

6 Ordinary Business

6.1 Town Planning Reports

6.1.1 T220332 PA - Subdivision of land and creation of easements and restrictions at 41 Bayview Road, Officer

Responsible GM: Lili Rosic
Author: Jennifer Lim

Recommendation(s)

That Council grant Planning Permit T220332 for the subdivision of land and creation of easements and restrictions at L1 & L2 TP522064, 41 Bayview Road, Officer VIC 3809, subject to conditions.

Attachments

- 1 T220332 PA - Officers Report [6.1.1.1 - 29 pages]
- 2 T 220332 PA - Plans Assessed [6.1.1.2 - 3 pages]
- 3 T 220332 PA - S 50 Updated Traffic Impact Assessment Report [6.1.1.3 - 8 pages]
- 4 CONFIDENTIAL - T 220332 P A- Objection- Not Redacted [6.1.1.4 - 24 pages]

Executive Summary

The application proposes the subdivision of land into 66 lots within 3 stages, one superlot and one larger lot of the existing winery. Overall, the application is found to be generally in accordance with the Officer Precinct Structure Plan.

The subdivision proposes the allocation and transfer of one (1) social housing lot to an approved social housing provider, which is aligned to Council's Social and Affordable Housing Strategy and Action Plan 2018-2025. The subdivision appropriately connects into the local road network for the provision of permeability, servicing and integration of neighbourhoods. Furthermore, the inclusion of a superlot to the north abuttal of the local open space provides an appropriate outcome to allow Council to assess a future development and subdivision outcome to acceptably addresses both Renishaw Drive and the local open space interfaces.

Application no.:	T220332
Applicant:	The Bathla Group c/o Whiteman Property & Associates
Land:	L1 & L2 TP522064, 41 Bayview Road, Officer VIC 3809
Proposal:	Subdivision of land and creation of easements and restrictions

Planning controls:	Urban Growth Zone – Schedule 3 Applied Zone: General Residential Zone Development Contributions Plan Overlay – Schedule 4
Notification & objections:	Per Clause 37.07-13, the application is exempt from the notice requirements of Section 52(1)(a), (b) and (d) of the <i>Planning and Environment Act 1987</i> as the application is generally in accordance with the Officer Precinct Structure Plan that applies to the land. Ten (10) objections were received to the application.
Key planning considerations:	Continuation and safety of Renishaw Drive On street car parking Neighbourhood character Density
Recommendation:	Grant of Planning Permit

Relevance to Council Plan

- 1.1 We empower our communities to be healthy, connected and resilient
 - 1.1.3 Lead by example in creating an inclusive and welcoming community for all by facilitating community education, capacity building, connection and celebration of our diversity.
 - 1.1.4 Facilitate a partnership approach to create safer communities.
- 2.1 We support the creation of liveable spaces and places
 - 2.1.1 Advocate, plan for and deliver accessible community infrastructure and services that address community need.
 - 2.1.2 Plan and maintain safe, inclusive and connected open spaces, places and active travel routes.
 - 2.1.3 Plan for housing diversity that meets community need, is affordable and delivers environmental sustainability, safety and healthy living outcomes.
 - 2.1.5 Upgrade Council's road network to improve safety and connectivity while considering traffic demand and freight transport needs.
- 5.1 We practise responsible leadership
 - 5.1.1 Build trust through meaningful community engagement and transparent decision-making

APPLICATION FOR CONSIDERATION DELEGATE REPORT



Application	Type	Planning Permit Application	
	Number	T220332	
	Preamble	Subdivision of land and creation of easements and restrictions	
Applicant	Developer	The Bathla Group	
	Organisation	Whiteman Property & Associates	
	Name	Stefani Risteska	
Date Received	17 May 2022		
Section 50/50A/57A Amendment	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Yes, date: 02 February 2023	
Statutory Days	36		
Planner	Jennifer Lim		
Land	Address	L1 & L2 TP522064, 41 Bayview Road, Officer VIC 3809	
	Property No.	1074700480	
	PSP No.	5	
Zoning	Head Zone	Urban Growth Zone – Schedule 3	
	Applied Zone	Clause 32.08 – General Residential Zone	
	Overlay/s	Development Contributions Plan Overlay – Schedule 4	
Aboriginal Cultural Sensitivity	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes, a CHMP is:	
		<input type="checkbox"/> Not required	<input type="checkbox"/> Required
Bushfire Prone Area	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	
Section 55 Referrals	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Yes, list below:	
	<input checked="" type="checkbox"/> APA Group <input type="checkbox"/> APA VTS <input checked="" type="checkbox"/> AusNet Services <input type="checkbox"/> AusNet Transmission <input type="checkbox"/> Beach Energy <input type="checkbox"/> Country Fire Authority <input type="checkbox"/> Department of Environment, Land, Water and Planning	<input type="checkbox"/> Department of Education and Training <input type="checkbox"/> Department of Transport (DoT/VicRoads/PTV) <input type="checkbox"/> Environmental Protection Agency <input checked="" type="checkbox"/> Melbourne Water <input checked="" type="checkbox"/> South East Water <input type="checkbox"/> VCGLRI	
Title Restrictions	<input checked="" type="checkbox"/> None	<input type="checkbox"/> Yes,	
Current Use/Development	Land used for D'Angelo's winery and cellar door. Buildings exist adjacent to the northern and southern boundary accessed via Dangelo Avenue at the south east corner and includes vineyards throughout the site.		
Recommendation	<input checked="" type="checkbox"/> Grant of Planning Permit <input type="checkbox"/> NOD <input type="checkbox"/> Refusal		
Ward Councillor communications	<input type="checkbox"/> None	<input checked="" type="checkbox"/> Yes, item in Council meeting 17 April 2023.	
Plans for Endorsement	<input checked="" type="checkbox"/> No, amended plans required	<input type="checkbox"/> Yes,	

Proposal

Summary

The proposal is for the subdivision of land and creation of easements and restrictions.

The proposal includes the creation of 66 lots ranging from 213 - 466sqm in 3 stages, one 0.28ha superlot for future development and a 1.20ha site for the existing winery. All lots are to be accessed via the proposed local road network.

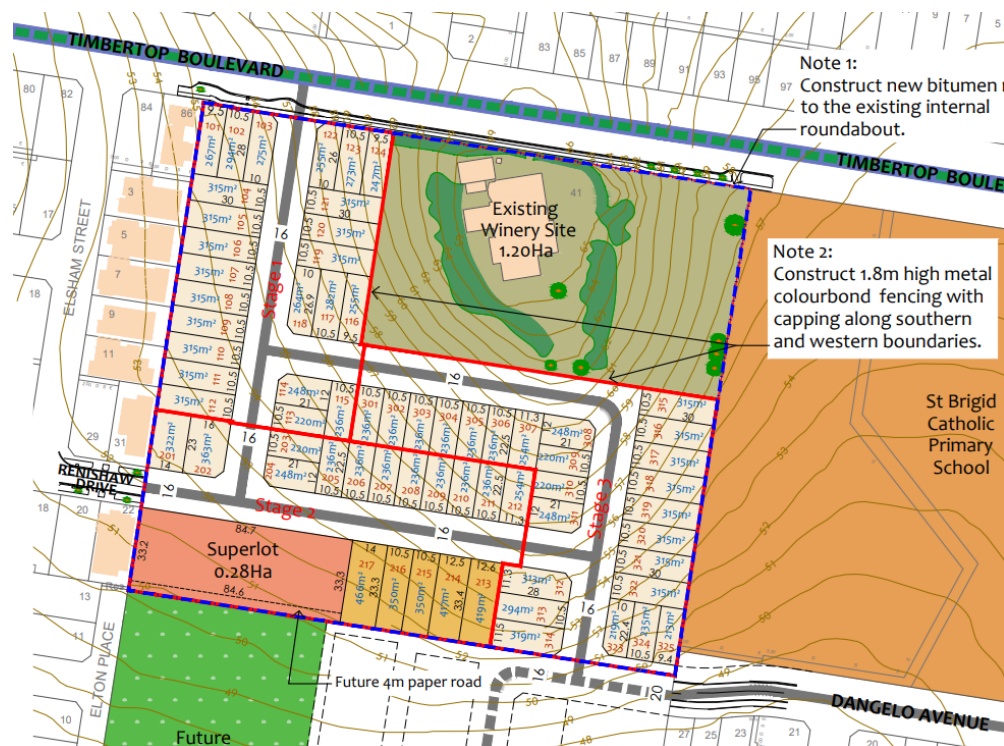


Figure 1: Extract of Proposed Subdivision Masterplan

The subdivision connects into existing roads, being Timbertop Boulevard to the north, Dangelo Avenue to the south and Renishaw Drive to the west.

Superlot

The 0.28ha superlot located within the south western corner of the site abuts a future local park. The future local park is being delivered as part of the adjoining subdivision under Planning Permit T200250.

A superlot has been proposed to replace 12 previously proposed medium density lots, to require a future planning permit application for its development which will allow Council to assess the built form outcome in this particular location to ensure appropriate interfaces to both the street to the north and the future local park to the south.

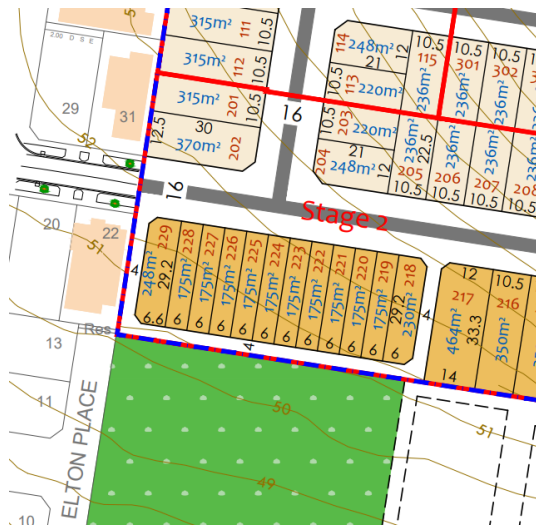


Figure 2: Previously Proposed

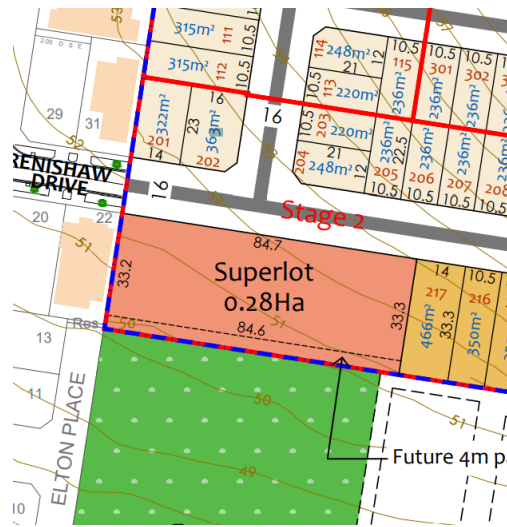


Figure 3: Currently Proposed

Winery

Existing D’Angelo’s Estate is proposed to be retained within a larger 1.20ha lot within the north east corner of the site.

This lot will utilise an existing crossover to Timbertop Boulevard, located to the north east of the site, and a new internal connection will be provided.

A 1.8m high Colorbond fence is proposed to the southern and western boundaries of this lot.

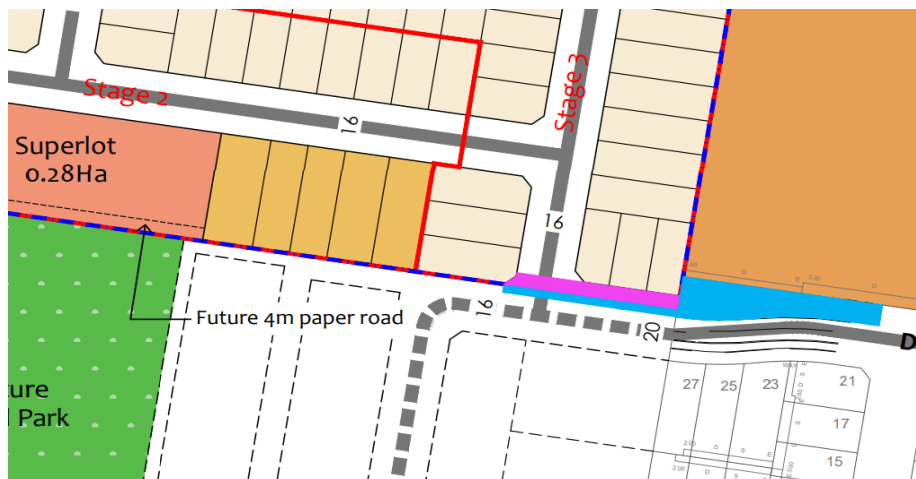
Infrastructure

The proposal includes the construction of:

- Dangelo Avenue (northern side, Item 2 in Figure 4 below). This is not a Development Contributions Plan funded item.

The proposal includes the vesting of:

- Local roads proposed to Council.
- Land for Dangelo Avenue widening (northern side, Item 1 in Figure 4 below). This is not a Development Contributions Plan funded item.



PUBLIC INFRASTRUCTURE PLAN			
ITEM NUMBER	PROJECT DESCRIPTION	Developer Works (Non DCP Item)	Works in Lieu (of DCP payment)*
1	Provision of land for Dangelo Avenue	Yes	No
2	Construction of a Dangelo Avenue (north side)	Yes	No

Figure 4: Extract of Proposed Public Infrastructure Plan

Creation of Easements and Restrictions

The proposal includes the creation of easements and restrictions.

The creation of easements is proposed to facilitate the required service easements required for the proposed lots. These will be determined with the relevant service authority.

Additionally, the creation of restrictions is proposed to facilitate new restrictions to be applied via the planning permit, being the implementation of Building and Design Guidelines.

Vegetation Removal

The application does not include the removal of any vegetation which requires a planning permit.

Social Housing

Following discussions during the application phase, the applicant has voluntarily agreed to provide one (1) social housing lot within the subdivision.

Subject Site & Locality

An inspection of the site and the surrounding area has been undertaken on 20 June 2022 and 24 January 2023.



Figure 5: Timbertop Boulevard, looking south towards the subject site



Figure 6: Timbertop Boulevard, looking south west towards the subject site



Figure 7: Renishaw Drive, looking south east



Figure 8: Renishaw Drive, looking east towards the subject site



Figure 9: Dangelo Avenue, looking west

The site is located on the southern side of Timbertop Boulevard in Officer.

The site currently gains access via Dangelo Avenue in its southeast corner and an unused crossover is located to the northeast of the site from Timbertop Boulevard. There is a sewerage easement along part of the western boundary in favour of southeast Water Corporation.

The site currently contains an existing residence and cellar door towards the northeast corner, an existing garage and storage shed towards the southeast corner, and vineyards throughout the site.

The topography of the land includes a highpoint at the winery residence and cellar door, which then slopes downwards in all directions. A high retaining wall exists along the boundary of Timbertop Boulevard.



Figure 10: Aerial of the subject site and surrounds (Nearmap 15 Feb 2023)

The main characteristics of the surrounding area are:

<p>North</p>	<p>Timbertop Boulevard which includes a split carriageway and indented parking bays. Timbertop Boulevard is identified as a potential local bus route within the Officer Precinct Structure Plan. A retaining wall exists along the boundary of Timbertop Boulevard and an unused crossover is located to the northeast of the site. Further north are residential lots in the Heathfield Estate created under Planning Permit T150595.</p>
<p>South</p>	<p>39 Bayview Road, Officer, which is currently being subdivided per Planning Permit T200250. The subdivision includes a local park, medium density lots and the extension of Dangelo Avenue adjacent to the common boundary.</p>
<p>East</p>	<p>St Brigid Catholic School at 25 Bayview Road, Officer. Car parking, open space and a number of small outbuildings are located in proximity to the common boundary.</p>
<p>West</p>	<p>Timbertop Estate, which includes a number of residential lots that side or back onto the common boundary. Renishaw Drive is built to the common boundary.</p>

Permit/Site History

The history of the site includes:

- Planning Permit T010481 was issued on the 18th September 2001 and amended on the 6th May 2013 for the use and development of the land for the purpose of a dwelling generally in accordance with the approved plans.
- Planning Permit T120715 issued on the 6th May 2013 for the use of the land for the purpose of a winery including a cellar door, the sale and consumption of liquor (beer and wine producers' licence), development of a store, and advertising signage, generally in accordance with the approved plans.
 - o The permit was amended on the 4th of August 2014 which approved the increase in number of patrons, extension of operating hours, permission to play live music, and alterations to endorsed plans.
- Planning Permit T140221 was issued on the 1st September 2014 for the development of the land for a dwelling extension (verandah) generally in accordance with the approved plans.
- Preapplication advice request GE211083 was lodged on the 26th of November 2021 for the subdivision of land.
- Current Planning Permit Application was lodged 17th May 2022. This application was later amended on 2nd February 2023 following discussions, for the inclusion of a superlot in the south west corner of the site and to rotate Lots 201 & 202 to front the local road to the south, continuing the interface of Renishaw Drive immediately to the west.

Planning Scheme Provisions

Zone

The land is subject to the Urban Growth Zone – Schedule 3 with the applied zone being the General Residential Zone.

Overlays

The land is subject to the:

- Development Contributions Plan Overlay – Schedule 4.

Planning Policy Framework (PPF)

The relevant clauses of the PPF are:

- 11.01-1R Settlement – Metropolitan Melbourne
- 11.02-2S Structure Planning
- 11.02-3S Sequencing of Development
- 11.03-2S Growth Areas
- 13.04-1S Contaminated and Potentially Contaminated Land
- 13.04-3S Salinity
- 15.01-1S Urban Design
- 15.01-3S Subdivision Design
- 15.01-4S Healthy Neighbourhoods
- 16.01-1S Housing Supply
- 16.01-1R Housing Supply – Metropolitan Melbourne
- 16.01-2S Housing Affordability

- 18.02-3S Road System
- 18.02-4S Car Parking
- 19.02-6S Open Space
- 19.03-1S Development and Infrastructure Contribution Plans
- 19.03-2S Infrastructure Design and Provision
- 19.03-3S Integrated Water Management

Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

- 21.02-2 Landscape
- 21.02-5 Open Space
- 21.03-1 Housing
- 21.03-3 Urban Growth Area
- 21.05-1 Infrastructure Provision
- 21.05-3 Local Roads
- 21.05-4 Public Transport
- 21.05-5 Pedestrian and Bicycle Network
- 21.06-1 Urban Design
- 21.06-2 Community Safety

Relevant Particular/ General Provisions and relevant incorporated or reference documents

The relevant provisions/ documents are:

- 52.02 Easements, Restrictions and Reserves
- 52.16 Native Vegetation Precinct Plan
- 53.01 Public Open Space Contribution and Subdivision
- 56 Residential Subdivision
- 65 Decision Guidelines
- Officer Precinct Structure Plan
- Officer Native Vegetation Precinct Plan
- Officer Development Contributions Plan

Planning Permit Triggers

The proposal for the subdivision of land and the creation of easements and restrictions requires a planning permit under the following clauses of the Cardinia Planning Scheme:

- Pursuant to Clause 32.08-3 (GRZ) and Clause 37.07-10 (UGZ3), a planning permit is required to subdivide land.
- Pursuant to Clause 52.02, a permit is required before a person proceeds under Section 23 of the Subdivision Act 1988 to create, vary or remove an easement or restriction or vary or remove a condition in the nature of an easement in a Crown grant.

Public Notification

Pursuant to Clause 37.07-13 of the Cardinia Planning Scheme the proposal is exempt from the notice requirements of Section 52(1)(a), (b) and (d) of the *Planning and Environment Act 1987*. Additionally, an application is exempt from the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the *Planning and Environment Act 1987*.

Clause 37.07-13 states that:

“An application under clause any provision of this scheme which is generally in accordance with the precinct structure plan applying to the land is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act., unless the schedule to this zone specifies otherwise”.

The application is generally in accordance with the Officer Precinct Structure Plan (PSP) which applies to the subject site (discussed below). Schedule 3 to this zone (which applies to the subject site) does not include any clauses which prevent this exemption. The proposal is therefore considered to meet the exemption of Clause 37.07-13 and is not required to be advertised.

Pursuant to Clause 52.02 of Easements, Restrictions and Reserves, the responsible authority must consider the interests of affected people. As noted above, Clause 37.07-13 of the Cardinia Planning Scheme exempts an application from the notice requirements of Section 52(1)(a), (b) and (d) of the *Planning and Environment Act 1987* if it is in accordance with the Officer PSP. Noting that the easements and restrictions proposed to be created for the site do not have any external beneficiaries, notice under Section 52(1)(c) of the *Planning and Environment Act 1987* is not required.

Nevertheless, Council has received a total of ten (10) submissions to date. This is further discussed below.

Referrals

External Referrals/Notices:

Referrals/ Notice	Referral Authority	Response
Section 55 Referrals	APA Group <i>Determining</i>	No objection (<i>no conditions</i>)
	AusNet Services <i>Determining</i>	No objection (<i>subject to conditions</i>)
	Melbourne Water <i>Determining</i>	No objection (<i>subject to conditions</i>)
	South East Water <i>Determining</i>	No objection (<i>subject to conditions</i>)

Internal Referrals

Internal Council Referral	Advice/ Response/ Conditions
Development Contributions	No objection.
Engineering	No objection (<i>subject to conditions</i>) Standard engineering conditions to be included.
Landscaping	No objection (<i>subject to conditions</i>) No landscape plan was submitted with the application, therefore standard landscape masterplan, detailed plans, completion of works, maintenance and surveillance conditions will be applied.
Traffic	No objection (<i>subject to conditions</i>) Conditions include the submission of Functional Layout Plans and restriction of access to Timbertop Boulevard to be left-in/left-out only.

Assessment

The proposed subdivision of land and creation of easements and restrictions is consistent with the aims and objectives of the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement as well as zones and overlays which apply to the subject site.

Urban Growth Zone – Schedule 3

The application has been assessed against the relevant precinct structure plan, being the Officer Precinct Structure Plan, as discussed below.

The following have been submitted in support of the application:

Document/Plan	Comments/Note
Building and Design Guidelines	Building and Design Guidelines have not been submitted with the application. As discussed with the applicant, a condition will be included on the permit for the submission and approval of Building and Design Guidelines. This will ensure built form outcomes consistent with the surrounding residential area.
CFA Fire Hydrant Pro-Former	Pursuant to Clause 66.01, an application to subdivide land outside the metropolitan fire district which creates a road, where the requirements of Clause 56.09-3 are not met is required to be referred to the CFA. Clause 56.09-3 relates to the installation of Fire Hydrants. The applicant has provided a signed copy of Schedule: Statement that CFA Requirements dated 19 September 2022 and therefore complies with Clause 56.09-3 and a referral to the CFA is not required.
Stormwater Management Report	A Stormwater Management Report prepared by Van Der Meer, Rev B, has been submitted with the application. The assessment proposes to have part of the subdivision to drain into the existing Renishaw Drive drainage stub to the west and the remainder of the site to drain towards Dangelo Avenue to the south east, generally following the slope of the site. The assessment also identified Renishaw Drive as an overland flow path. The Stormwater Management Report was referred to Council's engineering team, whom had no objections subject to standard drainage outfall conditions being placed on the permit.
Hydrogeological Assessment & Potentially Contaminated Land Assessment	A Preliminary Site Investigation and Hydrogeological Desktop Study prepared by Geotesta, dated 22 August 2022, has been submitted with the application. The assessment included a desktop assessment, drilling of boreholes across the site and analysis of soil samples. The hydrogeology assessment concluded groundwater depth to be approximately 10 to 30 metres and therefore will not have adverse impact upon development. This has been referred to Council's engineering team whom did not identify any concerns. A background land contamination study was undertaken as part of the Officer PSP (Officer Precinct Structure Plan, Desktop Environmental, Hydrology and Geotechnical Assessment, Meinhardt Infrastructure & Environment Pty Ltd, February 2011) which identified the subject site as medium risk. The assessment concluded that the land was suitable for HIL A (standard residential) land use. It is noted that any soil generated from the site for disposal will be categorised as Category D waste (least hazardous waste category) and is required to be disposed of appropriately.
Public Infrastructure Plan	A Public Infrastructure Plan prepared by Urban Paradigm, dated 27 January 2023, has been submitted with the application.

<p>The PIP includes the vesting of land and construction of localised infrastructure items associated with Dangelo Avenue to the south. A summary has been provided in the proposal section of this report above.</p>
<p>Slope Management Plan</p> <p>A Slope Management Plan is required for orderly subdivision and development of the site. The applicant has not provided a Slope Management Plan during the application stage, therefore a condition of the permit will require the assessment and approval of a Slope Management Plan concurrently with Condition 1 Masterplan prior to works commencing.</p>
<p>Transport Impact Assessment</p> <p>A Traffic Impact Assessment prepared by TTM, dated 16 September 2022, has been submitted with the application.</p> <p>The assessment estimates the following vehicles distributions to each access point: Daily traffic generation from the residential development proposed will be around 500 vehicle movements distributed to the three street connections approximately as follows:</p> <ul style="list-style-type: none"> • Renishaw Drive 250 vehicle movements per day • Timbertop Boulevard 60 vehicle movements per day (left turns only will be allowed) • D'Angelo Avenue 190 vehicle movements per day <p>The report states that Renishaw Drive has a road reserve width of 16m, with a 7.3m wide carriageway. Renishaw Drive is estimated to currently have approximately 350 vehicle movements per day without any additional movements from the proposed subdivision. Adding the approximately 250 vehicle movements per day generated from the proposed subdivision, the daily volume of Renishaw Drive will be approximately 600 vehicle movements per day.</p> <p>Comparing with Table 17a Road Hierarchy for Officer Residential Area, an Access Street - Level 1 (Road Cross Section 6, 16m road reserve) has a capacity of up to 1,000 vehicles per day. The total expected 600 vehicle movements per day remains below the design standard of an Access Street - Level 1.</p> <p>The assessment outlines that all lots are at least 10.5m wide, providing a minimum width of 5.8m between crossovers, or a length of 12.8m where paired crossovers are utilised. This will allow at least one space per house lot and additional parking spaces along the sides of corner allotments.</p>
<p>Sustainability Statement</p> <p>A Sustainability Statement prepared by Stantec Australia Pty Ltd 27 April 2022, has been submitted with the application.</p> <p>The assessment outlines a number of strategies and initiatives to address elements of sustainability. Relevant strategies and initiatives will be incorporated and implemented via the required Building and Design Guidelines.</p>

General Residential Zone

In accordance with Clause 32.08-3 an application for subdivision of 60 or more lots must meet all objectives of Clause 56 Residential Subdivision (except for Clause 56.03-5). The application is in accordance with the objectives of Clause 56.

In accordance with Clause 32.08-3 an approved precinct structure plan applies (being the Officer PSP) and therefore the garden area requirements are not applicable.

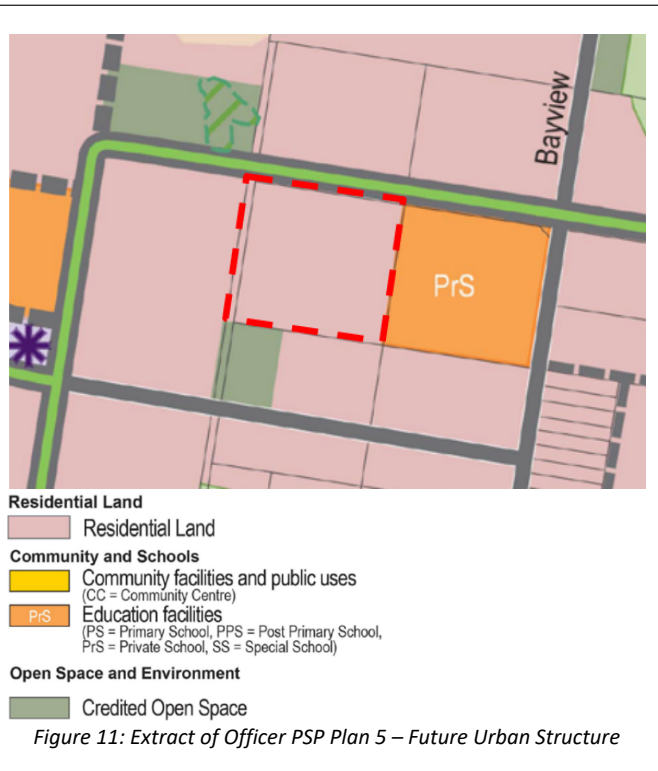
Lots more than 300sqm will be required to demonstrate appropriate building envelopes. Lots under 300sqm will be subject to the Officer Small Lot Housing Code. Therefore, the proposed pattern of subdivision will allow for the orderly spacing of future dwellings.

Officer Precinct Structure Plan

Land Use Budget

PSP Property NO.: 5

Total Area	4.26 ha
NDA	4.26 ha
Residential Development	4.26 ha
- Medium Density Residential	Approx 0.61 ha
- Standard Density Residential	Approx 3.44 ha



Biodiversity

No native vegetation or Ecological Vegetation Classes to be retained have been identified within the subject site.

Housing

The site is identified as containing land for:

- Standard density residential development which is to provide for an estimated density of 15 dwellings per hectare.
- Medium density residential development which is to provide for an estimated density of 25 dwellings per hectare.

It is noted that Table 6 Distribution of Housing Densities of the Officer PSP outlines that Table 6 does not prescribe density or lot size.



Figure 12: Extract of Officer PSP Plan 8 - Housing

- Standard and Medium Density Lots

The development proposes the following densities:

- Standard density residential development 24.9dw/ha (61dw/2.45ha – being 3.65ha for standard density residential minus the lot set aside for the winery 1.20ha).
- Medium density residential development 25dw/ha (5dw/0.2ha).
- Total average density of 24.9dw/ha.

- Superlot

The 0.28ha superlot is proposed within the south western corner and is intended for future medium density residential development. It is acknowledged the area of the superlot was previously proposed as 12 medium density residential lots. The development and subdivision of the superlot will be considered under a future planning permit application.

- Social Housing Lot

To support the higher density than what is estimated in Table 6 of the Officer PSP, the applicant has voluntarily proposed the inclusion and gifting of one (1) social housing lot on site. This aligns with Council’s Social and Affordable Housing Strategy and Action Plan 2018-2025 in facilitating an increase in the supply of social housing in the Shire.

Should a planning permit for the proposed subdivision of land be issued, a Section 173 Agreement to ensure the allocation and transfer of the social housing lot will be entered into prior to the formal issuance of a planning permit.

As the proposed densities are generally in accordance with recent subdivisions within Officer and the voluntary gifting of one (1) social housing lot is proposed, the proposed subdivision is considered acceptable.

Open Space

The Officer PSP does not identify areas of open space within the subject site. However, it is noted that Local Park (part DI_OS_06b) abuts the southern boundary.

A suitable interface to the local park and Renshaw Drive will need to be considered as part of the future development of the superlot, noting interfaces have been successfully achieved within the precinct for lots with multiple frontages, including lots which back onto the linear (gas easement) reserve. The 4m wide paper road should be removed from the superlot, noting any future paper roads should be considered as part of any future planning application. The design, orientation and interface of future dwellings on the superlot will be subject to a separate planning permit application.

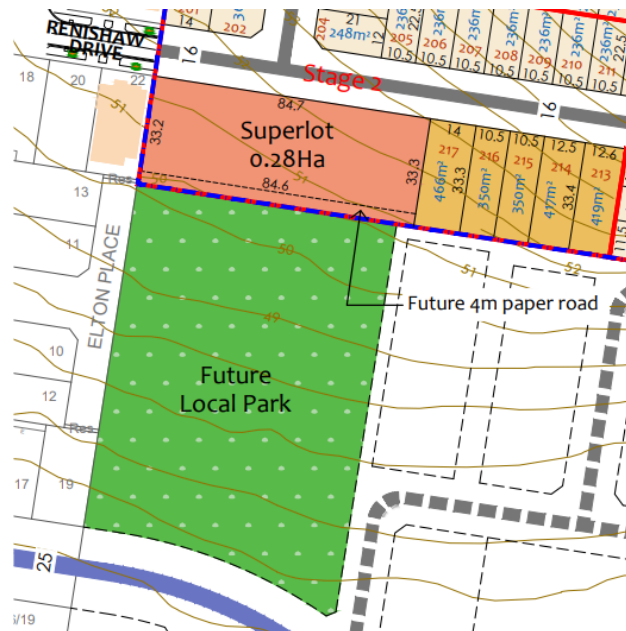


Figure 13: Extract of Subdivision Masterplan, showing future local park to the south

Roads & Public Transport

The Officer PSP does not identify any particular road alignment or type throughout the subject site.

The subdivision proposes a 16m wide road reserve for all internal roads, consistent with Cross Section 6: Access Street – Level 1 in the Officer PSP.

The Officer PSP identifies a 'Potential Local Bus Route' along Timbertop Boulevard to the north of the site.

Noting that Timbertop Boulevard has been constructed, the proposed local road connection to Timbertop Boulevard will require the redesign of the existing traffic management device within Timbertop Boulevard. The particular design will be detailed within a Functional layout Plan required via a permit condition.

Clause 52.02 Easements, Restrictions and Reserves

The application includes the creation of easements and restrictions to facilitate service easements required for the subdivision and for the creation of new restrictions to support the subdivision, such as the implementation of Building and Design Guidelines.

The easements will be designed and located in accordance with the relevant service authorities following the issuance of a permit.

Furthermore the planning permit will outline the restrictions required to be created for the subdivision.

Therefore, the proposed creation of easements and restrictions to facilitate the subdivision is appropriate.

Clause 53.01 Public Open Space Contribution and Subdivision

Pursuant to Clause 53.01 person who proposes to subdivide land must make a contribution to the council for public open space. Schedule 1 to this Clause specifies that:

- For land shown as Urban Growth Zone 3 and Urban Growth Zone 4 (as is the subject land), the amount of contribution is 5.5% of the land value (in accordance with Section 4.5.4 of the Officer Precinct Structure Plan).

An appropriate condition is to be included to require the applicable public open space contribution.

Officer Development Contributions Plan and Development Contribution Plan Overlay – Schedule 4

Development Contribution Levy

The proposal triggers the satisfaction of the site's development contribution levy obligation. An appropriate condition will require the collection of the levy.

Infrastructure Requirements

There are no development contribution items required as part of this development.

Land for Timbertop Boulevard DI_RO_LA30a has been provided on adjoining land to the north and the full cross section of Timbertop Boulevard has been constructed.

As access to Timbertop Boulevard is restricted to left in/left out only, the upgrade of Bayview Road and the construction the upgraded intersection treatment DI_TM-1.1 at the intersection of Bayview Road and Timbertop Boulevard is not warranted.

Localised Items

The proposal relates to localised infrastructure items for the widening and partial construction of Dangelo Avenue to the south, as shown in Figure 4 of this report.

The permit will include conditions requiring the above to be shown on the relevant Public Infrastructure plan to be implemented via a Section 173 Agreement/appropriate permit conditions.

Officer Precinct Native Vegetation Precinct Plan

The subject site does not contain or adjoin any vegetation identified in the NVPP as significant.

Objections

A total of ten (10) objections were received. The objections raised similar concerns and are discussed below:

- Continuation and safety of Renishaw Drive

The objections raised concerns regarding the continuation of Renishaw drive into the proposed subdivision and the safety of movements within Renishaw Drive. Some objections have expressed the desire to have Renishaw Drive remain as an unfinished connection and to have the existing fence remain, physically splitting the site from the existing estate.

The continuation of Renishaw Drive provides an appropriate link of services, stormwater (including overland flows), drainage and movement connections. Renishaw Drive has not been designed as a cul-de-sac or a dead-end road and currently does not provide appropriate turning areas at the eastern extent of the road (such as a court bowl or T-head).

The continuation of Renishaw Drive provides a logical local connection and permeability of the local road network for vehicles, bicycles and pedestrians between neighbourhoods. Furthermore, the continuation of Renishaw Drive integrates the subdivision with the surrounding development and appropriately addresses fragmented land ownership and development within the growth area.

Council's engineering team have commented that the extension of Renishaw Drive provides an important connection for drainage of the site. It would be unreasonable to prevent connection into Renishaw Drive as this would likely compromise the engineering requirements for design and construction.

As outlined within the submitted Traffic Impact Assessment and assessed by Council's traffic engineering team, the continuation of Renishaw Drive is acceptable and will not adversely increase the daily vehicle movements above the capacity of the road type outlined in the Officer PSP.

Furthermore, it is noted that vehicles should approach the existing bend in Renishaw Drive with appropriate speed. The Traffic Impact Assessment recommends a flat topped speed bump be installed along Renishaw Drive to appropriately manage vehicles.

- On street car parking

The objections raised concerns regarding the amount of on-street car parking available and the increase of vehicles parking within existing Renishaw Drive.

Per the Traffic Impact Assessment submitted with the application, in the scenario where each lot is provided a single width crossover, a minimum distance of 5.8m (based on the narrowest lot width of 10.5m) is available to be utilised as one (1) on street car parking in front of each lot. Additional on street parking spaces are also available along the sides of corner lots.

Noting whilst the superlot is not proposed to be developed or subdivided with this planning permit application, the subdivision provides opportunity for on street car parking in front of the superlot, along the sides of corner lots 202 & 204. Furthermore, a future application for the development of the superlot will allow Council to ensure opportunities of on street car parking directly in front of the superlot are maximised.

- Character

The objections raised concerns regarding the presentation of medium density residential lots, the transition of lot sizes and presentation of dwellings and garages to the extension of Renishaw Drive. In particular, references to the Image and Character objections at 4.1.1 and Table 7 Housing and Planning Design Guidelines of the Officer PSP.

As noted within this report, the application previously proposed a total of 17 lots within the area identified for medium density residential, with 12 lots being now being consolidated as a superlot. The interface to both Renishaw Drive and the Local Park will be considered as part of a future planning application for the superlot, which will need to ensure development suitably addresses the park whilst providing an appropriate presentation to Renishaw Drive which respects the existing character of the area.

The proposed superlot (future medium density) accords with the Housing Plan of the Officer PSP (Plan 8) being located to the northern abuttal of the local open space. This also reflects medium density subdivision and development within 39 Bayview Road, located to the east of the local open space.

- Superlot

As noted above the future development of the superlot will need to provide appropriate presentation to Renishaw Drive and a suitable interface to the open space.

As the incorporated Officer Small Lot Housing Code does not provide specific controls for medium density lots that gain vehicle access from a road (in lieu of a laneway), discussions were held with the applicant and the application was formally amended to include a larger superlot. This will allow for Council to assess proposed development of the superlot, ensuring an acceptable built form outcome to both Renishaw Drive and the interface to the local park.

- Medium Density Lots 213 – 217

The remaining lots within the medium density residential area (lots 213-217) have frontages ranging from 10.5m to 14m and future built form outcomes can be appropriately controlled by Building and Design Guidelines.

- Transition in Renishaw Drive

Standard density lots 201 & 202 on the northern side of Renishaw Drive have been reorientated to front onto Renishaw Drive, providing a transition to the streetscape of Renishaw Drive, continuing frontages from 25 – 31 Renishaw Drive.

The medium density residential development is contained to the southern side of Renishaw Drive and standard density lots are provided to the northern side of Renishaw Drive. Transition is not limited to the traditional increments of lot sizes and it is determined that the provision of both standard and medium density lots to the eastern side of existing Renishaw Drive provides an acceptable transition.

Furthermore, it is noted that a future planning permit application for the development of the superlot will allow Council to assess a suitable transition in built form.

- Density

The objections raised concerns in regards to the proposed density of the subdivision and the higher density than the expected outlined in Table 6 of the Officer PSP.

As further discussed above in the Housing section of the Officer PSP, Table 6 Distribution of Housing Densities outlines that the table does not prescribe density or lot size.

It is determined that the proposed density above the estimated densities outlined within the PSP and is acceptable with the provision of one (1) social housing lot, achieving Council's Social and Affordable Housing Strategy and Action Plan 2018-2025. It is also important to note that the PSP requires a minimum of 15 dwellings per hectare across the precinct rather than an average or maximum of 15 dwellings.

Conclusion

The proposal is consistent with the purpose and objectives of the above which apply to the subject property. The proposal is considered acceptable and as such it is recommended that a permit be granted after entering into a voluntary Section 173 Agreement with the owner of the land for the provision of one (1) social housing lot.

Recommendation

That Council having considered all the matters required under Section 60 of the *Planning and Environment Act 1987* in relation to Planning Application No. T220332 decides to Grant a Permit in respect of the land known and described as L1 & L2 TP522064, 41 Bayview Road, Officer VIC 3809, for the subdivision of land and the creation of easements and restrictions, generally in accordance with the endorsed plans, subject to the following conditions:

Conditions:

Introduction Conditions

1. Before the plan of subdivision for the first stage is certified under the Subdivision Act 1988, amended subdivision plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plans will be endorsed and form part of the permit. The plans must be drawn to scale with dimensions and provided in an electronic format. The plans must be generally in accordance with the plans submitted as part of this application, but modified to show:
 - a. Removal of the 4m wide paper road from the superlot.
 - b. A Small Lot Housing Code Plan which identifies the lots that will include a restriction on title allowing the use of the provisions of the Officer Small Lot Housing Code incorporated in the Cardinia Planning Scheme.
 - c. Any changes to reflect an approved Slope Management Plan in accordance with Condition 2.
2. Before the plan of subdivision for the first stage is certified under the Subdivision Act 1988, a Slope Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Slope Management Plan must include:
 - a. Approved lot layout.
 - b. Minimum works provided by the developer for all lots (including useable backyard details).
 - c. Lot typology nominations and requirements.
 - d. Retaining wall requirements.
 - e. Open Space and Road interface requirements.

3. Before the plan of subdivision for the first stage is certified under the Subdivision Act 1988, an amended Public Infrastructure Plan (PIP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. Once approved, the PIP must be implemented to the satisfaction of the Responsible Authority.

The PIP must show the proposed location, type, staging and timing of delivery of all infrastructure on the land which is identified in the Officer Precinct Structure Plan and Development/Infrastructure Contributions Plan, or which is otherwise reasonably required on or to the land or on any other land as a result of the subdivision/development of the land. Without limiting the extent of what must be shown on and in the PIP, it must include the following to the satisfaction of the Responsible Authority:

The plans must be generally in accordance with the plans submitted as part of this application, but modified to show:

- a. Item 2 Construction of Dangelo Avenue (north side) to clearly include construction within the area identified as Item 1 Provision of land for Dangelo Avenue.

The PIP may be amended with the written consent of the Responsible Authority.

4. The layout of the subdivision, as shown on the endorsed plan/s, must not be altered or modified without the consent in writing of the Responsible Authority.
5. The layout of the subdivision as shown on the endorsed plan/s must not be altered without the written consent of the Responsible Authority.
6. The subdivision of the land must proceed in the order of stages shown on the endorsed plan/s except with the prior written consent of the Responsible Authority.
7. Once the subdivision of each stage starts, it must be continued and completed to the satisfaction of the Responsible Authority.
8. The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authorities in accordance with Section 8 of that Act and Clause 66 of the Cardinia Planning Scheme.
9. All existing and proposed easements and sites for existing or required utility services, roads, public open space and other infrastructure on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
10. The costs associated with effecting the transfer or vesting of land required for community facilities, public open space, roads or road widening must be borne by permit holder.
11. The owner of the land must enter into an agreement with:
 - a. A telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan/s in accordance with the provider's requirements and relevant legislation at the time; and
 - b. A suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan/s in accordance with industry specifications or any standards set by the Australian Communications and Media Authority, unless the owner of the land can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Prior to Commencement of Works

12. At least 14 days before any works start, a site-specific Construction Environmental Management Plan (CEMP) to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the CEMP will be endorsed and will form part of the permit. All works must be undertaken in accordance with the approved CEMP.

The CEMP must address all environmental risks and include:

- a. Temporary stormwater management including sedimentation control.

- b. Provision of pollution and contamination controls including noise and dust.
 - c. Location of stockpiles and stockpile management.
 - d. Location of site office and facilities.
 - e. Equipment, materials and goods management.
 - f. Tree protection zones, trees to be retained and trees to be removed.
13. Before the start of construction or carrying out of any works, and before the removal, destruction or lopping of any native vegetation, all vegetation must be clearly marked on site as retained or removed in accordance with this permit, to the satisfaction of the Responsible Authority.
14. Prior to the removal of any street tree, a fee of \$415.00 per tree must be paid to the Responsible Authority for the replacement of the existing street tree/s nominated to be removed for the construction of the intersection at Timbertop Boulevard. Replacement will be undertaken by Council contractors within the streetscape in the next planting season.

Prior to Certification

15. Before the plan of subdivision for the first stage is certified under the Subdivision Act 1988, the street names proposed for the subdivision must be submitted to and approved by the Responsible Authority.
16. Before the plan of subdivision for the first stage is certified under the Subdivision Act 1988, the permit holder must nominate the telecommunications fibre to the premises (FTTP) network provider to Council's Subdivision Department.
17. The plan of subdivision submitted for certification under the Subdivision Act 1988, for Stage 3 must show land for Dangelo Avenue widening vested to the Responsible Authority.
18. Before the plan of subdivision for the first stage is certified under the Subdivision Act 1988, Building Design Guidelines, for the entire estate to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Building Design Guidelines must address the housing planning and design guidelines of the Officer Precinct Structure Plan and include measures to ensure:
- a. Dwellings, not garages, dominate the streetscape.
 - b. Dwelling design provides for passive surveillance and attractive streetscapes.
 - c. Topography is suitably addressed through dwelling, fencing and retaining wall design in accordance with an approved Slope Management Plan.
 - d. Fencing visible from the public realm is minimised and, provides for passive surveillance and attractive streetscapes.
 - e. Landscaping provides for passive surveillance and attractive streetscapes.
 - f. Any temporary waste collection arrangements.
- To the satisfaction of the Responsible Authority.
19. Before the plan of subdivision for each stage is certified under the Subdivision Act 1988, the following must be implemented in the form of either a Notice of Restriction or through an agreement with the Responsible Authority under Section 173 of the Planning & Environment Act 1987 on the certified Plan of Subdivision, which is recorded on the Certificate of Title of the land.
- The restriction or agreement must provide (as appropriate):
- a. Except with the written consent from the Responsible Authority, the registered proprietor of proprietors of any burdened lot must not, build or allow to be built on the land any dwelling (and/or associated works), other than in accordance with the approved Building Design Guidelines as approved by Cardinia Shire Council.
 - b. Build or allow to be built on the land any dwelling (and/or associated works) which have not been approved by the appointed Design Panel.

- c. Only one (1) single dwelling is permitted on each lot, and lots may not be further subdivided (excluding the lots identified as superlot and winery).
- d. Include an appropriate sunset clause being 15 years after each plan of subdivision is certified and expressed as a date (ie. 31 December 2038).

The owner must pay for all reasonable costs (including legal costs) associated with preparing, reviewing, executing and registering the agreement on the certificate of title to the land (including those incurred by the Responsible Authority).

20. Before the plan of subdivision for each stage is certified under the Subdivision Act 1988, where the Officer Small Lot Housing Code applies to lots measuring less than 300sqm in area in accordance with the Officer Precinct Structure Plan, the Officer Small Lot Housing Code must be implemented in the form of either a Notice of Restriction or through an agreement with the Responsible Authority under Section 173 of the Planning & Environment Act 1987 on the certified Plan of Subdivision, which is recorded on the Certificate of Title of the land.

The restriction or the agreement must provide for the following:

- a. Except with the written consent from the Responsible Authority, build or allow to be built on the land, any dwelling other than in accordance with the Officer Small Lot Housing Code.
- b. Except with the written consent from the Responsible Authority, build or allow to be built any dwelling outside the building envelope as defined by the Officer Small Lot Housing Code.

The owner must pay for all reasonable costs (including legal costs) associated with preparing, reviewing, executing and registering the agreement on the certificate of title to the land (including those incurred by the Responsible Authority).

21. Before the plan of subdivision for the first stage is certified under the Subdivision Act 1988, a landscape masterplan for the entire estate to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and one (1) copy must be provided in an approved electronic format. The Landscape Master Plan must include:
- a. How the proposed development is responsive to the Cardinia Shire Council Developer Landscape Guidelines, including the Landscape Masterplan checklist (as amended from time to time).
 - b. Key themes, landscape principles and character that will define the subdivision/development.
 - c. The type of species to be used for street tree planting in various stages of the subdivision/development. The plant schedule must be consistent with adjoining sites where roads are continued through.
 - d. Locations of substations.
 - e. Entrance treatments.
 - f. Locations of any protected trees or patches of protected native vegetation to be retained.
 - g. The tree protection zone for each protected tree must be clearly shown on the site plan.
 - h. Location of any waterway or waterbody on or adjoining the land.
 - i. The principles and graphical concepts of the proposed treatment of the open space and drainage reserves; and
 - j. How any landscape requirements or guidelines within the Officer Precinct Structure Plan are proposed to be implemented.

Note: The landscaping works shown on the endorsed landscape master plan/s are to be used to inform the final construction drawings and landscape specifications developed for construction and approved by Council's Landscaping Department. The landscaping works shown on the approved landscape plan/s must be carried out and completed to the satisfaction of the Responsible Authority.

22. Before the plan of subdivision for the first stage is certified under the Subdivision Act 1988, a Waste Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Waste Management Plan must:
- a. Be prepared by a suitably qualified expert.
 - b. Provide detail of the proposed arrangements for collection of waste from the land, including any interim arrangements and temporary turning areas of each stage.
 - c. Be consistent with relevant guidelines prepared by Cardinia Shire Council with respect to waste management for new residential and mixed use developments.
23. Before the submission and approval of detailed design construction plans (engineering plans) and certification of each stage, a functional layout plan for the subdivision or stage of subdivision, generally in accordance with the standards, specifications and processes in the 'Engineering Design and Construction Manual for Subdivision in Growth Areas' dated December 2019 and Water Sensitive Urban Design Guidelines (South Eastern Councils) prepared by Melbourne Water, to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority.

When approved, the functional layout plan will be endorsed and will then form part of the permit. Three copies of the functional layout plan must be drawn to a scale of 1:500 to acceptable drafting standards and an electronic copy (pdf) must be provided.

The functional layout plan must show:

- a. A fully dimensioned subdivision layout, including proposed street names, approximate lot areas, lot numbers and widths of street reservations.
- b. Topography and existing features, including contours for the subject land and any affected adjacent land.
- c. Identification by survey of all trees (or group of trees) existing on the subject land, including dead trees and those that overhang the subject land from adjoining land.
- d. Details of tree protection zones (TPZs) for all trees to be retained on the subject land or adjoining land.
- e. All trees proposed for removal from the subject land clearly designated.
- f. Typical cross-sections for each street type, dimensioning individual elements, services offsets and any other spatial requirements identified in the Officer Precinct Structure Plan.
- g. Location and alignment of kerbs, indented parking spaces, footpaths, shared paths, bus stops and traffic controls.
- h. The proposed minor drainage network and any spatial features requiring access.
- i. The major drainage system, including any watercourse, lake, wetland, sediment pond rain gardens, bio-infiltration system and/or piped elements showing preliminary sizing.
- j. Overland flow paths (100 year ARI) to indicate how excess runoff will safely be conveyed to its destination.
- k. Drainage outfall system (both interim and ultimate), indicating legal point of discharge and any access requirements for the construction and maintenance.
- l. A table of offsets for all utility services and street trees.
- m. Preliminary location of reserves for electrical kiosks.
- n. Traffic management plan showing sufficient notional (unmarked) on-street car parking spaces, at the rate of one space per lot, roadway signage and line marking and large vehicle turning overlays.
- o. Traffic management plan showing proposed traffic management control device(s) on Renishaw Drive.

- p. Intersection designs of the proposed road with Timbetop Boulevard, including but not limited to changes to indented parking bays and any changes required to the existing traffic management device.
 - q. Works in accordance with the approved Slope Management Plan.
24. Before the plan of subdivision for the first stage is certified under the Subdivision Act 1988, a Land Management Plan to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The Land Management Plan must clearly show:
- a. Interim management of the land until ultimate development.
 - b. Details about the placement of fill and prevention of dumping of materials.
 - c. Dust control measures.
 - d. Weed and pest control measures.
 - e. Mowing, slashing and fire risk management.
 - f. Details about grazing and other agricultural activity.
 - g. Access management (ie. limiting access to the land from existing public roads until their construction to an urban standard) and construction access.

All land must be managed in accordance with the Land Management Plan approved by the Responsible Authority.

Prior to Statement of Compliance

25. Before the issue of a Statement of Compliance for Stage 3 of the subdivision under the Subdivision Act 1988, unless otherwise agreed in writing by the Responsible Authority, the following must be constructed in accordance with plans and specifications approved by the Responsible Authority:
- a. Construction of Dangelo Boulevard (north side).
26. Before a statement of compliance is issued for each stage of the subdivision, or at a time otherwise specified in a Section 173 agreement registered on the certificate of title to the land, a public open space contribution must be made to Cardinia Shire Council as a cash payment in respect of that stage. The cash payment is to be equivalent to the value of the percentage of Net Developable Area of the land in that stage as set out in the Schedule to Clause 53.01 of the Cardinia Planning Scheme.
27. A Development Infrastructure Levy must be paid to the Collecting Agency, being Cardinia Shire Council, in accordance with the approved Officer Development Contributions Plan. The Development Infrastructure Levy must be paid to the Collecting Agency within the time specified in the Officer Development Contributions Plan. If no time is specified in the Officer Development Contributions Plan, the Development Infrastructure Levy must be paid to the Collecting Agency, being Cardinia Shire Council after certification of the relevant plan of subdivision, but not more than 21 days prior to the issue of a Statement of Compliance.

Unless otherwise agreed, a Schedule of Development Contributions must be submitted with each stage of the plan of subdivision. This Schedule of Development Contributions must show the amount of development contributions likely to be payable for each subsequent stage and the value of the development contributions in respect of prior stages to the satisfaction of the Collecting Agency.

Note: Development Infrastructure Levy as distinct from Community Infrastructure Levy.

28. Before a statement of compliance is issued for each stage of the subdivision, a detailed landscape works plan must be submitted to and approved by the Responsible Authority. The detailed landscape works plan must be prepared by a person suitably qualified or experienced in landscape design to the satisfaction of the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The landscape works plan must be drawn to scale with dimensions and one (1) copy must be provided in an approved electronic format (PDF and CAD).

The detailed landscape works plan must be consistent with the endorsed landscape master plan and must show and include to the satisfaction of the Responsible Authority:

- a. How the proposed design responds to the requirements of the Cardinia Shire Council developer landscape guidelines, including checklist 2 (as amended from time to time).
https://www.cardinia.vic.gov.au/landscaping_guidelines
- b. New plantings, including their layout to be provided in any road reserves and municipal reserves.
- c. A detailed planting schedule of all proposed trees, shrubs and groundcovers, including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant. The plant schedule must be consistent with adjoining sites where roads are continued through.
- d. The proposed road reservation widths and the treatment of interfaces with surrounding road reserves, including areas within the road reserves set aside for the retention of existing vegetation.
- e. The removal of existing disused structures, foundations, pipelines or stockpiles and the eradication of weeds.
- f. The implementation of any landscape principles and guidelines contained in the Officer Precinct Structure Plan.
- g. Any public open space area to be provided within the development, including the embellishment works within the public open space.

All species selected must be to the satisfaction of the Responsible Authority and should be drought tolerant and proven hardy cultivars suitable to the local conditions. Plantings are not to impact sight lines for vehicles or pedestrians.

29. Before a statement of compliance is issued for each stage of the subdivision, the landscape works shown on the approved detailed landscape plan for that stage must be carried out and completed to the satisfaction of the Responsible Authority or by agreement with the Responsible Authority, bond landscaping works incomplete at the completion of civil works. Payment can be made in the form of a cash bond or bank guarantee. The bond will be released upon satisfactory completion of works. Refer to the Cardinia Shire Council developer landscape guidelines, (as amended from time to time) for bond calculation details.

Please note: At practical completion the outstanding landscape works bond will be released and only a landscape maintenance bond will be retained.

(Please contact Council's Landscape Development Department in relation to the of the cash bond or bank guarantee amount.)

Practical completion for landscape works will not be granted until 'as constructed' plans are provided in AutoCAD as well as digital landscape information in accordance with the current version of A-SPEC. All graphical information is to be provided in the datum of GDA94 and projection of MGA Zone 55. Refer to A-SPEC website www.a-specstandards.com.au/o-spec for minimum Council requirements. The submitted information is to be to the satisfaction of the Responsible Authority.

30. Before a statement of compliance is issued for each stage of the subdivision, bonding must be provided to the Responsible Authority to cover all landscaping works for a twenty four (24) month maintenance period. Payment can be made in the form of a cash bond or bank guarantee. Refer to the Cardinia Shire Council developer landscape guidelines, (as amended from time to time) for bond calculation details. A Certificate of Final Completion will be issued by the Responsible Authority and the bond released, less any moneys retained for imperfect works, following the satisfactory completion and satisfactory maintenance of the landscaping for a minimum of 24 months. Final completion will not be granted between 1 November and 31 March.

(Please contact Council's Open Space Department in relation to the costs of the cash bond or bank guarantee)

31. Before a statement of compliance is issued for each stage of the subdivision, all existing structures (including but not limited to dwellings, outbuildings and septic systems) must be removed from the

land, except where wholly contained within the land identified for “existing winery site”. All existing septic tank and septic tank systems (including fittings and fixtures) must be removed, the tank contents must be pumped out and the existing wastewater treatment system must be decommissioned by a plumber to the satisfaction of the Responsible Authority.

32. Before the Statement of Compliance is issued, outfall drainage for the subdivision must be designed and constructed to a satisfactory point of discharge in accordance with plans and specifications approved by the Responsible Authority.
33. Before the statement of compliance is issued, all road and drainage infrastructure must be designed and constructed in accordance with plans and specifications approved by the Responsible Authority. The works must comply with the standards nominated in the Cardinia Shire Council “Guidelines for the Development & Subdivision of Land”, “Development Construction Specification” and the “Water Sensitive Urban Design (WSUD) Guidelines”.
34. Before a Statement of Compliance is issued, all services, including drainage and/or sewerage, servicing any existing dwelling or building on the lot(s), must be relocated (if required) to the satisfaction of the Responsible Authority, to ensure that they do not cross the boundaries between the proposed lots.
35. Before a Statement of Compliance is issued under the Subdivision Act 1988 the permit holder must provide:
 - a. Provide survey enhanced “as constructed” GIS data for the drainage, road and footpath information components of the subdivision, in accordance with the current version of D-SPEC and R-SPEC. Council’s preferred format for the submission of the graphical data is in “MapInfo Native Format”. A secondary format is “MapInfo MID/MIF”. Grid Co-ordinates must be MGA zone 55 (GDA 94). Please refer to the A-SPEC website for further information: www.a-specstandards.com.au
36. Before a statement of compliance is issued for each stage of the subdivision, the following must be completed to the satisfaction of the Responsible Authority:
 - a. Power and telephone lines placed underground from the main point of service supplied by the relevant authority outside the boundaries of the land must be provided to all new dwellings/lots.
 - b. All driveways must be designed and constructed in accordance with Cardinia Shire Council’s specifications.
 - c. To the satisfaction of the Responsible Authority
37. Before a statement of compliance is issued for each stage of the subdivision, the owner of the land must provide Council with written confirmation from a suitably qualified professional that the requirements of Clause 56.09-3 (Fire Hydrants Objectives Standard C29) of the Cardinia Planning Scheme have been provided on the land.
38. Before a statement of compliance is issued for each stage of the subdivision, lighting of streets and pedestrian/cycle paths must be designed and provided in accordance with Australian Standard 1158.1 to the satisfaction of the Responsible Authority.
39. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:
 - a. A telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider’s requirements and relevant legislation at the time; and
 - b. A suitably qualified person that fibre ready telecommunication facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Prior to Practical Completion

40. Before a certificate of practical completion is issued, CCTV results for the full length of all stormwater drainage pipes where Council is the responsibility authority, must be submitted for assessment. The submitted information is to be to the satisfaction of the Responsible Authority.
41. Before a certificate of practical completion is issued, "as constructed" digital road and drainage information in AutoCAD format with all Xrefs binded into the drawings and showing any amendments during construction, must be submitted for all civil works where Council is the Responsibility Authority.

General

42. All service substations, kiosk sites and the like must not be located on/address/front any land identified as public open space (including encumbered open space) or land to be used for any municipal purpose unless otherwise agreed by the Responsible Authority.
43. Before the installation of trees to be planted within the streetscape, an inspection of the plant stock must be undertaken by Council's Landscape Development Department. Any trees deemed unsuitable must not be planted within the streetscape.
44. The permit holder must notify Council's Landscape Development Department a minimum of seven (7) days before commencing street tree planting and landscaping so that surveillance of the works can be undertaken.
45. The landscaping shown on the endorsed landscape plan must be maintained to the satisfaction of the Responsible Authority for a minimum of 24 months from the date of practical completion of the landscaping. All maintenance activities are to be undertaken until a Certificate of Final Completion is issued by the Responsible Authority. During this period:
 - a. any dead, diseased or damaged plants or landscaped areas must be repaired or replaced except for within the final 12 months of the maintenance period whereby trees must not be replaced. In accordance with the Cardinia Shire Council developer landscape guidelines (https://www.cardinia.vic.gov.au/landscaping_guidelines) (as amended from time to time) funds will be retained from the landscape maintenance bond for the works to be undertaken by Council following issuing of final completion; and
 - b. the Responsible Authority may direct maintenance activities to be undertaken.
46. The direction to undertake maintenance activities must be completed within 14 days of the written notification being received from the Responsible Authority.
47. All waste generated by the use of the land must be managed in accordance with the Waste Management Plan for the land approved by the Responsible Authority.
48. Sediment control measures must be undertaken during construction to the satisfaction of the Responsible Authority to ensure that the development subject land is adequately managed in such a way that no mud, dirt, sand, soil, clay or stones are washed into or allowed to enter the stormwater drainage system.
49. Stormwater works must be provided on the subject land so as to prevent overflows onto adjacent properties.
50. Earthworks must be undertaken in a manner that minimises soil erosion. Exposed areas of soil must be stabilised to prevent soil erosion. The time for which soil remains exposed and unestablished must be minimised to the satisfaction of the Responsible Authority.
51. Land to be filled must be filled and compacted (in accordance with AS 3798/1996) to comply with fill density tests in order to support residential house foundations. The results of the tests must be to the satisfaction of the Responsible Authority.
52. Lots within the subdivision must be provided with reticulated water and sewerage, gas, underground power and telecommunications connections to the satisfaction of the Responsible Authority.
53. All roads used for the purpose of haulage of imported or exported materials for construction must be:

- a. Approved in writing by the Responsible Authority for the submitted haulage strategy, at least seven days prior to the commencement of use,
- b. Maintained in accordance with the Responsible Authority's maintenance intervention levels, or as requested by the Responsible Authority if the road deteriorates during the haulage period, and
- c. Reinstated to the satisfaction of the Responsible Authority.

AusNet Services

54. The applicant must:

- a. Enter in an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for supply of electricity to each lot on the endorsed plan.
- b. Enter into an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for the rearrangement of the existing electricity supply system.
- c. Enter into an agreement with AUSNET ELECTRICITY SERVICES PTY LTD for rearrangement of the points of supply to any existing installations affected by any private electric power line which would cross a boundary created by the subdivision, or by such means as may be agreed by AUSNET ELECTRICITY SERVICES PTY LTD.
- d. Provide easements satisfactory to AUSNET ELECTRICITY SERVICES PTY LTD for the purpose of "Power Line" in the favour of "AUSNET ELECTRICITY SERVICES PTY LTD" pursuant to Section 88 of the Electricity Industry Act 2000, where easements have not been otherwise provided, for all existing AUSNET ELECTRICITY SERVICES PTY LTD electric power lines and for any new power lines required to service the lots on the endorsed plan and/or abutting land.
- e. Obtain for the use of AUSNET ELECTRICITY SERVICES PTY LTD any other easement required to service the lots.
- f. Adjust the position of any existing AUSNET ELECTRICITY SERVICES PTY LTD easement to accord with the position of the electricity line(s) as determined by survey.
- g. Set aside on the plan of subdivision Reserves for the use of AUSNET ELECTRICITY SERVICES PTY LTD for electric substations.
- h. Provide survey plans for any electric substations required by AUSNET ELECTRICITY SERVICES PTY LTD and for associated power lines and cables and executes leases for a period of 30 years, at a nominal rental with a right to extend the lease for a further 30 years. AUSNET ELECTRICITY SERVICES PTY LTD requires that such leases are to be noted on the title by way of a caveat or a notification under Section 88 (2) of the Transfer of Land Act prior to the registration of the plan of subdivision.
- i. Provide to AUSNET ELECTRICITY SERVICES PTY LTD a copy of the plan of subdivision submitted for certification that shows any amendments that have been required.
- j. Agree to provide alternative electricity supply to lot owners and/or each lot until such time as permanent supply is available to the development by AUSNET ELECTRICITY SERVICES PTY LTD. Individual generators must be provided at each supply point. The generator for temporary supply must be installed in such a manner as to comply with the Electricity Safety Act 1998.
- k. Ensure that all necessary auditing is completed to the satisfaction of AUSNET ELECTRICITY SERVICES PTY LTD to allow the new network assets to be safely connected to the distribution network.

Melbourne Water

55. Prior to the issue of a Statement of Compliance, the Owner shall enter into and comply with an agreement with Melbourne Water Corporation for the acceptance of surface and stormwater from the subject land directly or indirectly into Melbourne Water's drainage systems and waterways, the provision of drainage works and other matters in accordance with the statutory powers of Melbourne Water Corporation.

56. Pollution and sediment laden runoff shall not be discharged directly or indirectly into Melbourne Water's drains or watercourses. Prior to the issue of a Statement of Compliance, a Site Management Plan detailing pollution and sediment control measures must be submitted to Melbourne Water.
57. Prior to Certification, the Plan of Subdivision must be referred to Melbourne Water, in accordance with Section 8 of the Subdivision Act 1988.
58. Prior to Certification of the first stage of subdivision, a delivery program outlining the proposed timing of interim and ultimate drainage works and the proposed delivery of subdivisional stages must be submitted to the satisfaction of Melbourne Water.
59. Prior to Certification of any Plan of Subdivision associated with the application or Council's endorsement of a Functional Layout Plan, the stormwater management strategy must be submitted and in-principally accepted by Melbourne Water and Council. The version of the strategy accepted by both authorities is to be consistent.
60. Stormwater runoff from the subdivision must achieve General Environmental Duty objectives for environmental management of stormwater as set out in the 'Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO) 1999'.
61. Prior to the issue of a Statement of Compliance for the subdivision, engineering plans of the subdivision (in electronic format) must be submitted to Melbourne Water for our records. These plans must show road and drainage details and any overland flow paths for the 1% AEP storm event. A Certified Survey Plan may be required following our comments on the engineering drawings.
62. All new lots are to be filled to a minimum of 300 mm above the 1% AEP flood levels associated with any existing or proposed Melbourne Water pipeline and/or all new lots are to be filled to a minimum of 600 mm above the 1% AEP flood level associated with any existing or proposed Melbourne Water wetland, retarding basin or waterway, whichever is greater.
63. Alignment of roads and reserves with any adjoining estates must ensure continuity and provide uninterrupted conveyance of overland flows.
64. The subdivision is to make provision for overland flows from the upstream catchment utilising roads and/or reserves.
65. Any road or access way intended to act as a stormwater overland flow path must be designed and constructed to comply with the floodway safety criteria outlined in section 8 of the Guidelines for Development in Flood Affected Areas (DELWP 2019), or where appropriate to Council's requirements and standards.
66. The developer is to negotiate with the downstream landowners to obtain a free draining outfall through their property. Approval is to be forwarded to Melbourne Water for our records prior to construction commencing.
67. All new lots must achieve appropriate freeboard in relation to local overland flow paths to Council's satisfaction.
68. Local drainage must be to the satisfaction of Council.
69. Any temporary or ultimate outfall is to be arranged to the satisfaction of Melbourne Water, Council and any affected downstream property owner(s). The developer is to negotiate with any downstream landowners to obtain a free draining outfall through their property. Approval is to be forwarded to Melbourne Water for our records prior to certification of the first stage of subdivision.
70. Prior to the commencement of works, a separate application, direct to Melbourne Water, must be made for any works on or around our mains, drains and waterways. Applications shall be made online via the Melbourne Water website. Prior to the issue of a Statement of Compliance, copies of all relevant signed practical completion forms from Asset Services must be submitted.
71. Plans of Subdivision created under a Section 35 of the Subdivision Act (1988) are to be referred to Melbourne Water.

72. Development and the delivery of works are to occur in accordance with the in principally approved stormwater management strategy unless otherwise agreed by both Council and Melbourne Water.

South East Water

- 73. The owner of the subject land must enter into an agreement with South East Water for the provision of drinking water supply and fulfil all requirements to its satisfaction.
- 74. The owner of the subject land must enter into an agreement with South East Water for the provision of recycled water supply and fulfil all requirements to its satisfaction.
- 75. The owner of the subject land must enter into an agreement with South East Water for the provision of sewerage and fulfil all requirements to its satisfaction.
- 76. Prior to certification, the Plan of Subdivision must be referred to South East Water, in accordance with Section 8 of the Subdivision Act 1988.
- 77. All lots on the Plan of Subdivision are to be provided with separate connections to our drinking water supply, recycled water supply and sewerage systems.
- 78. The certified Plan of Subdivision will need to show sewerage supply easements over all existing and/or proposed South East Water sewer mains located within the land, to be in favour of South East Water Corporation pursuant to Section 12(1) of the Subdivision Act.

Expiry


79. This permit will expire if:
- a. The plan of subdivision for the first stage is not certified within **two (2) years** of the date of this permit; or
 - b. The plan of subdivision for the last stage of the subdivision is not certified within **ten (10) years** of the date of this permit; or
 - c. The registration of the last stage of the subdivision is not completed within **five (5) years** from the date of certification of that plan of subdivision.

The starting of the subdivision is regarded by section 68(3A) of the *Planning and Environment Act 1987* as the certification of a plan, and completion is regarded as the registration of the plan.

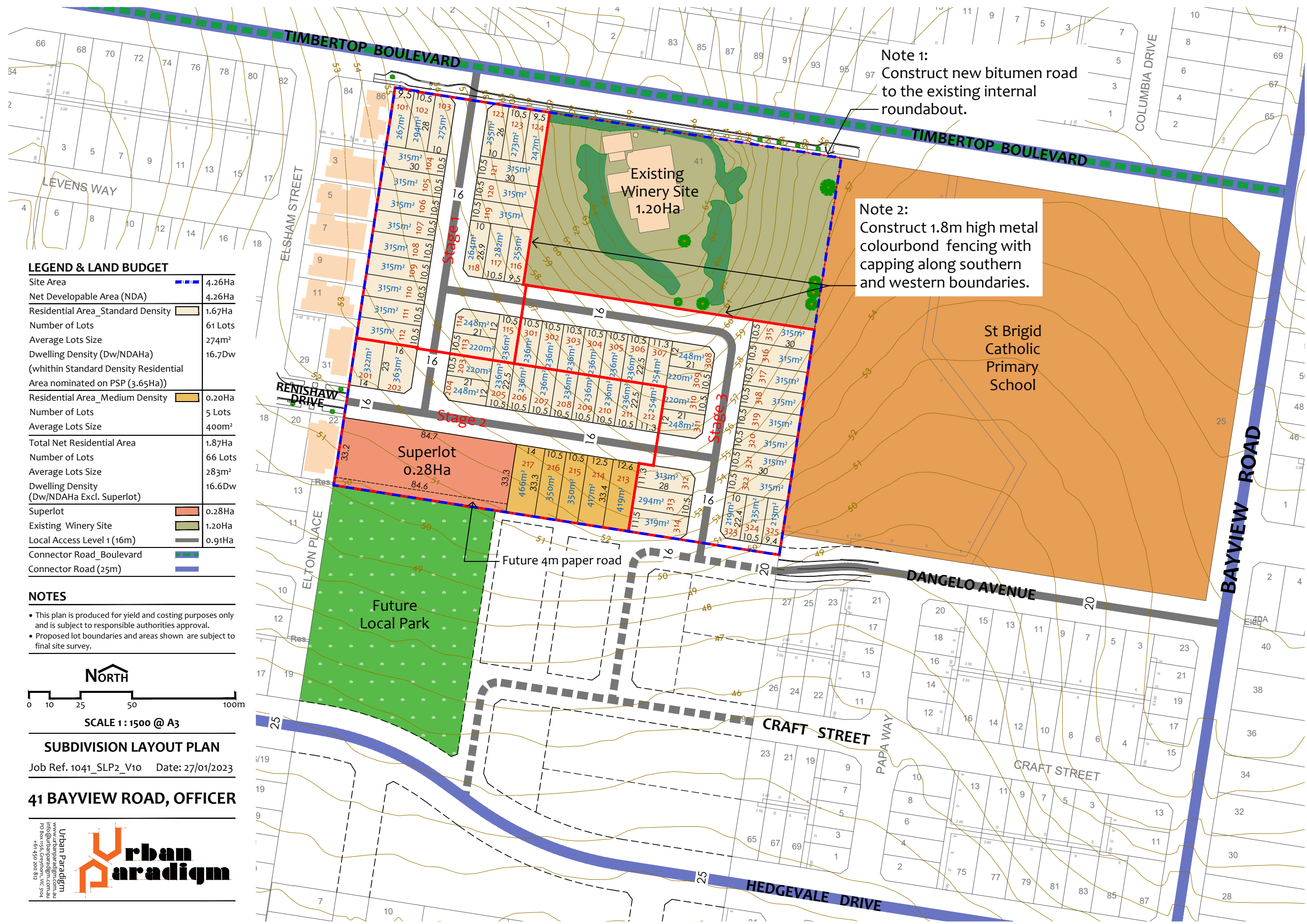
The Responsible Authority may extend the periods referred to if a request is made in writing in accordance with section 69 of the *Planning and Environment Act 1987*.

Notes:

- Prior to commencement of the proposed use a Building Permit must be obtained for any retaining wall exceeding 1.0 metres in height
South East Water
- The owner of the subject land is required to obtain a 'Notice of Agreement' from South East Water. All requirements must be fulfilled to its satisfaction prior to South East Water consenting to the issuing of a Statement of Compliance.

Responsible Planner	Jennifer Lim	Supervisor	
Signature		Signature	

Date	10 March 2023	Date	
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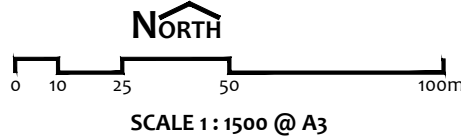
Note 1:
Construct new bitumen road to the existing internal roundabout.

Note 2:
Construct 1.8m high metal colourbond fencing with capping along southern and western boundaries.

LEGEND & LAND BUDGET

Site Area	4.26Ha
Net Developable Area (NDA)	4.26Ha
Residential Area_Standard Density	1.67Ha
Number of Lots	61 Lots
Average Lots Size	274m ²
Dwelling Density (Dw/NDAHa)	16.7Dw
(within Standard Density Residential Area nominated on PSP (3.65Ha))	
Residential Area_Medium Density	0.20Ha
Number of Lots	5 Lots
Average Lots Size	400m ²
Total Net Residential Area	1.87Ha
Number of Lots	66 Lots
Average Lots Size	283m ²
Dwelling Density (Dw/NDAHa Excl. Superlot)	16.6Dw
Superlot	0.28Ha
Existing Winery Site	1.20Ha
Local Access Level 1 (16m)	0.91Ha
Connector Road_Boulevard	
Connector Road (25m)	

- NOTES**
- This plan is produced for yield and costing purposes only and is subject to responsible authorities approval.
 - Proposed lot boundaries and areas shown are subject to final site survey.



SUBDIVISION LAYOUT PLAN
Job Ref. 1041_SLP2_V10 Date: 27/01/2023

41 BAYVIEW ROAD, OFFICER

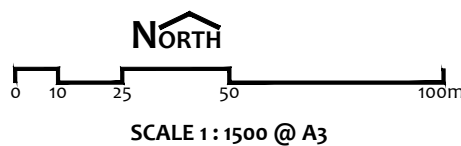




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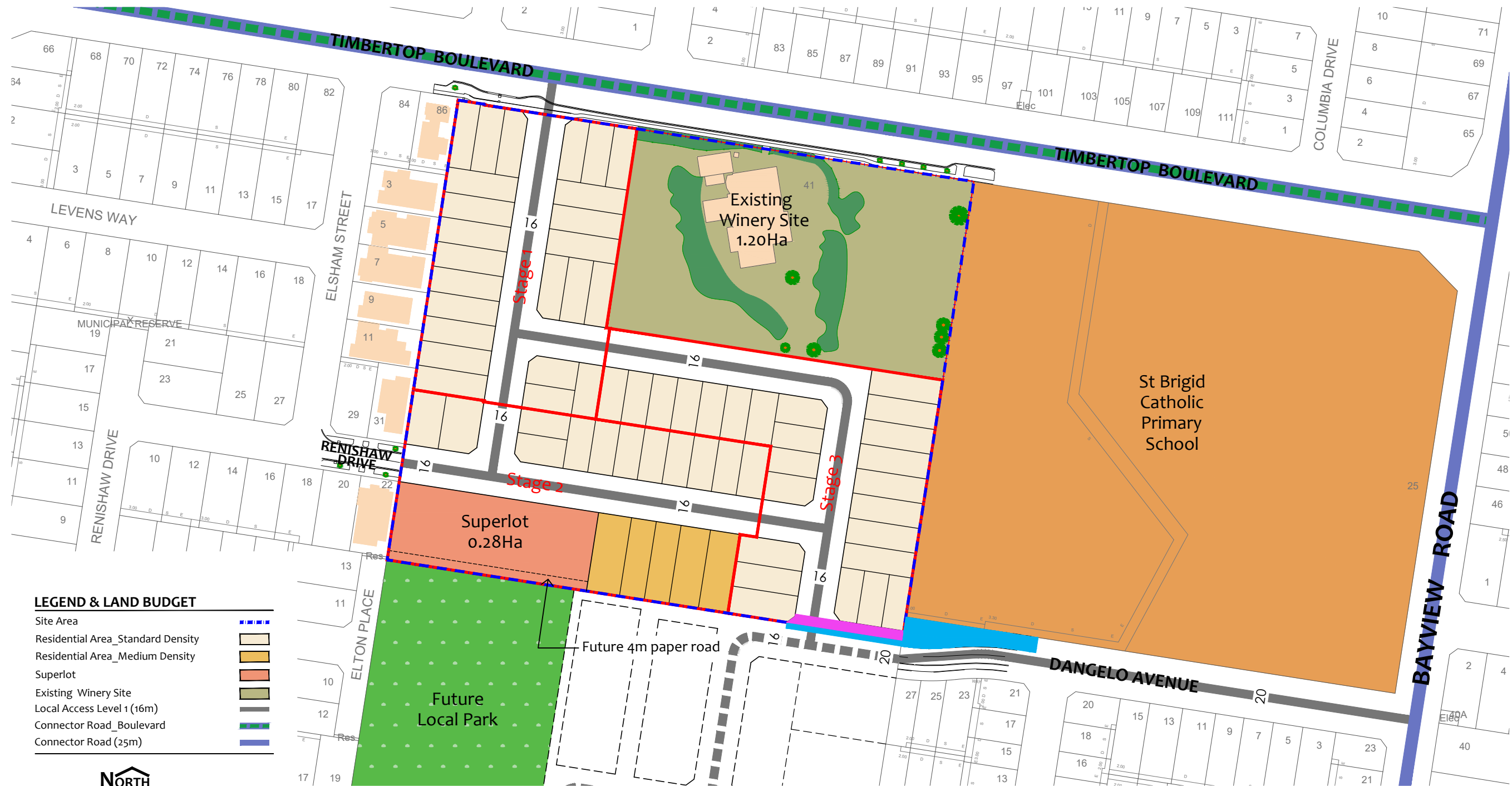
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BUILDING ENVELOPE PLAN
 Job Ref. 1041_SLP2_V10 Date: 27/01/2023

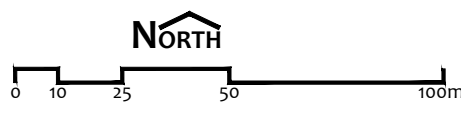
41 BAYVIEW ROAD, OFFICER





LEGEND & LAND BUDGET

- Site Area
- Residential Area_Standard Density
- Residential Area_Medium Density
- Superlot
- Existing Winery Site
- Local Access Level 1 (16m)
- Connector Road_Boulevard
- Connector Road (25m)



SCALE 1 : 1500 @ A3

PUBLIC INFRASTRUCTURE PLAN
Job Ref. 1041_SLP2_V10 Date: 27/01/2023

41 BAYVIEW ROAD, OFFICER



PUBLIC INFRASTRUCTURE PLAN						
ITEM NUMBER	PROJECT DESCRIPTION	Developer Works (Non DCP Item)	Works in Lieu (of DCP payment)*	DCP Reference	Responsibility for Construction (or acquisition)	Expected year for delivery**
1	Provision of land for Dangelo Avenue	Yes	No	N/A	Developer	
2	Construction of a Dangelo Avenue (north side)	Yes	No	N/A	Developer	

PIP Notes
 * Where the PIP is for land in the Officer PSP area, the provision of land or extent of works to be credited (Value and/or %) to be determined as part of the related Section 173 Agreement.
 **Or as agreement in a related Section 173 Agreement registered on-title.
 The Officer PSP and Cardinia Planning Scheme requires a 5.5% contribution towards Public Open Space.
 Open Space equalisation in accordance with the Officer PSP to be addressed as part of a Section 173 Agreement Registered on title.



Traffic Engineering

Proposed Subdivision of Land
Property 5, Officer Precinct Structure Plan
41 Bayview Road, Officer
Traffic Impact Assessment





1 Introduction and Scope

Whiteman Property Associates on behalf of Bathla Group is seeking a planning permit to allow subdivision of land located on the southern side of Timbertop Boulevard west of Bayview Road in Officer. The subject land is part of the Officer Precinct Structure Plan (PSP) and the sought permit applies to part of Property 5 as defined in the PSP. The land is also known as 41 Bayview Road, Officer.

This report provides a Traffic Impact Assessment (TIA) for the development proposed, and provides design solutions where appropriate. Figure 1 is part copy of the Land Use Budget Plan in the PSP.



FIGURE 1 : LOCATION OF PROPERTY 5 SHOWN IN PART COPY OF PSP LAND USE BUDGET PLAN

Record

No.	Author	Description	Date
1.	J. Higgs	Traffic Engineering and Transport Impact Assessment	28/03/2022
2.	j. Higgs	Amended Plan	16/09/2022
3.	J. Higgs	Further amendments to plan	02/02/2023

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 www.ttmgroup.com.au (03) 9419 0911 ttmvic@ttmgroup.com.au



2 The Site and Existing Conditions

Figure 2 shows a Nearmap image of the site and nearby surrounds. Timbertop Boulevard forms the northern boundary of the site, and St. Brigid's Catholic Primary School is the eastern boundary.

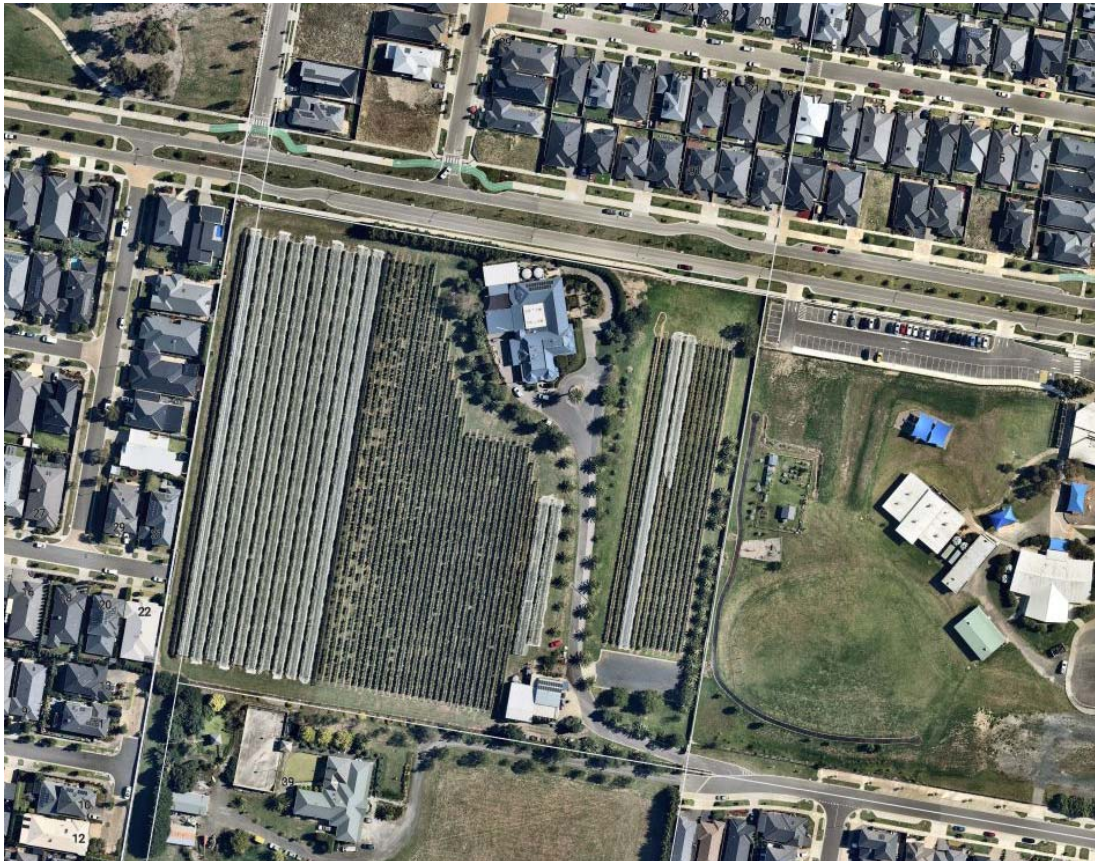


FIGURE 2 : LOCATION OF PROPERTY 5 SHOWN IN PART

The site is currently used for horticultural purposes, and the winery buildings and nearby surrounds are intended to remain in place. Total area of Property 5 is 4.26 hectares. Of that the proposed subdivision will occupy 3.02 hectares.

Timbertop Boulevard has been constructed across the site frontage, with travel lanes 4.2 metres wide on each side of a median 6.0 metres wide. A parking lane is present across most of the site frontage on the southern carriageway. A separate cycle path is provided along the northern side of the reservation.

On the southern boundary there is a proposal to subdivide the land abutting the subject site, as shown in the plan presented at Figure 3 to this report.



3 Elements of the PSP Relevant to the Site

At Plan 15 the PSP provides a “Road Network Plan”. The relevant part of that plan is copied to Figure 2 below.

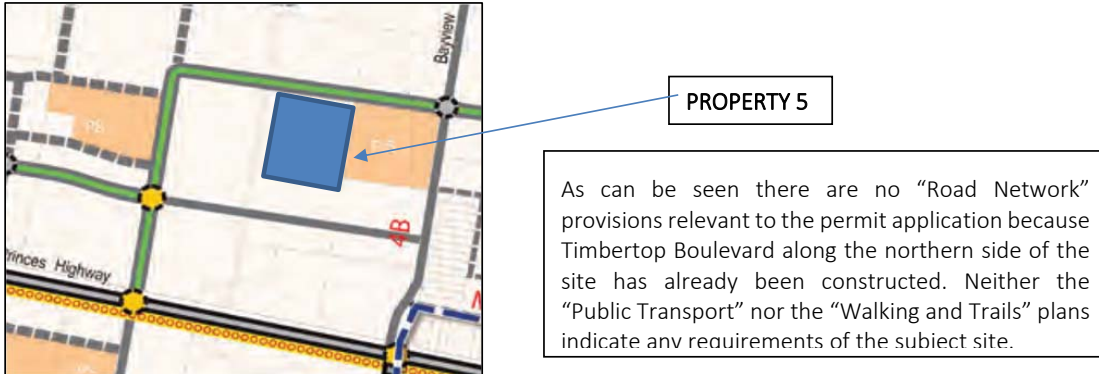


FIGURE 2 : PSP ROAD NETWORK PLAN AS RELEVANT TO SUBJECT SITE

4 The Proposed Subdivision Plan

Urban Paradigm has prepared a subdivision plan for the subject site, as part shown in Figure 3 and copied in full to the Appendix to this report. The plan shows 66 residential lots and a Superlot of 0.28 hectares. 37 of the lots are under 300 square metres in area. The street network proposed extends from Renishaw Drive on the western boundary, clearly and appropriately intended to be extended to the east, with connections to Timbertop Boulevard and D’Angelo Avenue.



FIGURE 3 : PROPOSED SUBDIVISION WITH SURROUNDING STREET NETWORK

Site: Property No. 5, Officer PSP
Reference: 11711R9321.3.DOC



5 Traffic Generation and Impacts

Recent traffic generation estimates applied in respect of assessment of traffic impacts of development within the Cardinia Shire have been required at the following rates:

- Standard Density Housing : 9.0 vehicle movements per day per dwelling
0.85 vehicle movements per hour per dwelling in peak hours
- Medium Density Housing : 5.0 vehicle movements per day per dwelling
(Lots under 300 sqm area) 0.5 vehicle movements per hour per dwelling in peak hours
- AM Peak hours have 80% traffic outbound, 20% inbound
- PM Peak hours have 70% traffic inbound, 30% outbound

Directional distribution of traffic movements to and from the site are assumed at 10% to and from the north (Timbertop Boulevard), 50% to and from the west (Renishaw Drive) and 40% to and from the east (D'Angelo Avenue).

Assuming that the Superlot will accommodate 12 townhouses or equivalent, traffic generation is estimated at:

- AM Peak Hour Medium Density outbound $49 \times 0.8 \times 0.5 = 20$ vph Inbound $49 \times 0.2 \times 0.5 = 5$ vph
- AM Peak Hour Standard Density outbound $29 \times 0.8 \times 0.9 = 21$ vph Inbound $29 \times 0.2 \times 0.9 = 5$ vph
- Totals 41 vph 10 vph
- PM Peak Hour Medium Density outbound $49 \times 0.3 \times 0.5 = 7$ vph Inbound $49 \times 0.7 \times 0.5 = 17$ vph
- PM Peak Hour Standard Density outbound $29 \times 0.3 \times 0.9 = 8$ vph Inbound $29 \times 0.7 \times 0.9 = 19$ vph
- Totals 15 vph 36 vph

Daily traffic generation from the residential development proposed will be around 500 vehicle movements distributed to the three street connections approximately as follows:

- Renishaw Drive 250 vehicle movements per day
- Timbertop Boulevard 60 vehicle movements per day (left turns only will be allowed)
- D'Angelo Avenue 190 vehicle movements per day

If the development is complete and occupied prior to the development of the land to the south there will not be an available connection to D'Angelo Avenue. In that scenario we expect that most of the traffic generated will need to use Renishaw Drive. Renishaw Drive is constructed to the standard of Access Street Level 1, with carriageway 7.3 metres wide in a reservation 16 metres wide.

Renishaw Drive currently services around 35 dwellings, mostly of "Standard" density. At the southern end of Renishaw Drive, south of Eton Place, daily traffic volume will be around 350 vehicle movements without any additional traffic generated within the subject site. Adding the approximately 250 final traffic loading to Renishaw Drive will take daily volume to around 600 vehicle movements, and the possible interim connection prior to D'Angelo Avenue being available will take the total to around 800 daily vehicle movements.

Neither of those volumes is anywhere near the environmental capacity of 2-3,000 daily vehicle movements as set out at Clause 55.06-8 in the Cardinia Planning Scheme for an Access Street Level 1.

None of the volume estimates will affect the design of the street network but will be of benefit in determination of pavement make-up. Figure 4 shows the estimated daily vehicle movements on the streets around the site.

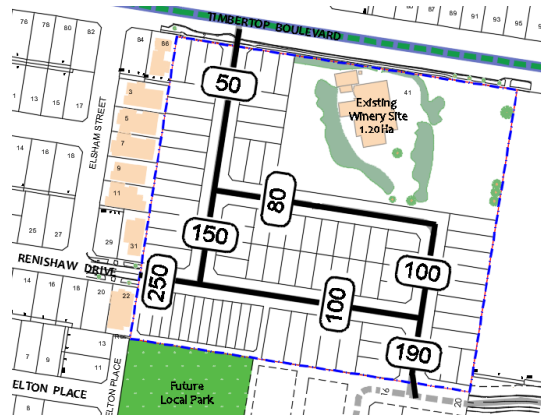


FIGURE 4 : ESTIMATED DAILY VEHICLE MOVEMENTS

6 Traffic Facilities Appropriate for the Development

All streets are proposed to be Access Street Level 1 in accordance with the PSP, as copied to Figure 5.

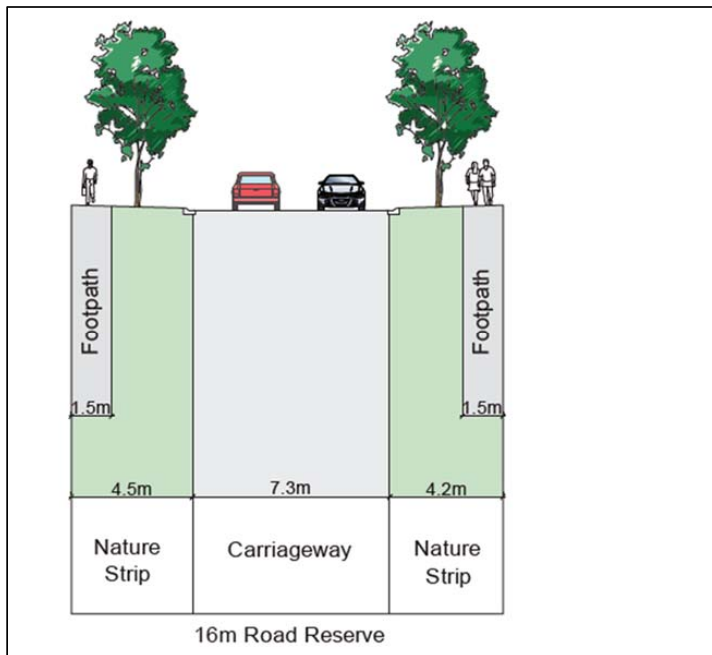


FIGURE 5 : TYPICAL SECTION ACCESS STREET LEVEL 1

A flat topped speed bump, similar to those which have been applied to streets throughout the area close to the subject site, should be provided in the Renishaw Street extension outside Lot 50 or close by. That will separate the length of Renishaw Drive between the right angled bend to the west (existing) and the eastern street in the proposed subdivision into two “legs” of about 140 metres length.

Site: Property No. 5, Officer PSP
Reference: 11711R9321.3.DOC



7 Provisions for On-Street Car Parking

All lots are at least 10.5 metres wide at the street alignment except for lots 101, 103122, 124,116, 118, 323 and 325. Single width (3.5 metres) driveways will subtend 4.7 metres at the kerb, leaving 5.8 metres between driveways if all driveways are on the same side of lots. That will allow car parking at close to one space per house lot, well in excess of the Clause 56.06-8 requirement of one space per two lots. If paired driveways are used there will be 12.8 metres between driveways along the kerb, adequate for 2 cars to park.

The lots that are listed as having frontage less than 10.5 metres are all corner lots or end of block lots within 2 lots of a corner. In those circumstances the sideages of the corner lots will allow additional car parking to that along the frontage, maintaining the provision at around one space per lot.

8 Summary and Conclusions

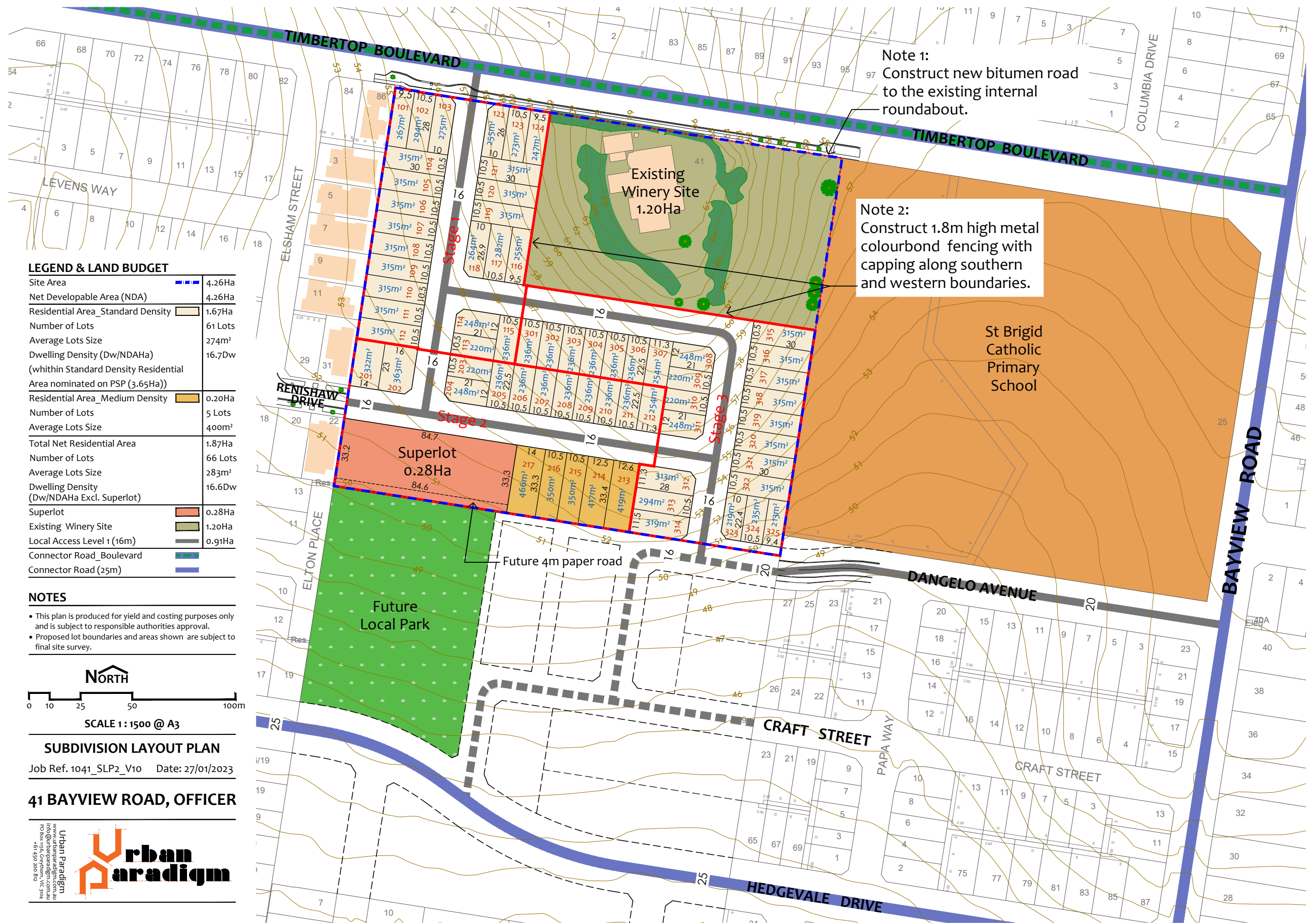
The proposed subdivision plan by Urban Paradigm is an appropriate response to the traffic and transport related provisions of the PSP and the Cardinia Planning Scheme.

We see no traffic engineering or transport related reasons for refusal of the planning permit that is sought, subject to the inclusion of a flat topped speed bump outside Lot 50 in Renishaw Drive extension.

TTM Consulting (Vic) Pty Ltd

A handwritten signature in black ink, appearing to read 'J. D. Higgs'.

J. D. Higgs



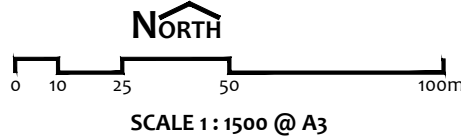
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SUBDIVISION LAYOUT PLAN
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41 BAYVIEW ROAD, OFFICER

