



GOLDEN PLAINS SHIRE

ATTACHMENTS

**Under Separate Cover
Ordinary Council Meeting**

6.00pm Tuesday 26 November 2019

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Information Redacted

15 June 2019

Golden Plains Shire Council
2 Pope Street
Bannockburn VIC 3331

Dear Sir/Madam

RE: PLANNING PERMIT TEESDALE P19-134 – 3 MERINO DRIVE.

We wish to formally object to the proposed sub division of 3 Merino Drive Teesdale based on the following:

1. Negative effect on the character of the neighbourhood.

The proposed subdivision and subsequent development has no regard to the existing character of the neighbourhood. We refer directly to the Golden Plains Planning Scheme, clause 21.02-3 Rural Areas which supports Clause 11 Settlement of the (State) Planning Policy Framework.

- Objective 1 – Strategy 1.1 – *Require new subdivision to recognise and maintain the surrounding lot configurations and lot size.*
- Objective 5 – Strategy 5.1 – *Avoid subdivision that is likely to lead to a concentration of lots that would change the general use and character of the rural area.*

We believe the proposed subdivision does not support these objectives and would be to the detriment of the existing rural character of Merino Drive where all lot sizes range from 1.068ha to 1.829ha. The proposed subdivision for two 0.53ha lots are considerably smaller than existing lot sizes and are aesthetically displeasing to maintain the rural character of the street and the surrounding lot configuration and lot sizes.

2. Potential concentration of lots.

As we are on the fringe of the Low Density Residential Zone and Farm Zone, this enhances the rural character of Merino Drive. We believe the Golden Plains Shire has an obligation to protect the integrity of rural living zones as set out in the above strategies. The existing layout of Merino Drive with large allotments is the main reason why we choose to live here.

Considering the proposed subdivision of 8 Merino Drive into two lots as per P19-014, the additional development of 3 Merino Drive into two lots would lead to a concentration of lots in the area which would be to the detriment of the rural character of Merino Drive.

*Planning Permit P19-134, 3 Merino Drive, Teesdale.
Formal objection from Robert and Debbie Smith, 18 Merino Drive, Teesdale.*

obj (1)

Information Redacted

It is most upsetting to discover the application for this subdivision and not be notified in writing nor observe any signage on the land as set out in the Planning and Environment Act 1987 under section 52 (1) (a) and considering the GPS Planning Department's knowledge of our objection to the subdivision of Lot 8, Merino Drive based on the very same reasons. We feel there has been very little transparency in the application process of this proposed subdivision and the Shire has not demonstrated due diligence to notify residents of this application.

We strongly support maintaining the rural character of Teesdale and request that the Teesdale Structure Plan (Clause 21.08-14), in conjunction with community consultation, be reviewed to ensure that the current and future development of the town is appropriate for the current infrastructure, environment, social and economic impacts of small town rural character now and in the future.

Thank you for your consideration to this objection.

Yours sincerely

Information Redacted

Planning Permit P19-134, 3 Merino Drive, Teesdale.

Information Redacted

Information Redacted

Golden Plains Shire
2 Pope Street
Bannockburn
VIC 3331

14 June 2019

Dear Sir/Madam,

PLANNING PERMIT P19-134 –3 MERINO DRIVE TEESDALE

Reference:

A. Planning & Environmental Act 1987 Section 52

We have been advised by a third party and subsequently confirmed via the Golden Plains website that a Planning Application was made on 14 May 2019 for the sub-division of No 3 Merino Drive Teesdale.

Given the time elapsed since this application was lodged, and with the ongoing issues with the Planning Application for No 8 Merino Drive still ongoing, we find it rather underhanded and somewhat concerning that this application has not been openly and duly notified.

Therefore, we request your urgent attention to the requirements of Reference A with regards to the notification of this application by post to all adjacent property owners and also to the requirement that the said Planning Application being posted or attached to the boundary of this property so that residents of Merino Drive and within the area are duly advised.

Yours sincerely,

Information Redacted

ECM Captured
File No: _____
ECM Ref: _____
Initials: _____ Date: _____

PROCESSED

Copy emailed

Received
18 JUN 2019
Business Management Golden Plains Shire Council

obj 2

**PLANNING
27 JUN 2019**

Information Redacted



15 July 2019

Golden Plains Shire
2 Pope Street
Bannockburn
VIC 3331

Dear Sir/Madam,

FORMAL OBJECTION TO PLANNING PERMIT P19-134 – LOT 3 MERINO DRIVE TEESDALE

Further to the formal receipt of the Notice of an Application for Planning Permit dated 12 July 2019, we wish to formally object to the proposed sub division of the subject property given the detriment it would have on the existing character of the neighbourhood and as defined by the contents of the Golden Plains Scheme, Clause 21.02-3 Rural Areas which supports Clause 11 settlement of the (State) Planning Policy Framework – specifically:

Objective 1 – Strategy 1.1 that requires new subdivisions to recognise and maintain the surrounding lot configuration and lot size; and

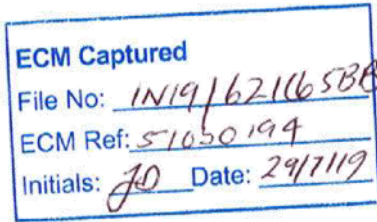
Objective 5 – Strategy 5.1 – Avoid subdivisions that is likely to lead to a concentration of lots that would change the general use and character of the rural area.

With the ongoing process for No 8 Merino Drive and the proposed sub division of that property, Objective 5 – Strategy 5.1 becomes even more relevant as the sub divisions now constitute a concentration of lots given that Lot 3 Merino Drive is directly opposite to No 8 Merino Drive.

Secondly, it is noted on the full application for the subject matter as viewed on the Golden Plains Shire website, that the applicants contact is Mr O'Shannassy of BOS Brothers. Given the issues raised regarding BOS Brothers in previous communications, we assume that the legalities regarding the use of that name have been resolved with the Australian Investments and Securities Commission (ASIC) who advised on 15 April 2019 that BOS Brothers ceased to exist as a trading company?

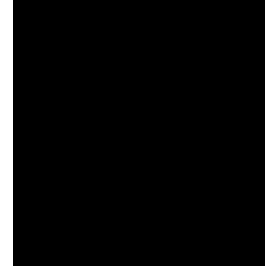
Once again and in conclusion we wish to object to this application based on the Clauses and Objectives of the Golden Plains Scheme and to highlight the proliferation of sub divisions within the Teesdale community that may well have a long lasting and detrimental effect on this close knit community.

Yours sincerely,
Information Redacted



obj (2) (3)

Information Redacted



14 June 2019

To Whom It May Concern
Golden Plains Shire

Dear Sir/Madam,

We write to formally object to the Application for a Planning Permit for Lot 3 Merino Drive, application reference number P19-134.

With the ongoing issues arising from the proposed sub division of No 8 Merino Drive, we feel that another sub division within Merino Drive, let alone being directly opposite that property, has the very real potential of destroying our environment with the concentration of sub divisions at the very entry to our small estate.

Having consulted many of our neighbours, we are all very unhappy at the prospect of these potential developments eroding the very essence of moving to Teesdale in the first place for the big blocks and open spaces. In fact, being familiar with the actual Golden Plains Scheme, we understand that if these sub divisions were to go ahead they would actually be in contravention of a number of the objectives from the said scheme as in the '**need to recognise and maintain the surrounding lot configurations and lots sizes**' as well as '**avoiding sub divisions that would change the general use and character of the area**'.

Given the above, we feel that Golden Plains Scheme itself provides the very reasons as to why we feel the need to object to this proposed planning application in the strongest possible way. In fact, we would go as far as to say that if passed, the Council would be disregarding their own strategies that may well have been passed by the Victorian Government?

Yours sincerely



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 File No: _____
 ECM Ref: M19/6216798A
 Initials: JD Date: 29/7/19

Received
 29 JUL 2019
 Records Management
 Golden Plains Shire Council

OBJ (A) 3

Agenda

File Number:	P19-134
Author:	Sandra Tomic, Town Planner
Authoriser:	Steven Sagona, Acting Director of Assets and Amenity
Applicant:	Sally Hobbs
Owner:	Sally Hobbs
Proposal:	Two lot subdivision
Location:	Lot 3 PS3331084U Bannockburn-Shelford Road, Teesdale
Attachments:	1. Full officer report 2. Recommended conditions 3. Copy of application & plans 4. Copy of objections

RECOMMENDATION

That Council resolves to issue a Notice of Decision to Grant a Planning Permit for the development of a two (2) lot subdivision at Lot 3 PS3331084U Bannockburn-Shelford Road, Teesdale subject to the conditions attached to this report.

EXECUTIVE SUMMARY

This report relates to a planning permit application for the development of land for the purposes of a two (2) lot subdivision at Lot 3 PS3331084U Bannockburn-Shelford Road, Teesdale. This report provides a background to the application and a summary of the relevant planning considerations.

PURPOSE

The application has been referred to the Council Meeting for determination because there are unresolved objections to the application.

CONFLICT OF INTEREST

In accordance with Section 80B of the *Local Government Act 1989*, the Officers preparing this report declare no conflict of interest in regard to this matter.

COUNCIL PLAN

Managing natural and built environment.

BACKGROUND INFORMATION

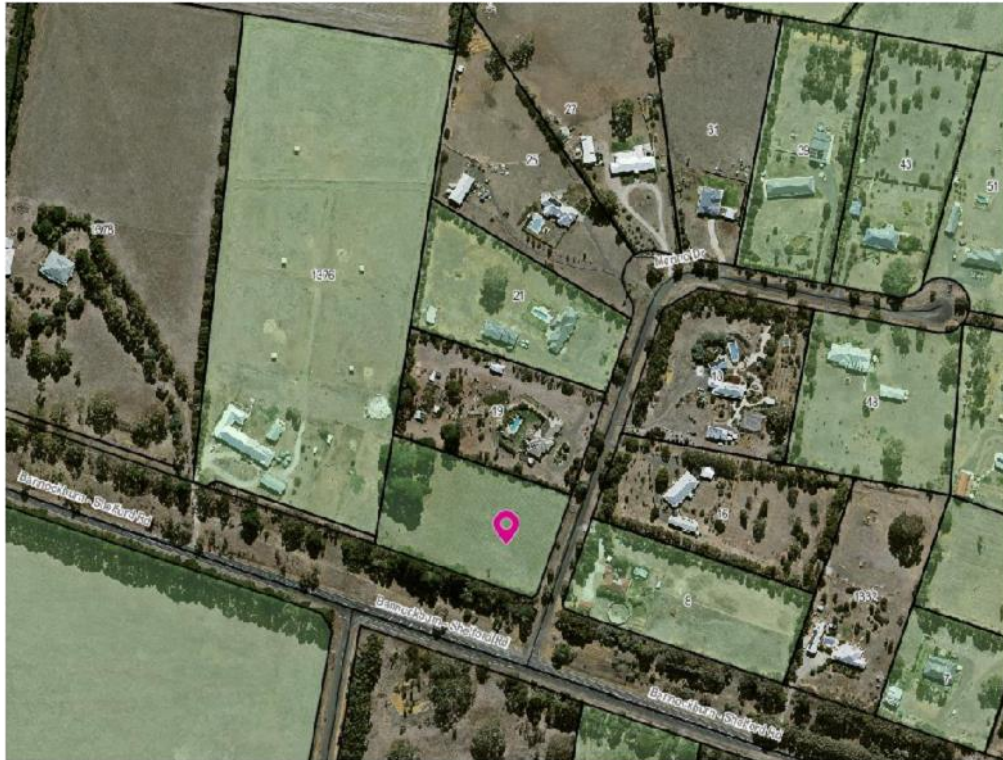
Site description

The subject land is situated at on the corner of Bannockburn-Shelford Road and Merino Drive and is known at Lot 3 PS3331084U Bannockburn-Shelford Road, Teesdale. The lot currently has no formed access to the Bannockburn- Shelford Road is a Road Zone Category 1, VicRoads road; this includes a wide road reserve, which is well vegetated immediately adjoining the site. Merino Drive is a sealed Council road reserve serviced by a wide spoon drain. The site is located within the Low Density

Agenda

Residential Zone (LDRZ) and is subject to the Design and Development Overlay – Schedule 5 (DDO5). The site is currently vacant and has a total area of 1.07ha (10,700sqm). The land is flat and mostly cleared except for the large established Pine Trees at the rear. The land is not affected by any restrictive covenants.

Site Map



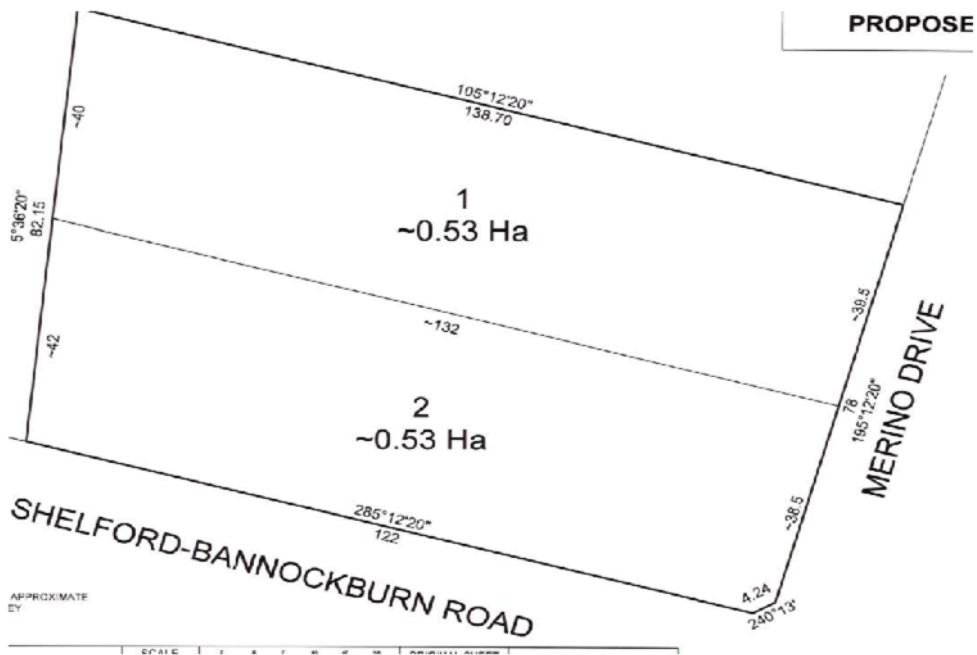
Agenda

The proposal

The application proposes the development of the land for a two (2) lot subdivision. A copy of the application and plans is available at Attachment 3. The proposed subdivision will have the following features:-

Lot 1 – 0.53ha – retain existing accessway

Lot 2 – 0.53ha – with a new accessway along Merino Drive



CONSULTATION

Notice of the application was given in accordance with Section 52 (1) (a) of the *Planning and Environment Act 1987*. Notice was provided by mail to 7 adjoining owners and occupiers. Notice was also carried out by placing a sign on the site.

As a result of the public notice, 3 objections were received. A copy of the objections are available at Attachment 4. All objectors are owners of land within Merino Drive. The main concerns raised by the objectors relate to the amenity impact the subdivision would have on the rural character of Merino Drive and the proposal not complying with objectives outlined in Clause 11 (Settlement).

The objectors and applicant were invited to a consultation meeting held on 28 August 2019. There was no resolution or agreement reached as a result of the meeting.

Agenda

ASSESSMENT

The application was submitted to Council on the 30 May 2019 and a preliminary assessment was undertaken. There is no statutory referrals associated with a two (2) lot subdivision, however relevant internal referrals were carried out. These parties had no objection to the issue of a permit subject to conditions being placed on the permit.

Golden Plains Planning Scheme**Planning Policy Framework (PPF)****Clause 11.02 Managing Growth**

The objective of the policy for the supply of urban land (Clause 11.02-1S) is to ensure a sufficient supply of land is available for residential and other uses. Planning for urban growth should consider:

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

Local Planning Policy Framework (LPPF)**Clause 21.02 Settlement**

The local policy for settlement patterns (Clause 21.02-1) includes objectives to make efficient use of land and encourage the consolidation of existing township areas. The policy seeks to direct residential development to township areas that have reticulated water, sewerage and stormwater drainage and community services and facilities. Infill development in towns lacking sewerage treatment will be required to provide onsite effluent treatment.

The largest town is Bannockburn with approximately 19% of the population, followed by Teesdale with approximately 8% of the population. All other townships have a population of less than 1000 people. This highlights the dispersed nature of the population in Golden Plains Shire.

Clause 22.09 – Low Density Subdivision Policy

The policy applies to subdivision in the Low Density Residential (LDRZ)

Relative to the application proposal key objectives of the LDRZ policy, include but not limited to:

- To ensure new lots created in the Low Density Residential Zone are of sufficient size to treat and retain wastewater within their property boundaries; and
- To maintain an open and spacious character for low density residential areas across the Shire through:
 - Design that provides for open space and landscaping;
 - Retention of existing vegetation;
 - Avoiding creation of lots with battle-axe access in greenfield development;
 - The provision of wide driveways/ access ways with sufficient areas available for landscaping; and
 - Lot sizes with sufficient area to accommodate setbacks required by the Design and Development Overlay Schedule 5.

Agenda

Zone and overlay provisions**Low Density Residential Zone (LDRZ)**

The site is located in a Low Density Residential Zone (LDRZ). The purpose of the LDRZ is to provide for low density residential development on lots which in the absence of reticulated sewerage, can treat and retain all wastewater. A permit is required to subdivide land under the provisions of the LDRZ. The LDRZ sets a minimum lot size of 0.4Ha. The decision guidelines of the LDRZ require Council to be considered, as appropriate

Subdivision

- The protection and enhancement of the natural environment and character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and telecommunications.

General provisions

The decision guidelines contained in Clause 65.01 of the planning scheme require Council to consider the following matters, as appropriate:

- The matters set out in section 60 of the Act.
- The Municipal Planning Strategy and the Planning Policy Framework.
- The purpose of the zone, overlay or other provision.
- Any matter required to be considered in the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the amenity of the area.
- The proximity of the land to any public land.
- Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
- Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
- The extent and character of native vegetation and the likelihood of its destruction.
- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.
- The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

In addition, before deciding on an application to subdivide land, the decision guidelines contained in Clause 65.02 must be considered, as appropriate:

- The suitability of the land for subdivision.
- The existing use and possible future development of the land and nearby land.
- The availability of subdivided land in the locality, and the need for the creation of further lots.
- The effect of development on the use or development of other land which has a common means of drainage.
- The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.
- The density of the proposed development.
- The area and dimensions of each lot in the subdivision.
- The layout of roads having regard to their function and relationship to existing roads.

Agenda

- The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.
- The provision and location of reserves for public open space and other community facilities.
- The staging of the subdivision.
- The design and siting of buildings having regard to safety and the risk of spread of fire.
- The provision of off-street parking.
- The provision and location of common property.
- The functions of any body corporate.
- The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.
- If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.
- Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.

DISCUSSION

Planning Policy

The proposed subdivision is considered to satisfy the relevant provisions of the planning scheme including State and the Local planning policy for Low Density Residential Development (Clause 22.09)

Low Density Residential Development (Clause 22.09) seeks to ensure new lots are of sufficient size for on-site effluent disposal and maintain the character of low density residential areas. A land capability assessment submitted with the application demonstrates that the proposed lots are capable of accommodating on-site effluent disposal. In addition, the proposed subdivision has access to adequate infrastructure including sealed a road network, drainage (upgrades as required) and utilities.

The proposed subdivision design contributes to the character of the area by creating lots of sufficient size to provide setbacks in accordance with the DDO5, retaining existing vegetation via a recommended tree protection zone and providing space for landscaping.

Objectors concerns

Objectors are concerned that the proposed subdivision will have a detrimental impact on the character of the area by creating smaller lots which may result in minimal spacing between dwellings and less opportunity for landscaping.

The Low Density Residential Development policy (Clause 22.09) aims to protect the character and amenity of low density residential areas and ensure that new subdivisions are capable of treating and retaining effluent on site and ensuring lots can be adequately serviced by infrastructure.

Council is seeing an increase in the number of infill subdivisions in established residential areas as some landowners succumb to maintenance and upkeep requirements, seek to gain a financial advantage by creating additional lots and in response to property owners which seek space but do not want several acres. This site is unencumbered by any built form and has a generous street frontage, capable of providing safe property access points, in line with the requirements of The Infrastructure Design Manual. The LCA submitted with the site has demonstrated that it is acceptable of treating and retaining effluent on site and finally, a tree protection zone has been recommended to protect and retain the established pine trees at the rear.

Agenda

The subdivision responds appropriately to this site and is supported by policy.

CULTURAL HERITAGE IMPLICATIONS

This proposal does not require the preparation of a Cultural Heritage Management Plan under the Aboriginal Heritage Regulations 2007.

CONCLUSION

The application satisfies the provisions of the Planning Scheme, including State and Local planning policies, including the Local Policy for Low Density Residential Development (Clause 22.09), the provisions of the Low Density Residential Zone, and the decision guidelines of the Planning Scheme (Clause 65). The proposed subdivision has been designed to maintain the character of the area and are capable of on-site effluent disposal.



GOLDEN PLAINS SHIRE Application for Planning Permit for a Subdivision

Supplied by John OShannassy
 Submitted Date 14/05/2019

Application Details

Application Type Planning Permit for a Subdivision
 Version 1
 Applicant Reference Number (Not Supplied)
 Application name or Estate name 3 Merino Drive Teesdale
 Responsible Authority Name Golden Plains Shire Council
 Responsible Authority Reference Number(s) (Not Supplied)
 SPEAR Reference Number S140755H
 Application Status Submitted
 Planning Permit Issue Date NA
 Planning Permit Expiry Date NA

The Land

Primary Parcel BANNOCKBURN-SHELFORD ROAD, TEESDALE
 VIC 3328
 Lot 3/Plan PS331084
 SPI 3\PS331084
 CPN 51030194
Zone: 32.03 Low Density Residential
Overlay: 43.02 Design and Development

The Proposal

Plan Number (Not Supplied)
 Number of lots 2
 Proposal Description 2 lot subdivision of vacant land. refer to proposal.
 Estimated cost of the development for which a permit is required \$ 35,000

Existing Conditions

Existing Conditions Description Vacant land
 Title Information - Does the proposal breach an encumbrance on Title? Encumbrances on title, such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope do not apply.

Applicant Contact

Applicant Contact Mr John OShannassy
 ROS Brothers
 Information Redacted
 Business Phone Information Redacted
 Email: Information Redacted

Applicant

Applicant

Information Redacted

Business Phone: Information

Owner

Owner

(Owner details as per Applicant)

Declaration

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

I, Information declare that all the information supplied is true.

Authorised by Organisation

Information Redacted
BOS Brothers



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

Page 1 of 1

VOLUME 10808 FOLIO 618

Security no : 124076407399H
Produced 04/03/2019 12:58 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 331084U.
PARENT TITLE Volume 10241 Folio 759
Created by instrument PS331084U Stage 2 17/06/2004

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

Information Redacted both of Information Redacted Legal Personal
Representative(s) of Information Redacted deceased
PS331084U Stage 2 17/06/2004

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AC121032X 10/06/2003
NATIONAL AUSTRALIA BANK LTD

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

DIAGRAM LOCATION

SEE PS331084U FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: BANNOCKBURN-SHELFORD ROAD TEESDALE VIC 3328

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LIMITED
Effective from 22/10/2016

DOCUMENT END



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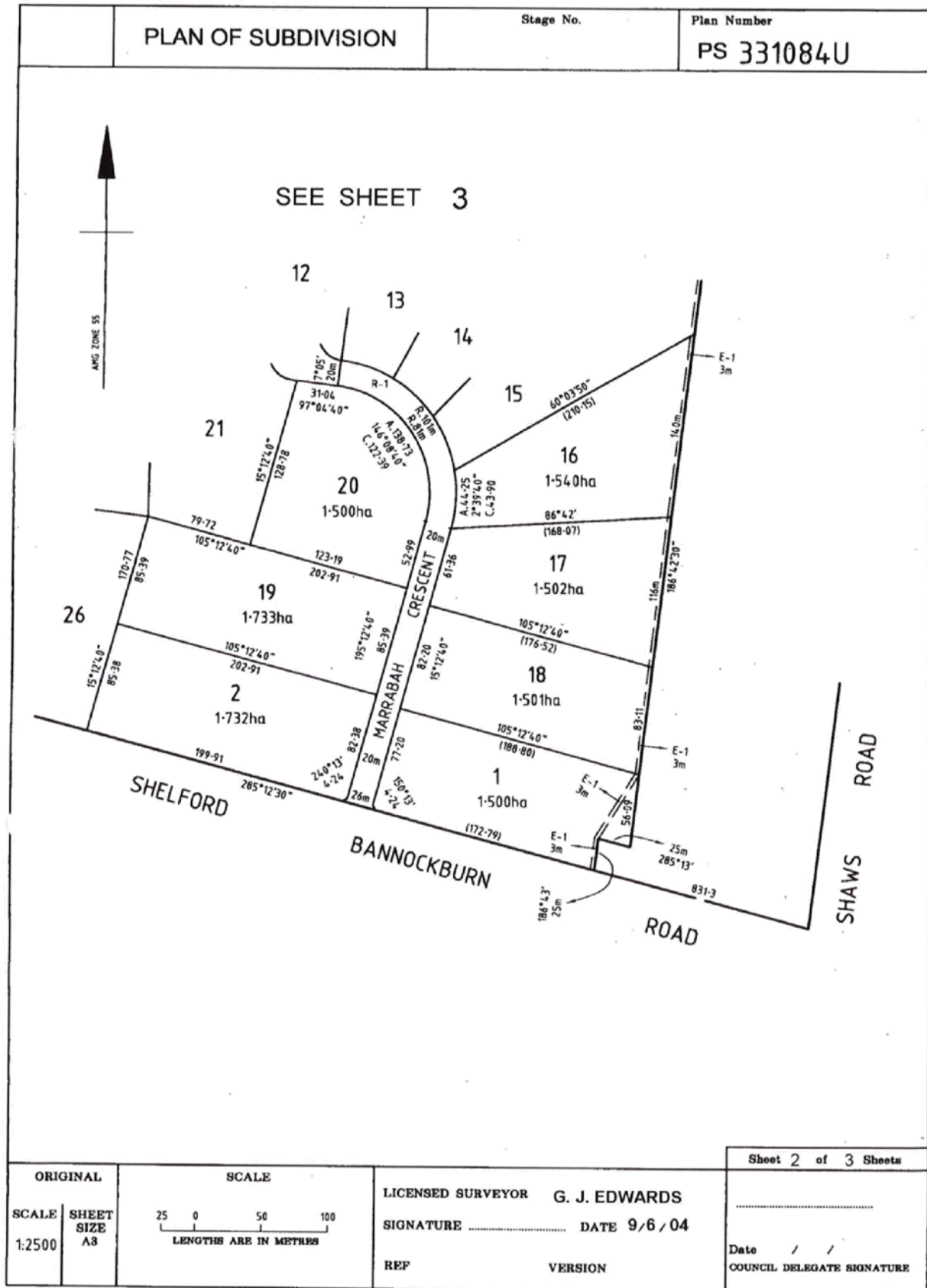
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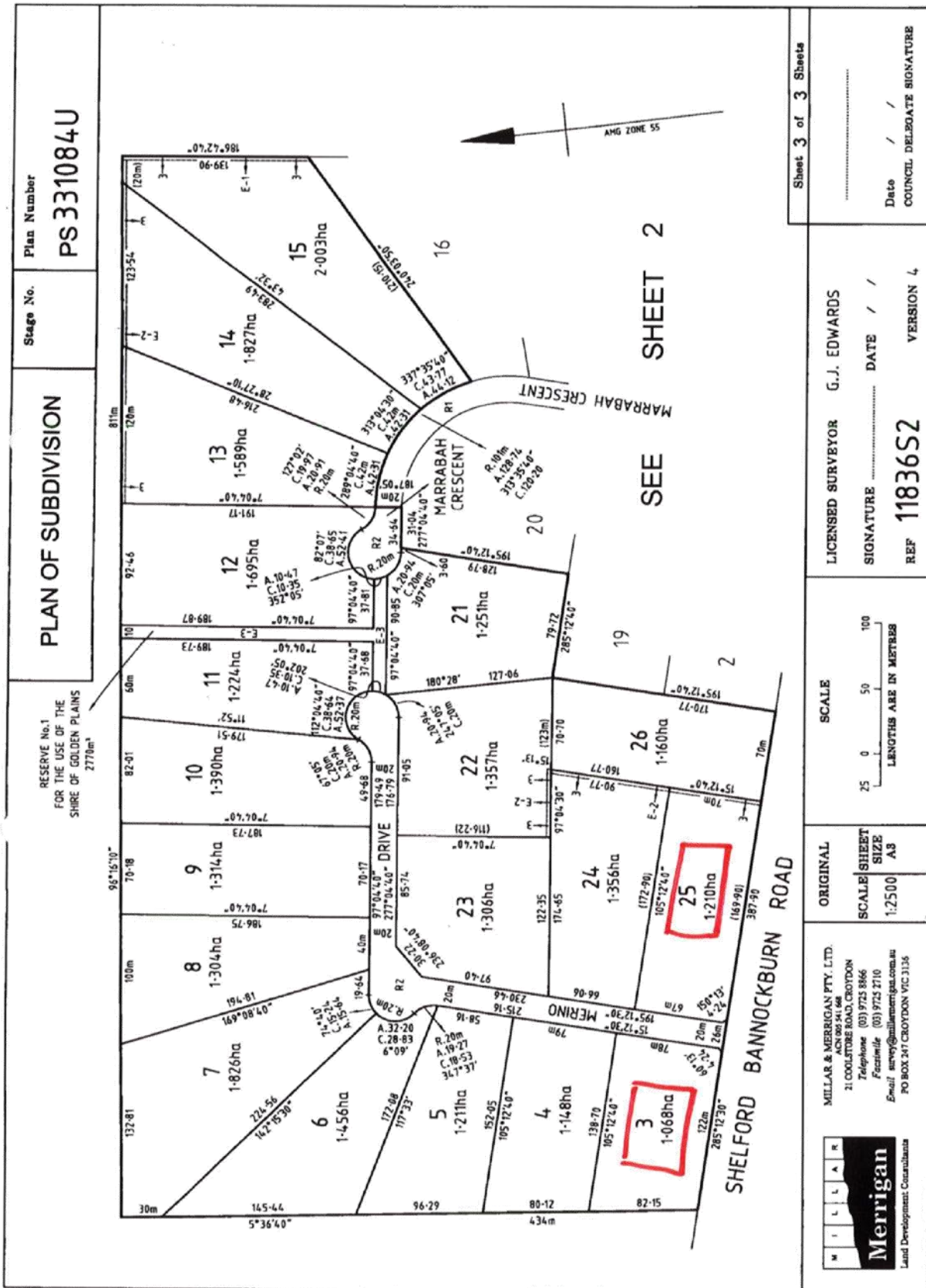
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PLAN OF SUBDIVISION		STAGE No.	LTO USE ONLY EDITION 2	PLAN NUMBER PS331084U
LOCATION OF LAND		COUNCIL CERTIFICATION AND ENDORSEMENT		
Parish: CARRAH Township: _____ Section: _____ Crown Allotment: _____ Crown Portion: 58 (part) LTO Base Record: PARISH (2355) Title References: V.9419 F.654, V.9419 F.655, V.9419 F.656, V.9419 F.657 Last Plan Reference: LP 134818 LOTS 1-4 Postal Address: Shelford - Bannockburn Road (At time of subdivision) Teesdale AMG Co-ordinates E 238800 (of approx. centre of land in plan) N 5787700 Zone: 55		COUNCIL NAME: Shire of Leigh REPLY No 390 1. This plan is certified under section 6 of the Subdivision Act 1988. 2. This plan is certified under section 11(7) of the Subdivision Act 1988. Date of original certification under section 6 / / 3. This is a statement of compliance issued under section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 has/ has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in Stage Council delegate _____ Council seal _____ Date 15 / 04 / 95 Re-certification under section 11(7) of the Subdivision Act 1988. Council delegate _____ Council seal _____ Date / /		
VESTING OF ROADS AND/ OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/ BODY/ PERSON	STAGING This is/ is not a staged subdivision. Planning Permit No. 390		
R1 R2 RESERVE NO.1	SHIRE OF GOLDEN PLAINS SHIRE OF GOLDEN PLAINS SHIRE OF GOLDEN PLAINS	DEPTH LIMITATION Does not apply		
SURVEY This plan is / is not based on survey This survey has been connected to permanent marks no(s) in Proclaimed Survey Area No.				
EASEMENT INFORMATION				
LEGEND: A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)				LTO use only Statement of Compliance/ Exemption Statement
				Received <input checked="" type="checkbox"/>
				Date 18 / 07 / 95
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/ In Favour Of
E-1	Drainage	3	This plan	Land in this plan, Shire of Golden Plains
R-1	Way, Drainage	See Diag	This plan	Land in this plan
E-2	DRAINAGE	3	THIS PLAN	SHIRE OF GOLDEN PLAINS
E-3	DRAINAGE SUPPLY OF WATER ELECTRICITY & TELECOMMUNICATIONS	SEE DIAG	THIS PLAN	SHIRE OF GOLDEN PLAINS
I.G.BISHOP and A.A.JEFFREYS PTY.LTD. CONSULTANT SURVEYORS 33 LYDIARD STREET SOUTH BALLARAT 3350 Ph.(053) 323557				LICENSED SURVEYOR (PRINT).....A. A. Jeffreys..... SIGNATURE.....DATE 25 / 1 / 94 REF. SB 1765D VERSION 2
				DATE / / COUNCIL DELEGATE SIGNATURE Original sheet size A3
Sheet 1 of 3 Sheets				

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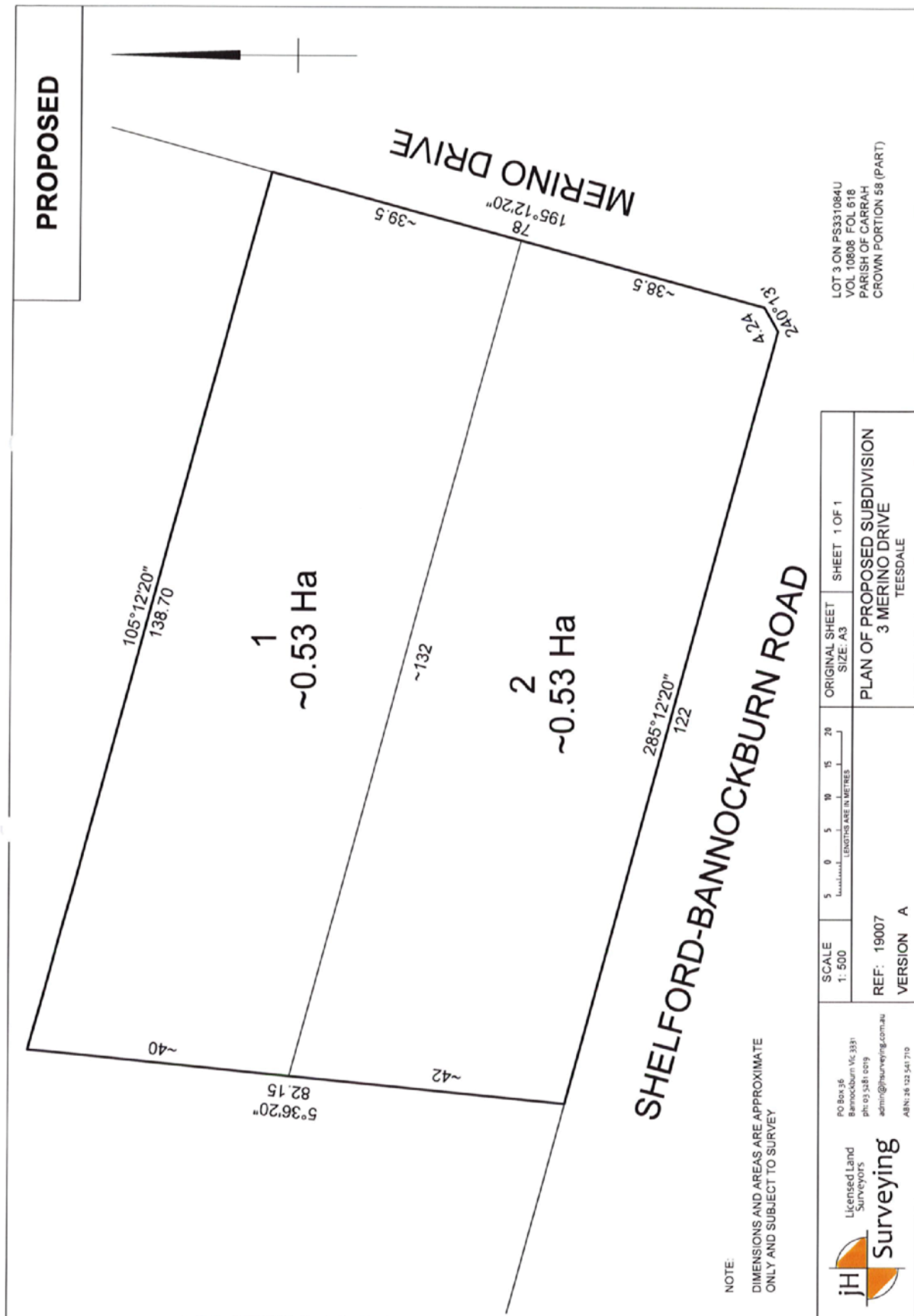
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<p style="text-align: center;">MODIFICATION TABLE</p> <p style="text-align: center;">RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN</p> <p style="text-align: center;">MASTER PLAN (STAGE 1) REGISTERED DATE 27/07/95 TIME 11:00</p> <p style="text-align: center;">WARNING: THE IMAGE OF THIS PLAN/DOCUMENT HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLAN/DOCUMENT.</p>							
AFFECTED LAND/PARCEL	LAND/PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
LOT S2	LOT 3 TO 15 (B.I.) & 21 TO 26 (B.I.)	STAGE 2	PS 331084U/S2	17/06/04	11.22	2	H.L.

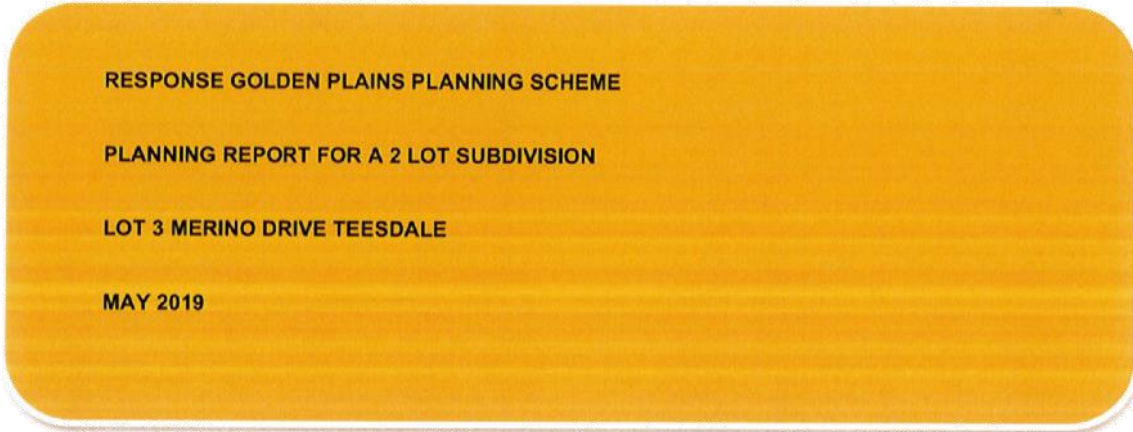
PLAN NUMBER
PS 331084U



LOT 3 ON PS331084U
 VOL 10808 FOL 618
 PARISH OF CARRAH
 CROWN PORTION 58 (PART)

SCALE 1: 500	LENGTHS ARE IN METRES 0 5 10 15 20	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 1
REF: 19007 VERSION A	PLAN OF PROPOSED SUBDIVISION 3 MERINO DRIVE TEESDALE		


Surveying
 Licensed Land Surveyors
 PO Box 16
 Bannockburn VIC 3301
 ph: 03 3481 0079
 admin@jhsurveying.com.au
 ABN: 26 122 541 710



Prepared by: John O'Shannassy

For: Gail Mueller and Sally Hobbs

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2 Lot Subdivision

3 Merino Drive Teesdale

1. INTRODUCTION & PROPOSAL

This Planning Permit Application is for a two (2) lot subdivision of 1 Ha of vacant and land property at 3 Merino Drive Teesdale. It is proposed that new lots will be approx. 5300 sqm in area. **Refer to Appendix A for the Development Plan and Plan of Subdivision.**

Works as part of this proposal:

- Installation of new driveway
- Installation of potable water & power connections
- Internal fencing.
- Stormwater drainage

2. SUBJECT SITE AND PLANNING CONTROLS

The subject site is located approx 1.5 km from the heart of the Teesdale township. The property has a total area of 1.06 Ha with a 78 m frontage to Merino Drive.

The site currently consists of one Title as follows:

- Lot 3 on PS 331084U

Refer to Appendix B for Title Details & Planning Information.

2.1 ZONING

The subject site is situated within the Low Density Residential Zone (LDRZ) and subsequent schedule to the LDRZ.

2 Lot Subdivision

3 Merino Drive Teesdale



Comment: The proposal satisfies the purpose of the LDRZ, in that it will provide for residential development within a LDRZ whilst treating and retaining the wastewater within the site. The schedule is not relevant to this application.

2.2 OVERLAYS

The site is subject to a Design and Development Overlay (DDO) and subsequent Schedule 5 (DDO5).

Comment: The proposal satisfies the purpose of the DDO, in that the area characteristics and amenity are maintained and set-backs for building envelopes are compliant.

3. SITE ANALYSIS

An aerial view of the site can be seen below.

2 Lot Subdivision

3 Merino Drive Teesdale



3.1 LANDFORM, INFRASTRUCTURE AND SERVICE ANALYSIS

The vacant lot has not been built on. It has large trees at the back of the lot which will remain. The land falls to the front of Merino Drive and has minimal cross fall. Access to Lot 1 will be via the existing driveway and access to Lot 2 via a new driveway.



2 Lot Subdivision

3 Merino Drive Teesdale

Photo – Large trees at back of current vacant lot.



Photo – Existing driveway to Proposed Lot 1

3.2 SURROUNDING LAND

The western, northern and eastern boundaries are shared with private properties (with houses) within the same land zoning LDRZ. The southern boundary fronts Shelford Bannockburn Rd.

3.3 DRAINAGE ANALYSIS

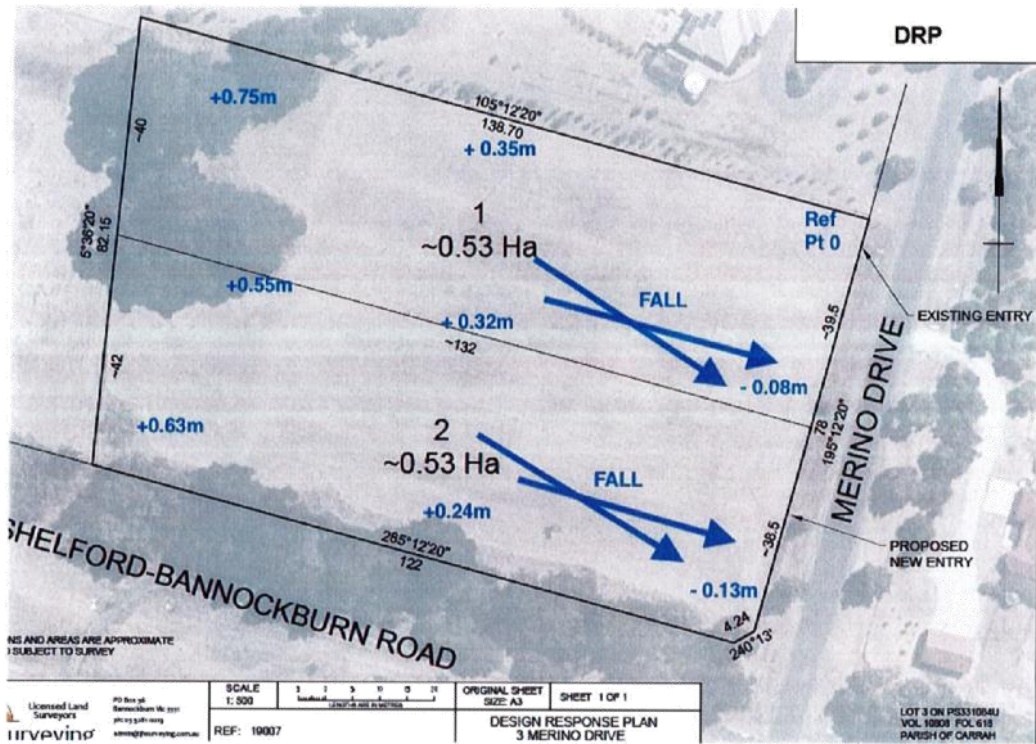
Both Lots fall to the front (from west to east) to Merino Drive. Approx 0.6m across 130m or 1:216.

There is minimal cross fall. Approx 0.1m across 80m or 1:800

The nominated discharge point should be the roadside spoon drain.

The FSL and drainage concept is shown below.

- 2 Lot Subdivision
- 3 Merino Drive Teesdale



3.4 VEGETATION ANALYSIS

The property has some native and foreign vegetation at the back of the existing lot.

No trees will be removed as part of this sub division. No significant grasses are located on the site.

2 Lot Subdivision**3 Merino Drive Teesdale**

Photo – Northern boundary of Lot 1.

3.5 BUILDING ENVELOPES

It is proposed to alter the building envelopes to be within 5m of side boundaries and 10m from the roadside boundary.

3.6 EXISTING SEPTIC TANK & LAND CAPABILITY ASSESSMENT

A **LCA** confirming the suitability of a septic system for the proposed new lots can be found in Appendix D.

In summary, the wastewater should be treated to secondary level by a suitable EPA-approved treatment system and the effluent applied to land via sub-surface irrigation.

2 Lot Subdivision

3 Merino Drive Teesdale

4. PARTICULAR PROVISIONS

- **Access:**
 - Lot 1 via existing driveway.
 - Lot 2 via new driveway.
- **Sewer:** – No existing or new septic required as part of this subdivision, but is suitable in accordance with the LCA.
- **Water:** – Potable water is available in road reserve.
- **Electricity:** – Electricity is available in road reserve.
- **Telstra:** - Telstra is available in road reserve.
- **Drainage:** - Via spoon drains. A new drainage easement is required.

5. CONCLUSION

The proposal can be supported in accordance with relevant provisions of the Golden Plains Planning Scheme. It is consistent with the State and Local Planning Policy context in relation to subdivision of urban areas, and accords with the purpose and decision guidelines of the Low Density Residential Zone. It is also compliant with the requirements of Clause 56 relating to integrated water management. The size of the lots is are both equal to and larger than the minimum 4000m² as required for LDRZ zone ensuring the character of the area is not compromised.

6. APPENDICES

Appendix A – Development Plan & Plan of Subdivision

Appendix B – Land Titles and Planning Information

Appendix C - Land Capability Assessment

