

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

PLANNING AND ENVIRONMENT REGULATIONS 2005
Form 2

Section 52 (Planning & Environment Act 1987)

The land affected by the application is located at:	10 Whyte Street CLUNES VIC 3370 Lot 2 PS 721039 TSH TCL
The application is for a permit for:	Two lot subdivision
The applicant for the permit is:	North Central Land Surveying
The application reference number is:	PA 1930
You may look at the application and any documents that support the application at the office of the responsible authority:	Municipal Offices: Hepburn Shire Council Customer Services Building Corner Duke and Albert Streets, Daylesford Planning Department - Ph: 03 5348 1577
Planning applications may also be viewed on Council's web site under tab 'Statutory Planning'. Follow the link to 'Applications on Advertising'.	

This can be done during office hours and is free of charge.

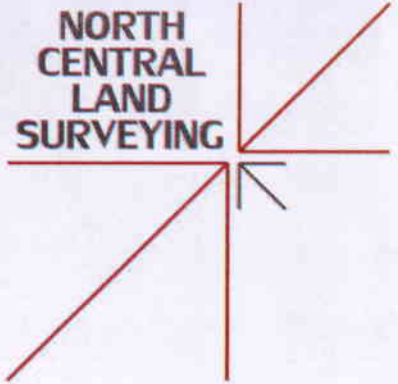
Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must

- * be sent to the Responsible Authority in writing,
- * include the reasons for the objection, and
- * state how the objector would be affected.

The Responsible Authority will not decide on the application before:	<i>19 / 4 / 2018</i>
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If you object, the Responsible Authority will tell you of its decision.



Ref: 2280
Date: 13th February 2018

Planning Department
Hepburn Shire Council
P.O.Box 21
Daylesford
Vic 3460

Attn Mr Norman Latta

**Re: Application for Planning Permit
Lot 2 PS 721039B
10 Whyte Street
Clunes
Want A Home (Vic) Pty Ltd**

North Central Land Surveying Pty Ltd
Office: 91 Burke St, Maryborough
Pastal: PO Box 172 Maryborough 34
Phone: (03) 5461 5233
Fax: (03) 5461 5299
Mobile: 0448 884042
E-mail: nclsurvey@bigpond.com
Director: Michael.C.Wilson LS
ACN 121 755 477
ABN 63 567 643 054


Dear Norman,

Please find enclosed an application for a Planning Permit for this two lot subdivision;

1. Plan of Subdivision PS 813169A (six copies)
2. Application for a Planning Permit
3. Plan of existing conditions (two copies)
4. Property Report including copy of title
5. Application fees \$1265.60

Please contact this office if you have any queries or require further information. I look forward to a Planning Permit in due course and will make application through SPEAR for certification at a later time.

Yours faithfully
North Central Land Surveying Pty Ltd


Michael.C.Wilson
Director
Enc:Items 1-5

Rec: 1082677.

HEPBURN SHIRE COUNCIL

File No: 13768 P.

Rec'd Date: **16 FEB 2018**

Rec'd By: MRC

Action By: J. Hut

Reg No: _____

chg 202162 \$ 1265.60



Office Use Only

Application No.:

Date Lodged: / /

Application for Planning Permit

Planning Enquiries
Phone: (03) 5348 1577
Web: <http://www.hepburnshire.com.au>

If you need help to complete this form, read [How to Complete the Application for Planning Permit form](#)

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987. If you have any concerns, please contact Council's planning department.

Questions marked with an asterisk (*) are mandatory and must be completed.

The Land

1 Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address *

Unit No.:	St. No.: 10	St. Name: Mynte Street
Suburb/Locality: Clunes		Postcode: 3370

Formal Land Description *
Complete either A or B.

This information can be found on the certificate of title.

A Lot No.: 2 Lodged Plan Title Plan Plan of Subdivision No.: PS 721039B

OR

B Crown Allotment No.: Section No.:

Parish/Township Name:

The Proposal

You must give full details of your proposal and attach the information required to assess the application. If you do not give enough detail or an adequate description of the proposal you will be asked for more information. This may delay your application.

2 For what use, development or other matter do you require a permit? *

If you need help about the proposal, read: [How to Complete the Application for Planning Permit Form](#)

Two lot subdivision

Provide additional information providing details of the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

3 Estimated cost of development for which the permit is required *

Cost \$0

You may be required to verify this estimate.

Insert '0' if no development is proposed (eg. change of use, subdivision, removal of covenant, liquor licence)

Existing Conditions

4 Describe how the land is used and developed now *

eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Wholly vacant.

Provide a plan of the existing conditions. Photos are also helpful.

Title Information

5 Encumbrances on title *

If you need help about the title, read:

[How to Complete the Application for Planning Permit Form](#)

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- Yes. (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- No
- Not applicable (no such encumbrance applies)

Provide a full, current copy of the title for each individual parcel of land forming the subject site. (The title includes: the covering register search statement, the title diagram and the associated title documents, known as 'instruments', eg. restrictive covenants.)

Applicant and Owner Details

6 Provide details of the applicant and the owner of the land

Applicant *

The person or organisation who wants the permit.

Where the preferred contact person for the application is different from the applicant, provide the details of that person.

Please provide at least one contact phone number *

Owner *

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name: Same as applicant (if so, go to 'contact information')

Title: Mr First Name: L Surname: Hicks

Organisation (if applicable): Want A Home (Vic) Pty Ltd

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: St. No.: 165 St. Name: Mt Dandenong Road

Suburb/Locality: Croydon State: VIC Postcode: 3136

Contact person's details *

Name: Same as applicant (if so, go to 'contact information')

Title: Mr First Name: Michael Surname: Wilson

Organisation (if applicable): North Central Land Surveying Pty Ltd

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: St. No.: St. Name: P.O.Box 172

Suburb/Locality: Maryborough State: VIC Postcode: 3465

Contact information

Business Phone: 03 5461 5233 Email: nclsurvey@bigpond.com

Mobile Phone: 044 888 4042 Fax:

Name: Same as applicant

Title: Mr First Name: Surname:

Organisation (if applicable): Want A Home (Vic) Pty Ltd

Postal Address: If it is a P.O. Box, enter the details here:

Unit No.: St. No.: 165 St. Name: Mt Dandenong Road

Suburb/Locality: Croydon State: VIC Postcode: 3136


Owner's Signature (Optional): Date: day / month / year

Declaration

7 This form must be signed by the applicant *

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

I declare that I am the applicant, and that all the information in this application is true and correct, and the owner (if not myself) has been notified of the permit application.

Signature:  Date: day / month / year

Signed by Council: Hepburn Shire Council, Council Ref: PS721039B, 13768P, Original Certification: 03/11/2014, S.O.C.: 31/03/2015

PLAN OF SUBDIVISION		LV USE ONLY EDITION 1	PS 721039B	
<p style="text-align: center; font-weight: bold;">LOCATION OF LAND</p> <p>PARISH : Clunes TOWNSHIP : Clunes SECTION : 27 CROWN ALLOTMENT : 50 CROWN PORTION : - TITLE REFERENCE : V.6895 F.920 LAST PLAN REFERENCE : TP 815624D</p> <p>POSTAL ADDRESS : 10 Whyte Street, Clunes 3370 (At time of subdivision)</p> <p>MGAS4 Co-ordinates E 747 445 ZONE: 54 (of approx centre of land N 5 810 760 GDA 94 in plan)</p>		<p style="text-align: center; font-weight: bold;">COUNCIL NAME: Hepburn Shire Council</p>		
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON			
Nil	Nil			
NOTATIONS				
THIS IS A SPEAR PLAN				
EASEMENT INFORMATION				DEPTH LIMITATION 15.24 METRES
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				Survey: This plan is not based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s) In Proclaimed Survey Area No. STAGING This is not a staged subdivision. Planning Permit No.
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefitted/in Favour Of
E-1	Drainage & Sewerage	3m	This plan	Lots on this plan
E-1	Pipelines or Ancillary Purposes	3m	This plan	Central Highlands Region Water Corporation

COUNDEN STREET

WHYTE STREET

<p style="font-weight: bold; font-size: 14pt;">B.R.SMITH & ASSOCIATES SURVEYORS</p> <p style="font-size: 10pt;">P O Box 14, Ringwood East 3135 Ph: (03) 9870 6602 Fax: (03) 9870 6603 Email: brsmith@tpg.com.au</p>	<p>SCALE</p> <p>7.5 0 7.5 15 22.5 30</p> <p>LENGTHS ARE IN METRES</p>	<p>ORIGINAL SHEET SIZE A3</p> <p>ORIGINAL SCALE</p> <p style="font-size: 14pt;">1:750</p>	SHEET 1 OF 1 SHEETS
	<p>DIGITALLY SIGNED BY LICENSED SURVEYOR: BARRY ROBERT SMITH</p> <p style="font-weight: bold; font-size: 14pt;">REF 3860</p>		<p>VERSION 03</p>

PLAN OF SUBDIVISION

STAGE NO.
/

LRS use only
EDITION

Plan Number
PS 813169A

Location of Land

Parish: CLUNES
Township: CLUNES
Section: 27
Crown Allotment: 50 (PART)
Title Reference: VOL 11592 FOL 931
Last Plan Ref: PS 721039B (lot 2)

Postal Address: 10 WHYTE STREET
(at time of subdivision) CLUNES 3370

MGA94 Co-ordinates E 747430
(of approx centre of land in plan) N 5868370

ZONE: 54
GDA 94

PLANNING & ENVIRONMENT ACT 1987
HEPBURN PLANNING SCHEME

This document is made available for the sole purpose of enabling consideration and review as part of a planning process under the Planning & Environment Act 1987
The document must not be used for any purpose which may break any copyright.

Vesting of Roads and or Reserves

Notations

Identifier	Council/Body/Person	Notations
ROAD R1	CENTRAL GOLDFIELDS SHIRE COUNCIL	

Notations

Depth Limitation 15.24 metres below the surface.

Survey

This plan is based on survey

Staging:

This is not a staged subdivision

Planning Permit No:

This survey has been connected to permanent marks No:

In Proclaimed Survey Area No: -

Easement Information

Legend: A - Appurtenant Easement R - Encumbering Easement (Road) E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement

Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE AND SEWERAGE	3	PS 721039B	LOTS IN PS 721039B
E-1	PIPELINES OR ANCILLARY PURPOSES	3	PS 721039B (SECTION 136 OF THE WATER ACT 1989)	CENTRAL HIGHLANDS REGION WATER CORPORATION

SURVEYORS FILE REF: 2280

VERSION 01

LICENSED SURVEYOR: MICHAEL CRAIG WILSON

ORIGINAL SHEET SIZE: A3

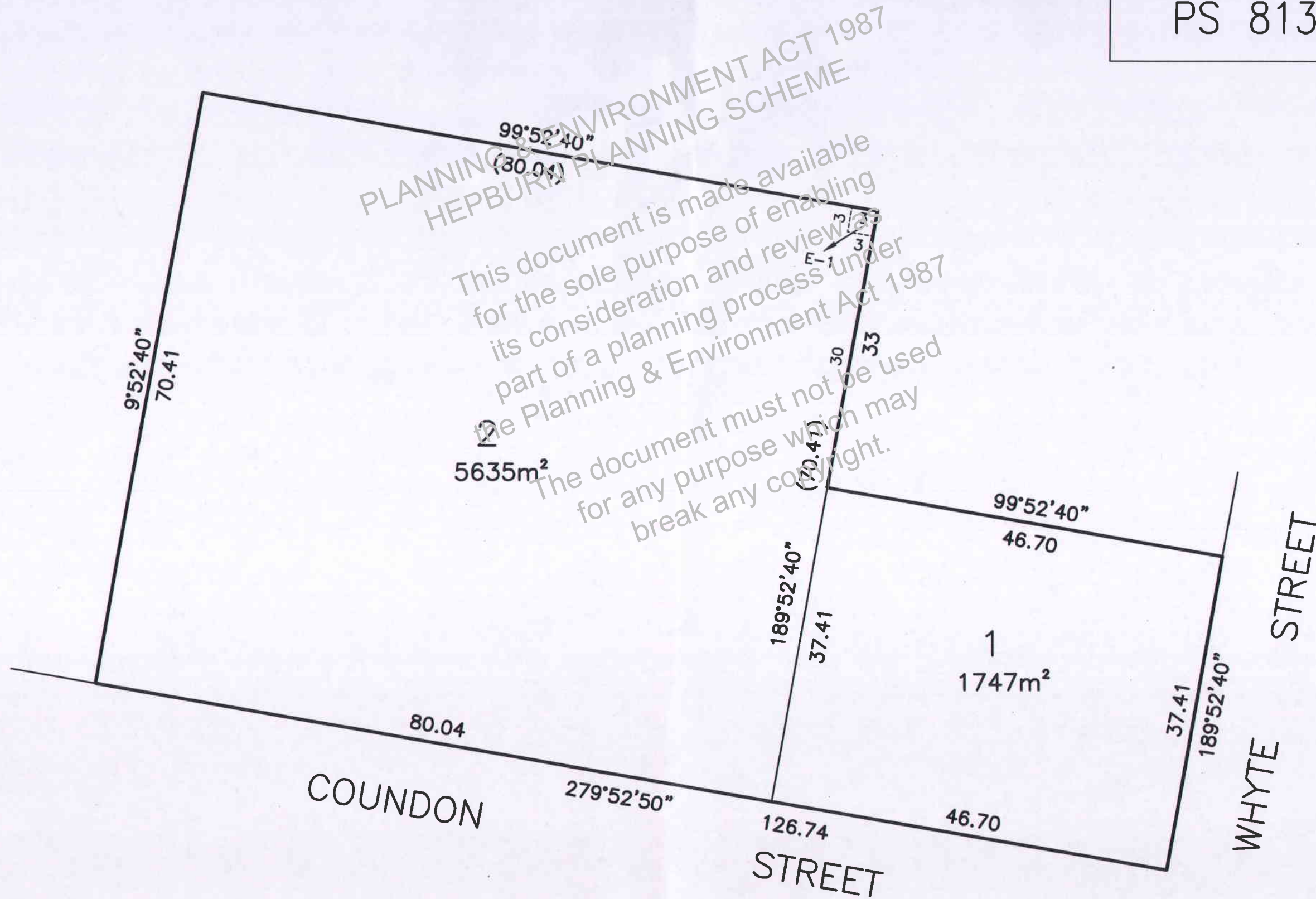
Sheet 1 of 2 Sheets

NORTH CENTRAL LAND SURVEYING

Ph: 5461 5233 Mob: 0448 884 042
P.O. Box 172 Maryborough 3465



MGA94 ZONE 54



NORTH CENTRAL LAND SURVEYING

Ph: 5461 5233 Mob: 0448 884 042
P.O. Box 172 Maryborough 3465

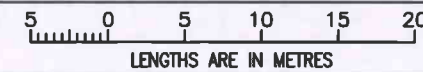


LICENSED SURVEYOR: MICHAEL CRAIG WILSON

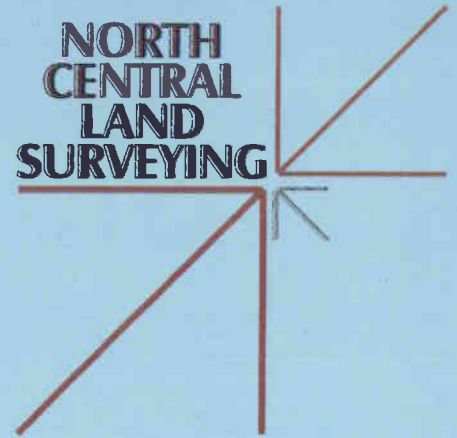
REF No 2280

Version 01

SCALE
1:500



Sheet 2



PROPERTY REPORT

RESPONSIBLE AUTHORITY **Hepburn Shire Council**

PLANNING SCHEME **Hepburn Planning Scheme**

PROPOSAL **Proposed two Lot Subdivision
PS 721039B (lot 2)
10 Whyte Street
Clunes**

APPLICANT **Want A Home (Vic) Pty Ltd
C/O North Central Land Surveying Pty Ltd
Ref 2280
January 2018**

North Central Land Surveying Pty Ltd
Office: 91 Burke St, Maryborough
Postal: PO Box 172 Maryborough 3465
Phone: (03) 5461 5233
Fax: (03) 5461 5299

Mobile: 0448 884042
E-mail: ncsurvey@bigpond.com
Director: Michael C. Wilson IS
ACN: 121 755 477
ABN: 63 567 643 054

1 PROPOSAL

- The proposal being presented to Council is a two lot subdivision of land in lot 2 PS721039B at 10 Whyte Street Clunes, which is a parcel with two street frontages of over 37 metres to Whyte Street and 126 metres to Coundon Street. The full range of services is in place. Lot 1 is 1747m² and lot 2 5635m².

See Appendix 1

- Lot 1 contains some shedding to be removed. Lot 2 is wholly vacant.

See Appendix 3

2 SITE AND CONTEXT DESCRIPTION

2.1 SITE

- The site is a irregular but broadly rectangular shape orientated east-west with a lot removed from the north-east corner to match lot 1 that has its origin in PS 721039B. A small easement for both drainage and sewerage exists on title.

See Appendix 2

- The land is practically level but with a very slight fall to the south-west (lot 2) and north-east (lot 1) where the respective low points are.

See Appendix 3

- There is a single vehicle crossing at the south-west corner of lot 2 which is shared with the adjoining property at 3 Coundon Street. A further culvert of very basic standard but with no formed entry is at the north-east corner of lot 1 in Whyte Street again shared with the adjoining property to the north. A gate and gap in vegetation is also available for a new entry if required to lot 1 off Coundon Street at the south-west corner.

See Appendix 3

- All services appear to be available to the property, including sewer, water, power and phone. Current surface slopes allow drainage to reach points of discharge along adjoining streets without needing to cross external properties. A minor earth drain runs westwards along the south boundary of lot 2 but this appears to be redundant and not required for the subdivision.

See Appendix 3

- No significant natural features, such as drainage lines, watercourses, habitat areas or corridors, or other notable features or site characteristics exist on the property.

- The property is located in a slowly growing residential area of low-medium density in the east part of Clunes.

See Appendix 5

- No odours were observed on site that would compromise the proposed subdivision. Nothing was observed that would indicate any obvious soil contamination, salinity or fill.
- Refer photos of site.

See Appendix 6

2.2 SURROUNDING AREA

- The subdivision pattern in the area is existing Crown Allotments with some subsequent rearrangements of parcels and subdivision. It is all based on the established gazetted Township Road network.

See Appendix 4

- Residential land use of low to medium density is the main local land use. This subdivision is in keeping with land use on nearby sites along Whyte Street and Coundon Street adjacent to the site.

See Appendix 4

- There is scattered vegetation of mixed species and low significance on both lots and in both street frontages. Vegetation in street frontages does not require removal. All vegetation appears to have been planted rather than naturally occurring.

- The site is not subject to inundation.
- Coundon Street and Whyte Street are both all-weather gravel road of local significance. Both streets terminate past the property. They are both about 4 metres wide. There is no kerbing or footpath in either street. Either of these requirements would be onerous given the minor scale of the subdivision.

3 DESIGN RESPONSE

3.1 MOVEMENT NETWORK

- The proposal is infill development creating one new lot. This lot will utilize the frontage to Whyte and Coundon Streets. No new roads will be needed to service the development.
- The general neighbourhood character in the area is mostly dwellings of mixed ages, sizes and building materials with slow but steady growth of the urban area in evidence.
- The proposal will not create significant detriment to existing neighbourhood character, as it provides frontages and lot sizes within the range of those in the surrounding neighbourhood.
- A new vehicle access point is required for lot 1.

- The subdivision provides an additional parcel of land which will provide a choice in residential opportunities. New lots can contain a suitable building envelope area.
- Both streets are minor no-through gravel roads adequate for current traffic levels. The level of traffic will not increase to any significant degree as a result of this subdivision.
- As the site is gently sloping within the area of likely construction, little soil disturbance will be necessary for the construction of any new buildings.
- Both lots overlook the built roads and provide surveillance and security for pedestrians and cyclists in the area.

3.2 MOVEMENT NETWORK

- The street network and road hierarchy are already in place. Many local destination points are accessible by walking or cycling. Other points further away will require use of a vehicle.
- Public transport, via a bus and V/Line rail service, is available nearby in the township.

3.3 LOT SIZE AND ORIENTATION

- The lots created will provide a choice in residential opportunity in the area with ample area for orientation of a dwelling with regard to solar axis, parking and open space.
- There are no environmental or other constraints on the site.

3.4 STREET DESIGN AND CONSTRUCTION

- No new roads are necessary to access the site.
- Emergency vehicles will be able to access the lots.
- No intersections are being designed or changed at the subject land.
- No kerbing or footpaths are in place and should not be required.

3.5 DRAINAGE SYSTEMS.

- Current surface slopes allow drainage to reach points of discharge in the site without the need to cross external properties.
- Any drainage matters including on-site retention that are identified by Council will form part of a permit condition, which will need to be addressed to Council's engineering standards. The land is not subject to inundation.

3.6 UTILITIES PROVISIONS.

- All services are available at the site and any extension of these services will need to be to the satisfaction of the various servicing authorities and will form part of the Planning Permit as conditions.
- The development will make efficient use of all available services.
- A single fire hydrant is located across Coundon Street from the site with full coverage of lot 1 and the majority of lot 2 within 120 metres. With a portion of the north-west corner of lot 2 being unable to be serviced by sewer, it is this portion that also cannot be reached within 120 metres of the fire hydrant, and a restriction on building in this area is suggested as a means of addressing both deficiencies.
- A street light is located some 55 metres from the site in Whyte Street.

4 ZONING AND OVERLAYS

- 4.1 The area is zoned General Residential Zone (GRZ1) with two overlays applying to the site.
- 4.2 Environmental Significance Overlay (ESO) applying to the whole municipality. This is noted but does not have any implications for the subdivision with good sewer services available to the site.
- 4.3 A Heritage Overlay (HO326) also covers the site. It would appear that this overlay is redundant with the residence referred to in it no longer in existence. There are no features of heritage value.

5 CONCLUSION

- 5.1 The proposal creates one additional lot, which adequately provides for future dwellings.
- 5.2 The development is infill development, creating an additional lot to provide further choice in residential opportunities in the area.
- 5.3 Existing services are available to the site. The development can make more efficient use of these services.
- 5.4 I request that Council consider and issue a permit for the two lot subdivision of the site.

Assessment Table – Residential subdivision – two lots (Clause 56)

10 Whyte Street Clunes

Class of Subdivision	Objectives & Standards to be Met
2 lots	<p>C6, 8-9, 11, 21-24, 26-28</p> <p>Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-3 to 56.09-2</p>

Policy implementation

Clause 56.02

Livable and Sustainable Communities

Clause 56.03

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C6 56.03-5 Neighbourhood character To design subdivisions that respond to neighbourhood character.</p>	<p>Subdivision should:</p> <ul style="list-style-type: none"> Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme. Respond to and integrate with the surrounding urban environment. Protect significant vegetation and site features. 	<p>Complies. Neighbourhood character, and the urban environment will be respected by this proposal. Lot sizes are both above 1500m² and match the adjacent subdivision. Vegetation is not significant nor are there any significant site features.</p>

Lot Design

Clause 56.04

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C8 56.04-2 Lot area and building envelopes To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features</p>	<p>An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows:</p> <ul style="list-style-type: none"> That the lots are consistent or contain building envelope that is consistent with a development approved under this scheme, or That a dwelling may be constructed on each lot in accordance with the requirements of this scheme. 	<p>Not applicable. Both lots are above 300m².</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<p>Lots of between 300 square metres and 500 square metres should:</p> <ul style="list-style-type: none"> Contain a building envelope that is consistent with a development of the lot approved under this scheme, or if no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10 metres by 15 metres, or 9 metres by 15 metres if a boundary wall is nominated as part of the building envelope. 	<p>Not applicable. Both lots are above 500m². Adequate private open space and garden area can be achieved on both lots. A building envelope of 10 x 15 metres can easily fit on either lot.</p>
	<p>If lots of between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north unless there are significant physical constraints that make this difficult to achieve.</p>	<p>Not applicable. Both lots are above 500m².</p>
	<p>Lots greater than 500 square metres should be able to contain a rectangle measuring 10 metres by 15 metres, and may contain a building envelope.</p>	<p>Complies. Relevant standards can be met.</p>
	<p>A building envelope may specify or incorporate any relevant siting and design requirement.</p>	<p>Not applicable as no building envelope is nominated. It will be nominated if required.</p>
	<p>Any requirement should meet the relevant standards of Clause 54, unless:</p> <ul style="list-style-type: none"> The objectives of the relevant standards are met, and The building envelope is shown as a restriction on a plan of subdivision registered under the Subdivision Act 1988, or is specified as a covenant in an agreement under Section 173 of the Act. 	<p>Complies. Relevant standards are met.</p>
	<p>Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope:</p> <ul style="list-style-type: none"> The building envelope must meet Standards A10 and A11 of Clause 54 in relation to the adjoining lot, and The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement. 	<p>Not applicable as no building envelope is nominated. It will be nominated if required.</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<p>Lot dimensions and building envelopes should protect:</p> <ul style="list-style-type: none"> • Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations. • Existing or proposed easements on lots. • Significant vegetation and site features. 	Complies as to all points.
<p>C9 56.04-3 Solar orientation of lots To provide good solar orientation of lots and solar access for future dwellings.</p>	<p>Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.</p>	
	<p>Lots have appropriate solar orientation when:</p> <ul style="list-style-type: none"> • The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south. • Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north. • Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street. 	Complies as to all points.
<p>C11 56.04-5 Common area To identify common areas and the purpose for which the area is commonly held.</p> <p>To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</p> <p>To maintain direct public access throughout the neighbourhood street network.</p>	<p>An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</p> <ul style="list-style-type: none"> • The common area to be owned by the body corporate, including any streets and open space. • The reasons why the area should be commonly held. • Lots participating in the body corporate. • The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held. 	Not applicable as no Common area to be set aside.

Urban Landscape

Clause 56.05

Access and Mobility Management

Clause 56.06

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C21 56.06-8 Lot access To provide for safe vehicle access between roads and lots.</p>	<p>Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority.</p> <p>Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets.</p> <p>The design and construction of a crossover should meet the requirements of the relevant road authority.</p>	<p>Complies. Existing or proposed crossovers can meet the set requirements.</p>

Integrated Water Management

Clause 56.07

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C22 56.07-1 Drinking water supply To reduce the use of drinking water.</p> <p>To provide an adequate, cost-effective supply of drinking water.</p>	<p>The supply of drinking water must be:</p> <ul style="list-style-type: none"> • Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority. • Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority. 	<p>Complies</p>
<p>C23 56.07-2 Reused and recycled water To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p>	<p>Reused and recycled water supply systems must be:</p> <ul style="list-style-type: none"> • Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Human Services. • Provided to the boundary of all lots in the subdivision where required by the relevant water authority. 	<p>Not applicable.</p>
<p>C24 56.07-3 Waste water management To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.</p>	<p>Waste water systems must be:</p> <ul style="list-style-type: none"> • Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority. • Consistent with any relevant approved domestic waste water management plan. 	<p>Not applicable. Sewer connection is available.</p>
	<p>Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.</p>	<p>Complies.</p>

Site Management

Clause 56.08

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C26 56.08-1 Site management To protect drainage infrastructure and receiving waters from sedimentation and contamination.</p> <p>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</p> <p>To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</p>	<p>A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing:</p> <ul style="list-style-type: none"> • Erosion and sediment • Dust. • Run-off. • Litter, concrete and other construction wastes. • Chemical contamination. • Vegetation and natural features planned for retention. <p>Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.</p>	<p>Complies. Will adopt council standards and requirements as set out in permit conditions.</p> <p>Not applicable. No construction of this nature is expected to be necessary.</p>

Utilities

Clause 56.09

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
<p>C27 56.09-1 Shared trenching To maximise the opportunities for shared trenching.</p> <p>To minimise constraints on landscaping within street reserves.</p>	<p>Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.</p>	<p>Complies as per permit conditions.</p>
<p>C28 56.09-2 Electricity, telecommunications and gas To provide public utilities to each lot in a timely, efficient and cost effective manner.</p> <p>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p>	<p>The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority.</p> <p>Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.</p>	<p>Complies as per permit conditions.</p> <p>Not applicable.</p>

Title & Objective	Standard	Complies / Does Not Comply / Variation Required
	<p>The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.</p>	<p>Complies as per permit conditions.</p>
	<p>Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.</p>	<p>Complies as per permit conditions.</p>



PROPERTY REPORT

RESPONSIBLE AUTHORITY: Hepburn Shire Council

PLANNING SCHEME Hepburn Planning Scheme

PROPOSAL

**Proposed two Lot Subdivision
PS 721039B (lot 2)
10 Whyte Street
Clunes**

APPLICANT

**Want A Home (Vic) Pty Ltd
C/O North Central Land Surveying Pty Ltd
Ref 2280
January 2018**

Planning Property Report

from www.planning.vic.gov.au on 22 January 2018 04:57 PM

Lot and Plan Number: Lot 2 PS721039

Address: 10 WHYTE STREET CLUNES 3370

Local Government (Council): HEPBURN **Council Property Number:** 13768 (Part)

Directory Reference: VicRoads 584 E5

This parcel is one of 2 parcels comprising the property.

For full parcel details get the free Basic Property report at [Property Reports](#)

See next page for planning information

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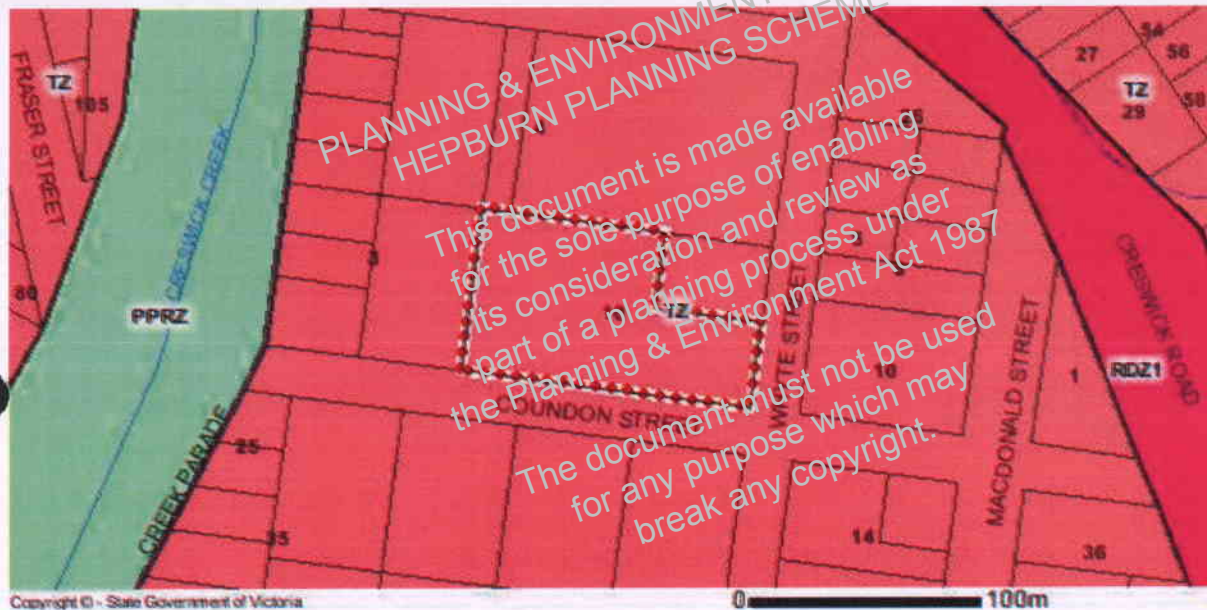
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Planning Zone

TOWNSHIP ZONE (TZ)

SCHEDULE TO THE TOWNSHIP ZONE (TZ)



Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Zones Legend

ACZ - Activity Centre	IN1Z - Industrial 1	R1Z - General Residential
B1Z - Commercial 1	IN2Z - Industrial 2	R2Z - General Residential
B2Z - Commercial 1	IN3Z - Industrial 3	R3Z - General Residential
B3Z - Commercial 2	LDRZ - Low Density Residential	RAZ - Rural Activity
B4Z - Commercial 2	MLUZ - Mixed Use	RCZ - Rural Conservation
B5Z - Commercial 1	NRZ - Neighbourhood Residential	RDZ1 - Road - Category 1
CLZ - Commercial 1	PCRZ - Public Conservation & Resource	RDZ2 - Road - Category 2
C2Z - Commercial 2	PDZ - Priority Development	RGZ - Residential Growth
CA - Commonwealth Land	PPRZ - Public Park & Recreation	RLZ - Rural Living
CCZ - Capital City	PUZ1 - Public Use - Service & Utility	RUZ - Rural
CDZ - Comprehensive Development	PUZ2 - Public Use - Education	SLUZ - Special Use
DZ - Dockland	PUZ3 - Public Use - Health Community	TZ - Township
ERZ - Environmental Rural	PUZ4 - Public Use - Transport	UFZ - Urban Floodway
FZ - Farming	PUZ5 - Public Use - Cemetery/Crematorium	UGZ - Urban Growth
GRZ - General Residential	PUZ6 - Public Use - Local Government	-- Urban Growth Boundary
GWAZ - Green Wedge A	PUZ7 - Public Use - Other Public Use	
GWZ - Green Wedge	PZ - Port	

Railway
 Tram
 River, stream
 Lake, waterbody

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Planning Overlays

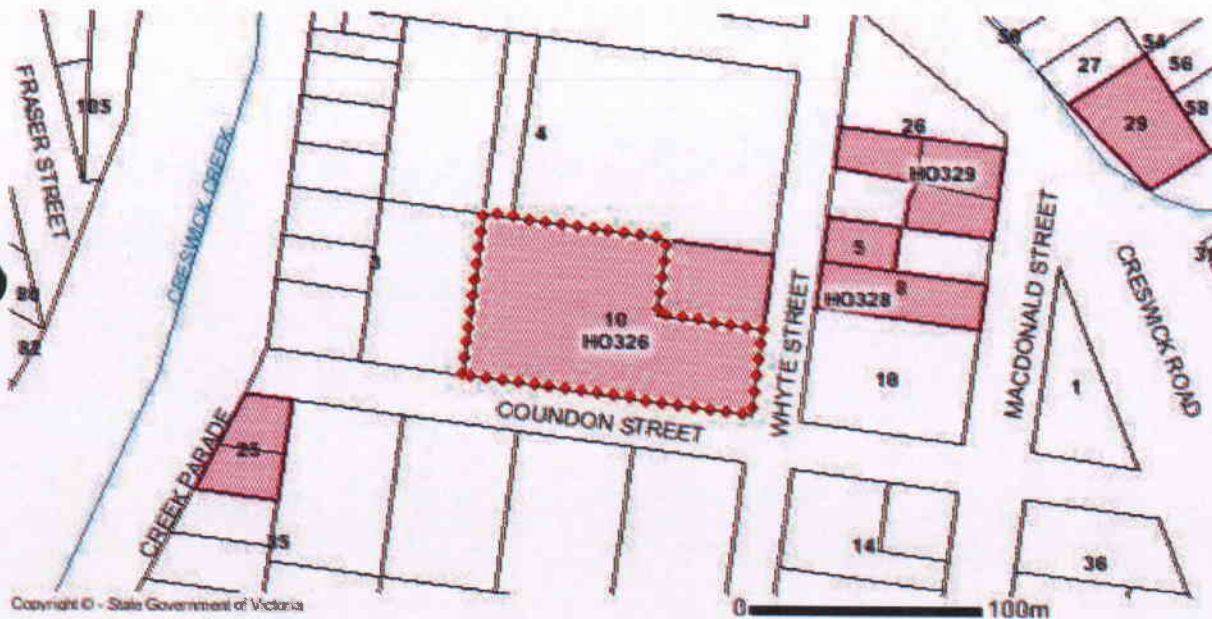
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESO)

ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 1 (ESO1)



HERITAGE OVERLAY (HO)

HERITAGE OVERLAY SCHEDULE (HO326)



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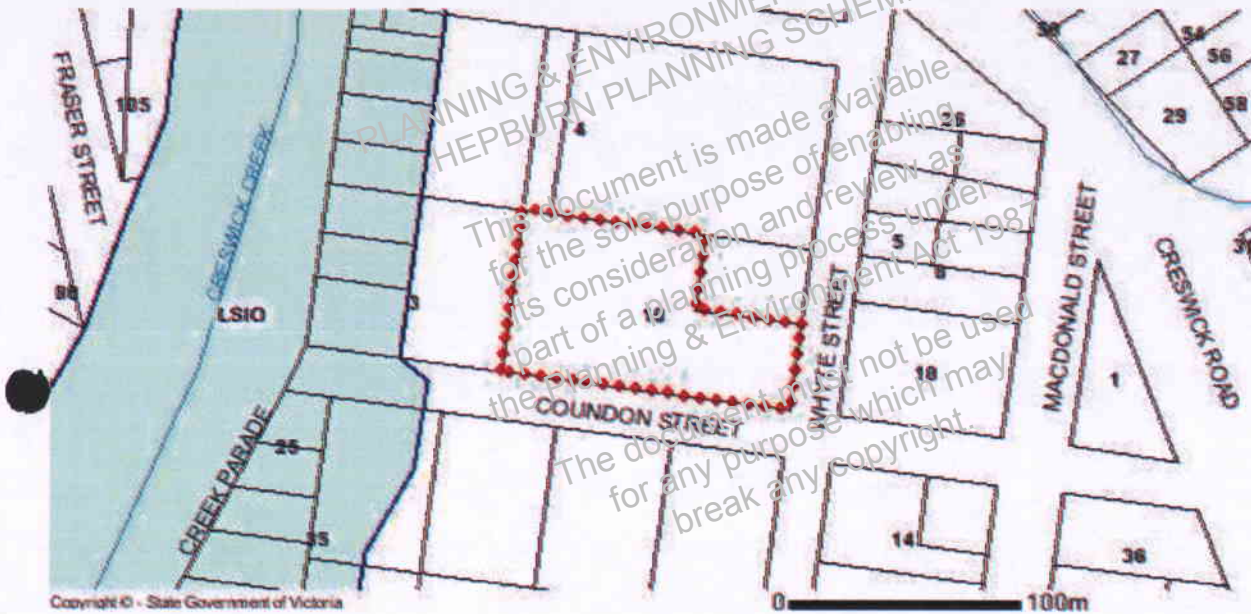
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Planning Overlays

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

LAND SUBJECT TO INUNDATION OVERLAY (LSIO)



Overlays Legend

AED - Airport Environs	IPO - Incorporated Plan
BMO - Bushfire Management	LSIO - Land Subject to Inundation
CLPO - City Link Project	MAEQ1 - Melbourne Airport Environs 1
DCPO - Development Contributions Plan	MAEQ2 - Melbourne Airport Environs 2
DDO - Design & Development	NCO - Neighbourhood Character
DDOPT - Design & Development Part	PO - Parking
DPO - Development Plan	PAD - Public Acquisition
EAD - Environmental Audit	RIO - Restructure
EMO - Erosion Management	RCO - Road Closure
ESO - Environmental Significance	SBO - Special Building
FD - Floodway	SLD - Significant Landscape
HO - Heritage	SMO - Salinity Management
ICPO - Infrastructure Contributions Plan	SRIO - State Resource
VPO - Vegetation Protection	
Railway	Tram
River, stream	Lake, waterbody

Note: due to overlaps some colours on the maps may not match those in the legend.

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Areas of Aboriginal Cultural Heritage Sensitivity

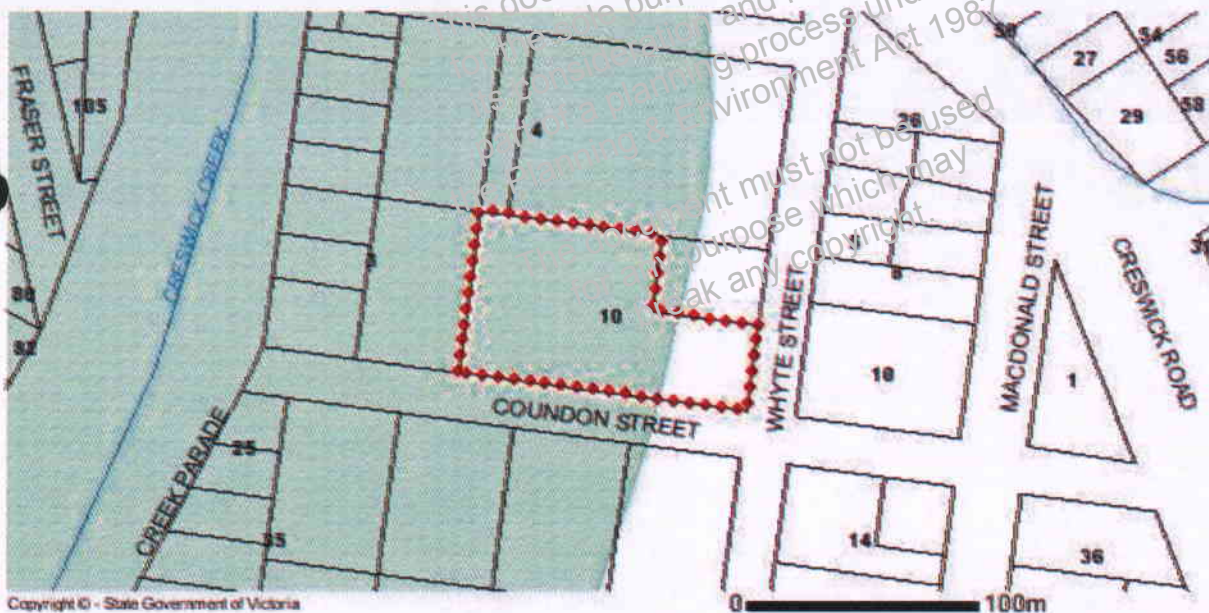
This parcel is within, or is affected by, one or more areas of cultural heritage sensitivity as described in the Aboriginal Heritage Regulations 2007.

The data provides indicative information about the location and extent of areas of Aboriginal cultural heritage sensitivity and is provided to assist with the decisions about the potential need to prepare a Cultural Heritage Management Plan in relation to proposed activities on this property.

For further information about whether a Cultural Heritage Management Plan is required go to [Aboriginal Heritage Planning Tool](#)

To find out if your property has any recorded Aboriginal cultural heritage places, such as scarred trees, occupation sites or places of burial, you can request information from the Victorian Aboriginal Heritage Register.

Find out more about the [Victorian Aboriginal Heritage Register](#)



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Further Planning Information

Planning scheme data last updated on 11 January 2018.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#)

For details of surrounding properties, use this service to get the Reports for properties of interest

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

For other information about planning in Victoria visit www.planning.vic.gov.au

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PLAN OF SUBDIVISION

STAGE NO.
/

LRS use only
EDITION

Plan Number
PS 813169A

Location of Land

Parish: CLUNES
Township: CLUNES
Section: 27
Crown Allotment: 50 (PART)
Title Reference: VOL 11592 FOL 931
Last Plan Ref: PS 721039B (lot 2)

Postal Address: 10 WHYTE STREET
(at time of subdivision) CLUNES 3370

MGA94 Co-ordinates E 747430
(of approx centre of land in plan) N 5868370

ZONE: 54
GDA 94

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Vesting of Roads and or Reserves

Identifier	Council/Body/Person	Notations
ROAD R1	CENTRAL GOLDFIELDS SHIRE COUNCIL	
Notations		
Depth Limitation 15.24 metres below the surface.		
<p>Survey This plan is based on survey</p> <p>Staging: This is not a staged subdivision Planning Permit No: This survey has been connected to permanent marks No: In Proclaimed Survey Area No: -</p>		

Easement Information

Legend: A - Appurtenant Easement R - Encumbering Easement (Road) E - Encumbering Easement or Condition in Crown Grant in the Nature of an Easement

Subject Land	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE AND SEWERAGE	3	PS 721039B	LOTS IN PS 721039B CENTRAL HIGHLANDS REGION WATER CORPORATION
E-1	PIPELINES OR ANCILLARY PURPOSES	3	PS 721039B (SECTION 136 OF THE WATER ACT 1989)	

NORTH CENTRAL LAND SURVEYING
Ph: 5461 5233 Mob: 0448 884 042
P.O. Box 172 Maryborough 3465



SURVEYORS FILE REF: 2280 VERSION 01 LICENSED SURVEYOR: MICHAEL CRAIG WILSON ORIGINAL SHEET SIZE: A3 Sheet 1 of 2 Sheets

PS 813169A

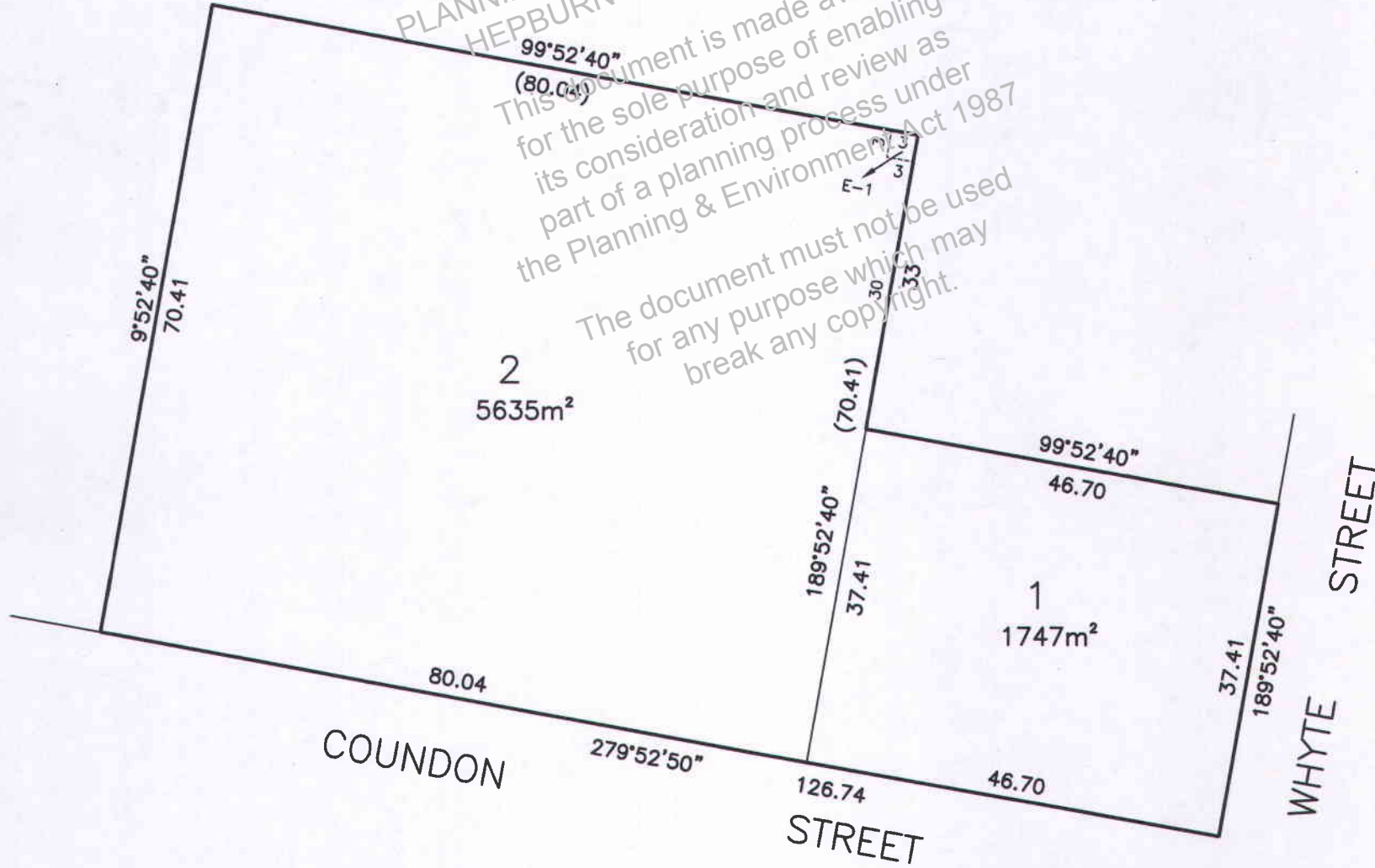
MG94 ZONE 54



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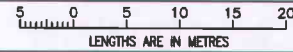
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Version 01

SCALE
1:500



Sheet 2



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

Page 1 of 1

VOLUME 11592 FOLIO 931

Security no : 124070021201B
Produced 22/01/2018 04:59 pm

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 721039B.
PARENT TITLE Volume 06695 Folio 920
Created by instrument PS721039B 27/08/2015

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
WANT A HOME (VIC) PTY LTD of 2 CHRISTA COURT LILYDALE VIC 3140
AQ496267B 29/11/2017

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AQ496268Y 29/11/2017
A & N JENKINS INVESTMENTS PTY 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 PS721039B FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AQ487388P (E)	WITHDRAWAL OF CAVEAT	Registered	27/11/2017
AQ496265F	DISCHARGE OF MORTGAGE	Registered	29/11/2017
AQ496267B	TRANSFER	Registered	29/11/2017
AQ496268Y	MORTGAGE	Registered	29/11/2017

DOCUMENT END

Signed by Council: Hepburn Shire Council, Council Ref: PS721039B, 13/62P, Original Certification: 03/11/2014, S.O.C.: 31/03/2015

PLAN OF SUBDIVISION		LV USE ONLY EDITION 1	PS 721039B	
<p style="text-align: center;">LOCATION OF LAND</p> <p>PARISH : Clunes TOWNSHIP : Clunes SECTION : 27 CROWN ALLOTMENT : 50 CROWN PORTION : - TITLE REFERENCE : V.6695 F.920 LAST PLAN REFERENCE : TP 815624D</p> <p>POSTAL ADDRESS : 10 Whyte Street, Clunes 3370 (At time of subdivision)</p> <p>MGA94 Co-ordinates E 747 445 ZONE: 54 (of approx centre of land in plan) N 5 810 760 GDA 94</p>		<p style="text-align: center;">COUNCIL NAME: Hepburn Shire Council</p>		
VESTING OF ROADS AND/OR RESERVES				
IDENTIFIER	COUNCIL/BODY/PERSON			
Nil	Nil			
NOTATIONS				
THIS IS A SPEAR PLAN				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				DEPTH LIMITATION 15.24 METRES
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	Drainage & Sewerage	3m	This plan	Lots on this plan
E-1	Pipelines or Ancillary Purposes	3m	This plan	Central Highlands Region Water Corporation
Survey: This plan is not based on survey. To be completed where applicable. This survey has been connected to permanent marks no(s) in Proclaimed Survey Area No. STAGING This is not a staged subdivision. Planning Permit No.				
B.R.SMITH & ASSOCIATES SURVEYORS P O Box 14, Ringwood East 3135 Ph: (03) 9870 6602 Fax: (03) 9870 6603 Email: brsmith@tpg.com.au		<p>SCALE</p> <p>7.5 0 7.5 15 22.5 30</p> <p>LENGTHS ARE IN METRES</p>		ORIGINAL SHEET SIZE A3 ORIGINAL SCALE 1:750
REF 3860		DIGITALLY SIGNED BY LICENSED SURVEYOR: BARRY ROBERT SMITH		SHEET 1 OF 1 SHEETS PLAN REGISTERED TIME: 8:50 AM DATE: 27/08/2015 D. Popoc Assistant Registrar of Titles
VERSION 03		Signed by: Barry Robert Smith (B. R. Smith & Associates Surveyors) Surveyor's Plan Version (03) SPEAR Ref: S041969T 17/10/2014		

**Plan of Subdivision PS721039B
Certification of plan by Council (Form 2)**

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S041969T

Plan Number: PS721039B

Responsible Authority Name: Hepburn Shire Council

Responsible Authority Reference Number 1: PS721039B

Responsible Authority Reference Number 2: 13768P

Surveyor's Plan Version: 03

Certification

This plan is certified under section 6 of the Subdivision Act 1968

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1968

Has been made and the requirement has not been satisfied at Certification

Has been made and the requirement has been satisfied at Statement of Compliance (Document updated 31/03/2015)

Digitally signed by Council Delegate: Norman Latta

Organisation: Hepburn Shire Council

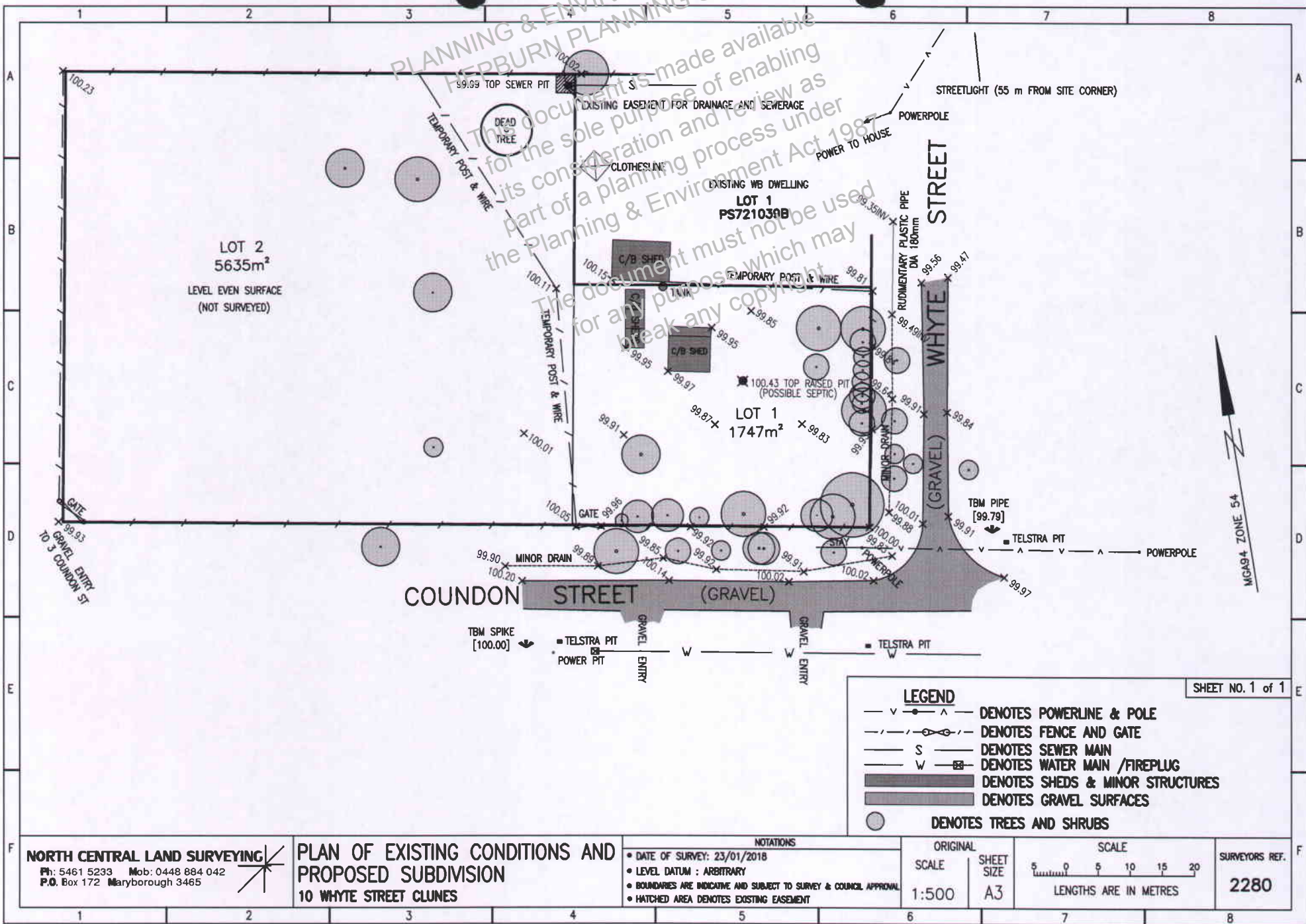
Date: 03/11/2014

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PLAN OF EXISTING CONDITIONS AND PROPOSED SUBDIVISION
 10 WHYTE STREET CLUNES

NOTATIONS
 • DATE OF SURVEY: 23/01/2018
 • LEVEL DATUM : ARBITRARY
 • BOUNDARIES ARE INDICATIVE AND SUBJECT TO SURVEY & COUNCIL APPROVAL
 • HATCHED AREA DENOTES EXISTING EASEMENT

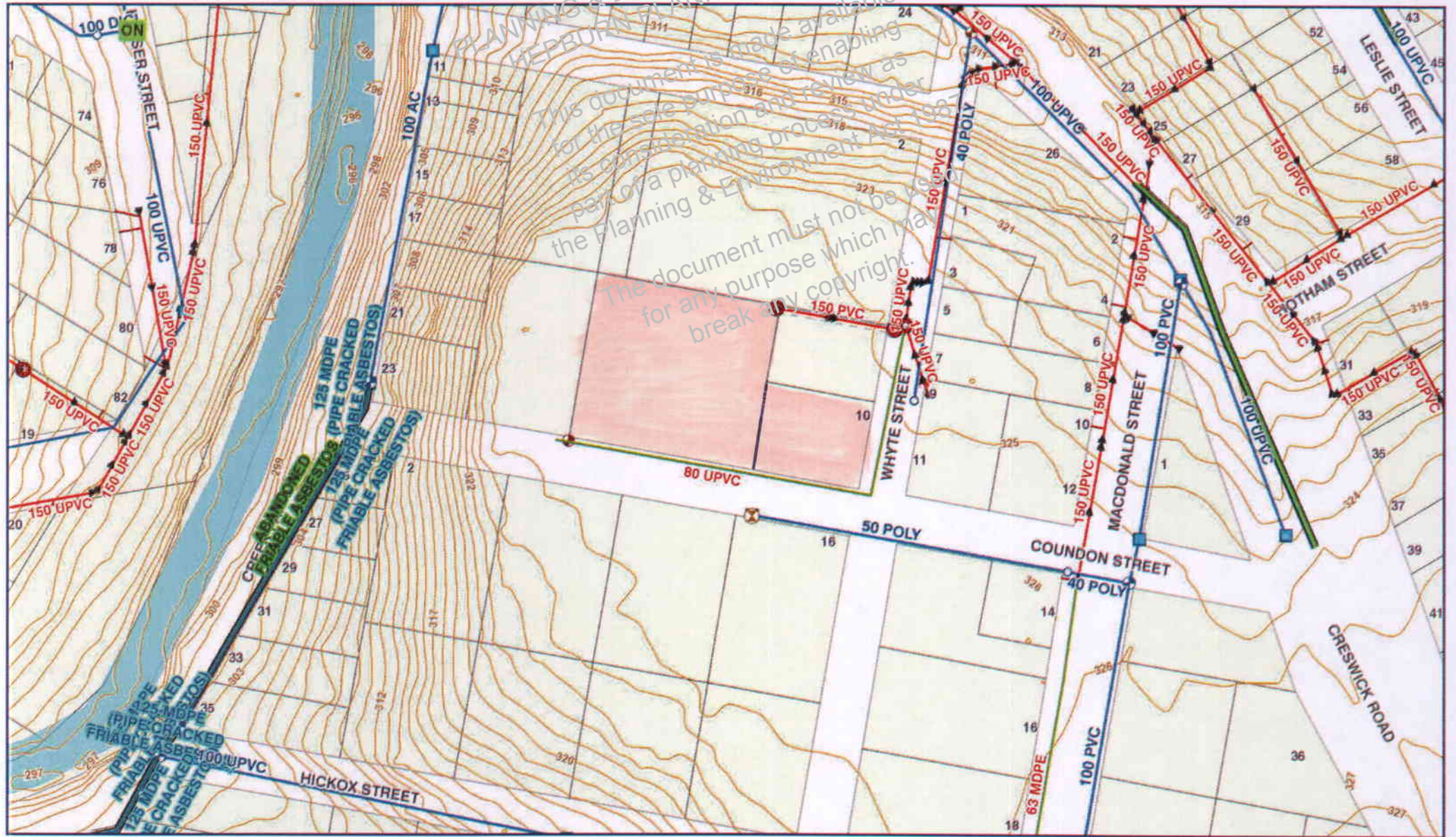
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SHEET SIZE
 A3

SCALE
 0 5 10 15 20
 LENGTHS ARE IN METRES

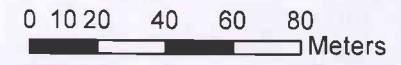
SURVEYORS REF.
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SHEET NO. 1 of 1



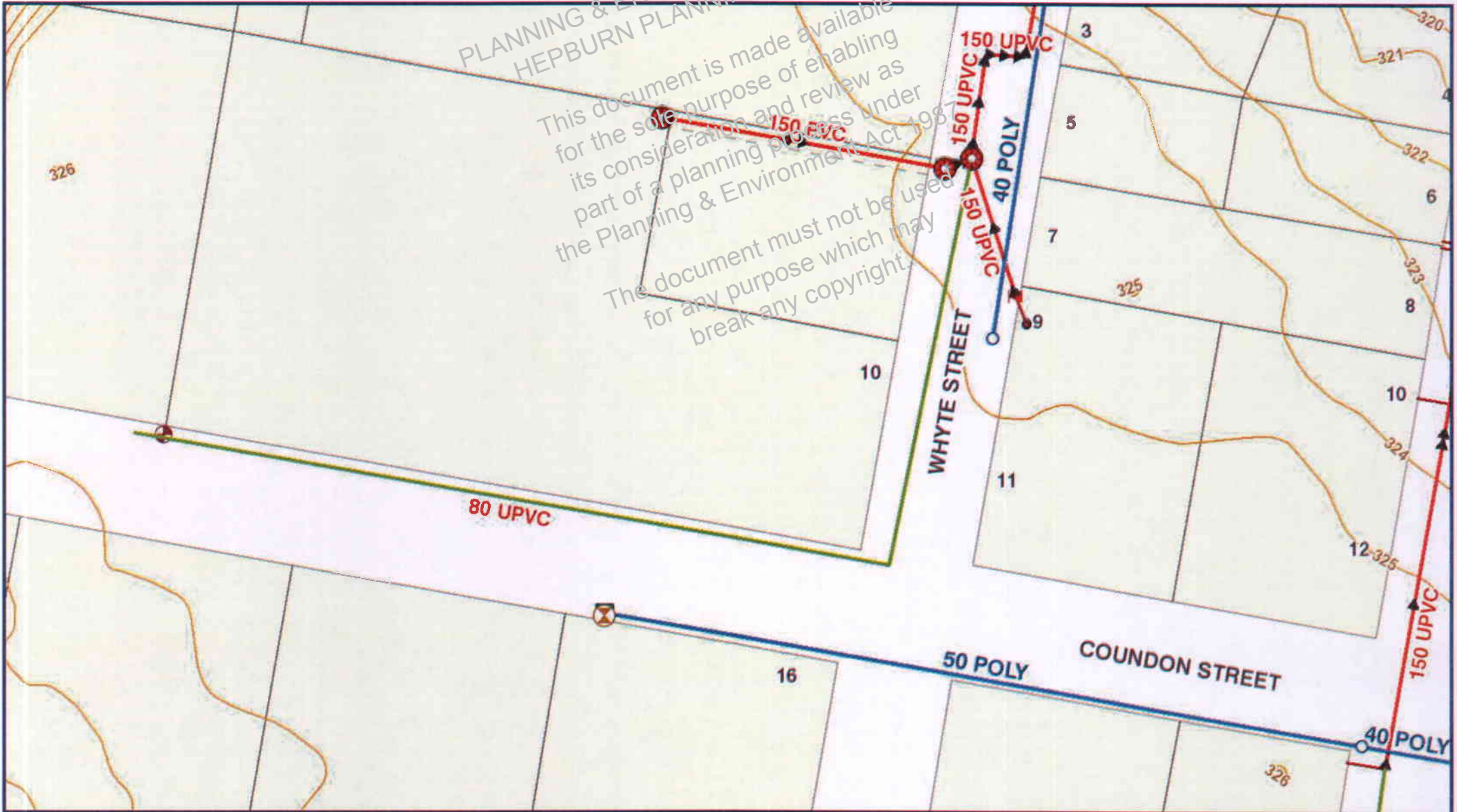
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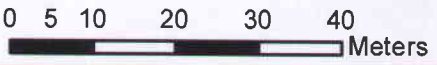
Central Highlands Water has taken care to ensure that the locations of pipes and assets shown on this plan are accurate. However, some variations from records do exist and complete accuracy cannot be guaranteed. In all instances it is essential that the position of the pipes concerned be proved on site by field survey and hand excavation. It is an offence to destroy damage, alter or in any way interfere with any works or property of CHW (Water Act, 1989 Section 288).

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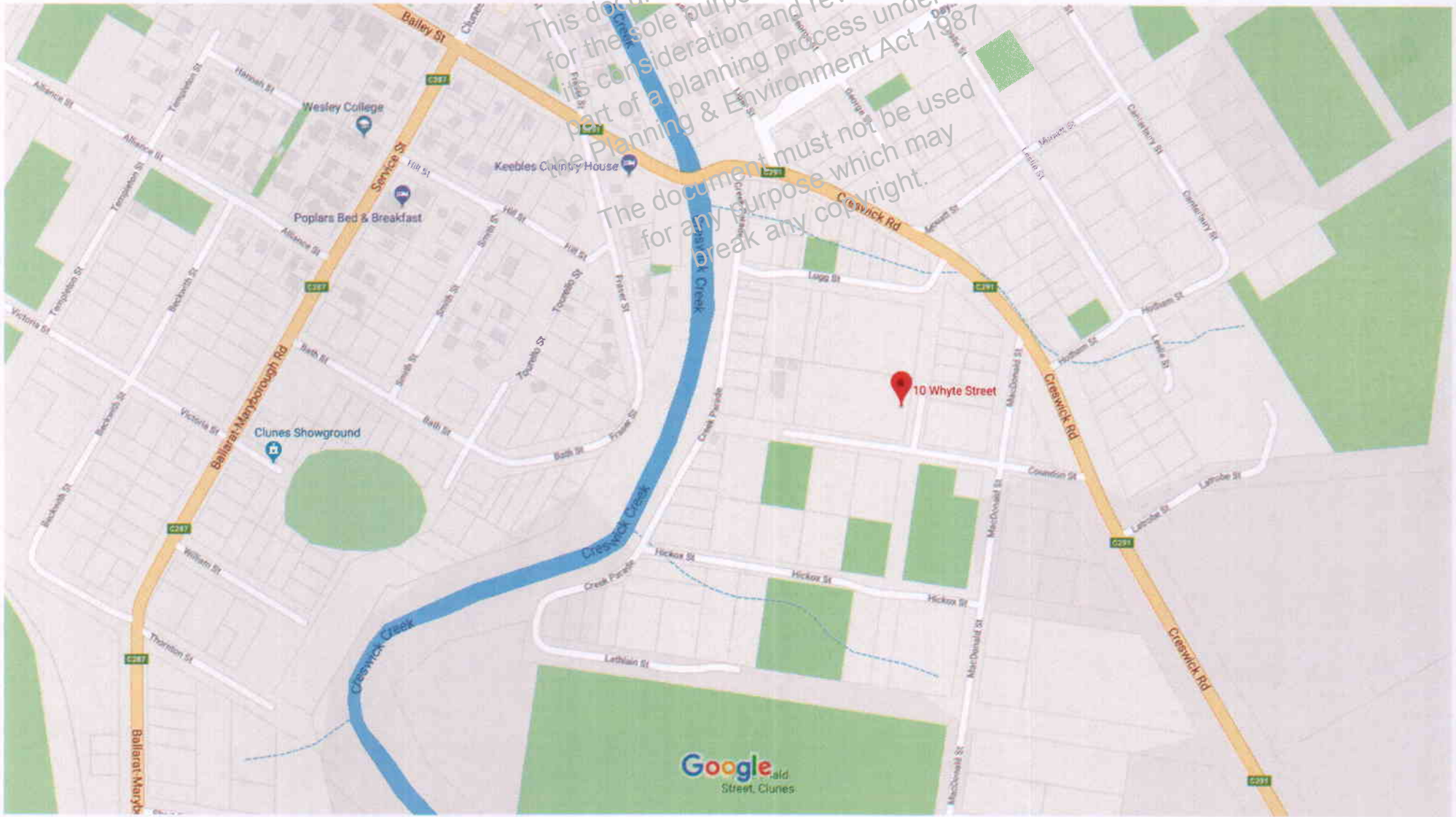


Central Highlands Water has taken care to ensure that the locations of pipes and assets shown on this plan are accurate. However, some variations from records do exist and complete accuracy cannot be guaranteed. In all instances it is essential that the position of the pipes concerned be proved on site by field survey and hand excavation. It is an offence to destroy damage, alter or in any way interfere with any works or property of CHW (Water Act, 1989 Section 288).

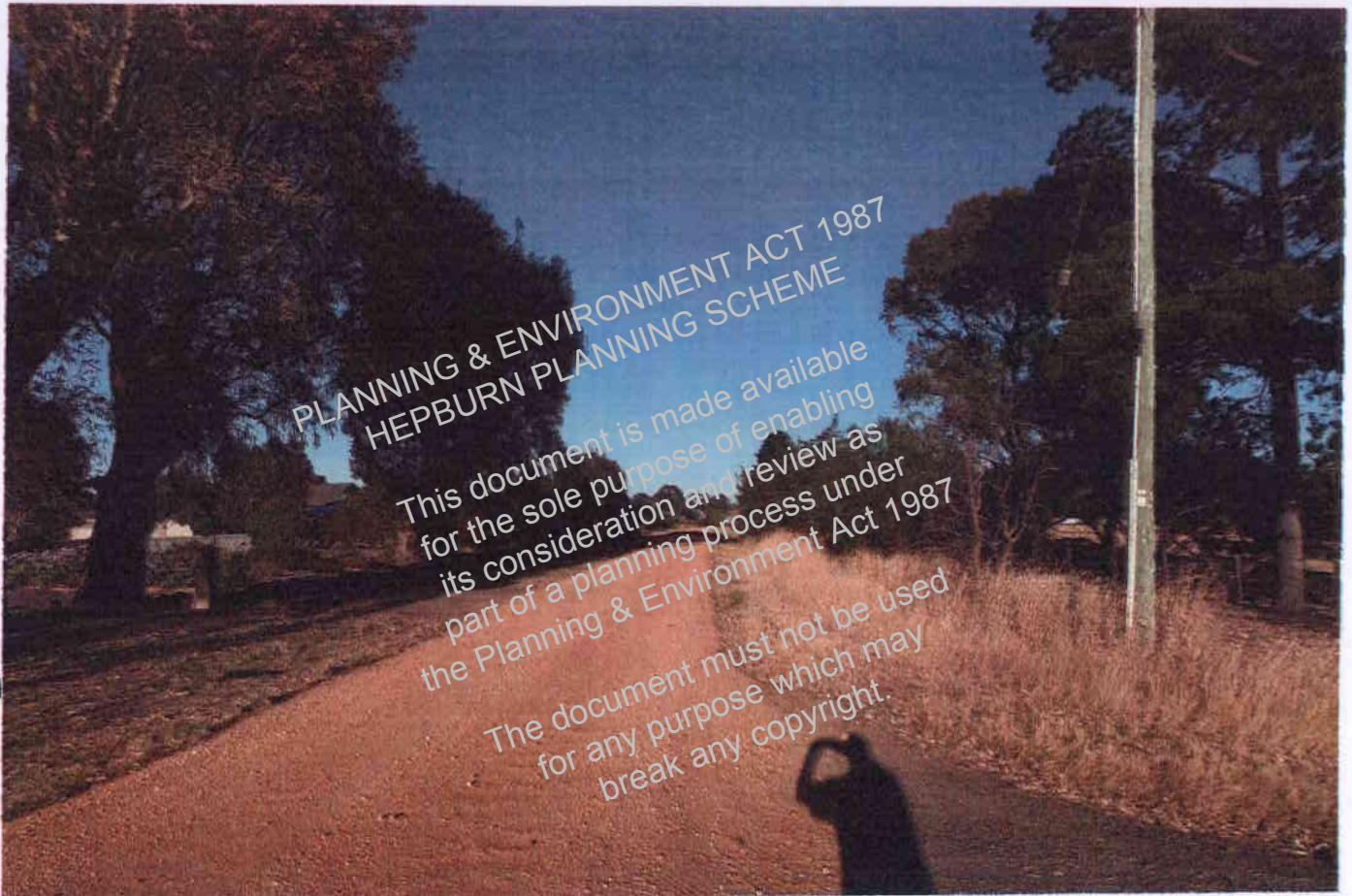
Google Maps 10 Whyte St

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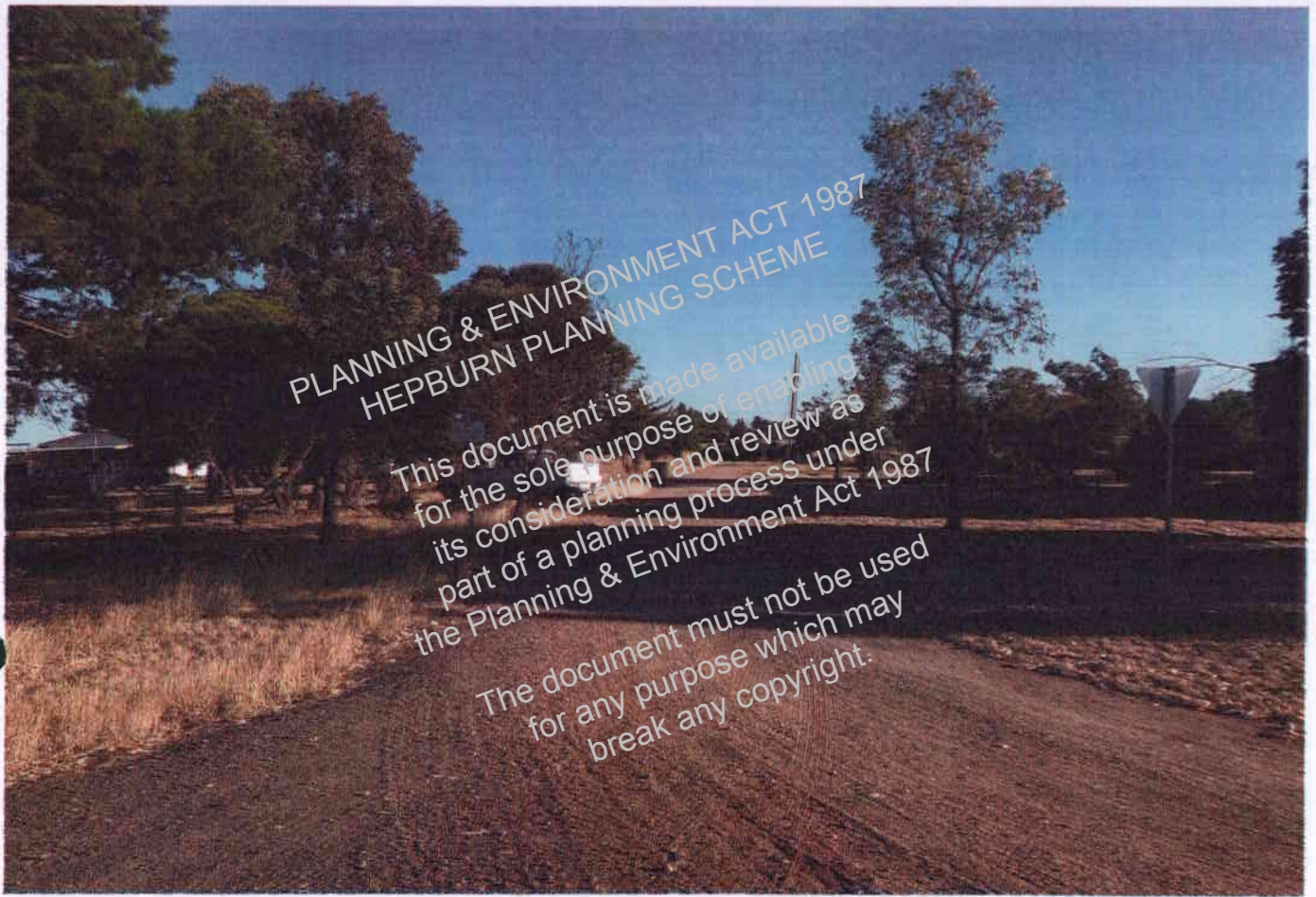


Map data ©2018 Google 100 m



**View west along Coundon Street. Site right.
View N-W across site from Whyte & Coundon St
intersection.**





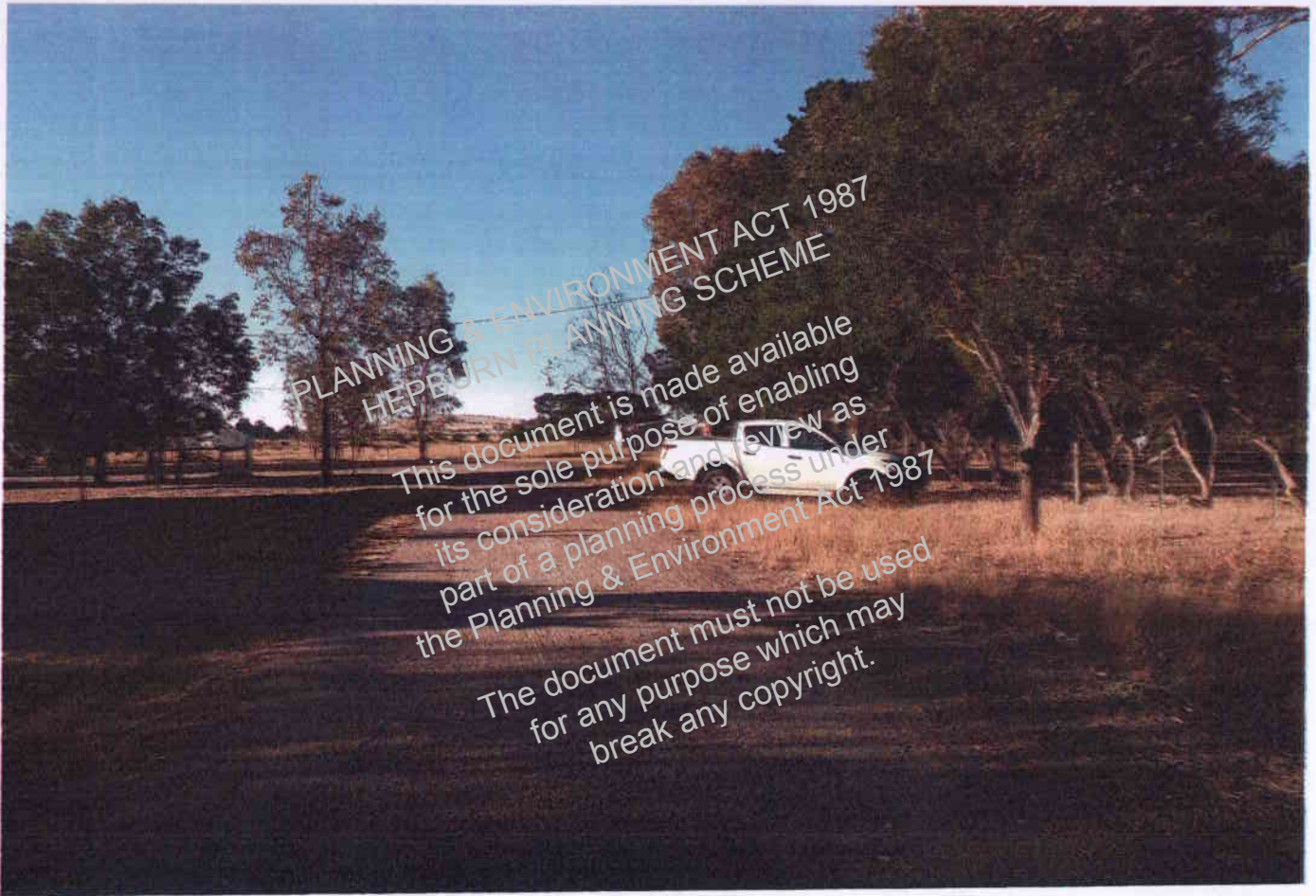
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**View north along Whyte Street. Site left.
View west along site boundary from Whyte Street.**





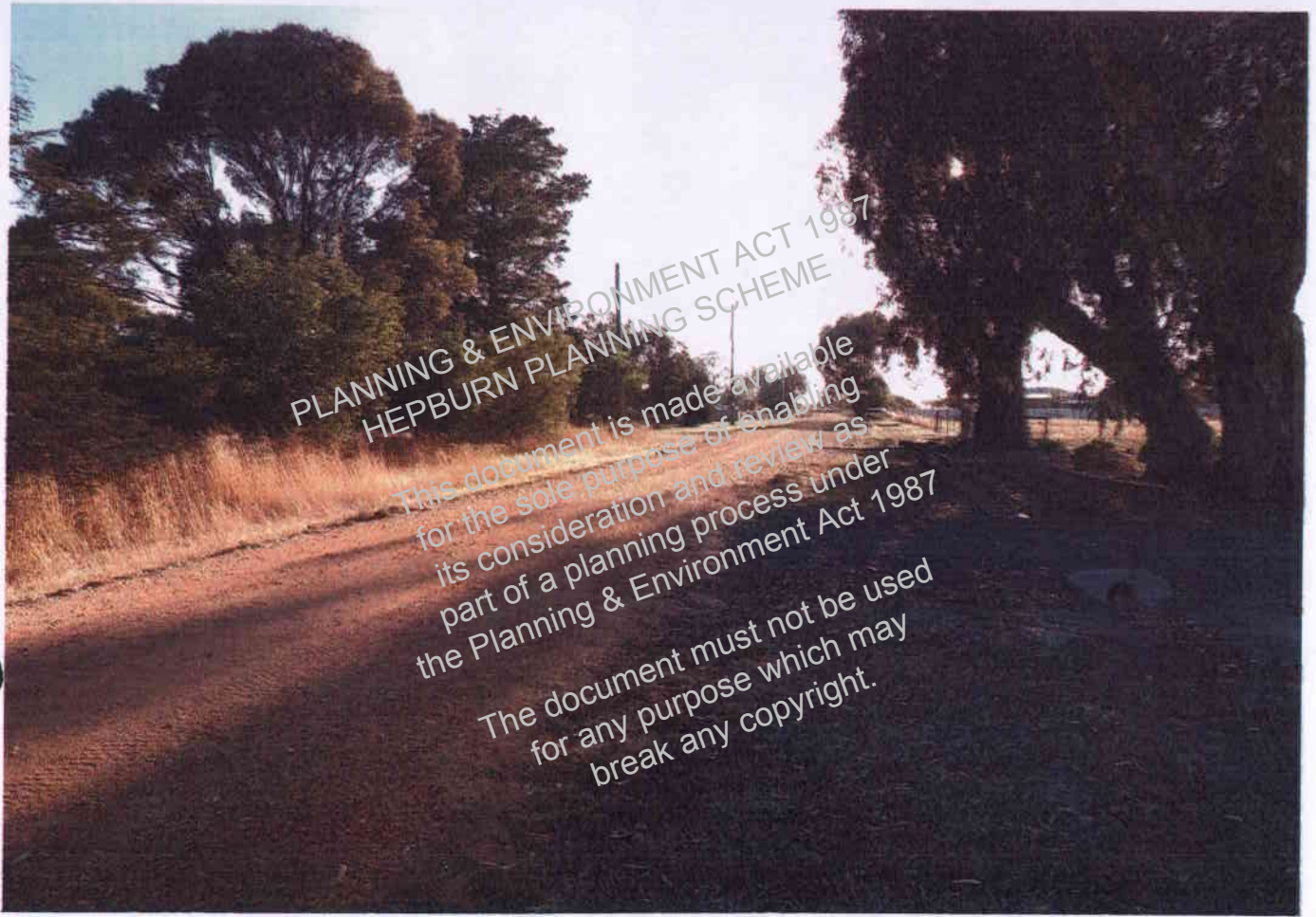
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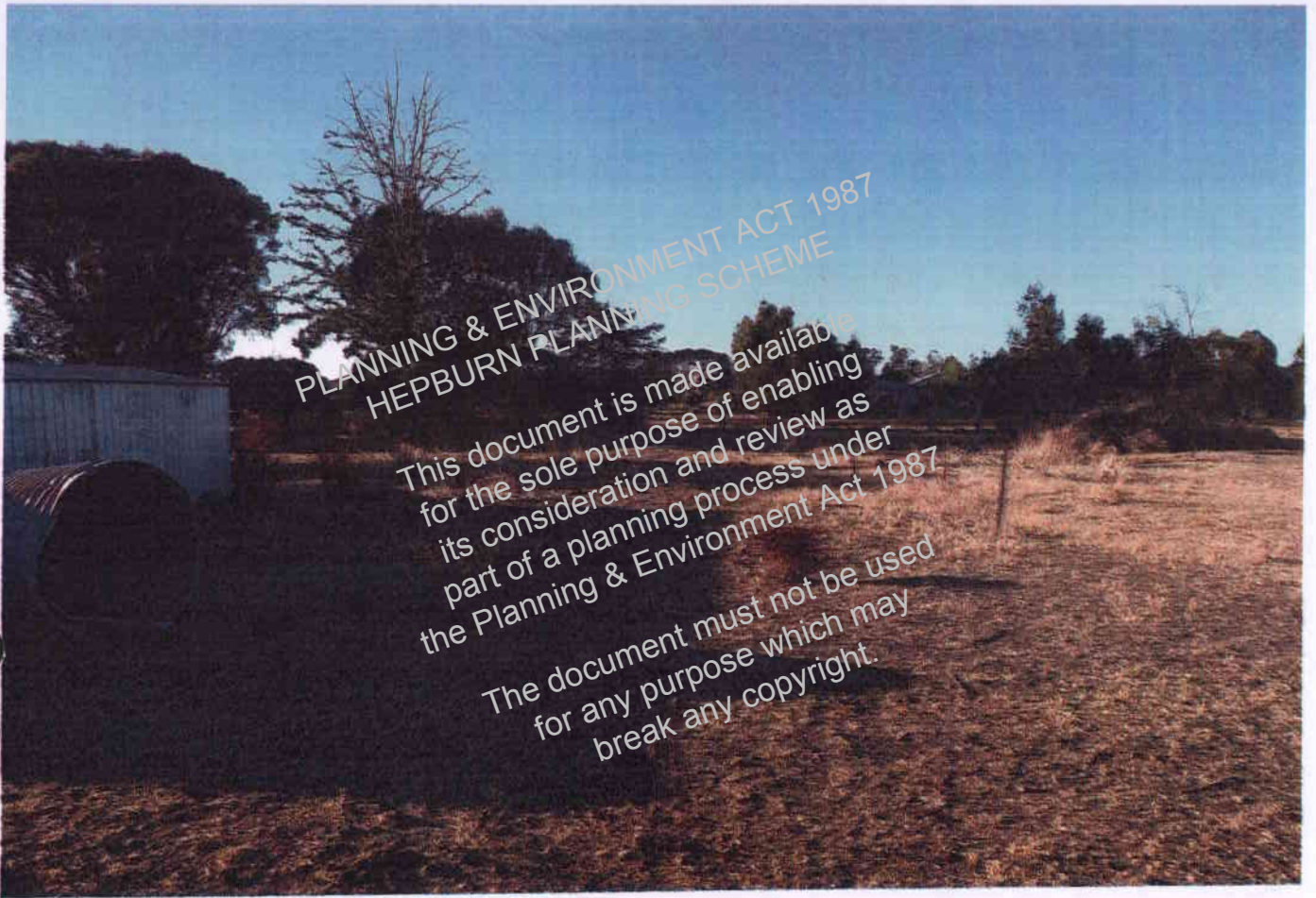
View south along Whyte Street. Site right.
View north along proposed lot boundary from Counden St.



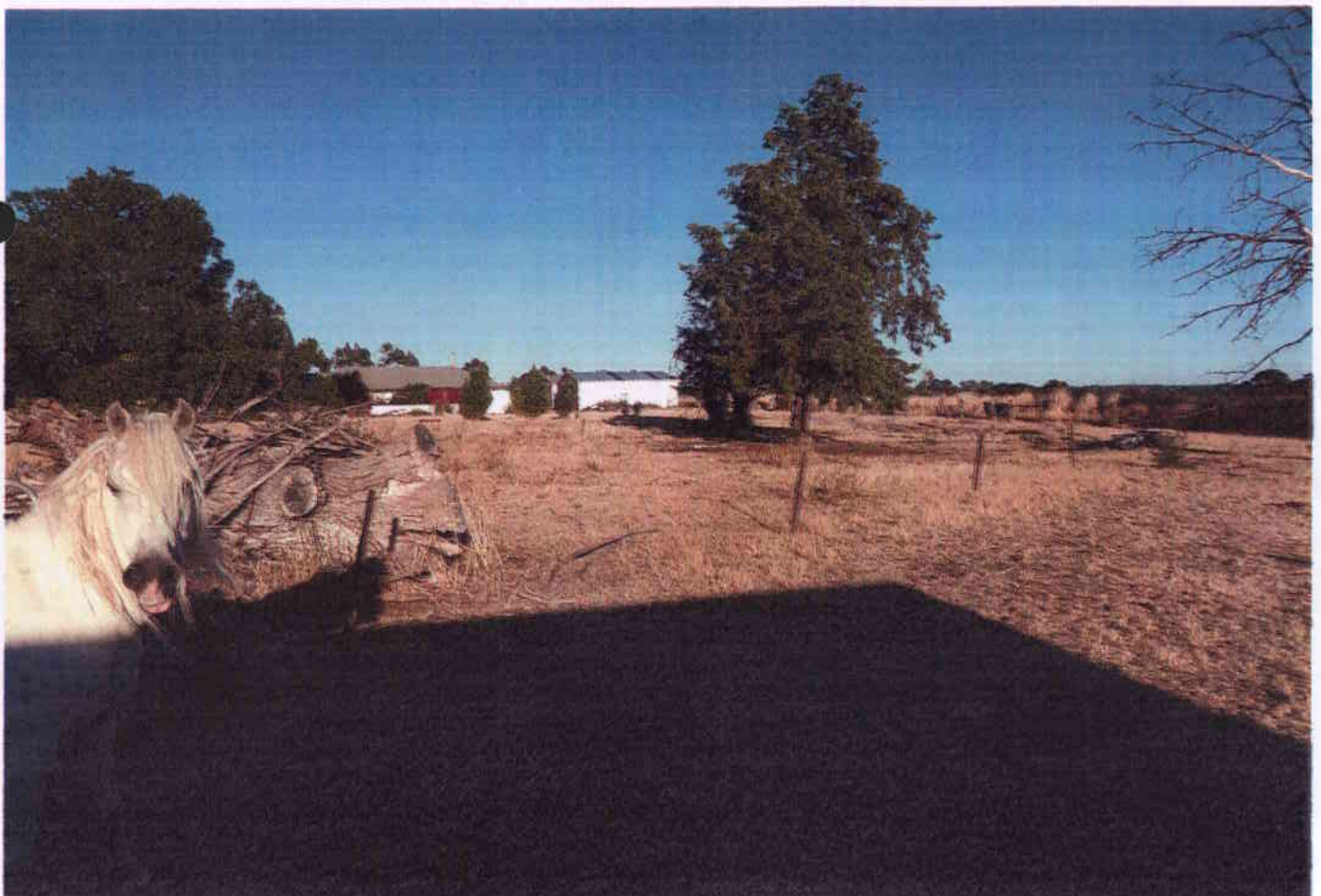


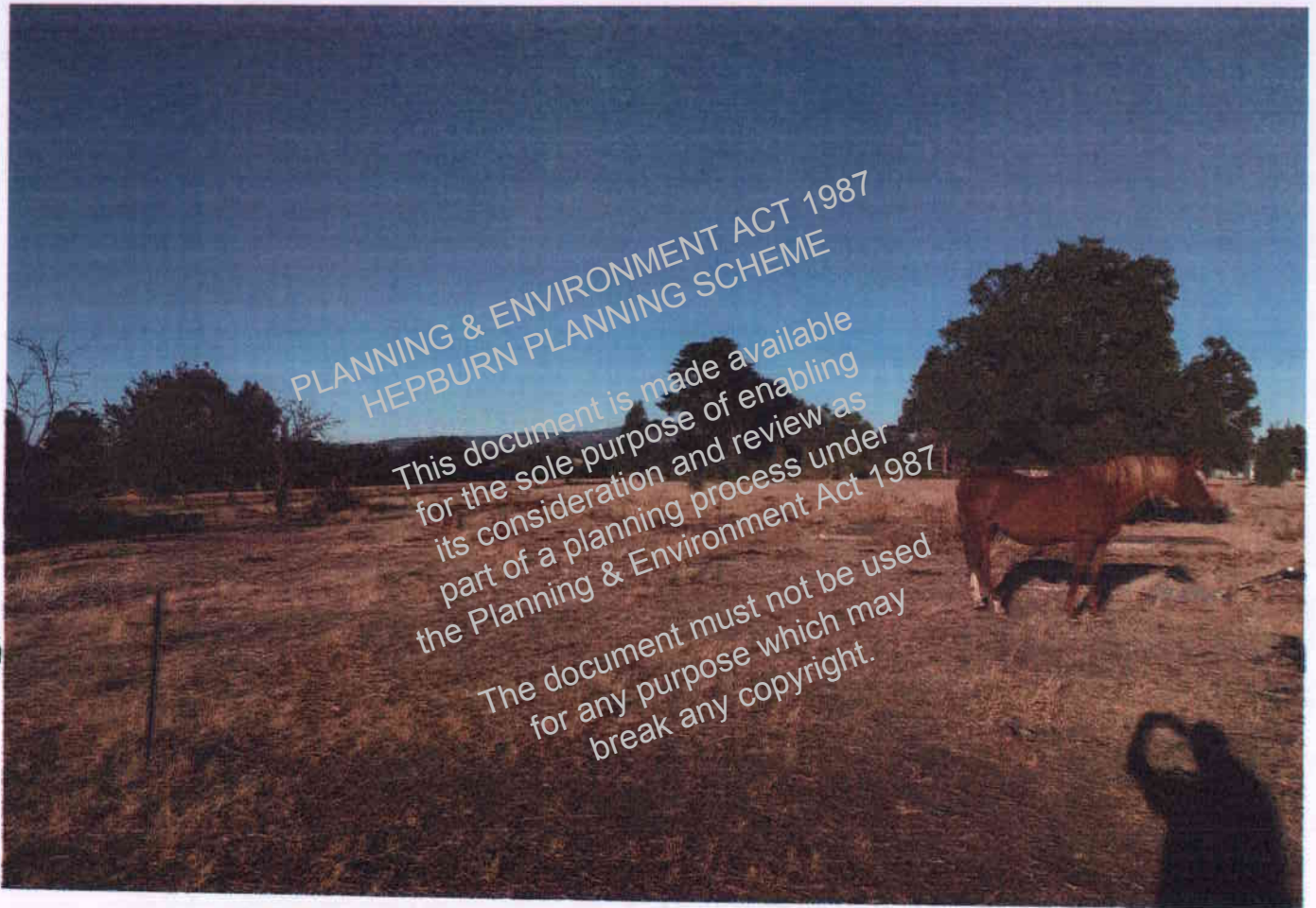
View east along Coundon Street. Site left.





**View south along proposed lot boundary to Counden St.
View north-west across lot 2 from Counden St.**





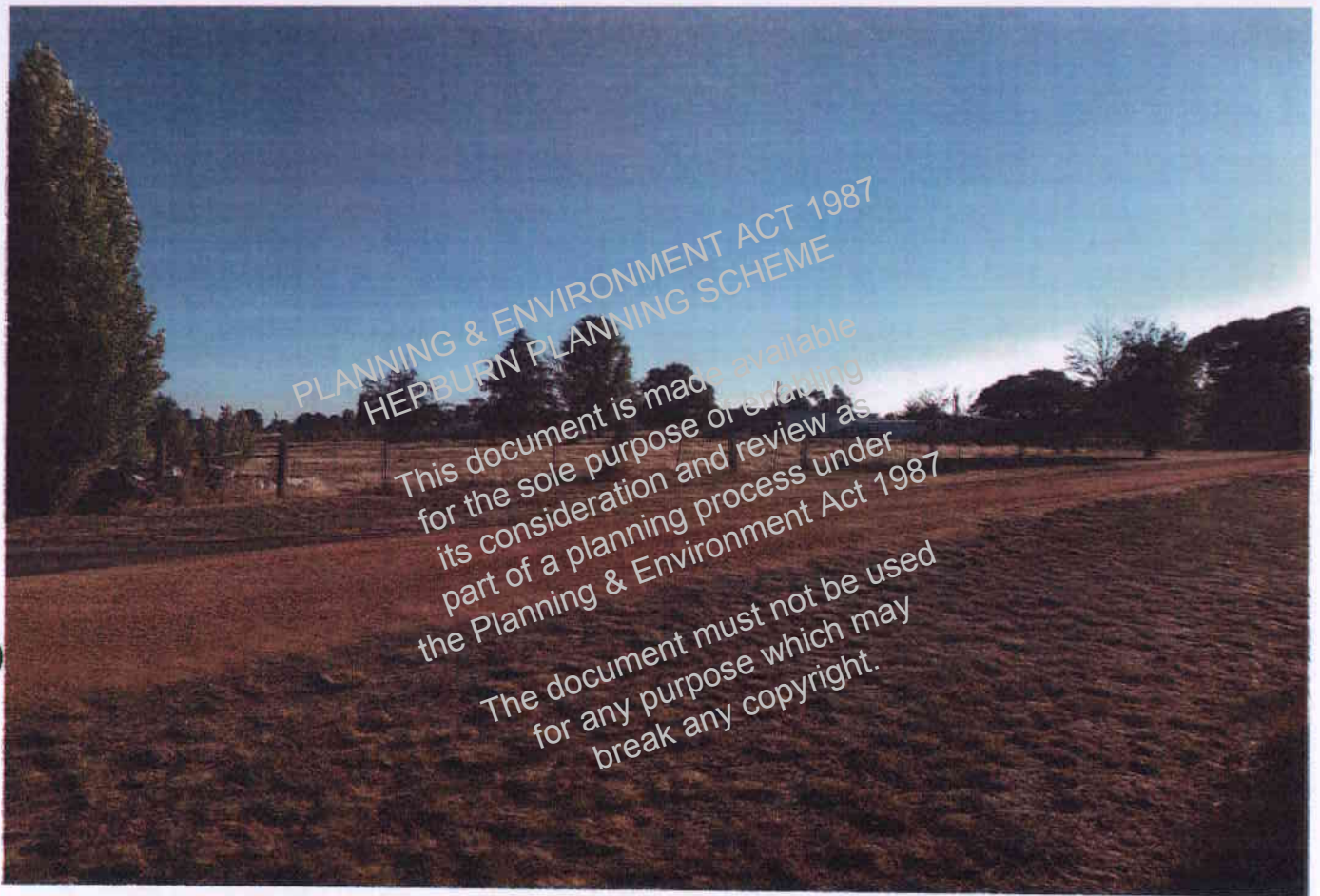
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View south-west across lot 2 from rear of site.

View north along west site boundary from Coundon Street.





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**View north-east across lot 2 from Coundon St.
View east along Coundon Street. Site left.**

