

2 SUBDIVISION AND REMOVAL OF NATIVE VEGETATION AT 245 MCDONALDS TRACK LANG LANG

FILE REFERENCE INT1882867

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RECOMMENDATION

That a Notice of Decision to Grant Planning Permit T170722 be issued for Subdivision and the removal of native vegetation at 245 McDonalds Track, Lang Lang VIC 3984 subject to the conditions attached to this report.

Attachments

1↓	Development Plans	3 Pages
2↓	Locality Map	1 Page
3↓	Objections, circulated to Councillors only	11 Pages

EXECUTIVE SUMMARY:

APPLICATION NO.: T170722

APPLICANT: 149 KWR Pty Ltd C/- XWB Consulting

LAND: 245 McDonalds Track, Lang Lang VIC 3984

PROPOSAL: Subdivision and the removal of native vegetation

PLANNING CONTROLS: Neighbourhood Residential Zone Schedule 1, Low Density Residential Zone, Bushfire Management Overlay, Design and Development Overlay Schedule 1, Vegetation Protection Overlay Schedule 1

NOTIFICATION & OBJECTIONS: The application has been advertised by sending notices to the owners and occupiers of adjoining land and placing two (2) signs on site.

Four (4) objections have been received to date.

KEY PLANNING CONSIDERATIONS: Neighbourhood character, environmental impacts

RECOMMENDATION: Approval

BACKGROUND:

This application proposes the subdivision of the land into 12 lots. 11 of the lots will be typical residential lots and lot 12 will be 4.45 hectares and will be transferred to Council as an open space reserve. The reserve is located in Low Density Residential zoned land. Planning permit T110189a was issued on 26 March 2013 for the subdivision of 32 Rupert Street, Lang Lang into sixty seven lots and the removal of vegetation. This

subdivision created the lots which form the residential subdivision to the north of the subject site. This application for subdivision intends to complete the subdivision of the remaining Neighbourhood Residential Zoned land. The application also proposes the removal of some native vegetation to facilitate the subdivision and associated road construction.

SUBJECT SITE

The site is located on the eastern side of McDonalds Track approximately 100 metres south of the intersection with Rosebery Street in Lang Lang. The lot is described as Lot B on Plan of Subdivision 642531L. The site is irregular in shape, generally a narrow wedge between McDonalds Track and the Dick Jones Reserve which was once a railway reserve. The site has a frontage of approximately 520m along McDonalds Track and an abuttal with the reserve of approximately 584m. The northern boundary which abuts an existing residential subdivision has an abuttal of approximately 190m. The overall area of the site is 5.78 ha.

There are no easements on the site. A Section 173 Agreement is listed on the title which relates to a requirement of the owner to maintain an area of 25 metres in length from the shared property boundary with Lot A, which is to the north of the subject site, as mown grassland to the satisfaction of the Responsible Authority. This agreement relates directly to minimising bushfire risks, as a new road is proposed, this will now act as an appropriate buffer and on advice from the CFA the agreement can be ended.

Access to the site is gained from the north off Rupert Street which terminates at the northern end of the site. The site currently contains a small cleared area at the northern end of the site which is located within the Neighbourhood Residential Zone and a larger area which is heavily vegetated with remnant native bushland. The topography of the land is generally flat although there is a slight crest along the boundary between the proposed residential subdivision and the reserve land.

The main characteristics of the surrounding area are:

- To the north west of the site is the Whitehall Estate which is a new estate consisting of dwellings on lots of approximately 600 -800 m².
- To the north east of the site is the South Gippsland railway reservation which is known as the Dick Jones Reserve. The reserve contains community facilities to the north and bushland to the south and abuts the subject site to the east.
- To the south of the site is McDonalds Track and beyond is a strip of residential development on larger Low Density Zoned land. To the south east of the site there is a large sand quarry.

PROPOSAL

The proposal includes the subdivision of the land into 12 lots and the removal of native vegetation.

Subdivision:

The subdivision will create 12 lots. 11 of the lots will be created for residential development and will range in area of between 680 – 920 m². These lots will be located to the north of the site and will connect with the existing subdivision and Rupert Street which currently terminates at the subject site. The subdivision proposes the construction of the continuation of Rupert Street which will run through the middle of the lots and then terminate in a T intersection. 10 of the 11 lots will have a frontage to the road with just lot 4 being located behind lot 5 in a battle axe formation. The proposed road will be constructed along the boundary of the two different zoned section of land, the Neighbourhood Residential and the Low Density Residential.

Lot 12 will be located to the south of the proposed road and will be a wedged shaped lot of 4.45 ha. The lot will retain the native vegetation and will be transferred to council as a natural open space reserve.

Vegetation removal:

The proposed subdivision and associated works (road construction) will result in the removal of some vegetation. While the application has attempted to minimise the loss of vegetation and much of the vegetation to be removed is not native, some remnant native vegetation will be required to be removed. The ecologist report provided indicates that approximately 0.466 ha will be offset.

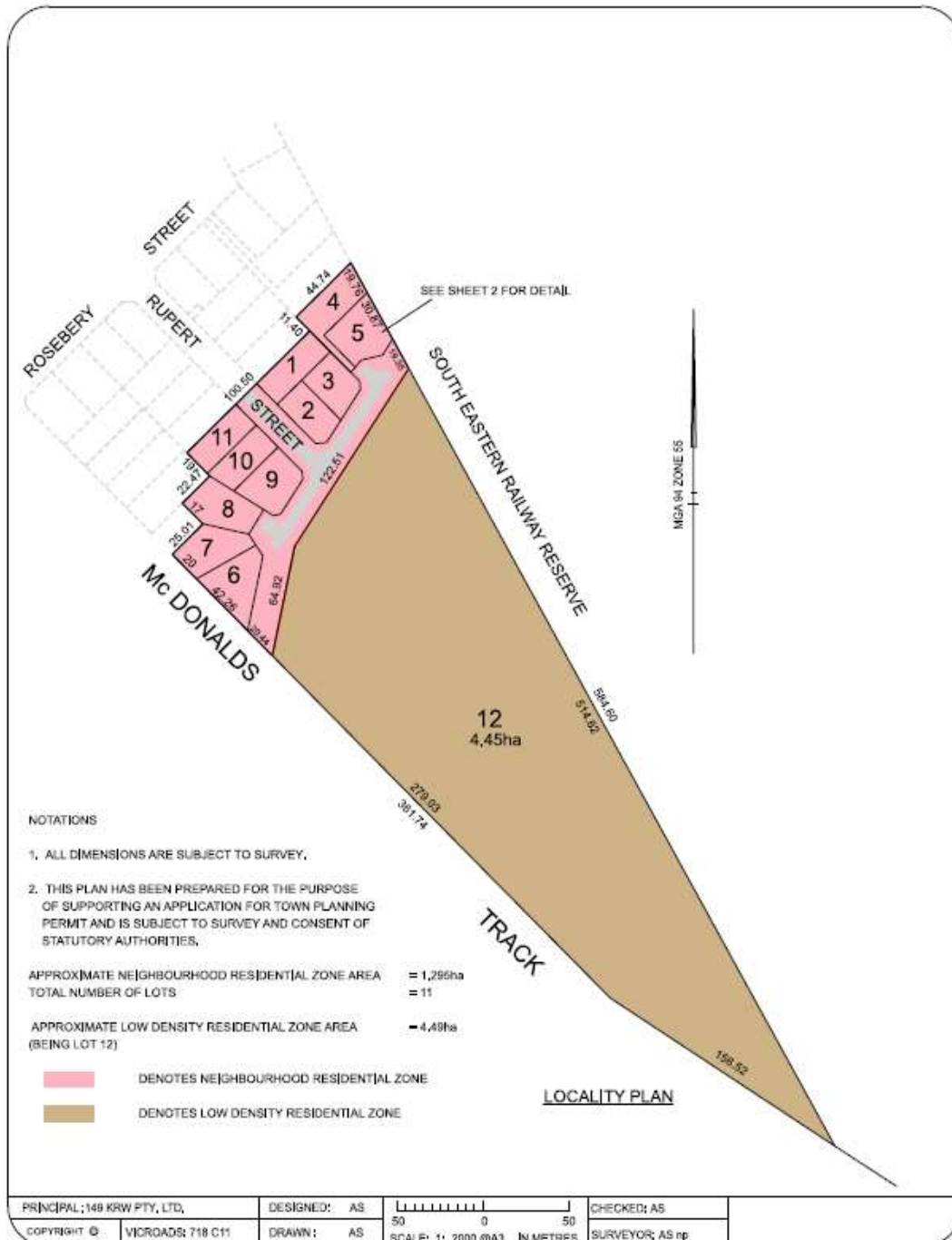


Figure 1. Proposed subdivision layout

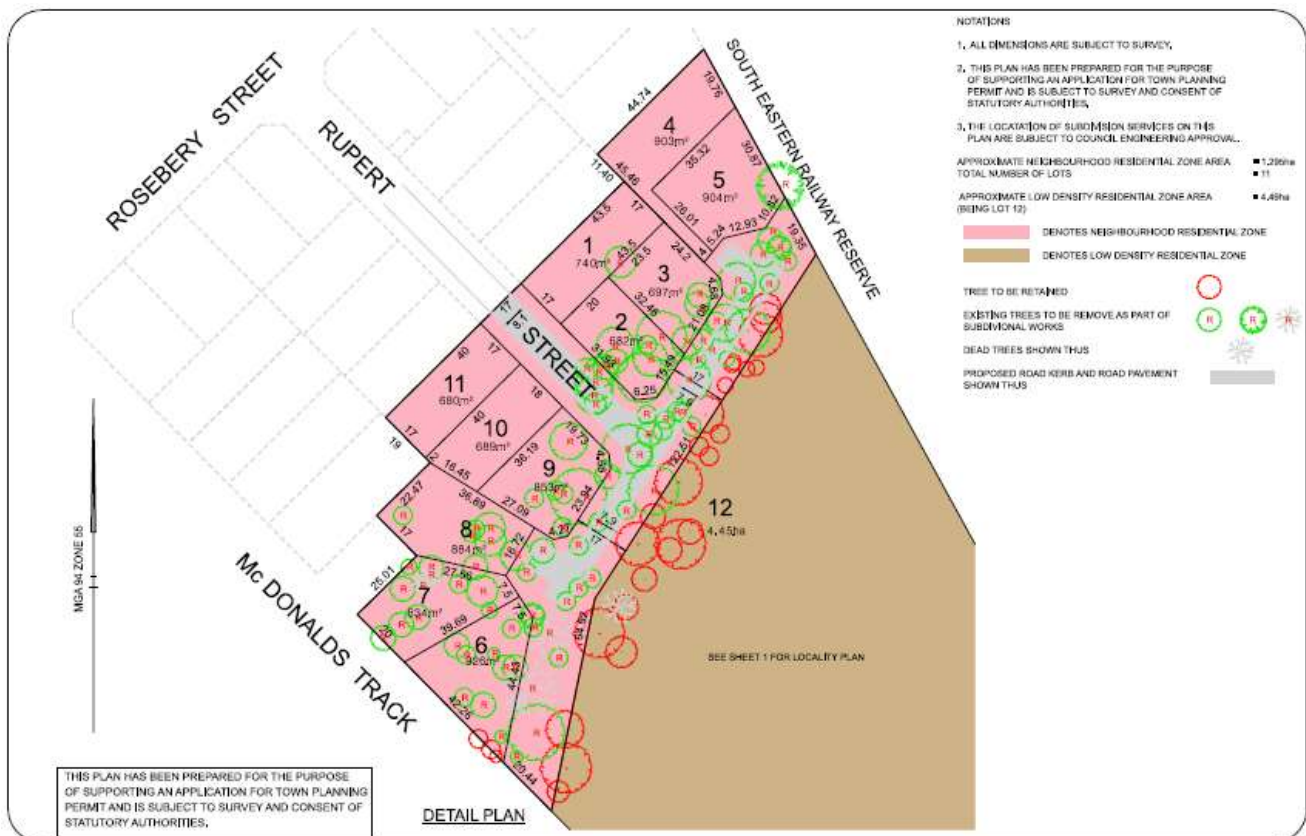


Figure 2. Proposed tree removal and retention

PLANNING SCHEME PROVISIONS

State Planning Policy Framework (SPPF)

The relevant clauses of the SPPF are:

- 11.03-3 Peri-urban areas
- 12.01 Biodiversity
- 12.01-2 Native vegetation management
- 13.02 Bushfire
- 15.01-3 Subdivision Design
- 15.01-5 Neighbourhood Character
- 16.01-2 Location of residential development

Local Planning Policy Framework (LPPF)

The relevant clauses of the LPPF are:

- 21.02-2 Landscape
- 21.03-3 Biodiversity
- 21.02-4 Wildfire management
- 21.02-5 Open Space
- 21.03-1 Housing
- 21.03-3 Rural Townships
- 21.07-4 Lang Lang

Relevant Particular/ General Provisions and relevant incorporated or reference documents

The relevant provisions/ documents are:

- Clause 52.17 Native vegetation
- Clause 56 Residential subdivision
- Clause 65 Decision Guidelines

Cardinia Shire's Liveability Plan 2017-2029

This proposal has regard to Cardinia Shire's Liveability Plan 2017-2029, in particular:

- Improved safety is supported through the layout of the subdivision in providing street frontages to the lots being created.
- Reduce obesity is supported through the connectivity of the subdivision with existing pedestrian networks and accessibility to the township and public open space existing in the area and created by the subdivision.

Zone

The land is subject to the **Neighbourhood Residential Zone Schedule 1 and Low Density Residential Zone**

Overlays

The land is subject to the following overlays:

- Bushfire Management Overlay
- Design and Development Overlay – Schedule 1
- Vegetation Protection Overlay – Schedule 1

PLANNING PERMIT TRIGGERS

The proposal for subdivision and removal of vegetation requires a planning permit under the following clauses of the Cardinia Planning Scheme:

- Pursuant to Clause 32.09-3 of the Neighbourhood Residential Zone a planning permit is required for subdivision.
- Pursuant to Clause 32.03-3 of the Low Density Residential Zone a planning permit is required for subdivision.
- Pursuant to Clause 44.06-2 of the Bush fire Management Zone a planning permit is required for subdivision.
- Pursuant to Clause 43.02-3 of the Design and Development Overlay a planning permit is required for subdivision.
- Pursuant to Clause 42.02-2 of the Vegetation Protection Overlay a planning permit is required to remove, destroy or lop any vegetation unless exempt under the Schedule.
- Pursuant to Clause 52.17, Native Vegetation a planning permit is required to remove, destroy or lop native vegetation, including dead native vegetation.

PUBLIC NOTIFICATION

The application has been advertised pursuant to Section 52 of the Planning and Environment Act 1987, by:

- Sending notices to the owners and occupiers of adjoining land.

- Placing two signs on site

Council has received four objections to date.

The key issues that were raised in the objections are:

- Impact on views from existing estate
- Belief that there would be no further subdivision in the area.
- The change in the bushfire risk will have made additional cost for existing development to have been wasted.
- Impact on native flora and fauna in the area.
- Concern regarding the allocation of the public open space and the cost to Council for maintenance.
- Dust and noise impacts during construction
- The proposal will be contrary to the S173 Agreement.
- The management of the 25 m wide mown area for bushfire protection will be lost.
- The additional dwellings will impact on the provision of services like town water.
- Impact on the country feel of the area.

An assessment of the issues raised by the objectors is provided later in this report.

REFERRALS

The application was referred to the following authorities, and a summary of each response is provided.

Referral Authority	Response
AusNet	Approval subject to conditions
APA Group	Approval subject to conditions
Country Fire Authority	Approval subject to conditions
Melbourne Water	Approval subject to conditions
South East Water	Approval subject to conditions

DISCUSSION

Planning Policy Framework

It is considered that the proposed subdivision is supported by the relevant State and Local Planning provision of the Cardinia Planning Scheme. There is support in the Planning Scheme for the growth and development of Lang Lang recognising the potential for growth within the area. At the same time, State and Local policies also recognise the need for any development to respond to key natural features, the surrounding landscape and the existing and preferred character of an area.

Relevant State policies such as clauses 15.01-3S (Subdivision design) and 15.01-5S (Neighbourhood character) encourage development to respond to its context and special characteristics of the local environment and protect and enhance native habitat. The protection of natural environment is reinforced by clauses 12.01-1S (Protection of biodiversity) and 12.01-2S (Native vegetation management), which aim to ensure that native vegetation results in no net loss in the contribution made by native vegetation to Victoria's biodiversity.

Local policies serve to reinforce these themes, with Clause 21.02-3 (Biodiversity) aiming to achieve a net gain in the quantity and quality of native vegetation in the municipality and maintain and enhance the diversity of indigenous habitats and species.

The increase in the number of lots does result in the removal of vegetation, however, the vegetation removal has been minimised through the locating of the residential lots at the north of the site in the neighbourhood

Residential Zoned land and through avoiding any development in the bushland area of the site. The vegetation removal that could not be avoided will also be appropriate offset via permit conditions.

As the subject site is located within an area covered by the Bushfire Management Overlay the application has been considered against Clause 13.02-1 Bushfire Planning. The objective of this policy is to strengthen the resilience of settlements and communities to bushfire through risk based planning that prioritises the protection of human life. The application has adopted this principal in that the vegetation proposed to be removed, although valuable from an environmental point of view, is partly being removed to create the required defensible space for the future dwellings. The application was supported the requirements listed in the Bushfire Management Overlay including a bushfire hazard assessment and a bushfire management plan. The documents were referred to the CFA who did not object to the application subject to conditions on the permit. It is considered that with appropriate conditions the subdivision and subsequent development can be undertaken will creating an unreasonable risk to human life or property.

The proposal demonstrates a strong response to the residential development objectives as the site is located well within the urban growth boundary and protects the majority of vegetation on the site. The proposed lot arrangement and lot areas provide consistency with the surrounds. With the provision of a lot created to protect the important natural values of the southern, Low Density zoned land and residential subdivision consistent with the existing Whitehall Estate to the north, the proposal provides for housing lots in the area consistent with the surrounding neighbourhood and it is considered that the development is in accordance with the Planning Policy Framework.

Cardinia Shire's Liveability Plan 2017-2029

Cardinia Shire's Liveability Plan has been developed to provide a clear framework for public health planning within the Shire, and it has a number of goals and actions relating to policy domains that include active travel, education, employment and housing. The application is considered consistent with this Plan as it supports an increase of housing and alternative housing types in close proximity to transport and services.

Clause 32.09 Neighbourhood Residential Zone & Clause 56 Residential Subdivision

Pursuant to Clause 32.09-3 a planning permit is required to subdivide land. An application must meet the requirements of Clause 56 Residential Subdivision. This application meets the objectives and generally meets the standards of this clause, subject to the provision of a number of conditions. A summary of the proposed subdivision response Clause 56 follows:

- Clause 56.01 Subdivision site and Context and Design Response, 56.02 Policy Implementation & Clause 56.03 Liveable and sustainable communities:

The proposed subdivision provides a site responsive design, with the lot sizes consistent with development in the immediate and wider area of the site.

- Clause 56.04 Lot Design:

Each lot has been designed with an appropriate width and length to allow for appropriate development of the site. As all of the lots are greater than 600m², no building envelope are required under these provisions however they will be required under the Bushfire Management Overlay. Each lot can contain a rectangle of 10 x 15 m. The lots have been appropriate orientated to ensure for energy efficiencies and good surveillance of the street with all but 1 of the lots having a frontage to the proposed roads. The lot layout also provide outlooks to the reserve to the south.

- Clause 56.05 Urban Landscape:

While the subdivision only creates 11 residential lots it will complete the residential development from the Whitehall Estate to the north. The development and design of the street network will be consistent with and continue the theme from that estate. The subdivision has also enabled the protection if the remnant bushland to the south and created this as a public asset.

- Clause 56.06 Access and Mobility Management:

The subdivision is connected to existing vehicular and pedestrian linkages and will provide easy access to the town centre to the north. The rail reserve abuts the site and provides opportunity for recreation. The paths and roads created will connect with Rupert Street.

- Clause 56.07 Integrated Water Management Clause 56.08 Site Management & Clause 56.09 Utilities:

The subdivision has allowed for integrated water management. To ensure water management is achieved to Council and Melbourne Water requirements, conditions will be placed on the permit regarding site management and utilities.

Bushfire Management Overlay

As the subject site is located within the Bushfire Management Overlay a permit is required for the subdivision of the land. The application was submitted with the application requirements listed at Clause 44.06-3 including a Bushfire Hazard Site Assessment, Bushfire Hazard Landscape Assessment and a Bushfire Management Statement.

The application was referred to the CFA who requested a range of condition be included on the permit requiring an amended Bushfire Management Plan requiring that the owner enters into an agreement with the Responsible Authority under section 173 of the Planning and Environment Act 1987. The agreement would provide an exemption from requiring a permit under the BMO for future dwellings. The agreement would also require that any future dwellings would be constructed in accordance with the Bushfire Management Plan prepared in accordance with Clause 53.02-4.4 of this planning scheme and approved under this permit.

The future owners of the dwellings would need to manage their properties in accordance with the plan. The agreement excludes lot 12, which is the reserve lot from the exemptions.

It is considered that the proposal is consistent with the objective of the BMO in that the development can be undertaken in a manner where the risk to human life and property be reduced to an acceptable level.

Design and Development Overlay

The subject site is located within the Design and Development overlay Schedule 1, a permit is required for subdivision, however it is considered that the overlay is not relevant in this instance. Schedule 1 of the overlay relates to Low Density Residential, the only section of the land that is covered by the DDO1 and is zoned Low Density Residential is the lot to be transferred to Council as Public Open Space and will not be further subdivided. Therefore the overlay is considered unrelated.

Clause 52.17 Native Vegetation and the Vegetation Protection Overlay

Clause 52.17 (Native Vegetation) provides further protection of vegetation, with an objective to ensure that the permitted clearing of native vegetation results in no net loss in the contribution made by native vegetation to Victoria's biodiversity. This is achieved through the following approach:

- Avoid the removal of native vegetation that makes a significant contribution to Victoria's biodiversity.
- Minimise impacts on Victoria's biodiversity from the removal of native vegetation.
- Where native vegetation is permitted to be removed, ensure that an offset is provided in a manner that makes a contribution to Victoria's biodiversity that is equivalent to the contribution made by the native vegetation to be removed.

It is considered that the proposal has minimised and avoided vegetation removal where possible, however as part of the development there is a requirement to remove 0.466 hectares. An Ecologist Report has been supplied as part of the application with a requirement for offsetting in accordance with *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017). A condition requiring the applicant to offset the loss through either a first or third party offset will be included on the permit

Clause 53.01 Public Open Space Contribution and Subdivision

A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the *Subdivision Act 1988*.

Schedule to Clause 53.01 specifies an amount of 8 per cent for the subdivision of land for urban resident purposes. The subject land is within the urban growth boundary of Lang Lang and is considered to create urban residential type allotments, and as such, the amount specified in the schedule is considered applicable to this proposal.

The applicant has indicated that the public open space will be provided by transferring lot 12, which is the bushland lot as the contribution. It is recognised that lot 12 will be over 8 per cent. When considering accepting this lot as the contribution, consideration was given to the cost for Council to manage the larger parcel of land into the future, the cost for a developer to develop lot 12, in relation to providing offsets, and the substantial loss of vegetation if the property was applied to be developed. For these reason it is considered that the environmental and community benefits outweigh any negatives, therefore the lot is proposed to be accepted as POS and not required to be reduced to the 8 percent threshold.

Clause 65.02 Decision Guidelines

The proposed subdivision is consistent with the strategic direction for the site and surrounds as such is consistent with both the State and Local Planning Policy Framework. The subdivision is well designed consistent with adjoining subdivisions and will not detrimentally impact on surrounding properties subject to appropriate permit conditions. Overall it is considered that the proposed subdivision is consistent with the orderly and proper planning of the area.

OBJECTIONS

A response to the key themes of the objections is provided below.

- Impact on views from existing estate and the impact on the country feel of the area

Although understanding the concerns, views are not a planning consideration as there is no significant landscape overlay on the site. The subdivision completes the estate to the north and only creates 11 residential lots. Therefore the area will retain its country feel. The subdivision will result in the protection of the bush lot as public open space.

- Belief that there would be no further subdivision in the area.

The subdivision of the land reflects the existing development to the north and as Neighbourhood Residential Zoned land, the subdivision of the site is able to be considered and is expected given that the land is within the urban growth boundary of Lang Lang.

- The change in the bushfire risk will have made additional cost for existing development to have been wasted.

This is not a consideration of this application, however any assessment of bushfire risk would have been made under the provision that were relevant at the time. This application has been assessed against the Bushfire Management Overlay and conditions on the permit will require that future dwellings are constructed to a particular BAL level. These BAL requirements differ for the lots of the subdivision relative to the location of the risk (bushland). The application has been referred to the CFA who did not object to the proposal subject to conditions on the permit.

- Impact on native flora and fauna in the area.

While there will be some native vegetation removed to facilitate the construction of the road, this has been minimised where possible. The residential lots will be mostly located within the cleared land which is zoned Neighbourhood Residential. Much of the vegetation that is required to be removed is not native and does not require a permit.

It is considered that the creation of the reserve on lot 12 will result in an environmental gain. This land will no longer be considered for further residential development which is possible at this time with the land being Low Density Residential land. While it would be subject to a planning assessment, the land could technically be subdivided into 10 lots meeting the minimum lot area of .4ha. This would certainly result in a very bad environmental outcome and while it would not necessarily be supported with a planning permit, the creation of the reserve removes this option and ensures that the land will be able to have the biodiversity values protected and managed. The land is well located to connect to existing reserves and the creation of this reserve is supported by Council policy.

- Concern regarding the allocation of the public open space and the cost to Council for maintenance.

A condition of the permit will require the preparation of a Bushland Management Plan which will identify works that are required to be undertaken to have the land to a condition that is appropriate to serve as a Council reserve. There will be a requirement of the owner to undertake two years of maintenance of the land. Due to the good quality of the native vegetation the land will not require a significant amount of maintenance.

- Dust and noise impacts during construction.

A condition on the permit will require that a site specific Construction Environmental Management Plan (CEMP) is submitted to and approved by the Responsible Authority. This plan includes requirements on the developer to manage dust and noise, to ensure that disturbances during construction is not unreasonable.

- The proposal will be contrary to the S173 Agreement in that the management of the 25m wide mown area for bushfire protection will be lost.

The road proposed at the end of the residential lots will act as an appropriate buffer that will provide more appropriate management of the bushfire risk, than that of the mown grassed area. The applicant has requested that the agreement be ended and this would be considered reasonable as the development of the lots and the road make it not required as a bushfire mitigation measure. The CFA reviewed the application and did not object to the bushfire protection measure proposed.

- The additional dwellings will impact on the provision of services like town water.

The application has been referred to all the relevant service authorities. Conditions on the permit required by each of them will ensure that the development does not impact on the provision of services to the area.

CONCLUSION

The proposed subdivision is consistent with the strategic direction for the site and surrounds as such is consistent with both the State and Local Planning Policy Framework. The subdivision is consistent with planning scheme requirements and will not detrimentally impact on surrounding properties subject to appropriate permit conditions. Overall it is considered that the proposed subdivision is consistent with the orderly and proper planning of the area.

It is recommended that a Notice of Decision to Grant Planning Permit **T170722** be issued for **Subdivision and the removal of native vegetation at 245 McDonalds Track, Lang Lang** subject to the following conditions:

CONDITIONS

1. Before the plan of subdivision is endorsed, amended 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 will then form part of the permit. The plans must be drawn to scale with

dimensions and three copies must be provided. The plans must be generally in accordance with the plans submitted with the application but modified to show:

- a) A Bushfire Management Plan in accordance with the Country Fire Authority conditions.
 - b) The area of land being transferred as the public open space contribution shown as a percentage of the land being transferred.
 - c) Lot 12 to be shown as land vested to Council as a reserve.
2. The layout of the subdivision, and access as shown on the endorsed plans, may not be altered or modified without the prior written consent of the Responsible Authority.
 3. Before the plan of subdivision is certified, the owner must enter into an agreement with the Responsible Authority made pursuant to section 173 of the Planning and Environment Act 1987, and make the application to the Registrar of Titles to have the agreement registered on the title to the land under Section 181 of the Act, which provides that on each lot to be created, buildings may only be constructed within the building envelopes as shown on the endorsed plans of this permit.

These envelope(s) cannot be varied except with the consent of the Responsible Authority. The owner must pay the reasonable costs of the preparation, execution and registration of the section 173 agreement.

4. Before the plan of subdivision is certified under the *Subdivision Act 1988*, a detailed landscape plan for the 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 plan must show and 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) https://www.cardinia.vic.gov.au/landscaping_guidelines
 - b) The type of species to be used for street tree planting in the subdivision. The plant schedule must be consistent with adjoining sites where roads are continued through.
 - c) Key themes, landscape principles and character that will define the subdivision.
 - 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) The principles and graphical concepts of the proposed treatment of the open space and drainage reserves.

(Please 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 open space. The landscaping works shown on the approved landscape plan/s must be carried out and completed to the satisfaction of the Responsible Authority).

5. 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 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 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.

6. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
7. All existing and proposed easements and sites for existing or required utility services and roads 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.
8. The plan of subdivision submitted for certification under the *Subdivision Act 1988* must be referred to the relevant authority in accordance with Section 8 of that Act.

Before Statement of Compliance

9. Prior to issue of a Statement of Compliance is issued for the subdivision, the applicant or owner of the land must pay to the Responsible Authority a cash payment equivalent to the value of 8 per cent of Net Developable Area of the land in lieu of the provision of land for Public Open Space in accordance with the Schedule to Clause 53.01 of the Cardinia Planning Scheme.
10. Prior to issue of a Statement of Compliance, the permit holder must:
 - a) Provide construct concrete vehicle crossings to service all lots to the satisfaction of the Responsible Authority.
 - b) Construct a 2.5 metre concrete shared pathway must be constructed extending from the end of the proposed southern turning area, along the boundary of lot 6, to connect with McDonalds Track and westward along McDonalds Track to connect to the existing shared pathway outside 223 McDonalds Track, in accordance with plans and specifications approved by and to the satisfaction of the Responsible Authority.
 - c) 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.
 - d) 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*".
 - e) 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
 - f) Ensure that any reserve or land set aside for public open space or any tree reserve or the like is non-hazardous and maintained.
11. Before a Statement of Compliance is issued for the subdivision, the landscaping works shown on the approved detailed landscape plan 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 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. 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 Development Services Unit in relation to the approval of the cash bond or bank guarantee)

Practical completion for landscape works will not be granted until 'as constructed' plans are provided in PDF and AutoCAD. The submitted information is to be to the satisfaction of the Responsible Authority.

12. Before a Statement of Compliance is issued for 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 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 Development Services Unit in relation to the approval of the cash bond or bank guarantee)

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.

13. Prior to endorsement of development plans, to offset the removal of 0.466 hectares of native vegetation the permit holder must secure a native vegetation offset, in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017)* as specified below:

- a) A general offset of 0.293 general habitat units:
 - i. located within the Port Phillip and Westernport CMA boundary or the Cardinia Shire municipal district
 - ii. with a minimum strategic biodiversity score of at least 0.486
- b) Evidence that the required offset [for the subdivision] has been secured must be provided to the satisfaction of the Responsible Authority. This evidence is one or both of the following:
 - i. an established first party offset site including a security agreement signed by both parties, and a management plan detailing the 10 year management actions and ongoing management of the site. The applicant must provide the annual offset site report to the responsible authority by the anniversary date of the execution of the offset security agreement, for a period of 10 consecutive years. After the tenth year, the landowner must provide a report at the reasonable request of a statutory authority. and/or
 - ii. credit extract(s) allocated to the permit from the Native Vegetation Credit Register. A copy of the offset evidence will be endorsed by the responsible authority and form part of this permit.

Within 30 days of endorsement of the offset evidence by the responsible authority, a copy of the endorsed offset evidence must be provided to the Department of Environment, Land, Water and Planning.

14. Before works start, a fence must be erected around all patches of native vegetation shown for retention on the endorsed plan. This fence will protect the trees by demarcating the tree protection zone and must be erected at a radius of $12 \times$ the diameter at a height of 1.3 metres to a maximum of 15 metres but no less than 2 metres from the base of the trunk of the trees, excepting the approved area of encroachment for construction of the road north of the reserve as shown on site plans to the satisfaction of the Responsible Authority. The protection fence must be constructed of chain mesh to the satisfaction of the Responsible Authority. The protection fence must remain in place until all works are completed to the satisfaction of the Responsible Authority.

15. Except with the written consent of the Responsible Authority, within the tree protection zone, the following are prohibited:

- a) vehicular access.
- b) trenching or soil excavation.
- c) storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products.
- d) entry and exit pits for underground services.
- e) any other actions or activities that may result in adverse impacts to retained native vegetation.

16. Before a Statement of Compliance is issued for the subdivision, a bushland reserve management plan must be submitted to and approved by the Responsible Authority for the whole reserve area that will be vested to council. The Bushland Reserve Management Plan must be prepared by a person suitably qualified ecologist, to the satisfaction of the Responsible Authority. When approved, the management plan will be endorsed and will then form part of the permit. The Bushland Reserve Management Plan must be in accordance with the Landscape Developer Guidelines and include to the satisfaction of the Responsible Authority:
- a) Drawn to scale with dimensions and provided in an approved electronic format (PDF and CAD).
 - b) New plantings, including their layout to be provided in any reserve.
 - c) Any proposed plantings must be indigenous plants of local provenance.
 - d) No planting of cultivars or environmental weeds as listed in the planning scheme.
 - e) Remove all existing environmental weeds to 1 per cent cover. Refer to Council's Pest Plant Management Strategy for species.
 - f) Manage all erosion to ensure no active movement of soil.
 - g) Must be free of rubbish and foreign debris.
 - h) All redundant fencing must be removed.
 - i) A Tree Management Plan that details:
 - i. the structural assessment of all retained trees.
 - ii. pruning or other measures to ensure trees are non-hazardous.
 - iii. direction for management activities to improve the health of the retained trees over the long term.
 - iv. identification of tree protection zones.
 - j) Paths must not be located within tree protection zones or canopies of existing trees unless agreed, paths must not be located within 30 metres of a designated waterway.
 - k) Overland flow of water along tracks must be managed to avoid track erosion.
 - l) Wooden structures are to be avoided, examples include the use for boardwalks or sleeper walls; recycled plastic can be used as an alternative.
 - m) Fencing must be permeable.
 - n) Signs must be installed at all entrances that include reserve name, regulatory signage, and interpretation and education to adequately convey the conservation significance of the reserve. Additional signage may be required depending on the size and shape of the reserve.
 - o) Revegetation of 30 metres either side of all designated waterways to a simplified ecological vegetation class, at a density of one plant per square metre.
 - p) Unless exceptional circumstances apply, residential properties must not back onto reserves but will be separated from reserves via a road.
 - q) Fuel breaks to be implemented around the perimeter of all reserves where they back onto residential properties. Firebreaks are not required where a road separates houses from the reserve. The firebreak will be implemented to a standard sufficient for mowing.
 - r) Council encourages the installation of constructed habitat boxes where appropriate.
17. Before a Statement of Compliance is issued for the subdivision, the bushland management works in the approved Bushland Reserve Management Plan must be carried out and completed to the satisfaction of the Responsible Authority or by agreement with the Responsible Authority, bond bushland management 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 for bond calculation details. **Please note: At practical completion the outstanding**

bushland management works bond will be released and only a bushland management maintenance bond will be retained. (Please contact Council's Environment Department in relation to the costs of the cash bond or bank guarantee amount. Practical completion must be achieved for the bushland management works within 24 months of a Statement of Compliance being issued unless agreed by the Responsible Authority. If practical completion is not achieved within this timeframe, the bushland management bond will be forfeited and the Responsible Authority will undertake the works) https://www.cardinia.vic.gov.au/landscaping_guidelines

18. Before a Statement of Compliance is issued for the subdivision, bonding must be provided to the Responsible Authority to cover all bushland management 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 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 bushland management works for a minimum of 24 months. (Please contact Council's Environment Department in relation to the costs of the cash bond or bank guarantee) https://www.cardinia.vic.gov.au/landscaping_guidelines
19. The permit holder must notify Council's Environment Department a minimum of seven (7) days before commencing bushland management works so that surveillance of the works can be undertaken.
20. The bushland management works shown in the endorsed Bushland Management 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 bushland management works. 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 must be replaced.
 - b) In accordance with the Cardinia Shire Council developer landscape guidelines funds will be retained from the landscape maintenance bond for the works to be undertaken by Council following issuing of final completion; and
 - c) The Responsible Authority may direct maintenance activities to be undertaken. The direction to undertake maintenance activities must be completed within 14 days of the written notification being received from the Responsible Authority.
21. Before a Statement of Compliance is issued for 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.
22. Before the submission and approval of detailed design construction plans (engineering plans) and the certification of the relevant plan of subdivision for each stage, a functional layout plan for the subdivision or stage of subdivision, generally in accordance 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, 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,
- 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 Development 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 and
- n) Traffic management plan showing sufficient notional (unmarked) on-street car parking spaces, at the rate of one space per lot, traffic control devices and large vehicle turning overlays.

Sites that are not adjacent to existing or approved infrastructure will be required to show the following information in addition to the above standard requirements:

- a) The relationship between the subject subdivision stage and surrounding land,
 - b) Proposed linkages to future streets, open space, regional path network and upstream drainage,
 - c) Works external to the subdivision, including both interim and ultimate access requirements,
 - d) Intersections with Category 1 roads showing interim and ultimate treatments,
 - e) Drainage and sewerage outfalls including any easements required over other property.
23. Before the installation of trees to be planted within the road reserve, an inspection of the plant stock must be undertaken by Council's Landscape Development unit. Any trees deemed unsuitable must not be planted within the streetscape.
 24. The permit holder must notify Council's Landscape Development unit a minimum of seven (7) days before commencing street tree planting and landscaping within the road reserve so that surveillance of the works can be undertaken.
 25. The landscaping shown on the endorsed landscape plans 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 (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.

The direction to undertake maintenance activities must be completed within 14 days of the written notification being received from the Responsible Authority.

26. Lighting of streets and pedestrian/cycle paths must be designed and provided (prior to the issue of a Statement of Compliance for the relevant stage) in accordance with Australian Standard 1158.1 to the satisfaction of the Responsible Authority.
27. The applicant must provide reflective street number markers on the kerb in front of each lot to the satisfaction of the Responsible Authority.
28. 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 then 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; and
 - f) Tree protection zones, trees to be retained and trees to be removed.
29. 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.
 30. 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.
 31. Before a certificate of practical completion is issued, CCTV results for the full length of all stormwater drainage pipes where Council is the Responsible Authority, must be submitted for assessment. The submitted information is to be to the satisfaction of the Responsible Authority.

APA Group Conditions:

32. Easements in favour of "Australian Gas Networks (VIC) Pty Ltd" must be created on the plan to the satisfaction of APT
33. The Plan of Subdivision submitted for certification must be referred to APT O & M Services Pty Ltd in accordance with Section 8 of the *Subdivision Act 1988*.

AusNet Services Conditions:

34. The Plan of Subdivision submitted for certification must be referred to AUSNET ELECTRICITY SERVICES PTY LTD in accordance with Section 8 of the *Subdivision Act 1988*.
35. 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.

Country Fire Authority conditions:

36. Before the Statement of Compliance is issued under the Subdivision Act 1988 the owner must enter into an agreement with the Responsible Authority under section 173 of the Planning and Environment Act 1987. The agreement must:

- a) State that it has been prepared for the purpose of an exemption from a planning permit under Clause 44.06-2 of the Cardinia Planning Scheme.
- b) Incorporate the plan prepared in accordance with Clause 53.02-4.4 of this planning scheme and approved under this permit.
- c) State that if a dwelling is constructed on the land without a planning permit that the bushfire protection measures set out in the plan incorporated into the agreement must be implemented and maintained to the satisfaction of the responsible authority on a continuing basis.
- d) Explicitly exclude Lot 12 from the following exemption under Clause 44.06-2 of the Cardinia Planning Scheme:
 - A building or works consistent with an agreement under section 173 of the Act prepared in accordance with a condition of permit issued under the requirements of Clause 44.06-5.

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

37. Before the certification is issued under the Subdivision Act 1988, a bushfire management plan must be submitted to and endorsed by the Responsible Authority. When endorsed the plan must be included as an annexure to the section 173 agreement prepared to give effect to Clause 44.06-5 of the Cardinia

Planning Scheme. The plan must show the following bushfire mitigation measures and site features, unless otherwise agreed in writing by the CFA and the Responsible Authority:

Building Envelope

- a) Show for Lots 1 to 11 the location and setback of the building envelope/s from adjacent property boundaries.

Defendable Space

- b) Show an area of defendable space that extends over the entire area of subdivision except over Lot 12 where vegetation (and other flammable materials) will be modified and managed in accordance with the following requirements:
- Grass must be short cropped and maintained during the declared fire danger period.
 - All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
 - Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
 - Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
 - Shrubs must not be located under the canopy of trees.
 - Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
 - Trees must not overhang or touch any elements of the building.
 - The canopy of trees must be separated by at least 5 metres.
 - There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Construction Standard

- c) Nominate the following minimum Bushfire Attack Levels that any buildings will be designed and constructed to for the Lots.
- Lot 1, 10 and 11 BAL 12.5
 - Lots 2, 3, 6, 7, 8 and 9 BAL 19
 - Lots 4 and 5 BAL 29

Water supply

- d) Show for Lots 1 to 11 5,000 litres of effective water supply for fire fighting purposes which meets the following requirements:
- Is stored in an above ground water tank constructed of concrete or metal.
 - All fixed above-ground water pipes and fittings required for fire fighting purposes must be made of corrosive resistant metal.

Melbourne Water Condition:

38. Prior to Certification, the Plan of Subdivision must be referred to Melbourne Water, in accordance with Section 8 of the Subdivision Act 1988.

South East Water Conditions:

39. The owner of the subject land must enter into an agreement with South East Water for the provision of potable water supply and fulfil all requirements to its satisfaction.

40. The owner of the subject land must enter into an agreement with South East Water for the provision of Pressure Sewerage and fulfil all requirements to its satisfaction.

41. All lots on the plan of subdivision are to be provided with separate connections to our potable water supply and pressure sewerage systems.

42. Prior to certification, the Plan of Subdivision must be referred to South East Water, in accordance with Section 8 of the *Subdivision Act 1988*.

The certified Plan of Subdivision will need to show sewerage supply 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.

Permit Expiry

This permit for subdivision will expire if–

- a) the subdivision is not commenced within two (2) years of the date of this permit; or
- b) the subdivision is not completed within five (5) years of the date of commencement.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

(Note: 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.)

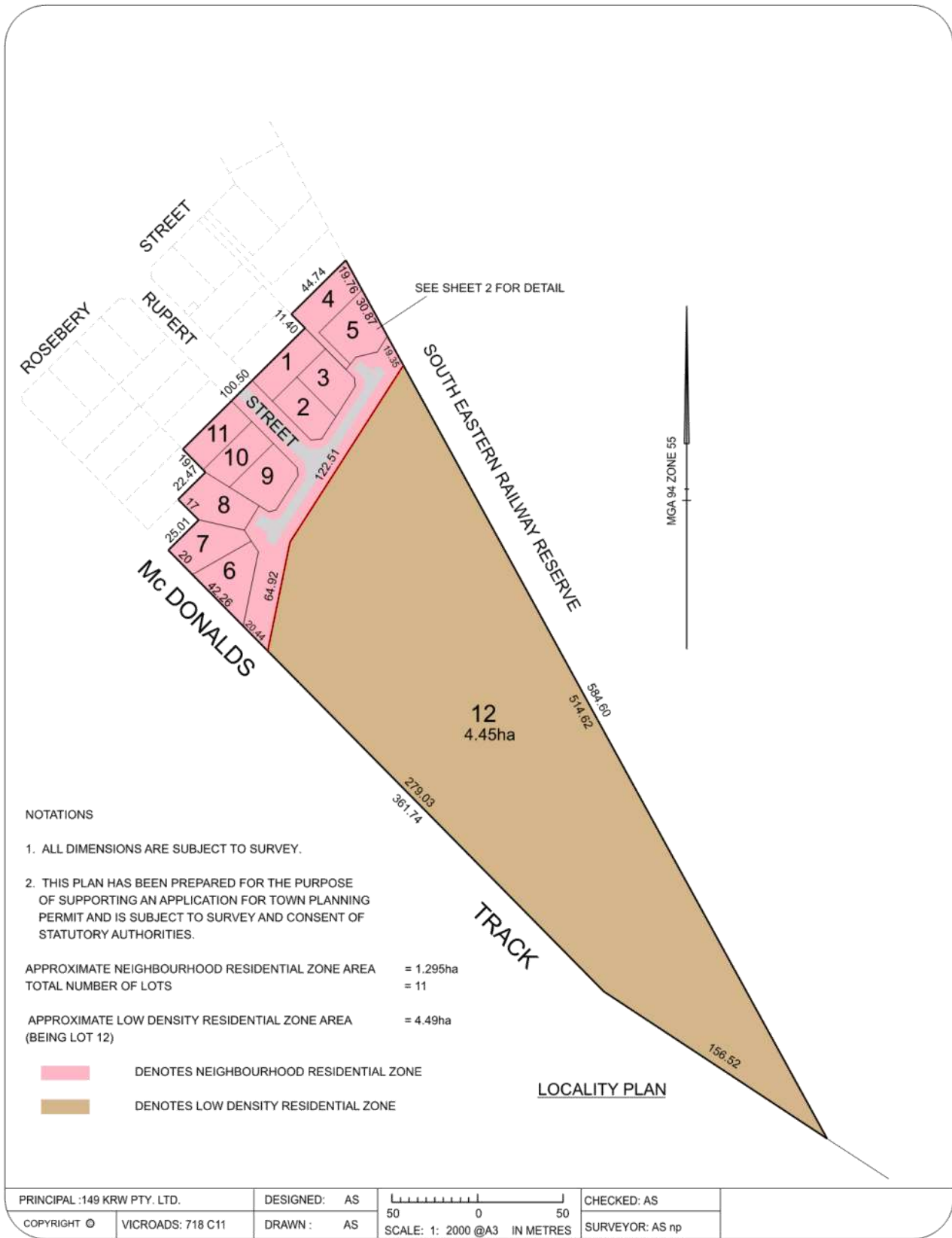
Notes:**AusNet Services Notes:**

- It is recommended that, at an early date the applicant commences negotiations with AUSNET ELECTRICITY SERVICES PTY LTD for a supply of electricity in order that supply arrangements can be worked out in detail, so prescribed information can be issued without delay (the release to the municipality enabling a Statement of Compliance with the conditions to be issued).
- Arrangements for the supply will be subject to obtaining the agreement of other Authorities and any landowners affected by routes of the electric power lines required to supply the lots and for any tree clearing.
- Prospective purchasers of lots on this plan should contact this office to determine the availability of a supply of electricity. Financial contributions may be required.

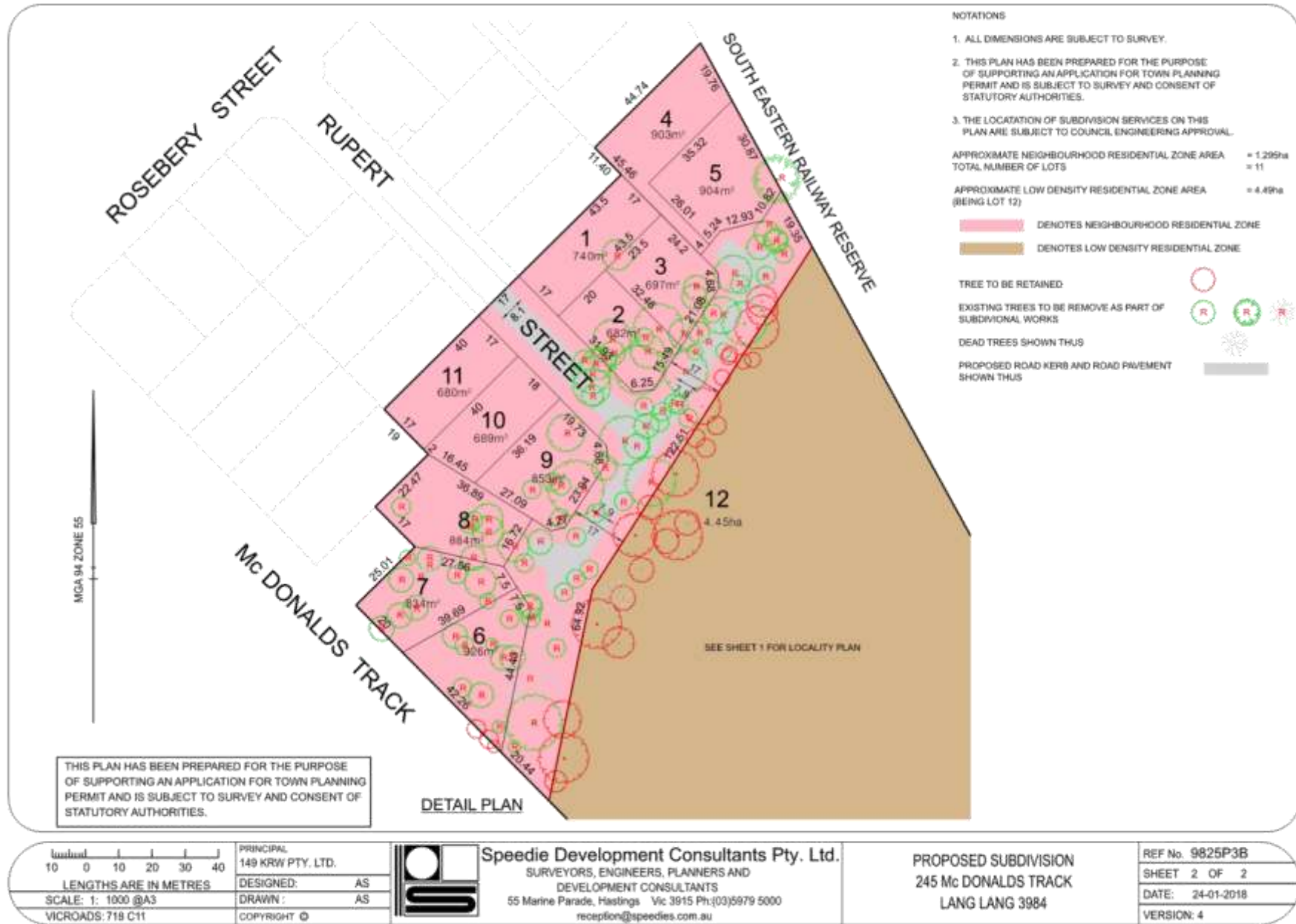
South East Water Notes:

- 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.
- The following South East Water agreement options are available:
 - 1) Application to enter into a Development Agreement-Works – If South East Water reticulated sewer/water/recycled water (as applicable) is required to be extended to service lots within the development
 - 2) Application For Notice of Agreement Subdivision-Non Works – If South East Water reticulated sewer/water/recycled water (as applicable) is available to the development and the owner only requires Statement of Compliance to release the titles (i.e. subdivision prior to building)
 - 3) Plumbing Industrial, Commercial, Units & Private Water application – If South East Water reticulated sewer/water/recycled water (as applicable) is available to the development and the owner wishes to commence construction of the building/s (i.e. building prior to subdivision)

To lodge an application please visit our website: www.southeastwater.com.au.



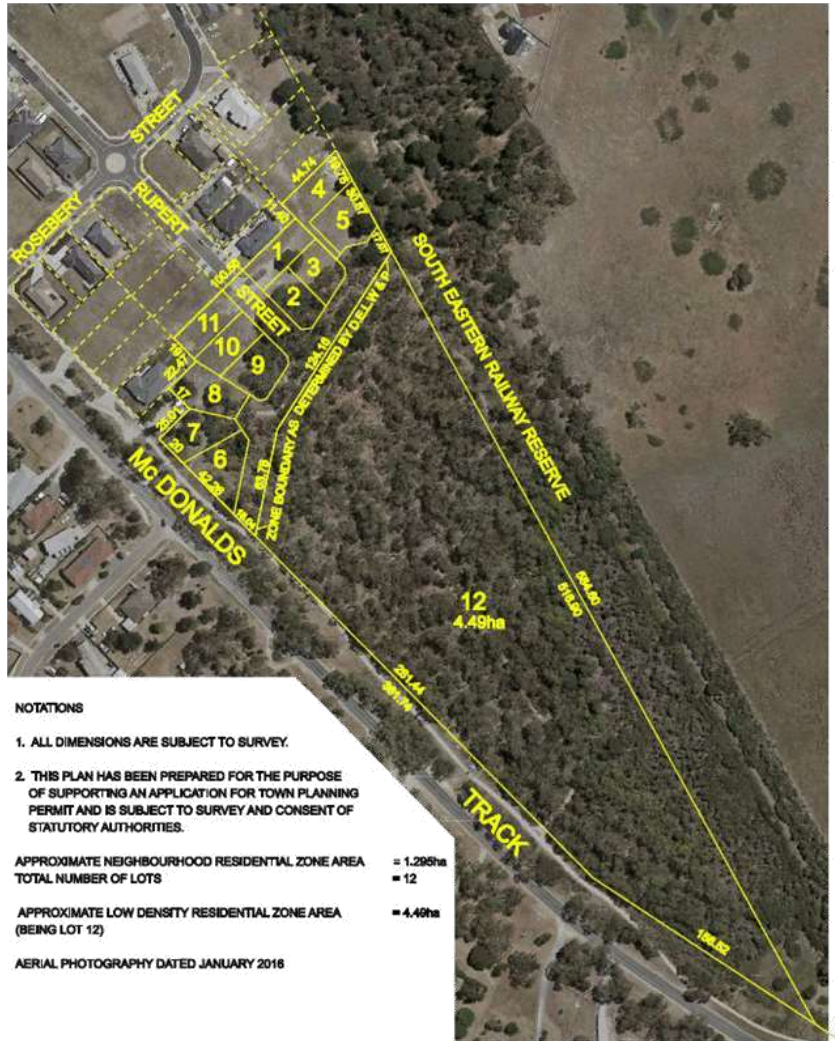
	Speedie Development Consultants Pty. Ltd. SURVEYORS, ENGINEERS, PLANNERS AND DEVELOPMENT CONSULTANTS 55 Marine Parade, Hastings Vic 3915 Ph: (03)5979 5000 reception@speedies.com.au	PROPOSED SUBDIVISION 245 Mc DONALDS TRACK, LANG LANG 3984	REF No. 9825P3B SHEET 1 OF 2 DATE: 24-01-2018 VERSION: 4
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3. Proposal

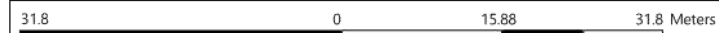
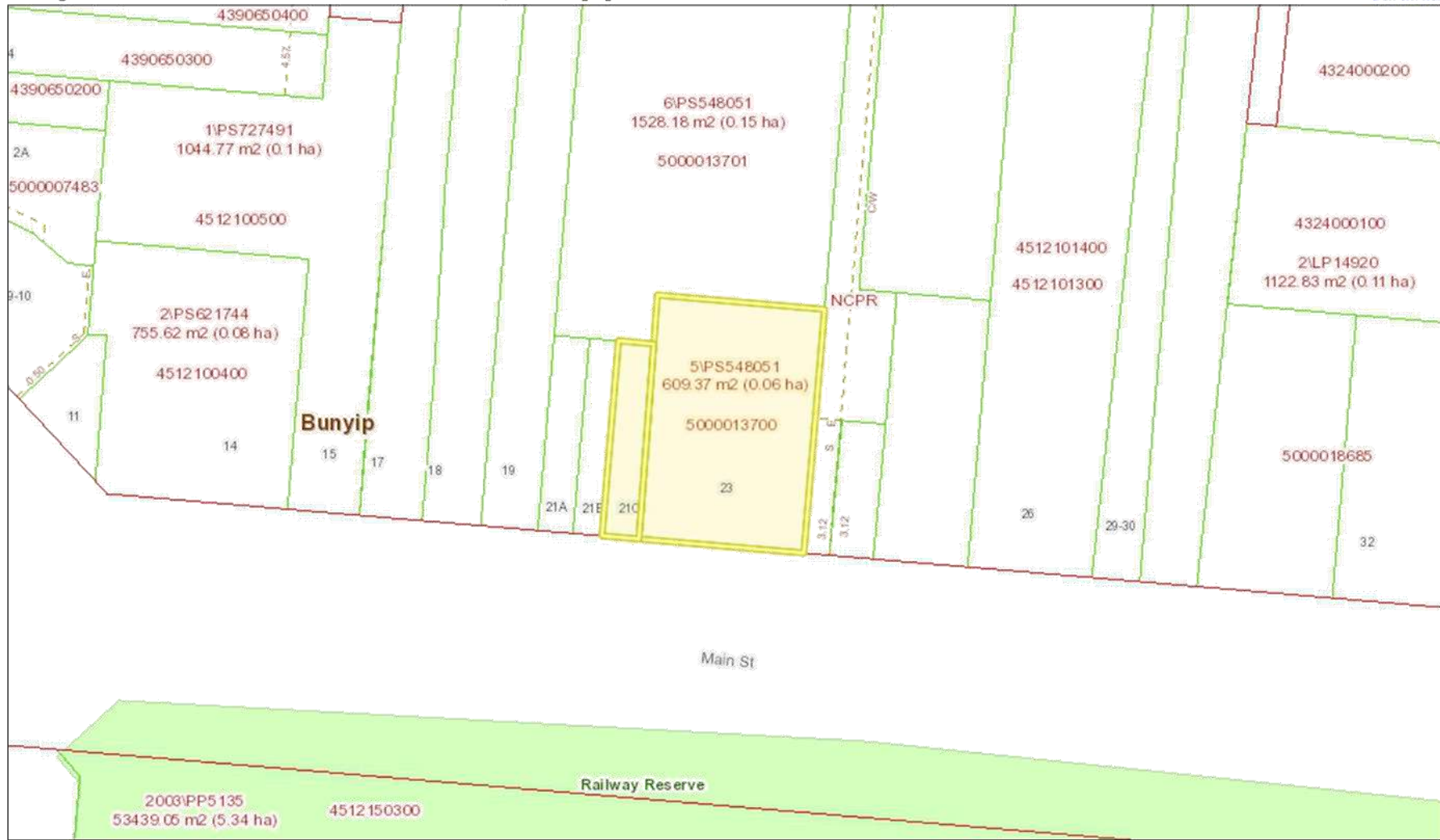
The application proposes the subdivision of the land into 12 lots. The subdivision includes 11 residential lots accessed from an extension of Rupert Street ranging in size from 682sqm to 926sqm. The balance lot has an area of 4.49ha and encompasses the bushland area at the eastern end of the site. It is proposed that the balance lot be transferred to Council for open space purposes.

The plan of the proposed subdivision is shown below and more detailed plans are submitted with the application:





subject site - 21C & 23 Main Street, Bunyip



1: 625

Data Source: State & Local Government. © CARDINIA SHIRE COUNCIL

16-Nov-2018

Notes

