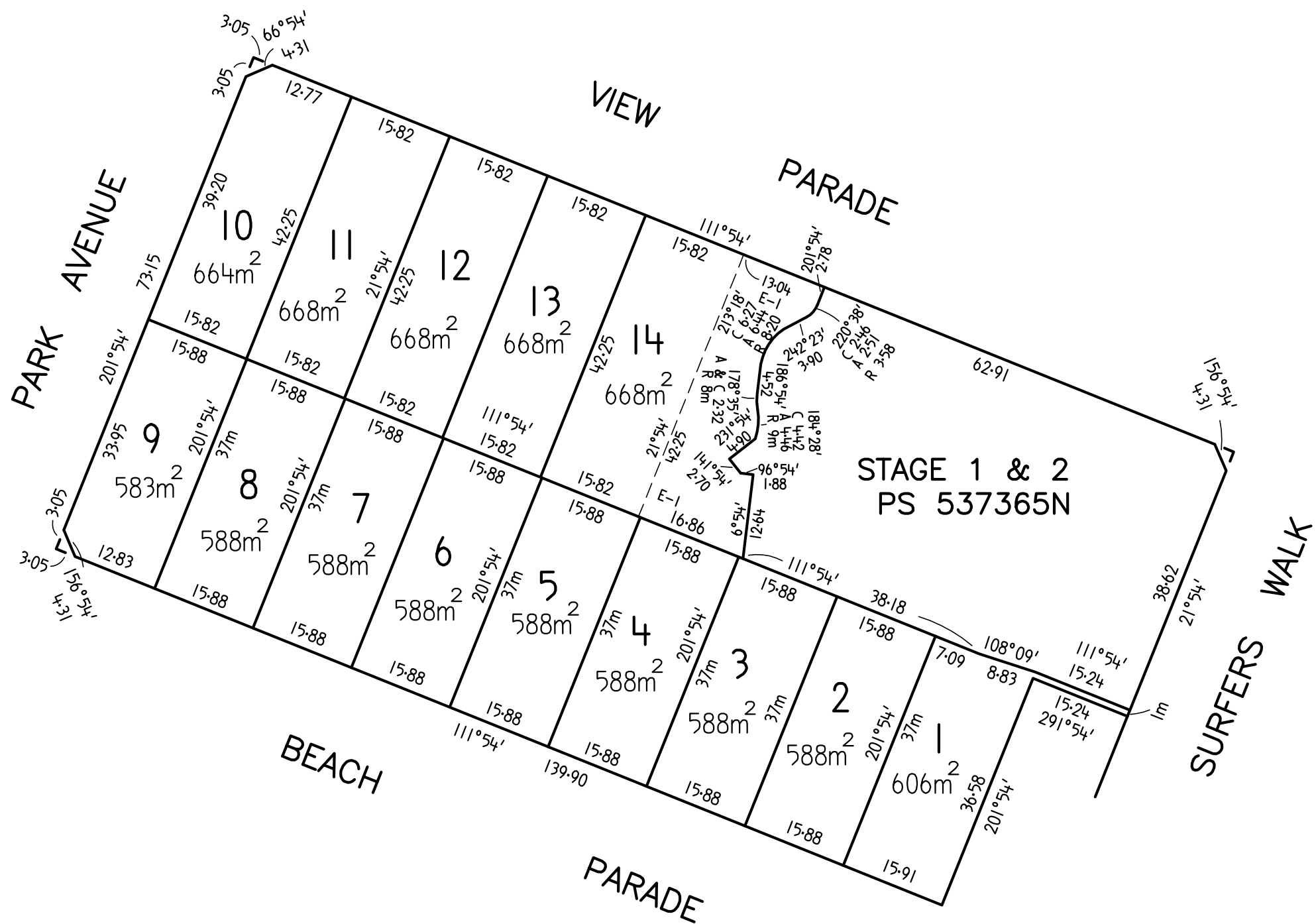
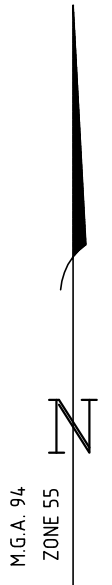
ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 2

MICHAEL J. REDDIE / VERSION 1

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PS 811047B



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SCALE 1:750
0 7.5 15 30 45
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE : A3

SHEET 2

MICHAEL J. REDDIE / VERSION 1

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PLAN OF SUBDIVISION

EDITION

PS 811047B

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 SECTION:
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 POSTAL ADDRESS: 89 – 103 BEACH PARADE
 (At time of subdivision) SANDY POINT 3959
 MGA Co-ordinates E 423 925
 (of approx centre of land N 5 701 800
 in plan) ZONE: 55

Council Name: South Gippsland Shire Council
 SPEAR Reference Number: S125412V

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

DEPTH LIMITATION: 15.24 metres applies to all of the land.
 THIS IS A SPEAR PLAN
 LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. SEE OWNERS CORPORATION SEARCH REPORT(S) FOR DETAILS.

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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EASEMENT INFORMATION

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

Section 12(2) of the Subdivision Act 1988 applies to the whole of this plan

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	WASTE WATER DISPOSAL BY EITHER UNDERGROUND SOAKAGE SYSTEM AND/OR ABOVE GROUND IRRIGATION SYSTEM.	SEE DIAG	S1 PS 537365N <u>IMPORTANT NOTICE</u> This plan must be used only for the purpose for which it was intended. Any uncertainty in this plan must be clarified with the author. <u>IMPORTANT NOTICE</u> This plan has been prepared for town planning purposes only and must not be used for any other purpose.	LOTS 1-16 & COMMON PROPERTY No 1 ON PS 537365N <u>WARNING</u> <u>PRELIMINARY PLAN ONLY</u> THIS IS A PHOTO COPY OF AN UNREGISTERED PLAN. This plan was prepared to be sealed by the Local Authority and to be registered by the Registrar of Titles. As alterations beyond the control of the surveyor may be required by the Local Authorities or the Registrar of Titles or other persons when the original is finally presented for registration, M. J. Reddie Surveys Pty Ltd can accept no liability for any loss or damage howsoever arising, to any person or corporation who may rely on this plan for any purpose. The original of this plan remains the property of M. J. Reddie Surveys Pty Ltd and copies of such plan made prior to registration must not be produced without this note which is an integral part of this plan prior to registration.

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 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: 1105247

FILE: SP

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 2

MICHAEL J. REDDIE / VERSION 1

IMPORTANT NOTICE

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

IMPORTANT NOTICE

This plan is prepared for xxxxxxxx from a field survey 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 by field survey. 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											
NOTATIONS											
POSTAL ADDRESS: 89 BEACH PARADE SANDY POINT 3939	No. OF SHEETS IN PLAN 1 No. OF THIS SHEET 1										
NOTE: See certificate of title for easement and Title details	SCALE 1:400										
NOTE: This plan has been created from aerial photography and should be used for Town Planning purposes only	ORIGINAL SCALE 1:400										
	LENGTHS ARE IN METRES										
	<table border="0"> <tr> <td>0</td> <td>4</td> <td>8</td> <td>16</td> <td>32</td> </tr> <tr> <td colspan="5">M</td> </tr> </table>	0	4	8	16	32	M				
0	4	8	16	32							
M											
SURVEYORS REFERENCE 11-05-247 FILE SIND GC 1	M. J. Reddie Surveys Pty Ltd 1 Horner Street, Beaconfield 3807 P.O. Box 288, Berwick 3806 Phone (03) 9707 4117 Fax (03) 9707 4428										

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M.J. REDDIE SURVEYS Pty. Ltd.

ABN 49 005 965 257

LICENSED SURVEYOR

ENGINEERING SURVEYOR

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

POSTAL ADDRESS:

P.O. BOX 268

BERWICK 3806

PHONE: 9707 4117

FAX: 9707 4428

TOWN PLANNING SUBMISSION

**FOURTEEN LOT
SUBDIVISION**

AT

**89-103 BEACH PARADE, SANDY POINT
VIC 3959**

FOR



MARCH 2017

INTRODUCTION

This report accompanies a planning permit application for a fourteen (14) lot subdivision at 89-103 Sandy Point Road, Sandy Point ("The Site"). The report provides a detailed account of the Site and surrounding environs, outlining how the subdivision responds to the immediate context and the strategic direction outlined in the South Gippsland Shire Planning Scheme. We have concluded from all the information available to us that the proposal placed before Council is consistent with the State Planning Policy Framework, Municipal Strategic Statement, Local Planning Policies, and other relevant provisions of the planning scheme. We discuss our conclusions in the attached planning report.

ADDRESS	89-103 Beach Parade, Sandy Point
TITLE DETAILS	Lot A on Plan of Subdivision 537365N
ZONING	Clause 32.05 Township Zone Schedule to the Township Zone
OVERLAYS	Clause 42.01 Environmental Significance Overlay Schedule 1 to the Environmental Significance Overlay (Areas of Natural Significance) Clause 43.02 Design and Development Overlay Schedule 1 to the Design and Development Overlay (Township Approach) Clause 44.06 Wildfire Management Overlay
PLANNING PERMIT TRIGGER	Subdivision – Clause 32.05-4 (TZ), Clause 42.01-2 (ESO), Clause 43.02-3 (DDO) and Clause 44.06-1 (WMO).
RELEVANT PLANNING POLICY	<p><u>STATE PLANNING POLICY FRAMEWORK</u></p> <ul style="list-style-type: none"> ▪ Clause 11 – Settlement ▪ Clause 12 – Environment and Landscape Values ▪ Clause 15 – Built Environment and Heritage ▪ Clause 16 – Housing ▪ Clause 19 – Infrastructure <p><u>LOCAL PLANNING POLICY FRAMEWORK</u></p> <ul style="list-style-type: none"> ▪ Clause 21.05 – Settlement ▪ Clause 21.15 – Local Areas (Sandy Point) <p><u>PARTICULAR PROVISIONS</u></p> <ul style="list-style-type: none"> ▪ Clause 56 – Residential Subdivision ▪ Clause 65 – Decision Guidelines
VARIATIONS TO CLAUSE 56	Nil
OTHER	<ul style="list-style-type: none"> ▪ The land is not within an area of cultural heritage sensitivity. ▪ We have sited a copy of title and the land is not encumbered by any restrictions.

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SITE AND CONTEXT DESCRIPTION

Sandy Point is a small coastal town located on land that separates Shallow Inlet from Waratah Bay. The Wilson's Promontory National Park is located to the south-east. Much of the Sandy Point Township is nestled behind the main dune system, on lower lying land.

The town comprises approximately 750 residential allotments. Many of the existing dwellings are holiday homes owned by non-resident landowners. This results in a significant increase in the town's population during peak holiday periods. The town centre is located in Beach Parade, opposite the foreshore reserve. The centre comprises a cafe, general store, mini golf, caravan park and backpackers accommodation. Behind the shops is a community hall, playground and tennis courts. Opposite the shops is a public car parking area and a pathway that provides access through the foreshore reserve to the main swimming beach. The Sandy Point Surf Lifesaving Club is located on the Foreshore, adjacent to the pathway.

SUBJECT SITE

The subject land is located adjacent to the Sandy Point Foreshore Reserve and is bounded by Beach Parade, Park Avenue, Ocean View Parade and Surfers Walk, and is contained in a single Certificate of Title being Lot A on Plan of Subdivision 537365N. A copy of the Certificate of Title is contained in **Attachment A**.

The subject site has an overall area of 9,140sqm and is currently occupied by the Sandy Point Caravan / Holiday Park. The site contains caravan sites surrounded by a chain wire mesh fence. There is evidence of some native vegetation along Ocean View Parade and to a lesser extent to the Surfers Walk frontage. Access is predominantly provided from Beach Parade but two other access points provide access to the site. Vegetation includes Coastal Banksia, Ti-tree and plantings within the road reserve. The terrain of the site is relatively flat. There are approximately 50 cabin / caravan sites and a communal building on the site.

It should be noted that a permit was previously granted to develop Lots 1, 2, 3 and S2 on the same Plan of Subdivision for 10 Dwellings. To date, only 3 dwellings have been constructed.



Map 1: Aerial Photo

Source: www.nearmaps.com.au



Photo 1: View looking west from Surfers Walk



Photo 2: Entrance to the Caravan Park (Beach Parade)



Photo 3: View looking east from Park Avenue



Photo 4: View looking south from Ocean View Parade

SURROUNDING AREA

The subject site is adjacent to a small shopping area that serves the Sandy Point community (east of the subject site). The Subject Site is also opposite a public park, community facilities (hall, tennis courts and basketball court) and access paths to the foreshore reserve and beach which are located directly to the south. The land in the foreshore reserve to the south of the subject site is located within an area of Cultural Heritage Sensitivity as described in the Aboriginal Heritage Regulations 2007 (maps).

Residential development in the vicinity of the subject site includes single storey dwellings on the north side of Ocean View Parade. They are setback some 8 - 10 metres on their lots and most have extensive screening to the road frontage



Source: www.nearmaps.com

PROPOSAL

The proposal, as expressed on the plans prepared by M.J Reddie Surveys Pty Ltd (Plan of Subdivision 811047B) seeks to subdivide the existing lot (Lot A on Plan of Subdivision 537365N) into 14 lots. The proposal is described as follows:

- The lots vary in size ranging from 588sqm to 638sqm.
- The size of the lots will allow for conventional township lots characteristic of the area.
- The proposed subdivision utilises the site’s orientation with all lots having direct northern orientation.
- Each lot is capable of containing a 10m x 15m rectangle (this is discussed further in the report).

A plan of the proposed subdivision is contained in **Attachment B**.

The lots are further described in the table below:

Lot Number	Lot Size	Max. Lot Depth	Lot Frontage	Proposed Access	Easements / Encumbrances
Lot 1	606sqm	37.00m	15.91m to Beach Parade 1.0m to Surfers Walk	Beach Parade – also a battle-axe from Surfers Walk	Nil
Lot 2	588sqm	37.00m	15.88m to Beach Parade	Beach Parade	Nil
Lot 3	588sqm	37.00m	15.88m to Beach Parade	Beach Parade	Nil
Lot 4	588sqm	39.63m	15.88m to Beach Parade	Beach Parade	Nil
Lot 5	594sqm	39.63m	15.00m to Beach Parade	Beach Parade	Nil
Lot 6	638sqm	39.63m	16.10m to Beach Parade	Beach Parade	Nil
Lot 7	638sqm	39.63m	16.10m to Beach Parade	Beach Parade	Nil
Lot 8	638sqm	39.63m	16.10m to Beach Parade	Beach Parade	Nil
Lot 9	633sqm	39.63m	Corner lot: 13.05m to Beach Parade; 36.58m to Park Avenue; 3.05m spay at intersection	Beach Parade or Park Avenue	Nil
Lot 10	600sqm	39.62m	Corner lot: 12.10m to View Parade; 36.57m to Park Avenue; 3.05m spay at intersection	Ocean View Parade or Park Avenue	Nil
Lot 11	600sqm	39.62m	15.15m to View Parade	Ocean View Parade	Nil
Lot 12	600sqm	39.62m	15.15m to Ocean View Parade	Ocean View Parade	Nil
Lot 13	600sqm	39.62m	15.15m to Ocean View Parade	Ocean View Parade	Nil
Lot 14	600sqm	39.62m	15.15m to Ocean View Parade	Ocean View Parade	Nil

PLANNING CONTROLS

The subject site is included in the Township Zone and is not encumbered by an Environmental Significance Overlay (Schedule 1), Design and Development Overlay (Schedule) and Wildfire Management Overlay.

Specifically, a permit is required to subdivide land pursuant to Clauses 32.05-4 (Township Zone), Clause 42.01-2 (Environmental Significance Overlay), Clause 43.02-3 (Design and Development Overlay) and Clause 44.06-1 (Wildfire Management Overlay).

Township Zone

The 'purposes' of the Township Zone, as set out at Clause 32.05 of the Scheme, is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide for residential development and a range of commercial, industrial and other uses in small towns.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To implement neighbourhood character policy and adopted neighbourhood character guidelines.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations*

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- *Must meet all of the objectives included in the clauses specified in the following table.*
- *Should meet all of the standards included in Clauses 56.03-5, 56.04-2 to 56.04-5, 56.05-1, 56.06-2, 56.06-4, 56.06-5, 56.06-7 and 56.06-8 to 56.09-4.*

Each lot must be provided with reticulated sewerage, if available. If reticulated sewerage is not available, the application must be accompanied by:

- *A land assessment which demonstrates that each lot is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 1970.*
- *A plan which shows a building envelope and effluent disposal area for each lot.*

Assessment Summary:

An assessment against the relevant standards and objectives of Clause 56 of the South Gippsland Planning Scheme is included as **Appendix C** of this report.

The Plan of Subdivision provides both a building envelope and wastewater envelope for the purposes of waste water disposal for the proposed lots. It is noted that should a planning permit be issued for the subdivision as proposed - a planning permit may still be required for the construction of a dwelling on each of the proposed lots.

Environmental Significance Overlay

The subject land is covered by an Environmental Significance Overlay under the South Gippsland Planning Scheme. The purpose of the Environmental Significance Overlay, as set out at Clause 42.01 of the Scheme, is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To identify areas where the development of land may be affected by environmental constraints.*
- *To ensure that development is compatible with identified environmental values.*

Pursuant to Clause 42.01-2, a permit is required to subdivide land. This does not apply if a schedule to this overlay specifically states that a permit is not required.

Schedule 7 to the Overlay states:

South Gippsland contains some of Victoria's most significant coastline areas. The settlements of Verus Bay, Sandy Point, Tarwin Lower and Waratah Bay are situated along this coastline and contribute to the areas appeal by providing accommodation opportunities in environmentally significant areas. They are characterized by their predominance of native vegetation, easily erodable soils and their proximity to foreshore reserves, coastal parks and other public land and their rugged appeal.

Environmental objectives of the schedule are:

- To protect and enhance the natural beauty of the coastal townships.
- To protect and enhance the environmental quality of the townships.
- To minimise the risk of erosion, and destruction of the environment through poorly managed development.
- To ensure that development adjacent to coastal areas is compatible with the environment and does not result in adverse impacts on coastal processes.

Assessment Summary

The proposed subdivision will not have a detrimental impact on the environmental values of the site. The following is noted in response to decision guidelines of the ESO:

- The proposed subdivision is designed in such a way that will not impact on existing natural vegetation.
- The views of the Department of Sustainability and Environment may be sought.

The real impact of the ESO is in fact related to the subsequent development of the land. Whilst the subdivision will obviously provide more opportunity for development it must also be remembered that the zoning of the land sets the ultimate development context for the subject land.

Design and Development Overlay

The site is subject to the provisions of the Design and Development Overlay (Schedule 3 – Sandy Point) under the South Gippsland Shire Planning Scheme.

Pursuant to Clause 43.02-3 a planning permit is required for subdivision.

The 'purposes' of the Design and Development Overlay, as set out at Clause 43.02 the purpose of the DDO is:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify areas which are affected by specific requirements relating to the design and built form of new development.

Specifically relating to subdivision the following is specified:

- A permit is required to subdivide land. This does not apply if a schedule to this overlay specifically states that a permit is not required. Subdivision must occur in accordance with any lot size or other requirement specified in a schedule to this overlay. A permit may be granted to subdivide land which is not in accordance with any lot size or other requirement in a schedule to this overlay, unless the schedule specifies otherwise.

The relevant decision guideline relating to this proposal is:

- Whether subdivision will result in development which is not in keeping with the character and appearance of adjacent buildings, the streetscape or the area.
- Any other matters specified in a schedule to this zone.

Schedule 3 to the Design and Development Overlay has the following provisions:

An application for subdivision within the Township Zone is considered to meet the design objectives where:

- The proposed subdivision maintains the existing character of the area.
- The existing informality of the current road and drainage system is maintained, while achieving improved management of stormwater and runoff.

The relevant decision guideline relating to the Schedule is:

- *The effect of any proposed subdivision or development on the environmental and landscape values of the site and the local area.*

Assessment Summary

Whilst the application does not propose development, the proposed subdivision has been designed having regard to the objectives and design requirements of the DDO. It is considered that any future development could consider issues such as bulk, location, appearance, design and scale and any potential impact on character and amenity.

The proposed subdivision will not have a detrimental effect on the environment or landscape values of the site.

Wildfire Management Overlay

The subject land is covered by the Wildfire Management Overlay under the South Gippsland Planning Scheme. The 'purposes' of the Wildfire Management Overlay as set out at Clause 44.06 is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.*
- *To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.*
- *To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level*

Pursuant to Clause 44.06-1, a permit is required to subdivide land.

An application to construct a building, construct or carry out works or to subdivide land must meet the requirements of Clause 52.47 unless a schedule to this overlay specifies different approved measures or additional alternative measures and decision guidelines to those set out in Clause 52.47.

A permit which creates a lot for a single dwelling on land zoned for residential or rural residential purposes must include the following condition:

"Before the statement of compliance is issued under the Subdivision Act 1988 the owner must enter into an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987. The agreement must:

- *State that it has been prepared for the purpose of an exemption from a planning permit under Clause 44.06-1 of the South Gippsland Shire Planning Scheme.*
- *Incorporate the plan prepared in accordance with Clause 52.47-2.4 of this planning scheme and approved under this permit.*
- *State that if a dwelling is constructed on the land without a planning permit that the bushfire mitigation measures set out in the plan incorporated into the agreement must be implemented and maintained to the satisfaction of the responsible authority on a continuing basis.*

The land owner must pay the reasonable costs of the preparation, execution and registration of the Section 173 Agreement."

Assessment Summary

It is acknowledged that an application for subdivision of land must meet the requirements of Clause 52.47. This is discussed later in the report. It is further acknowledged that the mandatory condition should be included on any permit to issue.

PLANNING POLICY FRAMEWORK

State Planning Policy Framework (SPPF)

The planning policy framework within the South Gippsland Shire Planning Scheme (State and Local Provisions) provides direction and guidance in relation to the subject land and the proposal to subdivide the land.

Clause 13.05 (Bushfire) and Clause 16.01 (Residential Development) are most relevant in the consideration of this application. It is considered that this infill proposal is consistent with the housing and urban consolidation components of the State Planning Policy Framework. Importantly, the proposal seeks to occupy an under-utilised parcel of suitably zoned and serviced land without significant impacts on the environmental qualities of the area. The subdivision pattern will fit within its township context and would be enhanced with new landscaping that is sensitive to the environmental characteristics of the area. It is for these reasons that we submit that the proposal is compatible and furthers the SPPF.

The following clauses of the Municipal Strategic Statement are relevant to this proposal:

Clause 21.02-3 - People and Settlement

The Shire's population of 27,937 (ABS Estimated Resident Population 2014 update) is spread across 26 settlements and 41 localities. The largest town within the Shire is Leongatha with a population of 5,332 (2011 ABS Census). Other significant towns are Korumburra 4,373, Mirboo North 2,296 and Foster 1,667 (2011 ABS Census). Key demographic characteristics for South Gippsland are as follows:

- *Population density in the Shire is greatest within the urban centres and in the area between Korumburra and Leongatha.*
- *There is considerable seasonal variation in the number of persons within the municipality due to the holiday homes (especially in the coastal towns) and the large influx of tourists during the summer months*
- *The proportion of the population in older age groups is increasing, consistent with an Australia-wide trend*
- *Household sizes are decreasing, in keeping with the trend for Victoria*
- *Just over half the Shire's population live outside urban areas*
- *There is also strong demand for dwellings outside the town areas by those seeking a more remote rural lifestyle*
- *The proportion of persons employed in the agricultural sector is considerably higher than for the Gippsland region*
- *Unemployment rates are lower than for both the Gippsland region and Victoria*
- *The proportion of people in the Shire born overseas is slightly lower than for the Gippsland region, and significantly lower than Victoria*

Clause 21.03 - Key Issues

The key issues for the South Gippsland Shire are:

Clause 21.03-1 – Settlement

- *The need to recognise that the network of smaller rural towns throughout the Shire provide a valid alternative to the large settlements, particularly where reticulated services are provided*
- *The need to demarcate settlement boundaries and provide improved design guidance and control over development in coastal settlements, in order to protect settlement and coastal character as the pressure for development in these areas continues to increase*
- *The need to plan for housing and facilities to cater for anticipated population growth in the north-west of the Shire*

Clause 21.04-2 - Vision

The visions for South Gippsland are:

Settlement

- *Availability of high quality and diverse lifestyle opportunities*
- *The environment, landscape, built form and heritage of the Shire is retained, managed and promoted in a way that adds to, rather than diminishes, its significance*
- *Land management practices are environmentally sustainable*
- *The coastal environment is protected for its environmental, recreational, cultural, economic, heritage and landscape values*
- *Development on floodplains is compatible with the level of flood risk*
- *Development in bushfire prone areas is compatible with the bushfire risk*

- Council controlled and other public areas are well managed, including their interface with private land
- The urban environment of the Shire's towns is of a high quality
- Economic development
- Population growth and employment are facilitated through investment and development
- Ingenuity and innovation exist in both private and public sector development

Clause 21.10 – Housing

Clause 21.10-1 Housing choice and diversity

Overview

The Shire contains a diverse range of housing types that contribute to the lifestyle opportunities and attractiveness of the region as a place to work, live and visit. For the long-term sustainability of the region, it is important that adequate opportunities are provided to accommodate the changing lifestyles and housing needs of the existing and future population. Currently, there is a lack of innovative and creative medium density housing development within the Shire and opportunities exist to encourage this type of development in appropriate locations.

Objective 1

- To provide diversity in housing types across the Shire to meet the changing needs of the population

Strategy 1.1

- Encourage diversity in dwelling type and size to provide greater choice and affordability

The SPPF primarily consist of a range of strategies, which seeks to:

- Facilitate sustainable development that takes full advantage of existing settlement patterns, and investment in transport and communication, water and sewerage and social facilities (Clause 11).
- Ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses (Clause 11.02-1)
- Support a network of diverse coastal settlements which provides for a broad range of housing types, economic opportunities and services.
- Encourage urban renewal and redevelopment opportunities within existing settlements to reduce the demand for urban sprawl.
- Identify a clear settlement boundary around coastal settlements to ensure that growth in coastal areas is planned and coastal values protected. Where no settlement boundary is identified, the extent of a settlement is defined by the extent of existing urban zoned land and any land identified on a plan in the planning scheme for future urban settlement.
- Direct residential and other urban development and infrastructure within defined settlement boundaries of existing settlements that are capable of accommodating growth. (Clause 11.05-5)
- Recognise and enhance the value of the coastal areas to the community and ensure sustainable use of natural coastal resources (Clause 12.02-1).
- Ensure development conserves, protects and seeks to enhance coastal biodiversity and ecological values (Clause 12.02-2).
- Protect and conserve environmentally sensitive areas (Clause 12.04-1).
- Plan for and manage the potential coastal impacts of climate change (Clause 13.01-1)
- Assist the minimisation of risk to life, property, the natural environment and community infrastructure from wildfire (Clause 13.05-1).
- Ensure the design of subdivisions achieves attractive, liveable, walkable, cyclable, diverse and sustainable neighbourhoods (Clause 15.01-3).
- Ensure the protection and conservation of places of Aboriginal cultural heritage significance (Clause 15.03-2).
- Promote a housing market that meets community needs (Clause 16.01-1).
- Locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport (Clause 16.01-2).
- Provide for a range of housing types to meet increasingly diverse needs (Clause 16.01-4).
- Reduce the impact of stormwater on bays and catchments (Clause 19.03-3).

Local Planning Policy Framework (LPPF)

Clause 21.05 – Settlement

Describes Sandy Point as

Small coastal holiday hamlets that support small permanent populations and are attractive holiday destinations relying on Foster and Leongatha for access to major retail, industrial and commercial facilities.

Strategy 1.1 seeks to promote the residential use and development of land in accordance with the township framework and structure plans at Clause 21.15. This is discussed below.

Clause 21.15 – Local Areas

Clause 21.15-11 – Sandy Point

Future population growth in Sandy Point, when required, will be promoted within the existing zoned land and in the growth areas defined on the Sandy Point Framework Plan. The town will rely on Foster and Leongatha for access to major retail, industrial and commercial facilities. Simple urban forms, low rise development and the natural bushland setting will continue to characterise the appearance of the area.

It is considered that the proposed subdivision meets satisfies the Local Areas Policy as it:

- Maintains the current housing density with the Sandy Point Township Area;
- Promotes development in locations which maintain pedestrian accessibility to the nearby foreshore and commercial centre.
- Allow low key, holiday character of the village to be maintained through generous lot sizes.
- Respects and enhances the coastal character of the village;

Clause 22 of the South Gippsland Planning Scheme does not contain any local planning policies of relevance to this proposal.

GENERAL AND PARTICULAR PROVISIONS

Clause 52.01 — Public Open Space Contribution and Subdivision

Clause 52.01 of the South Gippsland Shire Planning Scheme states that 'a person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under Section 18 of the Subdivision Act 1988.

It is considered that this requirement can be satisfied via an appropriately worded condition of permit.

Clause 52.47 – Planning for Bushfire

Subdivision Objectives:

- *To provide lots that are capable of being developed in accordance with the objectives of Clause 52.47.*
- *To specify at the subdivision stage bushfire protection measures to develop a lot with a single dwelling on land zoned for residential or rural residential purposes.*

It is recognized that environmental values and restrictions that are inherent on this site. It is intended to apply a conservation ethos but at the same time manage a safe environment that meets all Country Fire Authority (CFA) requirements to developing in a Wildfire Management Overlay (WMO). It's because of these measures that the grounds for Council and the Country Fire Authority (CFA) to support the proposal would be considered worthy.

Our client has instructed as that should a Bushfire Management Plan, Landscape Assessment or Statement be required for this proposal, such information should be requested as further information...

Clause 56 – Residential Subdivision

Clause 56 of the South Gippsland Planning Scheme contains the necessary qualitative guidelines to properly assess and evaluate whether a proposal has responded to the character of a particular area. The proposed residential subdivision layout has been designed to comply with all objectives and standards, thereby responding positively to the character of the area.

A full assessment against Clause 56 of the Scheme is provided in **Appendix D**.

Clause 65.02 - Decision Guidelines

Clause 65 provides guidelines that must be considered before deciding on an application to ensure the proposal will produce acceptable outcomes. These guidelines include the State and Local Planning Policy Framework, the purpose of the zone, the orderly planning of the area and the effect on the amenity of the area. 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 sillage 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 South Gippsland Planning Scheme. With regard to this clause, the following comments are made:

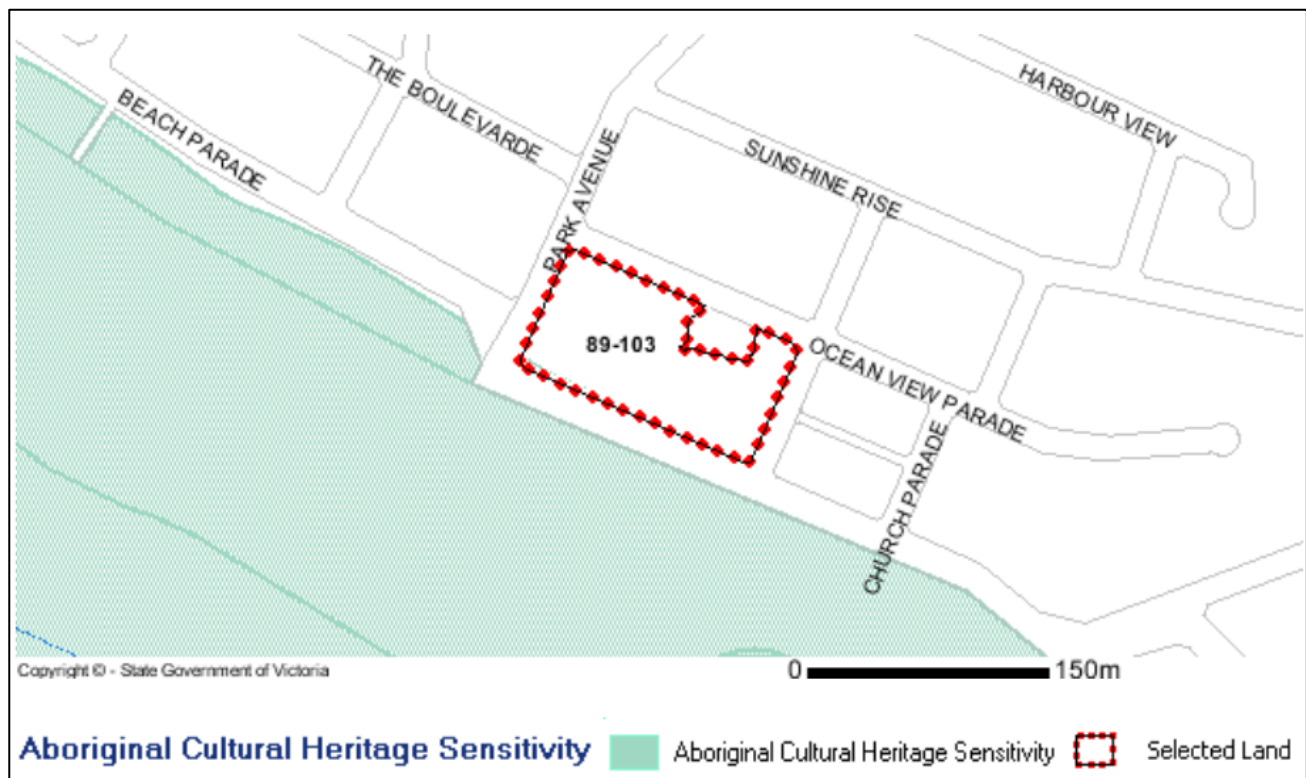
- The land is suitable for subdivision.
- The proposed development and future use of the land is entirely consistent with the existing and proposed development of the land and nearby land.
- South Gippsland's strategic policies specifically designated this area as township and the proposal is reflective of the Township qualities of Sandy Point.
- The proposal sits within the existing township area and as such is considered to respect the existing character.
- It is considered that the proposed subdivision design is responsive to the shape of the land and the natural constraints of the land.

OTHER MATTERS

Aboriginal Cultural Heritage

The Aboriginal Heritage Act 2006 requires the preparation of a 'Cultural Heritage Management Plan' only if the proposal is listed as 'high impact activity' (as defined in the Aboriginal Heritage Regulations 2007) that will cause 'significant ground disturbance' (as defined in the Aboriginal Heritage Regulations 2007) **AND** is in an 'area of cultural heritage sensitivity' (as defined in the Aboriginal Heritage Regulations 2007) that has not been subject to significant ground disturbance. The following

diagram below, which is an extract from map 8120, Foster – Areas of Cultural Heritage Sensitivity, indicates that the site is located outside an area of sensitivity.



Source: www.land.vic.gov.au

Although it is proposed to undertake 'High Impact Activity', and includes 'Significant Ground Disturbance,' the site is located outside a 'Sensitive Area' and therefore the preparation of a Cultural Heritage Management Plan is not required under the Regulations.

Coastal Hazard Vulnerability Assessment

A Coastal Hazard Vulnerability Assessment (CHVA) was commissioned by the South Gippsland Shire Council to define the extent of existing and potential future coastal hazards associated with climate change at 24-26 Ocean View Parade, Sandy Point. This study site is directly to the east of the subject site.

The findings of the report recognized the risks associated with long term recession, short term beach erosion and coastal inundation risks as LOW. In terms of the mitigation options it suggested mitigation measures that audits and updates the levee system around Shallow Inlet to provide adequate protection from extreme coastal waters, but only for the mid to long term (2070 – 2100).

Given its proximity to the subject site, it would seem superfluous to conduct a further study for the subject site. It could be reasonably argued that similar mitigation measures could be applied to the subject site. In addition it is noted that although the site is within close proximity to the coast, it is not identified as being liable to flooding (i.e. not within an LSIO).

PLANNING CONSIDERATION

The subdivision of the land is not expected to generate any long term effects on the environmental and physical qualities identified above. The only potential dust and noise sources would be during the construction of the access tracks and the individual dwellings on the new lots. Appropriate measures can be implemented during these times to ensure that no detriment to adjoining properties is caused.

The subdivision will not have a detrimental impact on the natural physical features of the land nor will it impact on the quality of, or access to, existing natural resources. The uses currently conducted on the land and those proposed in the immediate future will not cause an impact on adjoining land beyond those reasonably expected within the zone.

The impact of the use or development on the flora, fauna and landscape features of the locality It is not expected that any significant vegetation will need to be removed to facilitate the subdivision. Any vegetation to be removed (if at all) would be minimal in the circumstances and most likely limited to a few single scattered trees within the road reserve.

The subsequent construction of dwellings on the lots created is considered to be an acceptable impact on the local landscape having regard to the zoning of the land.

The location of crossovers to each lot would be carefully designed around existing vegetation.

At present there would be no impediment to the design or siting of dwellings on each of the proposed lots. The land is included within an Environmental Significance Overlay, Wildfire management Overlau and Design and Development Overlay whereby individual applications would need assessed against relevant criteria.

It must be remembered that the zoning of the land foreshadows additional development of the land.

CONCLUSION

The applicable planning scheme provisions outlined above are supportive of the proposed 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 subdivision will provide for additional allotments for the establishment of future housing within the municipality. The increase in the total number of allotments will assist in catering for those seeking to reside in the municipality, for either holiday or permanent accommodation while providing for diversity to accommodate the varying housing needs. The proposed subdivision will ensure that the values of the area will not be compromised. The size of the allotments will not only provide for the establishment of residential dwellings but will also provide ample opportunities for the establishment of landscaping and revegetation which will complement the area.

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

M.J. Reddie Surveys
March 2017

APPENDIX A - COPY OF TITLE



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

Page 1 of 1

VOLUME 11094 FOLIO 969

Security no : 124062673763X
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LAND DESCRIPTION

Lot A on Plan of Subdivision 537365N.
PARENT TITLE Volume 09967 Folio 724
Created by instrument PS537365N 06/10/2008

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

[REDACTED] 68

ENCUMBRANCES, CAVEATS AND NOTICES

[REDACTED]

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 PS537365N FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AN052170W	DISCHARGE OF MORTGAGE	Registered	26/08/2016
AN052171U	MORTGAGE	Registered	26/08/2016

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

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

Street Address: 89-103 BEACH PARADE SANDY POINT VIC 3959

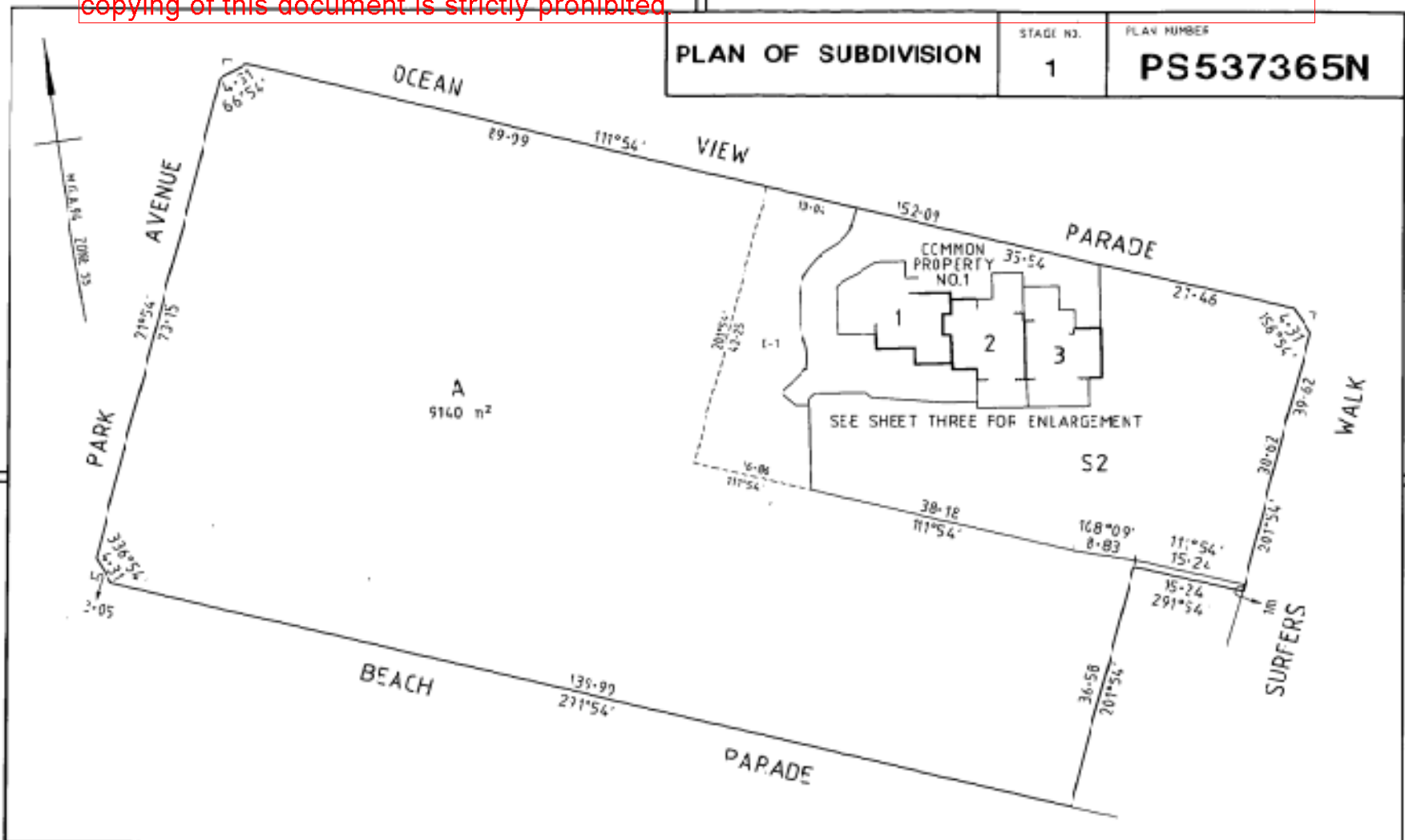
DOCUMENT END

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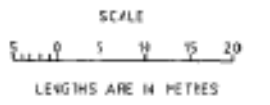
PLAN OF SUBDIVISION

STAGE NO.
1

PLAN NUMBER
PS537365N



BW BEVERIDGE WILLIAMS & CO. PTY.LTD.
 ACK 006 197 235 MON 44 621 029 004
 SURVEYORS (REGISTERED) PLANNERS
 ENVIRONMENTAL CONSULTANTS
 PC BOX 2105 CARP BAY JUNCTION 3111 93284444
 PC BOX 1410 BALLARAT HILL CENTRE 3154 93313877
 PO BOX 141 LEONGATHA 3953 54623633
 PO BOX 129 KONTRAGG 3995 5172 501
 PO BOX 1116 TRARALGON 3844 31110314



ORIGINAL
SCALE SHEET SIZE
1:500 A3

LICENSED SURVEYOR (PRINT) GRANT MENJEL HALES
 SIGNATURE..... DATE 2/10/1007
 REF 0663 VERSION 3

SHEET 1 OF 4 SHEETS
 DATE / /
 COUNCIL DELEGATE SIGNATURE

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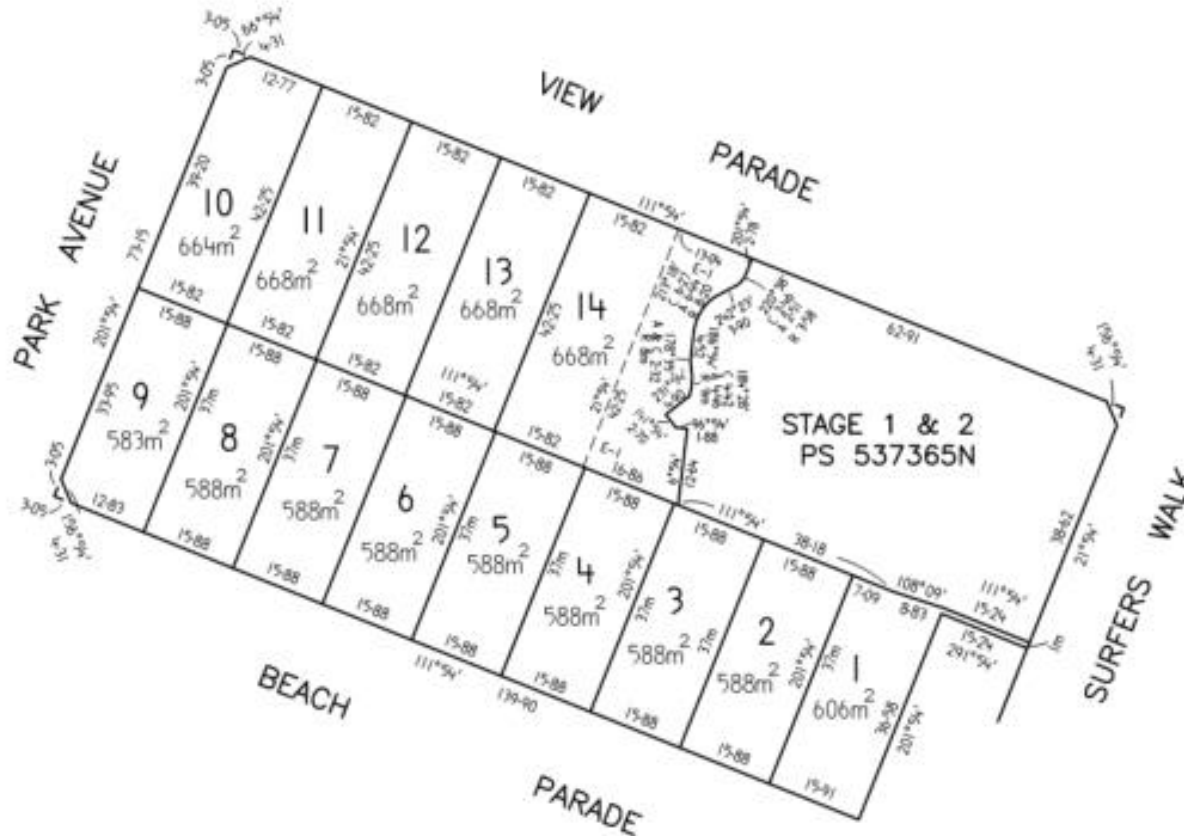
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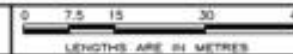
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ATTACHMENT B – PROPOSED PLAN OF SUBDIVISION

M. J. Reddie Surveys Pty Ltd
ABN 49 005 993 257
1 Homer Street, Beaconsfield, 3807
P.O. Box 268, Berwick, 3806
Phone (03) 9707 4117 Fax (03) 9707 4428

SCALE
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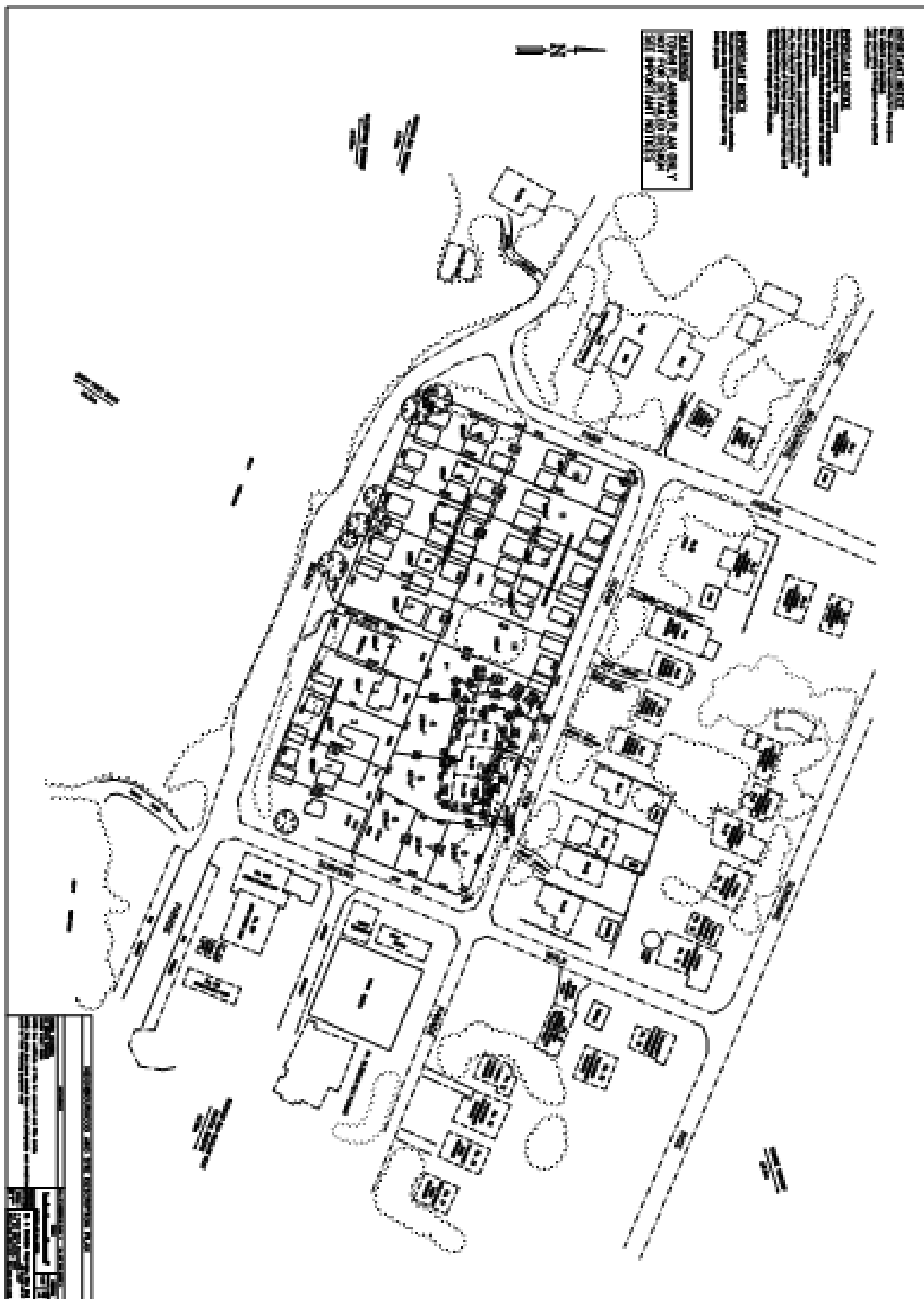


ORIGINAL SHEET
SIZE : A3

SHEET 2

MICHAEL J. REDDIE / VERSION 1

ATTACHMENT C - NEIGHBOURHOOD AND SITE DESCRIPTION



Clause 56.01 – Subdivision Site and Context Description and Design Response		
<p>Clause 56.01-1</p> <p>Subdivision and Site Context Description</p>	<p>The site and context description may use a site plan, photographs or other techniques and must accurately describe:</p> <p>In relation to the site:</p> <ul style="list-style-type: none"> • Site shape, size, dimensions and orientation. • Levels and contours of the site. • Natural features including trees and other significant vegetation, drainage lines, water courses, wetlands, ridgelines and hill tops. • The siting and use of existing buildings and structures. • Street frontage features such as poles, street trees and kerb crossovers. • Access points. • Location of drainage and other utilities. • Easements. • Any identified natural or cultural features of the site. • Significant views to and from the site. • Noise and odour sources or other external influences. • Soil conditions, including any land affected by contamination, erosion, salinity, acid sulphate soils or fill. • Any other notable features or characteristics of the site. • Adjacent uses. • Any other factor affecting the capacity to develop the site including whether the site is affected by inundation. <p>An application for subdivision of <u>3 or more</u> lots must also describe in relation to the surrounding area:</p> <ul style="list-style-type: none"> • The pattern of subdivision. • Existing land uses. • The location and use of existing buildings on adjacent land. 	<p>Complies with objective</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>Subdivision Design Response</p>	<ul style="list-style-type: none"> • Abutting street and path widths, materials and detailing. • The location and type of significant vegetation. • An application for subdivision of 60 or more lots must also describe in relation to the surrounding area: • Location, distance and type of any nearby public open space and recreational facilities. • Direction and distances to local shops and community facilities. • Directions and walking distances to public transport routes and stops. • Direction and walking distances to existing neighbourhood, major and principal activity centres and major employment areas. • Existing transport routes, including freeways, arterial roads and streets connecting neighbourhoods. • Local street network including potential connections to adjacent subdivisions. • Traffic volumes and movements on adjacent roads and streets. • Pedestrian, bicycle and shared paths identifying whether their primary role is neighbourhood or regional access. • Any places of cultural significance. • Natural features including trees and other significant vegetation, drainage lines, water courses, wetlands, ridgelines and hill tops. • Proximity of any fire threats. • Pattern of ownership of adjoining lots. <p>If in the opinion of the responsible authority a requirement of the site and context description is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.</p> <p>The design response must explain how the proposed design:</p> <ul style="list-style-type: none"> • Derives from and responds to the site and context description. • Responds to any site and context features for the area identified in a local planning policy or a Neighbourhood 	
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	<p>Character Overlay.</p> <ul style="list-style-type: none"> • Responds to any relevant objective, policy, strategy or plan set out for the area in this scheme. • Meets the relevant objectives of Clause 56. <p>The design response must include a dimensioned plan to scale showing the layout of the subdivision in context with the surrounding area. If in the opinion of the responsible authority this requirement is not relevant to the assessment of an application, it may waive or reduce the requirement.</p>	
<p>Clause 56.03-5</p> <p>Neighbourhood character objective</p> <ul style="list-style-type: none"> • To design subdivisions that respond to neighbourhood character. 	<p>Standard C6</p> <p>Subdivision should:</p> <ul style="list-style-type: none"> • Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme. • Respond to and integrate with the surrounding urban environment. • Protect significant vegetation and site features. 	<p>Complies with objective</p> <p>The site is located within the coastal settlement of Sandy Point. As described in the town planning submission the surrounding area can be characterised as an established residential area with both conventional sized lots and examples of multi-unit development. The proposed subdivision seeks to provide conventional sized lots which would integrate well within the neighbourhood character.</p>
<p>Clause 56.04 – Lot Design</p>		
<p>Clause 56.04-1</p> <p>Lot diversity and distribution objectives</p> <ul style="list-style-type: none"> • To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services. • To provide higher housing densities within walking distance of activity centres. • To achieve increased housing densities in designated growth areas. • To provide a range of lot sizes to suit a 	<p>Standard C7</p> <p>A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme.</p> <p>Lot sizes and mix should achieve the average net residential density specified in any zone or overlay that applies to the land or in any relevant policy for the area set out in this scheme.</p> <p>A range and mix of lot sizes should be provided including lots suitable for the development of:</p> <ul style="list-style-type: none"> • Single dwellings. • Two dwellings or more. • Higher density housing. 	<p>Complies with objective</p> <p>Sandy Point is one of many townships in the Shire that are sought to be confined within the existing boundaries. The Scheme's policies focus on encouraging a range of housing options and diversity in housing opportunities while ensuring new development has sufficient regard to the character and environmental qualities of the area. There is also an emphasis on the promotion of tourism opportunities.</p> <p>It is considered that the lots are ideally located in proximity to the Sandy Point Township and is directly opposite the small shopping area that serves the Sandy Point community. The review site is also opposite a public park, community facilities (hall, tennis courts and basketball court) and</p>

<p>variety of dwelling and household types.</p>	<ul style="list-style-type: none"> Residential buildings and Retirement villages. <p>Unless the site is constrained by topography or other site conditions, lot distribution should provide for 95 per cent of dwellings to be located no more than 400 metre street walking distance from the nearest existing or proposed bus stop, 600 metres street walking distance from the nearest existing or proposed tram stop and 800 metres street walking distance from the nearest existing or proposed railway station.</p> <p>Lots of 300 square metres or less in area, lots suitable for the development of two dwellings or more, lots suitable for higher density housing and lots suitable for Residential buildings and Retirement villages should be located in and within 400 metres street walking distance of an activity centre.</p>	<p>access paths to the foreshore reserve and beach.</p>
<p>Clause 56.04-2</p> <p>Lot area and building envelopes objective</p> <ul style="list-style-type: none"> To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features. 	<p>Standard C8</p> <p>Lots of between 300 square metres and 500 square metres should:</p> <ul style="list-style-type: none"> Contain a building envelope that is consistent with a development of the lot approved under this scheme, or If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10 metres by 15 metres, or 9 metres by 15 metres if a boundary wall is nominated as part of the building envelope. <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>Lots greater than 500 square metres should be able to contain a rectangle measuring 10 metres by 15 metres, and may contain a building envelope.</p> <p>A building envelope may specify or incorporate any relevant siting and design requirement.</p>	<p>Complies with Objective</p> <p>All lots are of sufficient dimensions to facilitate a 10 x 15m building envelope which would contain future development with appropriate solar access, private open space areas and adequate provision for on-site car parking.</p>

	<p>Any requirement should meet the relevant standards of Clause 54, unless:</p> <ul style="list-style-type: none"> • The objectives of the relevant standards are met, and • The building envelope is shown as a restriction on a plan of subdivision registered under the Subdivision Act 1988, or is specified as a covenant in an agreement under Section 173 of the Act. <p>Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope:</p> <ul style="list-style-type: none"> • The building envelope must meet Standards A10 and A11 of Clause 54 in relation to the adjoining lot, and • The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement. <p>Lot dimensions and building envelopes should protect:</p> <ul style="list-style-type: none"> • Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations. • Existing or proposed easements on lots. • Significant vegetation and site features. 	
<p>Clause 56.04-3</p> <p>Solar orientation of lots objective</p> <ul style="list-style-type: none"> • To provide good solar orientation of lots and solar access for future dwellings. 	<p>Standard C9</p> <p>Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation. Lots have appropriate solar orientation when:</p> <ul style="list-style-type: none"> • The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south. • Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north. 	<p>Complies with objective</p> <p>The orientation of the lots offers excellent northern solar orientation, ensuring that the rear open space areas (lots 1-9) are afforded plenty of natural light, warmth and the opportunity to harness solar power.</p> <p>Lots 10-14 are also designed within the parameters of the Standard.</p>

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	<ul style="list-style-type: none"> • Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street. 	
<p>Clause 56.04-4</p> <p>Street Orientation objective</p> <ul style="list-style-type: none"> • To provide a lot layout that contributes to community social interaction, personal safety and property security. 	<p>Standard C10</p> <p>Subdivision should increase visibility and surveillance by:</p> <ul style="list-style-type: none"> • Ensuring lots front all roads and streets and avoid the side or rear of lots being oriented to connector streets and arterial roads. • Providing lots of 300 square metres or less in area and lots for 2 or more dwellings around activity centres and public open space. • Ensuring streets and houses look onto public open space and avoiding sides and rears of lots along public open space boundaries. • Providing roads and streets along public open space boundaries. 	<p>Complies with objective</p> <p>All lots in the proposed subdivision have direct access to a Road (Ocean View Parade or Surf Parade) allowing for high visibility and surveillance.</p>
<p>Clause 56.04-5</p> <p>Common area objectives</p> <ul style="list-style-type: none"> • To identify common areas and the purpose for which the area is commonly held. • To ensure the provision of common area is appropriate and that necessary management arrangements are in place. • To maintain direct public access throughout the neighbourhood street network. 	<p>Standard C11</p> <p>An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</p> <ul style="list-style-type: none"> • The common area to be owned by the body corporate, including any streets and open space. • The reasons why the area should be commonly held. • Lots participating in the body corporate. • The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held. 	<p>Complies with objective</p> <p>The proposed subdivision design does not create any common property areas.</p>
<p>Clause 56.05 – Urban Landscape</p>		
<p>Clause 56.05-1</p>	<p>Standard C12</p>	<p>Complies with objective</p>

<p>Integrated urban landscape objectives</p> <ul style="list-style-type: none"> • To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas. • To incorporate natural and cultural features in the design of streets and public open space where appropriate. • To protect and enhance native habitat and discourage the planting and spread of noxious weeds. • To provide for integrated water management systems and contribute to drinking water conservation. 	<p>An application for subdivision that creates streets or public open space should be accompanied by a landscape design.</p> <p>The landscape design should:</p> <ul style="list-style-type: none"> • Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area set out in this scheme. • Create attractive landscapes that visually emphasise streets and public open spaces. • Respond to the site and context description for the site and surrounding area. • Maintain significant vegetation where possible within an urban context. • Take account of the physical features of the land including landform, soil and climate. • Protect and enhance any significant natural and cultural features. • Protect and link areas of significant local habitat where appropriate. • Support integrated water management systems with appropriate landscape design techniques for managing urban run-off including wetlands and other water sensitive urban design features in streets and public open space. • Promote the use of drought tolerant and low maintenance plants and avoid species that are likely to spread into the surrounding environment. • Ensure landscaping supports surveillance and provides shade in streets, parks and public open space. • Develop appropriate landscapes for the intended use of public open space including areas for passive and active recreation, the exercising of pets, playgrounds and shaded areas. • Provide for walking and cycling networks that link with community facilities. • Provide appropriate pathways, signage, fencing, public lighting and street furniture. 	<p>Although the subdivision does not create streets or public open space, the proposed subdivision provides ample opportunity to incorporate landscape in both common areas and within allotments.</p>
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	<ul style="list-style-type: none"> • Create low maintenance, durable landscapes that are capable of a long life. <p>The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs.</p>	
<p>Clause 56.06-2</p> <p>Walking and cycling network objectives</p>	<p>Standard C15</p> <p>The walking and cycling network should be designed to:</p> <ul style="list-style-type: none"> • Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme. • Link to any existing pedestrian and cycling networks. • Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces. • Provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces. • Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport and other regional activities and for regional recreational cycling. • Ensure safe street and road crossings including the provision of traffic controls where required. • Provide an appropriate level of priority for pedestrians and cyclists. • Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night. • Be accessible to people with disabilities. 	<p>Complies with objective</p> <p>The proposed subdivision will connect into the existing surrounding road network which provides for the provision of a pedestrian network.</p> <p>The site is located in proximity to a variety of existing community services readily accessible by walking and cycling within Sandy Point.</p>
<p>Clause 56.06-4</p> <p>Neighbourhood street network objective</p>	<p>Standard C17</p> <p>The neighbourhood street network must:</p>	<p>Complies with objective</p> <p>This proposal will not have any detrimental impacts on the existing road network. No public roads are included in this</p>

	<ul style="list-style-type: none"> • Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, shared paths, footpaths and public transport routes. • Provide clear physical distinctions between arterial roads and neighbourhood street types. • Comply with the Roads Corporation's arterial road access management policies. • Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport. • Provide safe and efficient access to activity centres for commercial and freight vehicles. • Provide safe and efficient access to all lots for service and emergency vehicles. • Provide safe movement for all vehicles. • Incorporate any necessary traffic control measures and traffic management infrastructure. <p>The neighbourhood street network should be designed to:</p> <ul style="list-style-type: none"> • Implement any relevant transport strategy, plan or policy for the area set out in this scheme. • Include arterial roads at intervals of approximately 1.6 kilometres that have adequate reservation widths to accommodate long term movement demand. • Include connector streets approximately halfway between arterial roads and provide adequate reservation widths to accommodate long term movement demand. • Ensure connector streets align between neighbourhoods for direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles. • Provide an interconnected and continuous network of streets within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles. • Provide an appropriate level of local traffic dispersal. • Indicate the appropriate street type. • Provide a speed environment that is appropriate to the street type. • Provide a street environment that appropriately manages movement demand (volume, type and mix of 	<p>subdivision.</p>
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	<p>pedestrians, cyclists, public transport and other motor vehicles).</p> <ul style="list-style-type: none"> • Encourage appropriate and safe pedestrian, cyclist and driver behaviour. • Provide safe sharing of access lanes and access places by pedestrians, cyclists and vehicles. • Minimise the provision of culs-de-sac. • Provide for service and emergency vehicles to safely turn at the end of a dead-end street. • Facilitate solar orientation of lots. • Facilitate the provision of the walking and cycling network, integrated water management systems, utilities and planting of trees. • Contribute to the area's character and identity. • Take account of any identified significant features. 	
<p>Clause 56.06-5</p> <p>Walking and cycling network detail objectives</p>	<p>Standard C18</p> <p>Footpaths, shared paths, cycle paths and cycle lanes should be designed to:</p> <ul style="list-style-type: none"> • Be part of a comprehensive design of the road or street reservation. • Be continuous and connect. • Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots. • Accommodate projected user volumes and mix. • Meet the requirements of Table C1. • Provide pavement edge, kerb, channel and crossover details that support safe travel for pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound. • Provide appropriate signage. • Be constructed to allow access to lots without damage to the footpath or shared path surfaces. • Be constructed with a durable, non-skid surface. • Be of a quality and durability to ensure: <ul style="list-style-type: none"> ▪ Safe passage for pedestrians, cyclists, footpath bound vehicles and vehicles. ▪ Discharge of urban run-off. ▪ Preservation of all-weather access. 	<p>Complies with objective</p> <p>The subdivision does not seek to create any additional public roads or footpaths. It is considered that the character of Sandy Point provides 'informal' pedestrian paths consistent with the coastal theme</p>

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	<ul style="list-style-type: none"> ▪ Maintenance of a reasonable, comfortable riding quality. ▪ A minimum 20 year life span. • Be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with disabilities. 	
<p>Clause 56.06-7</p> <p>Neighbourhood street network detail objective</p>	<p>Standard C20</p> <p>The design of streets and roads should:</p> <ul style="list-style-type: none"> • Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met. • Provide street blocks that are generally between 120 metres and 240 metres in length and generally between 60 metres to 120 metres in width to facilitate pedestrian movement and control traffic speed. • Have verges of sufficient width to accommodate footpaths, shared paths, cycle paths, integrated water management, street tree planting, lighting and utility needs. • Have street geometry appropriate to the street type and function, the physical land characteristics and achieve a safe environment for all users. • Provide a low-speed environment while allowing all road users to proceed without unreasonable inconvenience or delay. • Provide a safe environment for all street users applying speed control measures where appropriate. • Ensure intersection layouts clearly indicate the travel path and priority of movement for pedestrians, cyclists and vehicles. • Provide a minimum 5 metre by 5 metre corner splay at junctions with arterial roads and a minimum 3 metre by 3 metre corner splay at other junctions unless site conditions justify a variation to achieve safe sight lines across corners. • Ensure streets are of sufficient strength to: 	<p>Not Applicable.</p> <p>No roads are proposed as part of this subdivision.</p>

	<ul style="list-style-type: none"> ▪ Enable the carriage of vehicles. ▪ Avoid damage by construction vehicles and equipment. <ul style="list-style-type: none"> • Ensure street pavements are of sufficient quality and durability for the: <ul style="list-style-type: none"> ▪ Safe passage of pedestrians, cyclists and vehicles. ▪ Discharge of urban run-off. ▪ Preservation of all-weather access and maintenance of a reasonable, comfortable riding quality. • Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority. • Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span. • Provide pavement edges, kerbs, channel and crossover details designed to: <ul style="list-style-type: none"> ▪ Perform the required integrated water management functions. ▪ Delineate the edge of the carriageway for all street users. ▪ Provide efficient and comfortable access to abutting lots at appropriate locations. ▪ Contribute to streetscape design. • Provide for the safe and efficient collection of waste and recycling materials from lots. • Be accessible to people with disabilities. • Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met. Where the widths of connector streets do not comply with the requirements of Table C1, the requirements of the relevant public transport authority must be met. <p>A street detail plan should be prepared that shows, as appropriate:</p> <ul style="list-style-type: none"> • The street hierarchy and typical cross-sections for all street types. • Location of carriageway pavement, parking, bus stops, kerbs, crossovers, footpaths, tactile surface indicators, cycle paths and speed control and traffic management devices. 	
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	<ul style="list-style-type: none"> Water sensitive urban design features. Location and species of proposed street trees and other vegetation. Location of existing vegetation to be retained and proposed treatment to ensure its health. Any relevant details for the design and location of street furniture, lighting, seats, bus stops, telephone boxes and mailboxes. 	
<p>Clause 56.06-8</p> <p>Lot access objective</p> <ul style="list-style-type: none"> To provide for safe vehicle access between roads and lots. 	<p>Standard C21</p> <p>Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority. Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets. The design and construction of a crossover should meet the requirements of the relevant road authority.</p>	<p>Complies with objective</p> <p>All lots will have direct access to the existing road network.</p> <p>The Plan of Subdivision seeks to provide access to lots 1-9 from Beach Parade and lots 10-14 from Ocean View Parade.</p> <p>The design and construction of crossovers will be in accordance with the requirements of the Council, and detailed engineering plans can be provided as a condition of permit.</p>
<p>Clause 56.07 - Integrated Water Management</p>		
<p>Clause 56.07-1</p> <p>Drinking water supply objectives</p> <ul style="list-style-type: none"> To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water. 	<p>Standard C22</p> <p>The supply of drinking water must be:</p> <p>Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.</p> <p>Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.</p>	<p>Complies with objective</p> <p>South Gippsland Water is the responsible authority for the provision of water to the site.</p> <p>The site currently enjoys access to reticulated water. The owner will enter into an agreement with South Gippsland Water for the provision of water supply to each lot.</p>
<p>Clause 56.07-2</p> <p>Reused and recycled water objective</p> <ul style="list-style-type: none"> To provide for the substitution of drinking 	<p>Standard C23</p> <p>Reused and recycled water supply systems must be:</p> <ul style="list-style-type: none"> Designed, constructed and managed in accordance 	<p>Complies with objective</p> <p>The size of the subdivision and the number of lots involved is too small to implement any recycled water supply. The use of water tanks and other water saving measures can be</p>

<p>water for non-drinking purposes with reused and recycled water.</p>	<p>with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Human Services.</p> <ul style="list-style-type: none"> • Provided to the boundary of all lots in the subdivision where required by the relevant water authority. 	<p>implemented into any future development.</p>
<p>Clause 56.07-3</p> <p>Waste water management objective</p> <ul style="list-style-type: none"> • To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner. 	<p>Standard C24</p> <p>Waste water systems must be:</p> <ul style="list-style-type: none"> • Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority. • Consistent with any relevant approved domestic waste water management plan. <p>Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant sewerage authority.</p>	<p>Complies with objective</p> <p>A waste water disposal envelope is required to be nominated within each of the proposed lots.</p> <p>All waste emanating from the site can be adequately contained and treated within the site boundaries in accordance with the Environment Protection Authority Works Approval under the Environment Protection Act.</p>
<p>Clause 56.07-4</p> <p>Urban run-off management objectives</p> <ul style="list-style-type: none"> • To minimise damage to properties and inconvenience to residents from urban run-off. • To ensure that the street operates adequately during major storm events and provides for public safety. • To minimise increases in stormwater runoff and protect the environmental values and physical characteristics of receiving waters from degradation by urban runoff. 	<p>Standard C25</p> <p>The urban stormwater management system must be:</p> <ul style="list-style-type: none"> • Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. • Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of urban run-off is proposed. • Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended. • Designed to ensure that flows downstream of the subdivision site are restricted to predevelopment levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts. <p>The stormwater management system should be integrated</p>	<p>Complies with objective</p> <p>Stormwater management and outfall will be to the satisfaction of the Council as required via any permit conditions the Council implements.</p>

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:

- Stormwater flows should be contained within the drainage system to the requirements of the relevant authority.
- Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall.

For storm events greater than 20% AEP and up to and including 1% AEP standard:

- Provision must be made for the safe and effective passage of stormwater flows.
- All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.
- Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria $v_{ave} < 0.35 \text{ m}^2/\text{s}$ (where, d_{ave} = average depth in metres and v_{ave} = average velocity in metres per second).

The design of the local drainage network should:

- Ensure run-off is retarded to a standard required by the responsible drainage authority.
- Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, run-off should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge.
- Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner.
- Include water sensitive urban design features to manage runoff in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs.

Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.

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Clause 56.08 Site Management		
<p>Clause 56.08-1</p> <p>Site management objectives</p> <ul style="list-style-type: none"> To protect drainage infrastructure and receiving waters from sedimentation and contamination. To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works. To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable. 	<p>Standard C26</p> <p>A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing:</p> <ul style="list-style-type: none"> Erosion and sediment. Dust. Run-off. Litter, concrete and other construction wastes. Chemical contamination. Vegetation and natural features planned for retention. <p>Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.</p>	<p>Complies with objective</p> <p>The subdivision will be constructed in accordance with all relevant legislative requirements, and will seek to minimise impacts to the surrounding areas. It is considered that the standard can be satisfied via a condition on permit requiring the submission of an Environmental Management Plan.</p>
Clause 56.09 - Utilities		
<p>Clause 56.09-1</p> <p>Shared Trenching Objective</p> <ul style="list-style-type: none"> To maximise the opportunities for shared trenching. To minimise constraints on landscaping within street reserves. 	<p>Standard C27</p> <p>Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.</p>	<p>Complies with objective</p> <p>With the exception of sewer, all lots will be connected to reticulated services and land will be allocated for the provision of underground services in a manner that maximises opportunities for shared trenching.</p> <p>All easements will be provided in accordance with the requirements of the service authorities.</p> <p>Detailed design plans will be prepared prior to works commencing.</p>
<p>Clause 56.09-2</p> <p>Electricity, telecommunications and Gas Objective</p>	<p>Standard C28</p> <p>The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in</p>	<p>Complies with objective</p> <p>The provision of public utilities will be provided in accordance with the requirements of the relevant servicing authority.</p>

<ul style="list-style-type: none"> To provide public utilities to each lot in a timely, efficient and cost effective manner. To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources. 	<p>the subdivision to the satisfaction of the relevant electricity authority.</p> <p>Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged. The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.</p> <p>Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.</p>	
<p>Clause 56.09-3</p> <p>Fire hydrants objective</p>	<p>Standard C29</p> <p>Fire hydrants should be provided:</p> <ul style="list-style-type: none"> A maximum distance of 120 metres from the rear of the each lot. No more than 200 metres apart. <p>Hydrants and fire plugs must be compatible with the relevant fire service equipment.</p> <p>Where the provision of fire hydrants and fire plugs does not comply with the requirements of standard C29, fire hydrants must be provided to the satisfaction of the relevant fire authority.</p>	<p>Complies with objective</p> <p>The proposed subdivision will be in accordance with CFA requirements and / or conditions required to be met.</p>
<p>Clause 56.09-4</p> <p>Public lighting objective</p> <ul style="list-style-type: none"> To provide public lighting to ensure the 	<p>Standard C30</p> <p>Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces</p>	<p>Complies with objective</p> <p>Existing public lighting is located within the surrounding street network.</p>

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<p>safety of pedestrians, cyclists and vehicles</p> <ul style="list-style-type: none"> • To provide pedestrians with a sense of personal safety at night. • To contribute to reducing greenhouse gas emissions and to saving energy. 	<p>that are likely to be well used at night to assist in providing safe passage for pedestrians, cyclists and vehicles.</p> <p>Public lighting should be designed in accordance with the relevant Australian Standards.</p> <p>Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings.</p>	<p>Public lighting is not proposed for this subdivision.</p>
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