
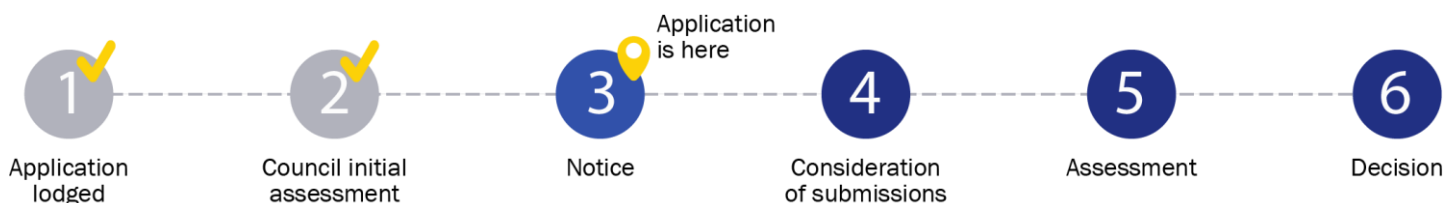


Notice of Application for a Planning Permit

| | | |
|--|---|--|
| The land affected by the application is located at: | L1 LP24061 59 Hope Street, Bunyip VIC 3815 | |
| The application is for a permit to: | Subdivision of Land into Two (2) Lots | |
| A permit is required under the following clauses of the planning scheme: | | |
| 32.08-3 | Subdivide Land | |
| APPLICATION DETAILS | | |
| The applicant for the permit is: | MG Land Surveyors | |
| Application number: | T250018 | |
| <p>You may look at the application and any documents that support the application at the office of the responsible authority:</p> <p>Cardinia Shire Council, 20 Siding Avenue, Officer 3809.</p> <p>This can be done during office hours and is free of charge.</p> <p>Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.</p> | |  |
| HOW CAN I MAKE A SUBMISSION? | | |
| <p>This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:</p> | | 11 April 2025 |
| <p>WHAT ARE MY OPTIONS?</p> <p>Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.</p> <p>If you object, the Responsible Authority will notify you of the decision when it is issued.</p> | <p>An objection must:</p> <ul style="list-style-type: none"> • be made to the Responsible Authority in writing; • include the reasons for the objection; and • state how the objector would be affected. | <p>The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.</p> |



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ePlanning

Application Summary

Portal Reference A1258551

Basic Information

Proposed Use Two lot subdivision
Current Use One unit to be retained and second will be vacant land
Site Address 59 Hope Street Buryip 3815

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? Not Applicable, no such encumbrances apply.

Contacts

| Type | Name | Address | Contact Details |
|-------------------|-------------------|--|---|
| Applicant | MG Land Surveyors | 26 Ellen Road, Narre Warren South VIC 3805 | W: 0403-616-682 M: 0403-616-682 E: admin@mglandsurveyors.com.au |
| Owner | | | |
| Preferred Contact | MG Land Surveyors | 26 Ellen Road, Narre Warren South VIC 3805 | W: 0403-616-682 M: 0403-616-682 E: admin@mglandsurveyors.com.au |

Fees

| Regulation Fee Condition | Amount | Modifier | Payable |
|--|------------|----------|-------------------|
| 9 - Class 18 To subdivide land into two lots | \$1,453.40 | 100% | \$1,453.40 |
| Total | | | \$1,453.40 |

Documents Uploaded

| Date | Type | Filename |
|------------|--------------------|--------------------|
| 14-01-2025 | Subdivision Plan | Title and plan.pdf |
| 14-01-2025 | Explanatory Letter | PS926884T - A.pdf |



Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–
5pm

Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

Lodged By

| | | | |
|-----------------|---------------------------------|--|--|
| Site User | ██████████ MG Land Surveyors | 26 Ellen Road, Narre Warren South VIC 3805 | W: 0403-616-682 E: admin@mglandsurveyors.com.au |
| Submission Date | 14 January 2025 - 11:35:AM | | |

Declaration

By ticking this checkbox, I, ██████████ declare that all the information in this application is true and correct; and the Applicant and/or Owner (if not myself) has been notified of the application.



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20 Siding Avenue, Officer, Victoria

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

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

VOLUME 08132 FOLIO 573

Security no : 124121165012D
Produced 13/01/2025 04:02 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 024061.
PARENT TITLE Volume 08074 Folio 368
Created by instrument A239595 22/10/1956

REGISTERED 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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP024061 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: 59 HOPE STREET BUNYIP VIC 3815

ADMINISTRATIVE NOTICES

NIL

DOCUMENT END

Delivered from the LANDATA System by Dye & Durham Terrain Pty Ltd

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PLAN OF SUBDIVISION OF PART OF CROWN ALLOTMENT 28 PARISH OF BUNYIP

LP 24061

EDITION 1
PLAN MAY BE LODGED
14/8/52

COUNTY OF MORNINGTON

VOL 5946 FOL 131

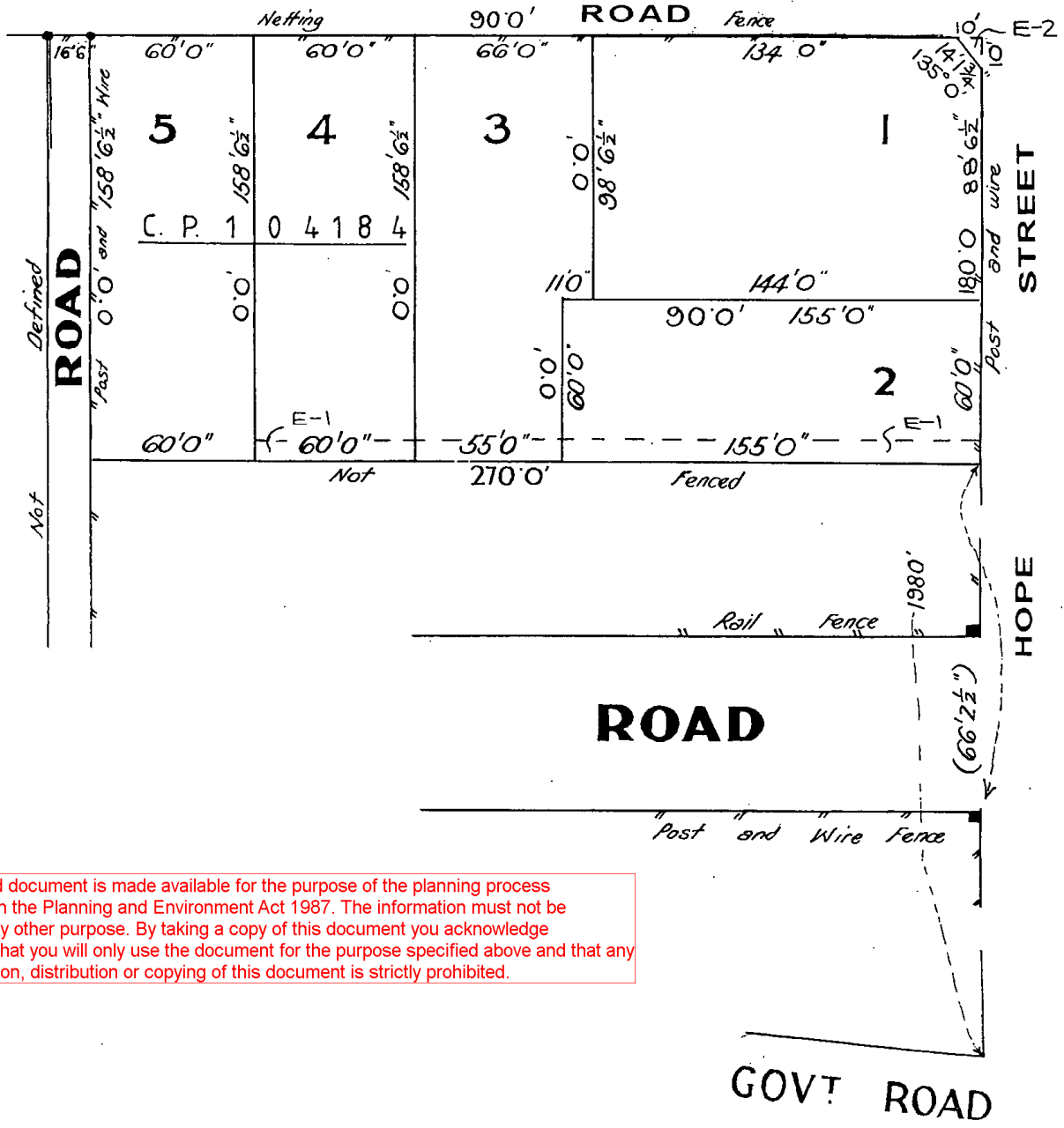
Measurements are in feet and inches

COLOUR CODE

E-1=BLUE
E-2=BROWN

THE LAND COLOURED BLUE
IS APPROPRIATED OR SET
APART FOR EASEMENTS OF
DRAINAGE AND IS 6 FEET
WIDE

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



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PLAN OF SUBDIVISION

PS926884T

LOCATION OF LAND

PARISH: BUNYIP

SECTION:
CROWN ALLOTMENT: 28 (PART)
CROWN PORTION:
TITLE REFERENCE: C/T VOL 8132 FOL 573

LAST PLAN REFERENCE: Lot 1 on LP24061

POSTAL ADDRESS: 59 HOPE STREET
 (at time of subdivision) BUNYIP 3815

MGA94 CO-ORDINATES: E: 387328 ZONE: 55
 (of approx centre of land) N: 5783139 GDA 2020

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VESTING OF ROADS AND/OR RESERVES

NOTATIONS

| IDENTIFIER | COUNCIL/BODY/PERSON | DEPTH LIMITATION |
|------------|---------------------|------------------|
| NIL | NIL | DOES NOT APPLY |

NOTATIONS

SURVEY:
 This plan is based on survey.

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

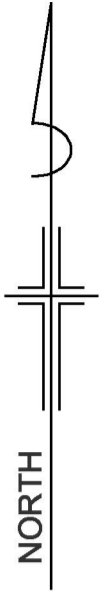
 This survey has been connected to permanent marks No(s).

 In Proclaimed Survey Area 71.

EASEMENT INFORMATION

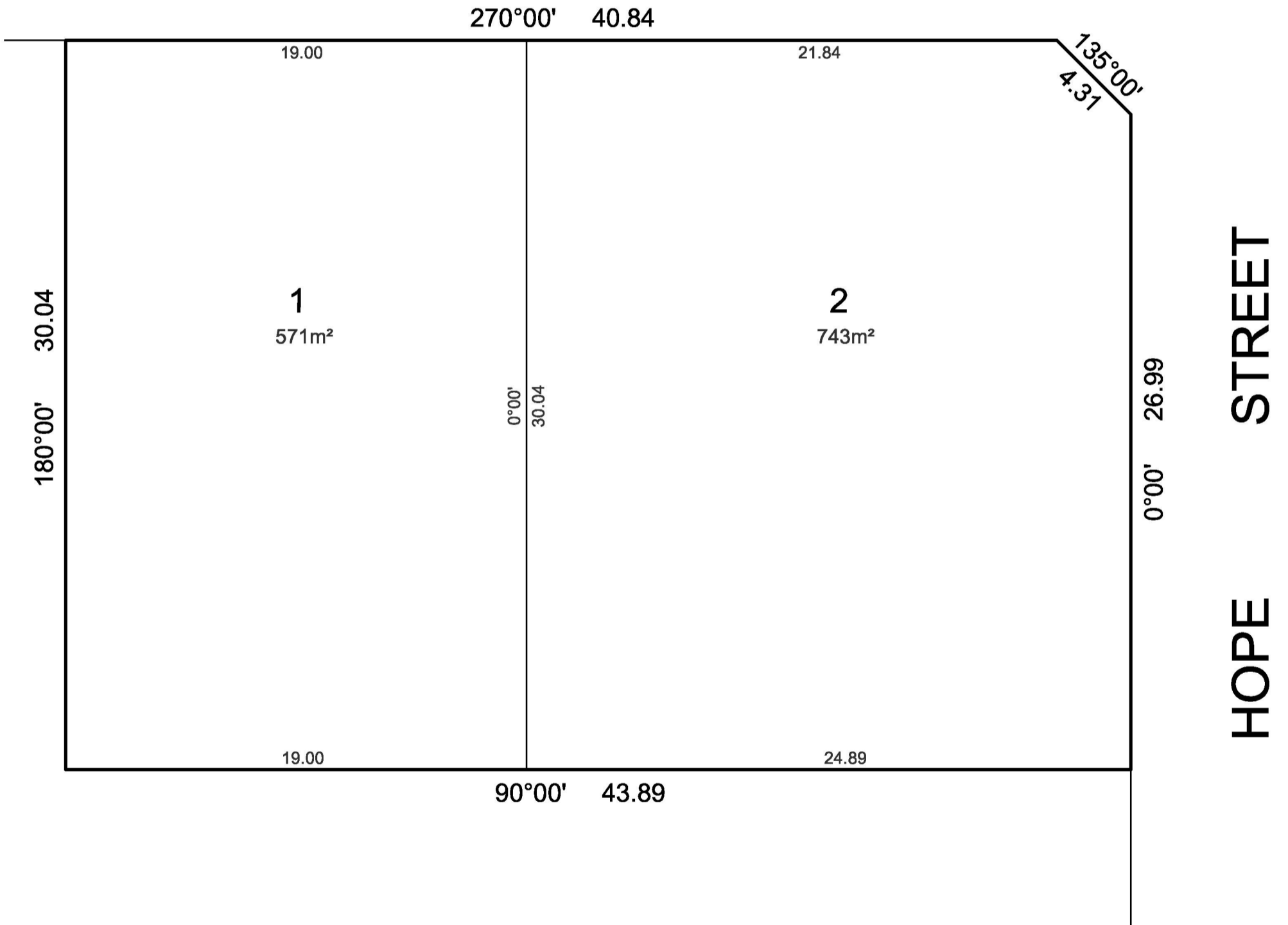
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

| Easement Reference | Purpose | Width (Metres) | Origin | Land Benefited/In Favour Of |
|--------------------|---------|----------------|--------|-----------------------------|
| | | | | |



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PETTY ROAD



MG LAND SURVEYORS
 LAND & ENGINEERING SURVEYING
 NARRE WARREN SOUTH 3805
 Email: info@mglandsurveyors.com.au
 Phone: 0403 616 682
 www.mglandsurveyors.com.au

SCALE
 1 : 200

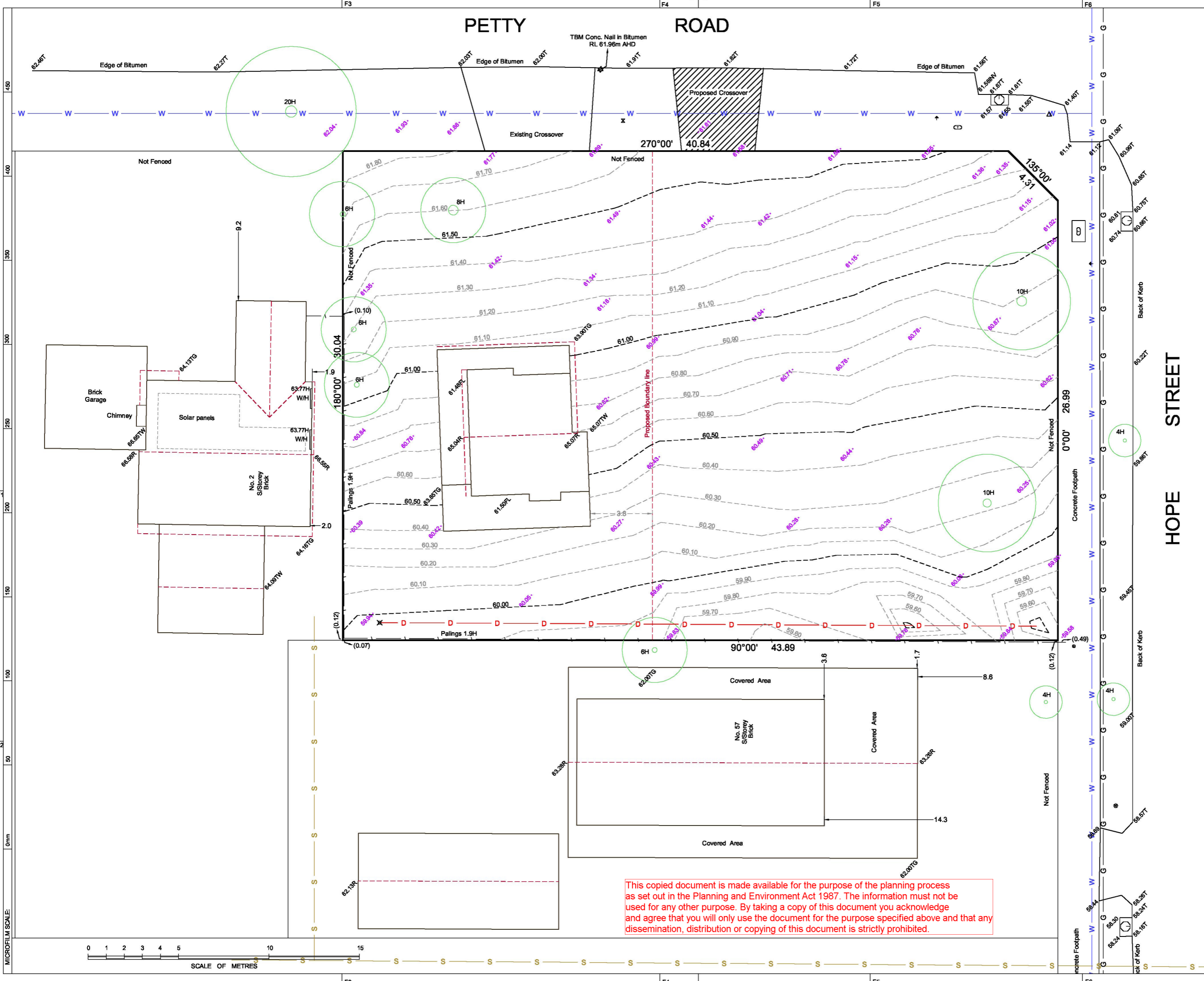


ORIGINAL SHEET
 SIZE: A3

SHEET 2 OF 2

VERSION A
 24244

PETTY ROAD



NOTATIONS:
Where fencing encroaches onto the site no building should extend past the fencing unless there is written agreement from the neighbour who may have possessory rights over the land under survey. This plan of title re-establishment was completed on the noted date and is not examined in the Land Titles Office. No responsibility can therefore be accepted for any future difference in boundary definition which may result from re-surveys of adjoining lands or subsequent registration in the Land Titles Office of new plans.

TITLE DETAILS
Lot 1 on LP24061
Area: 1314m²



- LEGEND:**
- PERMANENT SURVEY MARK
 - TEMPORARY BENCH MARK
 - INSTRUMENT POINT
 - SURVEY MARK
 - PEG
 - TELECOM. PIT
 - GRATED PIT
 - JUNCTION PIT
 - SIDE ENTRY PIT
 - POWER POLE
 - LIGHT POLE
 - ELEC PIT
 - STOP VALVE
 - FIRE HYDRANT / PLUG
 - WATER METER
 - SIGN
 - BREATHING / VENT
 - SEWERAGE PIT
 - GAS METER
 - STAY

- EXISTING SERVICES:**
- Water — W —
 - Gas — G —
 - Electricity — E —
 - Drainage — D —
 - Sewerage — S —
- BEWARE: Telecommunications services not searched or located.

DATUM FOR LEVELS:
Australian Height Datum Based on MPDWB 91/B66 with stated of 62.214m AHD

Contour Interval 0.1m
MUNICIPALITY
CARDINIA SHIRE

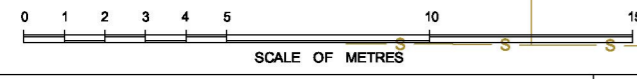
#DISCLAIMER:
The location of surface pits, valve covers, etc. shown hereon have been determined by this survey. The locations of underground services have been noted from existing records and as variations with records may exist complete accuracy cannot be guaranteed.

RE-ESTABLISHMENT, FEATURE & LEVEL SURVEY
59 HOPE STREET
BUNYIP 3815
PARISH OF BUNYIP
CROWN ALLOTMENT 28 (PART)

| | | | |
|--|-------------|-------------|-------------------------|
| DRAWN | MG | CHECKED | MG |
| SURVEYOR | | | |
| MG LAND SURVEYORS Pty Ltd LAND & ENGINEERING SURVEYING NARRE WARREN SOUTH 3805 Email: info@mglandsurveyors.com.au Phone: 0421 925 303 | | | |
| REF. No. | 24239 | SURVEY DATE | NOVEMBER 2024 |
| SCALE | 1:100 (@A1) | | |
| DRAWING No. | 24239V1.DWG | | No. OF SHEETS 1 OF 1 |

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MICROFILM SCALE:



SCALE OF METRES

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PLANNING REPORT

59 Hope Street
Bunyip

Two (2) Lot Subdivision

February 2025



ST WISE PTY LTD | ABN 12 108 837 921

PO BOX 2336 CAULFIELD JUNCTION 3161 T 03 9500 0865 E INFO@ST-WISE.COM.AU W ST-WISE.COM.AU



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ATTACHMENT

CLAUSE 56 (RESCODE) ASSESSMENT

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INTRODUCTION

This is a report to accompany a planning permit application for a two (2) lot subdivision at the subject site – 59 Hope Street, Bunyip. This report includes a description of the site context and identification of the State and local planning policies that influence the application.

An assessment against these policies is included in this report, and including an assessment against Clause 56 (Residential subdivision) as it relates to matters pertinent to this subdivision. This report should be read in conjunction with the following:

- Plan of Subdivision prepared by MG Land Surveyors;



Figure 1 – subject site

1. SITE ANALYSIS

1.1 THE SITE

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The subject site is located on the southwest corner of the intersection of Hope Street and Petty Road, in Bunyip. The site is mainly rectangular in shape, but with a splay to the intersection. The site has a width of 30.04m, a maximum depth of 43.89m, and a site area of 1,314sqm. The site has a slope of around 2m (av.) from north to south.

The site is occupied by a single-storey timber dwelling located towards the rear (west) boundary of the site. Vehicular access to the dwelling is via a crossover and driveway from Petty Road, and towards the western end of the site frontage. The eastern portion of the site is open lawn; however, there are established trees along the Hope Street frontage. There is also a street tree along this frontage.

1.2 THE SURROUNDING AREA

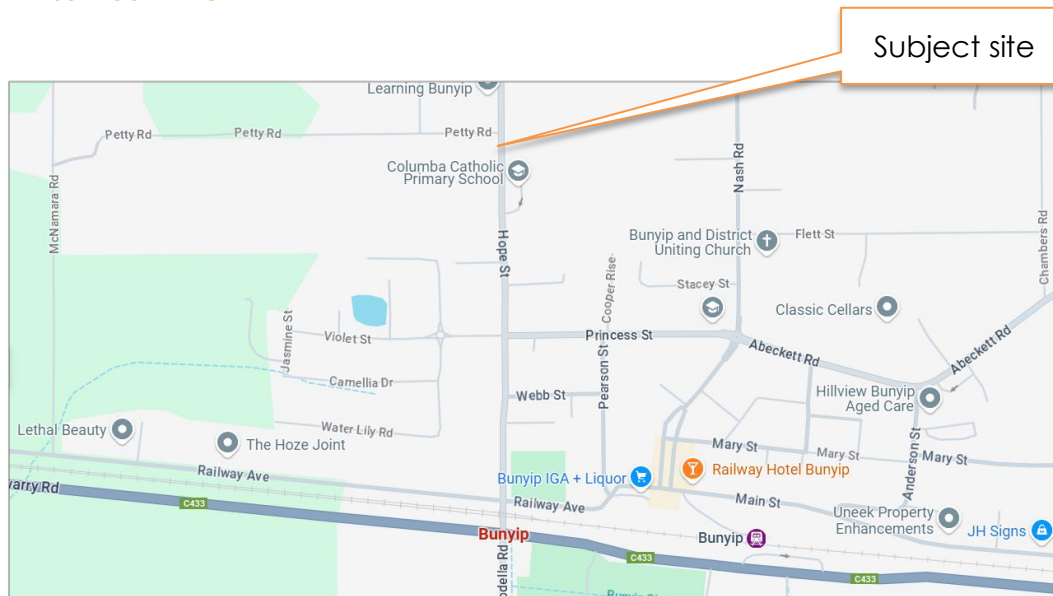


Figure 2 – locality plan

The subject site is north of Nar Nar Goon-Longwarry Road – the main east-west road linking townships through this area. The subject site is around 700m north of this road, and the main commercial hub of Bunyip. It is a similar distance from the Bunyip Railway Station (see Figure 2).

The area around the main township is suburban in character, and becomes lower-density further north. The area is mainly grid-pattern in layout and with a mix of site sizes. Consistent with the zoning of the land, the area has been developed residentially, and with a share of two-lot developments and subdivision. Sites in the northern area of Bunyip are mainly over 1,000sqm. Most allotments are developed with single storey dwellings of a modest scale.

The dwellings sit in modest garden settings, where only some sites feature more substantial canopy tree planting. This area has a sloping topography with the site being in an area with a fall to the south – it is not on a ridgeline. Most sites along Hope Street and Petty Road have front fencing. However, some sites are unfenced and some have post-and-wire fencing creating an open edge to the street.

1.3 INTERFACES

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The subject site has two (2) main interfaces. To the west the site at 2 Petty Road is developed with a single-storey dwelling. This is offset a minimum of 1.9m from the common boundary. The driveway and garaging for this dwelling are to the west and away from the common boundary. There is SPOS at the rear, with a small portion of this interfacing the subject site.

To the south the site at 57 Hope Street is developed with a single storey brick house with an open verandah towards the street edge. The dwelling is setback 3.6m from the common boundary, through a verandah protrudes into this setback. Rear SPOS interfaces the subject site.

2. THE PROPOSAL

It is proposed to subdivide the site into two (2) allotments. The following are the main details of the proposal:

- The lots will each have a street frontage, with no need for common property.
- The allotment sizes will be as follows:

Lot 1 (west): 571sqm

Lot 2 (east): 743sqm

- Lot 1 would absorb the existing dwelling and parking area.
- No building envelopes are intended.

3. ZONING & PLANNING CONTROLS

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3.1 ZONING

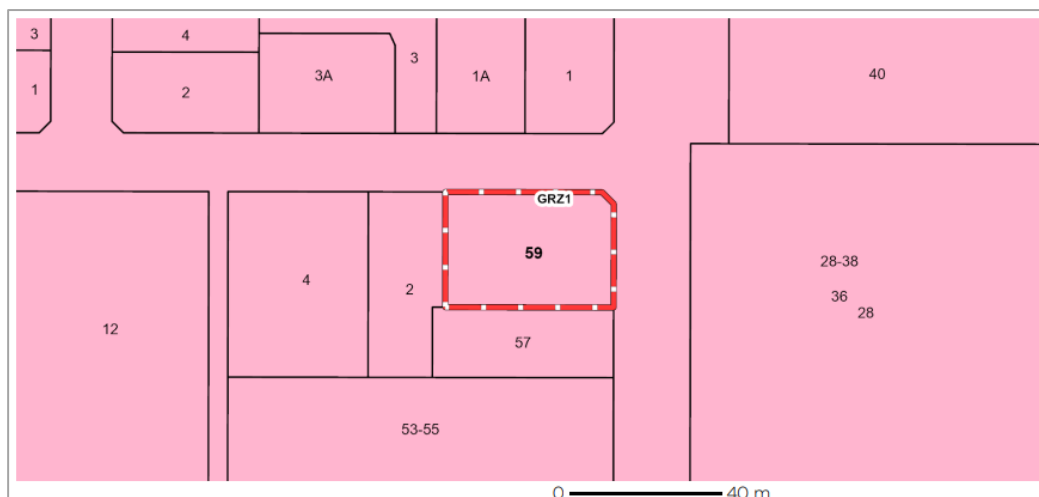


Figure 3 – Zoning plan

The subject site is within a General Residential Zone – Schedule 1 (GRZ1). Clause 32.08 of the Cardinia Planning Scheme governs use and development in this zone. The purposes of the GRZ are as follows:

- *To encourage development that respects the neighbourhood character of the area.*

- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Subject to Clause 32.08-3 a permit is required to subdivide land.

3.2 OVERLAYS

The site is within no planning scheme overlays.

3.3 STATE PLANNING POLICY

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The following clauses and policies have the most relevance to this application.

Clause 11.02 – Managing Growth

Clause 11.02-1S includes the following strategies:

- *Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.*
- *Ensure that sufficient land is available to meet forecast demand.*
- *Planning for urban growth should consider... opportunities for the consolidation, redevelopment and intensification of existing urban areas.*

Clause 12 – Environmental & Landscape Values

This Clause seeks to protect the health of ecological systems and the biodiversity they support (including ecosystems, habitats, species and genetic diversity) and conserve areas with identified environmental and landscape values.

Clause 15 – Built Environment and Heritage

This clause seeks to achieve high quality urban design and architecture that reflects the particular characteristics, aspirations and cultural identity of the community. It also provides objectives for subdivision that emphasises varying lot sizes, liveability and amenity.

Clause 16.01 - Housing

Clause 16.01-1S (Housing supply) includes the following strategies:

Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) ...

... and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Identify opportunities for increased residential densities to help consolidate urban areas.

3.4 LOCAL PLANNING POLICY

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Council's planning policies are generally contained within Clauses 21 and 22 of the Cardinia Planning Scheme. The following is the main clause relevant to the consideration of this proposal.

Clause 21.03 – Settlement and Housing

This Clause identifies this part of Pakenham as being an established urban area. Therefore, there is an expectation for more housing growth in these areas. The following strategies are stated:

- *Encourage a range of lot sizes and housing types in new developments that satisfy the needs and aspirations of the community.*
- *Encourage an increase in densities that has a high standard of urban design, timely provision of infrastructure and is consistent with the existing and/or preferred neighbourhood character.*
- *Encourage medium density housing to be located within or at the interface of activity centres and overlooking local and linear open space.*
- *Ensure residential development and subdivisions are designed to be responsive to existing urban character.*



Figure 4 – Dwellings opposite on Petty Road

4. Response to Planning Policies

4.1 GENERAL

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Both State and local planning policy place an emphasis on increased densities of housing in the existing urban area to avoid sprawl, minimise vehicle use and to maximise existing infrastructure. But housing growth will not always be uniform across the metropolitan area. Clause 11.02 (Managing Growth) lists the following strategy:

Planning for urban growth should consider:

- *Opportunities for the consolidation, redevelopment and intensification of existing urban areas.*
- *Neighbourhood character and landscape considerations.*
- *The limits of land capability and natural hazards and environmental quality.*
- *Service limitations and the costs of providing infrastructure.*

Each of these objectives applies to subdivision at the subject site. The area is an established urban area where more development and greater densities of development are expected. This is reinforced by the GRZ zoning applying to this part of Bunyip. Like other municipalities at the urban fringe, Cardinia acknowledges a need to increase densities in existing areas to protect rural areas from inappropriate development. In turn, that supports Council's environmental goals.



Figure 5 – Lot 1 would incorporate the existing house

Layout and siting

It is noted that Amendment VC243 to all planning schemes removed the need for a permit for dwelling developments or additions on sites over 300sqm. For consistency, building envelopes should not be required for these larger lots.

Lot 1 would have a width of 19m and an area of 571sqm. It can easily contain the existing dwelling, parking areas and rear open space (see *Figure 5*).

Lot 2 would have a width of nearly 25m and an area of 743sqm. Even allowing for generous front setbacks to each road, and meeting the Building Code, there is still sufficient area on-site for a new dwelling with appropriate open space provision.

Interfaces

The interfaces with the subject site have been detailed above. The neighbouring sites to the south and west are each developed with single dwellings with open space areas at the interface. Lot 1 would contain the existing dwelling. However, should this be replaced in the future there would still be a requirement to meet the Building Code as it applies to matters like overshadowing and daylight to windows.

It is considered that the new lots would allow for a built form outcome that would be respectful to each interface.

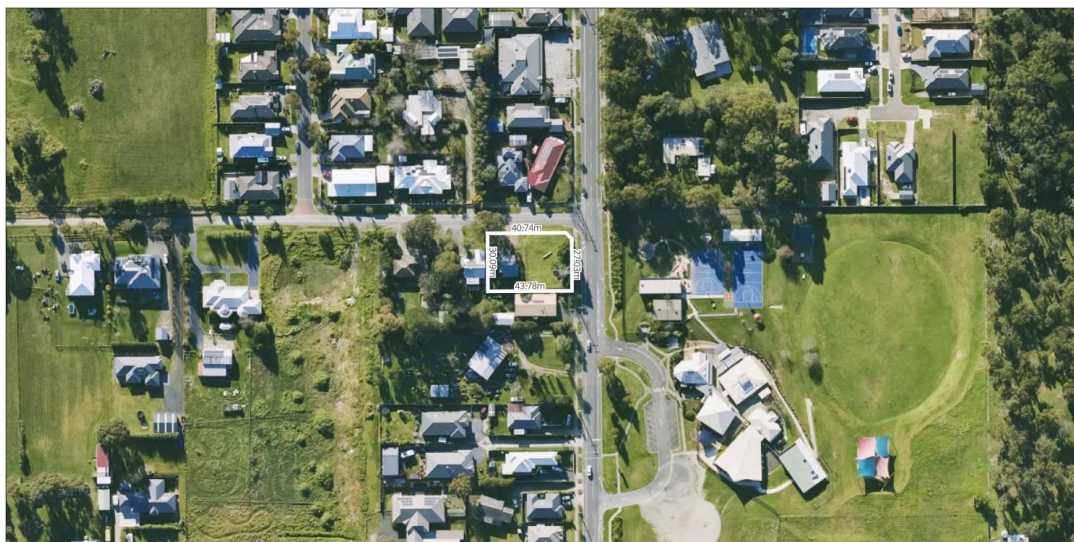


Figure 7 – Aerial view of area

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4.2 CLAUSE 32.08 – GRZ SUBDIVISION

Subject to Clause 32.08-3 a permit is required to subdivide the land. The following decision guidelines are considered relevant to this proposal.

General

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of this zone.*
- *The objectives set out in a schedule to this zone.*
- *Any other decision guidelines specified in a schedule to this zone.*
- *The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.*

Subdivision

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

Firstly, it is noted that Schedule 1 to the GRZ provides for no character objectives and no changes to normal ResCode standards. It provides no real guidance on the preferred nature of development and built form. Again, these would still be governed by the Building Code.

The pattern of subdivision is considered the most appropriate to this site. The two (2) lots would each have street frontage. They each have adequate width and depth to achieve appropriate built form outcomes and open space provision. They can each achieve garden areas to the front and rear. The spacing of buildings is likely to be the same as developments to the north, south and west.

The objectives and standards within Clause 56 are considered in Attachment 1 to this report. They are all met.

In Summary

The proposed subdivision at the site has strong strategic support at both State and local levels. The proposed subdivision ensures that development can occur consistent with expectations within the General Residential Zone.

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59 HOPE STREET, BUNYIP

TWO (2) LOT SUBDIVISION - CLAUSE 56 (RESCODE) ASSESSMENT

This is an assessment of a two (2) lot subdivision at the above property, against the standards and objectives of Clause 56 - Residential subdivision.

APPLICATION

- These provisions apply to an application to subdivide land in the Neighbourhood Residential Zone, General Residential Zone, Residential Growth Zone, Mixed Use Zone or Township Zone and any Comprehensive Development Zone or Priority Development Zone that provides for residential development
- These provisions do not apply to an application to subdivide land into lots each containing an existing dwelling or car parking space.

Firstly, it is noted that Clause 56.01-1 seeks a subdivision site context and description, while Clause 56.01-2 seeks a subdivision design response. These are provided in the accompanying report.

It is also noted that not all of the Standards within Clause 56 are necessarily relevant to all subdivisions. Therefore, only those Standards that are immediately relevant are included in the following assessment.

| CLAUSE 56.03 LIVABLE AND SUSTAINABLE COMMUNITIES | |
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| <p>CLAUSE 56.03-5 NEIGHBOURHOOD CHARACTER</p> <p>Objective To design subdivisions that respond to neighborhood character.</p> <p>Standard C6</p> <ul style="list-style-type: none"> • Subdivision should: <ul style="list-style-type: none"> - Respect the existing neighborhood character or achieve a preferred neighborhood character consistent with any relevant neighborhood character objective, policy or statement set out in this scheme. - Respond to and integrate with the surrounding urban environment. - Protect significant vegetation and site features. | <p>Complies</p> <p>The expectations for character are generally defined by the General Residential Zone applying to the land and Clause 21.03 – Settlement & housing.</p> <p>These allow that housing growth and housing diversity are encouraged in existing built up areas of the municipality.</p> <p>As discussed within the report, the proposed subdivision layout is appropriate to the character of the area.</p> |

| CLAUSE 56.04 LOT DESIGN | |
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| <p>CLAUSE 56.04-2 LOT AREA AND BUILDING ENVELOPES</p> <p>Objective 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> <p>Standard C8</p> <ul style="list-style-type: none"> • An application to subdivide land that creates lots less than 300 square meters should be accompanied by information that shows: <ul style="list-style-type: none"> - That the lots are consistent or contain building envelope that is consistent with a development approved under the scheme, or - That the dwelling may be constructed on each lot in accordance with the requirements of this scheme • Lots of between 300 square meters and 500 square meters should: <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 meters by 15 meters, or 9 meters by 15 meters if a boundary wall is nominated as part of the building envelope. • If lots of between 300 square meters and 500 square meters 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>Complies</p> <p>The plan of subdivision provided shows 2 lots, being 571sqm and 743sqm in area.</p> <p>Each lot is capable of containing a rectangle of 10m x 15m as sought. In fact, each lot can contain a larger envelope than sought.</p> <p>Such envelopes would still allow that each dwelling has suitable front and rear setback. Potentially no boundary walls would be required, though garage walls on boundaries are evident in the area.</p> <p>As stated in the report:</p> <p><i>It is noted that Amendment VC243 to all planning schemes removed the need for a permit for dwelling developments or additions on sites over 300sqm. For consistency, building envelopes should not be required for these larger lots.</i></p> |

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| <ul style="list-style-type: none"> • Lots greater than 500 square meters should be able to contain a rectangle measuring 10 meters by 15 meters, and may contain a building envelope. • A building envelope may specify or incorporate any relevant siting and design requirement. • Any requirement should meet the relevant standards of Clause 54, unless: <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. • 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: <ul style="list-style-type: none"> - The building envelope must meet Standards A10 and All 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) or Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement • Lot dimensions and building envelopes should protect: <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. | |
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| <p>CLAUSE 56.04-3 SOLAR ORIENTATION OF LOTS</p> <p>Objective To provide good solar orientation of lots and solar access for future dwellings.</p> <p>Standard C9</p> <ul style="list-style-type: none"> • 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: <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 meters and 500 square meters are proposed to contain dwellings that are built to the boundary; the long axis of the lots should be within 30 degrees east and 20 degrees west of North. • Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street. | <p>Complies</p> <p>The resulting Lots will be mainly north-south oriented, and allow for solar access.</p> <p>Living areas can be sited to face north in the direction of Petty Road.</p> |
| <p>CLAUSE 56.04-5 COMMON AREA</p> <p>Objectives 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.</p> <p>To maintain direct public access throughout the neighborhood street network.</p> <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 | <p>Complies</p> <p>The 2 lots would be independent of each other, and requiring no common property.</p> |

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| <p>open space.</p> <ul style="list-style-type: none"> - 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. | |
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| CLAUSE 56.06 ACCESS AND MOBILITY MANAGEMENT | |
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| <p>CLAUSE 56.06-8 LOT ACCESS</p> <p>Objective To provide for safe vehicle access between roads and lots.</p> <p>Standard C21</p> <ul style="list-style-type: none"> • 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 meters or less in area and lots with a frontage of 7.5 meters 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>Table C1 Design of Roads and Neighborhood Streets</p> <p>Access Lane A side or rear lane principally providing access to parking on 1015 with another street frontage.</p> <ul style="list-style-type: none"> • Traffic volume': 300Vpd • Target speed 10kph • Carriageway width & parking provision within street reservation: 5.5m6 wide with no parking spaces to be provided. <p>Appropriately signed.</p> <ul style="list-style-type: none"> • Verge width4: No verge required. | <p>Complies</p> <p>Lot 1 would continue to have access from Petty Road.</p> <p>Lot 2 would have the option of vehicular access from either street.</p> <p>Should a second crossover be proposed from Petty Road, the two crossovers would occupy around 20% of the site frontage.</p> |

- Kerbing⁵
- Footpath provision: None. Carriageway designed as a shared zone and appropriately signed.
- Cycle path provision: None

Access Place

A minor street providing local residential access with shared traffic, pedestrian and recreation use, but with pedestrian priority.

- Traffic volume¹: 300Vpd to 1000vpd
- Target speed 15kph
- Carriageway width³ & parking provision within street reservation: 5.5m wide with 1 hard standing verge parking space per 2 lots or 5.5m wide with parking on carriageway - one side. Appropriately signed.
- Verge width⁴: 7.5m minimum total width. For services provide a minimum of 3.5m on one side and a minimum of 2.5m on the other.
- Kerbings: Semi-mountable rollover or Hush and swale or other water sensitive urban design treatment area.
- Footpath provision: Not required if serving 5 dwellings or less and the carriageway is designed as a shared zone and appropriately signed or 1.5m wide footpath offset a minimum distance of 1m from the kerb.
- Cycle path provision: None

Access Street- level 1

A street providing local residential access where traffic is subservient, speed and volume are low and pedestrian and bicycle movements are facilitated.

- Traffic volume¹ : 000Vpd to 2000vpd
- Target speed 30kph
- Carriageway width³ & parking provision within street reservation: 5.5m wide with 1 hard standing verge parking space per 2 lots.
- Verge width⁴: 4m minimum each side
- Kerbing: Semi-mountable rollover or flush and swale or other water sensitive urban design treatment area.
- Footpath provision: 1.5m wide footpaths on both sides. Footpaths should be widened to 2.0m in vicinity of a school, shop or other activity centre.

Be offset a minimum distance of 1m from the kerb.

- Cycle path provision: Carriageway designed as a shared zone and appropriately signed.

Access Street- level 2

A street providing residential access where traffic is subservient, speed and volume are low and pedestrian and bicycle movements are facilitated.

- Traffic volume: 2000vpd to 3000vpd
- Target Speed: 40kph
- Carriageway width³ & parking provision within street reservation: 7m-7.5m 7 wide with parking on both sides of carriageway
- Verge width⁴: 4.5m minimum each side
- Kerbings: Semi-mountable rollover or flush and swale or other water sensitive urban design treatment area.
- Footpath provision: 1.5m wide footpaths on both sides.

Footpaths should be widened to 2.0m in vicinity of a school, shop or other activity centre. Be offset a minimum distance of 1m from the kerb.

- Cycle path provision: Carriageway designed as a shared zone and appropriately signed.

Connector Street - Level 1

A street that carries higher volumes of traffic. It connects access places and access streets through and between neighborhoods.

- Traffic volume¹: 3000vpd
- Target speed¹: 50kph⁸ reduced to 40kph at schools and 20kph at pedestrian and cycle crossing points.
- Carriageway width³ & parking provision within street reservation: 6m -6.5m wide with indented parking on both sides on a bus route or 7m-7.5m wide with indented parking on one side and kerbside parking opposite on a bus route or 7.2m -7.5m wide with parking on both sides of carriageway.
- Verge width⁴: 4.5m minimum each side with adequate road reserve width for widening for future bus route if required.
- Kerbing: Layback or Hush and swale or other water sensitive urban design treatment area.
- Footpath & cycle path provision: 2.5m wide

shared path on each side or 1m wide footpath on each side and 1-1.5m cycle lane marked on carriageway on each side.

Connector Street - Level 2

A street that carries higher volumes of traffic. It connects access places and access streets through and between neighborhoods.

- Traffic volume¹: 3000vpd to 7000vpd
- Target speed²: 60kph⁹
- Carriageway width³ & parking provision within street reservation: 2x 5.5m wide carriageways with central median. Parallel parking should be provided in locations that allow cars to exit in a forward direction or 7.2m-7.5m wide carriageway with indented parking on both sides and turning lanes at intersections with other Level 2 connector Streets and Arterial Roads. Bus bays to be indented.
- Verge width⁴: 6m minimum each side (plus central median).
- Kerbing⁵: Layback or flush and swale or other water sensitive urban design treatment area.
- Footpath & cycle path provision: 2.5m wide shared path on each side or 1.5m wide footpath on each side and 1-1.5m cycle lane marked on carriageway on each side appropriately signed

Arterial Road

- Traffic volume¹: Greater than 7000vpd
- Target speed²: Arterial road design as required by the relevant roads authority.
- Carriageway width³ & Parking provision within street reservation: Arterial road design as required by the relevant roads authority.
- Verge width⁴: Arterial road as required by relevant roads authority
- Kerbing⁵: Arterial road design as required by the relevant roads authority
- Footpath & cycle path provision: 2.5 wide shared path on each side or as otherwise required by the relevant roads authority

Key to Table C1:

1. Indicative maximum traffic volume for 24-hour period. These volumes depend upon location. Generation rates may vary between existing and newly developing areas.
2. Target speed is the desired speed at which motorists should travel. This is not necessarily the design speed and is not greater than the marked legal speed limit.
3. The maximum width within the range should be used when bus use is anticipated or when upright kerbs are used. Width is measured from kerb invert to kerb invert. Widening may be required at bends to allow for wider vehicle paths using appropriate Australian Standards for on street and off-street parking but should not negate the function of bends serving as slow points.
4. Verge width includes footpaths. Additional width may be required to accommodate a bicycle path.
5. Where drainage is not required a Hush pavement edge treatment can be used. Layback kerbs are preferred for safety reasons. Upright kerbs may be considered for drainage purposes or in locations where on-street parking should be clearly defined and parking within the verge is not desired.
6. Turning requirements to access and egress parking on abutting lots may require additional carriageway width. The recommended carriageway width of 5.5m will provide adequate access to a standard 3.5m wide single garage built to the property line.
7. 7m-7.5m widths should be used when parking is required on each side.
8. 50kph is the default urban speed limit in Victoria.
9. Target speed must not exceed the legal speed limit

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| CLAUSE 56.07 INTEGRATED WATER MANAGEMENT | |
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| <p>CLAUSE 56.07-1 DRINKING WATER SUPPLY</p> <p>Objectives To reduce the use of drinking water.</p> <p>To provide an adequate, cost-effective supply of drinking water.</p> <p>Standard C22</p> <ul style="list-style-type: none"> • The supply of drinking water must be: <ul style="list-style-type: none"> - Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority. - Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority. | <p>Complies</p> <p>There is already reticulated water provision along Hope Street and Petty Road – each lot can be connected to this.</p> |
| <p>CLAUSE 56.07-2 REUSED AND RECYCLED WATER</p> <p>Objective</p> <p>To provide for the substitution of drinking water for non- drinking purposes with reused and recycled water.</p> <p>Standard C23</p> <ul style="list-style-type: none"> • Reused and recycled water supply systems must be: <ul style="list-style-type: none"> - Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Human Services. - Provided to the boundary of all lots in the subdivision where required by the relevant water authority. | <p>Complies</p> <p>The size of these allotments allows that on-site stormwater can be directed to water tanks for re-use.</p> |

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| <p>CLAUSE 56.07-3 WASTE WATER MANAGEMENT</p> <p>Objective</p> <p>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> <p>Standard C24</p> <ul style="list-style-type: none"> • Waste water systems must be: <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. • Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority. | <p>Complies</p> <p>Waste water systems will not be required given each lot can connect to reticulated sewerage systems.</p> <p>Each lot can be connected to the stormwater system extant along both streets, but also having on-site detention through water tanks.</p> |
| <p>CLAUSE 56.07-4 URBAN RUN-OFF MANAGEMENT</p> <p>Objectives</p> <p>To minimize damage to properties and inconvenience to residents from urban run-off.</p> <p>To ensure that the street operates adequately during major storm events and provides for public safety.</p> <p>To minimize increases in storm water run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.</p> <p>Standard C25</p> <ul style="list-style-type: none"> • The urban stormwater management system must be: <ul style="list-style-type: none"> - Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. | <p>Complies</p> <p>Water tanks within each lot will facilitate on-site detention of rainwater.</p> |

- 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.
 - The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.
 - For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:
 - 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 storm water 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 $da Vave < 0.35m^2/s$ (where, da = average depth in meters and $Vave$ = average velocity in meters 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

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| <p>directed to the front of the lot and discharged into the street drainage system or legal point of discharge.</p> <ul style="list-style-type: none"> - 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 run-off 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. | |
| <p>CLAUSE 56.08 SITE MANAGEMENT</p> | |
| <p>CLAUSE 56.08-1 SITE MANAGEMENT</p> <p>Objectives</p> <p>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</p> <p>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</p> <p>To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</p> <p>Standard C26</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> - Erosion and sediment. - Dust. - Run-off. | <p>Complies</p> <p>It is anticipated that construction management issues will be governed by appropriate permit conditions.</p> <p>In addition, construction of dwellings on each lot will need to be in accordance with all applicable minimal requirements of the Building Code of Australia, including erosion management, dust management, avoidance of any run-off or leaching to the street or neighboring sites.</p> <p>Compliance with the Building Code will ensure there are no unreasonable impacts upon any established amenity levels of adjoining and surrounding residential properties.</p> |

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| <ul style="list-style-type: none"> - Litter, concrete and other construction wastes. - Chemical contamination. - Vegetation and natural features planned for retention. • Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable. | |
| CLAUSE 56.09 UTILITIES | |
| <p>CLAUSE 56.09-1 SHARED TRENCHING</p> <p>Objectives</p> <p>To maximize the opportunities for shared trenching.</p> <p>To minimize constraints on landscaping within street reserves.</p> <p>Standard C27</p> <ul style="list-style-type: none"> • Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimize construction costs and land allocation for underground services. | <p>Complies</p> <p>This would normally apply to a new subdivision where a new road system and all reticulated services need to be provided at the outset. In this case, these services exist along both streets.</p> <p>As there is no common property intended each lot is likely to have independent servicing.</p> |
| <p>CLAUSE 56.09-2 ELECTRICITY, TELECOMMUNICATIONS AND GAS</p> <p>Objectives</p> <p>To provide public utilities to each lot in a timely, efficient and cost effective manner.</p> <p>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p> <p>Standard C28</p> <ul style="list-style-type: none"> • The electricity supply system must be | <p>Complies</p> <p>Each lot is expected to be connected to the reticulated electricity services along the street frontages.</p> |

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| <p>designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority.</p> <ul style="list-style-type: none"> • Arrangements that support the generation or use of renewable energy at a lot or neighborhood 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. • Where available the reticulated gas supply system must be designed in accordance with requirements of the relevant gas supply agent and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency. | |
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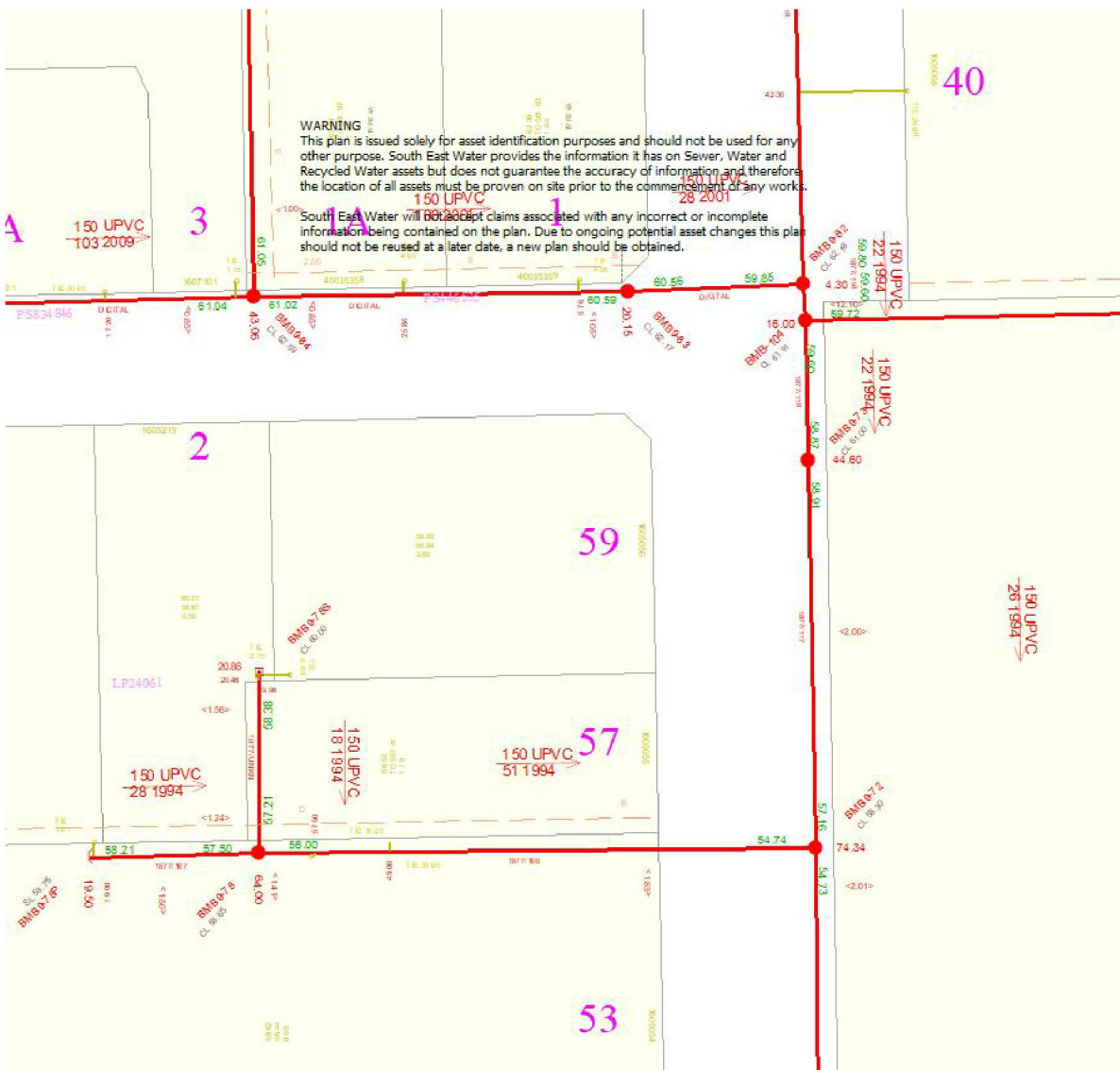
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MG Land Surveyors

From: SEW Land Development <landdev@sew.com.au>
Sent: Friday, 21 February 2025 8:02 AM
To: MG Land Surveyors
Subject: RE: 59 Hope Street, Bunyip VIC 3815

Hi [REDACTED]

I can advise that reticulated sewerage is available to this property and both lots are expected to be connected see the asset plot below.



Council should use this e-mail as SEW's confirmation of this.

Regards [REDACTED]

[REDACTED]
Property Development Officer

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