

M.G.A. 94
ZONE 54

LEGEND

PERMANENT MARK	
SPIKE	
TOP OF BANK	
TOE OF BANK	
NATURAL SURFACE	
EDGE OF VEGETATION	
GARDEN BED	
DRIP LINE	
SIDE ENTRY PIT	
JUNCTION PIT	
WALL - END	
STORMWATER U/G	
BITUMEN C/L	
BITUMEN - EDGE	
KERB - LIP	
KERB - INVERT	
KERB - BACK	
KERB - TOP	
TRACK	
CONC - EDGE	
ELECTRICITY - POLE	
ELECTRICITY - POLE W/ LIGHT	
ELECTRICITY - PIT	
ELECTRICITY - O/HEAD	
TELSTRA - PIT	
SEWER - PIT	
SEWER - U/G	
STOP VALVE	
FIRE PLUG	
FENCE	
DENOTES DIRECTION AND POSITION OF PHOTO FOUR	
LAND SUBJECT TO INUNDATION OVERLAY	
FLOODING OVERLAY	
INDICATIVE 10 x 15m BUILDING ENVELOPE	

EXPLANATORY NOTES

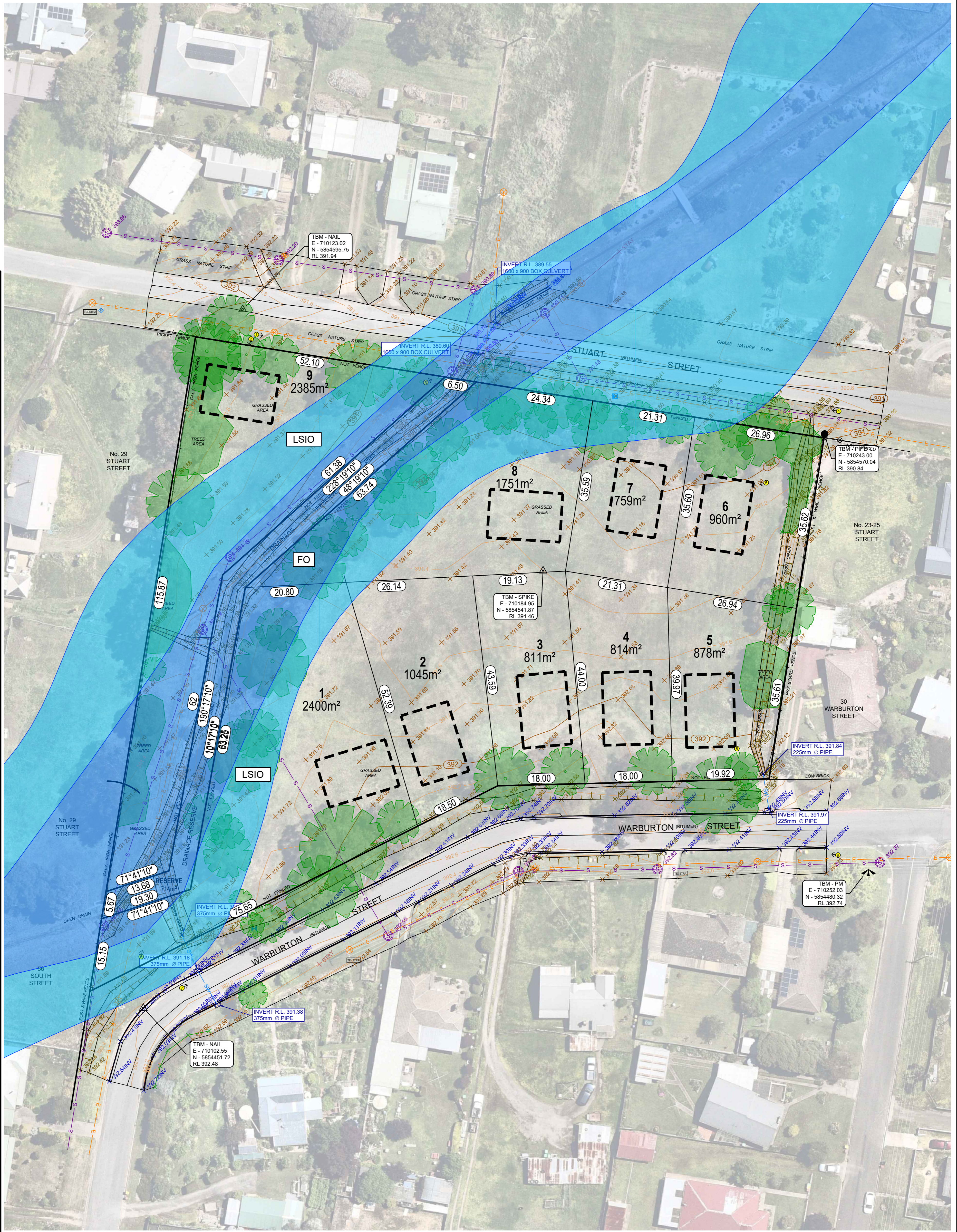
- DATA ON THIS PLAN MAY ONLY BE MANIPULATED WITH THE PERMISSION OF CARINGO NOW STANTEC
- ACCURACY OF DETAIL LOCATION ±0.05m
- ACCURACY OF REDUCED LEVELS ±0.02m
- THIS HARD COPY PLAN IS A VERIFICATION PLOT OF COMPUTER FILE: 304400957_DR01-02.dwg DATE : 27/11/2023.
- LOCATION OF ABUTTING BUILDINGS AND ENVIRONS IS INDICATIVE ONLY UNLESS OTHERWISE SHOWN.
- TREE SPREAD SHOWN ON THIS PLAN IS INDICATIVE ONLY.
- ONLY SIGNIFICANT TREES HAVE BEEN LOCATED AND SHOWN ON THIS PLAN.
- ONLY VISIBLE SERVICES ARE SHOWN ON THIS PLAN.
- CONTOURS SHOWN TO 0.2m INTERVALS.
- DATE OF AERIAL IMAGE: 18/11/2022
- LOCATION OF AERIAL IMAGE INDICATIVE ONLY.
- DETAILS VISIBLE IN AERIAL IMAGE MAY NOT REPRESENT EXISTING SITE CONDITIONS.

I, Michael Craig Wilson of STANTEC AUSTRALIA Pty Ltd 1315 Sturt Street, BALLARAT 3350, certify that this plan is accurate in all respects & represents the existing site conditions on the 28/07/2023.

Licensed Surveyor

Surveyors ML
Drawn PF, ML
Checked AG, MCW
Job Ref. 304400957_DR01-02.dwg

SHEET 1 OF 1
Original Sheet Size A1
SCALE 1:400
LENGTHS ARE IN METRES



REV	DATE	AMENDMENTS	DRAWN
02	27/11/2023	REV. PROP LOT BDY'S & ENVELOPES	PF
01	31/10/2023	ORIGINAL RELEASE	PF

Stantec
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Web: www.stantec.com/au

Client : Natalie Nalder
Municipality : Pyrenees Shire Council

**DESIGN RESPONSE PLAN
CROWN ALLOTMENTS 33 & 33A
WARBURTON STREET
BEAUFORT**

Planning Report Warburton Street, Beaufort

9 Lot Subdivision
Ref No : 304400957

Contact Information

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Document Information

Prepared for Natalie Nalder
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Approved by

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Job Title	Senior Principal LS		

Document History

0	07.12.2023	Review	Andrew Grey	Michael Wilson
1	12.12.2023	Lodgement with Council	Andrew Grey	Michael Wilson

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Attachments

Attachment 1	Planning Application Form (via Greenlight)
Attachment 2	Copy of Title Documents
Attachment 3	Plan of Survey
Attachment 4	Design Response Plan
Attachment 5	Clause 56 Assessment

1. Introduction

Stantec has been engaged to submit a Planning Permit Application for a 9 lot subdivision of land at Warburton Street, Beaufort.

2. Permit Triggers

A permit is required for the above proposal under the following provisions of the Pyrenees Planning Scheme:

>	General Residential Zone	32.08-3	Subdivision of Land
>	Floodway Overlay	44.03-3	Subdivision of Land
>	Land Subject to Inundation Overlay	44.04-3	Subdivision of Land

3. Subject Site and Context

The site consists of the following two existing lots on title Vol. 6479 Fol. 692.:

- Crown Allotment 33 Section 31A Township of Beaufort Parish of Beaufort
- Crown Allotment 33A Section 31A Township of Beaufort Parish of Beaufort



Map of site, titles and adjoining properties

The subject site is located on the north side of Warburton Street and south side of Stuart Street in Beaufort. It is an irregular shaped site with the existing lots separated by a man-made channelised watercourse (Ding Dong Creek).

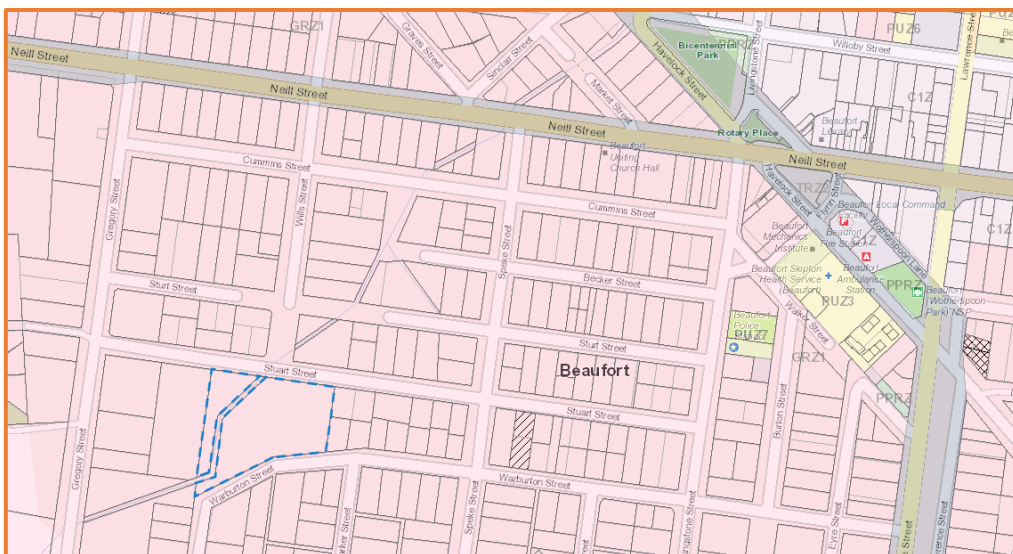
The site has a staggered frontage to Warburton Street totalling approximately 150 metres. Its frontage to Stuart Street is separated by the watercourse and totals approximately 125 metres. The total area of the site is approximately 1.2 hectares.

The subject land is vacant, with a number of trees planted near the boundaries in the late 1980's.



Aerial photograph of site and surrounds

The land is zoned General Residential Zone – Schedule 1 and is affected by the Floodway Overlay and the Land Subject to Inundation Overlay. The land is situated in the south-western part of the Beaufort township within comfortable walking distance of the town centre and the primary school.



Map showing Zoning and Locality including Beaufort Town Centre

4. Proposal

It is proposed to subdivide the land into nine lots as per the design response plan below. All lots would have direct access from either Warburton Street or Stuart Road. The majority of the existing trees can be retained during the detailed design of the subdivision.

Services including water and power are readily available in the adjoining road reserves. Sewer connection is available through the site (proposed lots 1 and 9) and in Stuart Street with adequate depth to command all lots. The site has a gentle fall towards Stuart Street to provide for appropriate connection a legal point of discharge.

The extent of the Floodway Overlay and Land Subject to Inundation Overlay have been shown on the design response plan. The layout has been configured based on review of the latest available flood mapping with input from the Glenelg Hopkins Catchment Management Authority. It is considered that each lot can achieve safe access and accommodate an appropriate dwelling above the 1% average exceedance probability flood level.

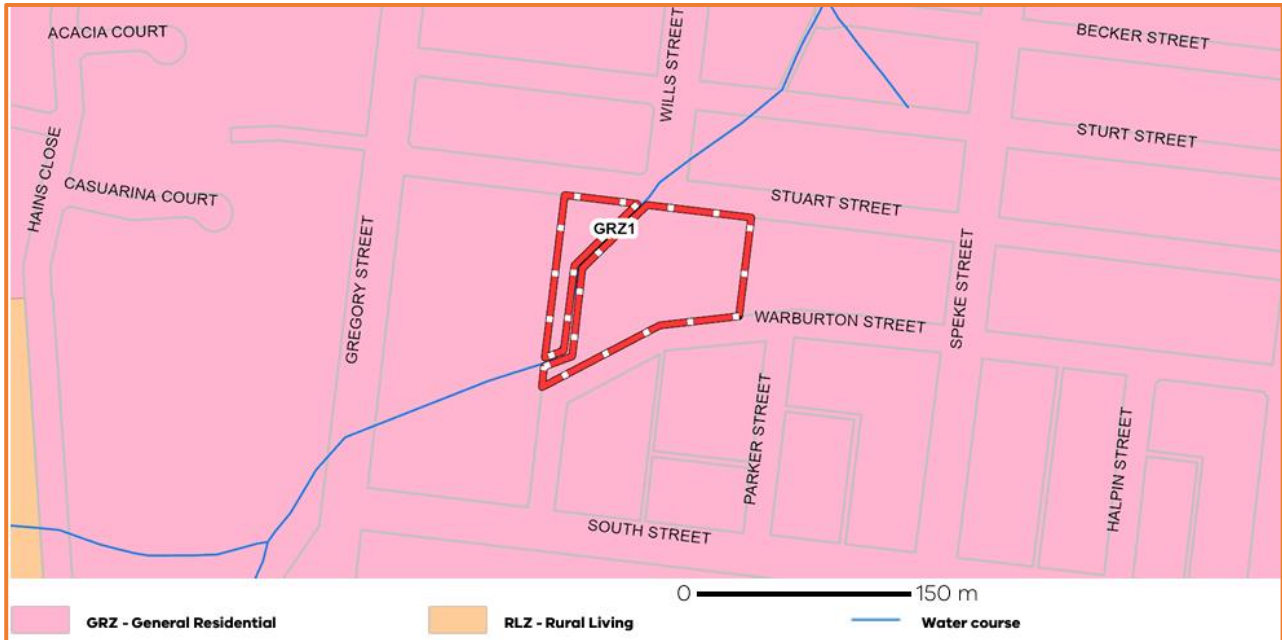


Design Response Plan

5. Zoning

5.1 General Residential Zone

The subject site is within the General Residential – Schedule 1 of the Pyrenees Planning Scheme.



Zoning Map

The purpose of the General Residential Zone is:

- > To implement the Municipal Planning Strategy and the Planning Policy Framework.
- > To encourage development that respects the neighbourhood character of the area.
- > To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- > To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Response: The proposed subdivision will provide for a mixture of lot sizes which respect the neighbourhood character and are located close to existing services and infrastructure.

5.2 Subdivision

Under Clause 32.08-3 of the Planning Scheme, a permit is required to subdivide land included within the **General Residential Zone**. An application to subdivide land must meet the requirements of Clause 56.

Response: *Refer to attached Clause 56 assessment.*

Decision guidelines relevant to this proposal are as follows:

- > The Municipal Planning Strategy and the Planning Policy Framework.
- > The purpose of this zone.
- > The objectives set out in a schedule to this zone.
- > Any other decision guidelines specified in a schedule to this zone.
- > The pattern of subdivision and its effect on the spacing of buildings.
- > For subdivision of land for residential development, the objectives and standards of Clause 56.

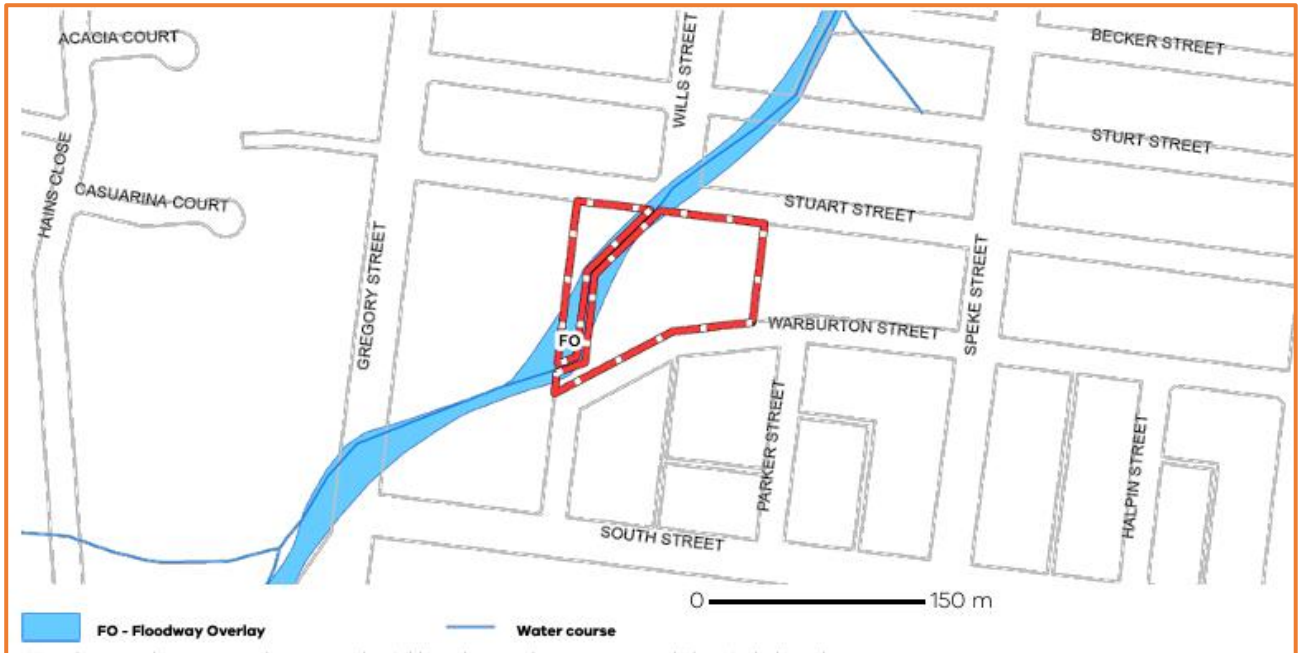
Response: *The proposal is consistent with MPS and PPF, particularly in relation to urban consolidation, neighbourhood character, accessibility and liveable communities. This is further discussed in section 9 of this report.*

The application as presented will facilitate substantial housing growth in an established area, in line with the purpose of the General Residential Zone. The proposed subdivision design will enable development which can create a character which compliments the existing residential area. The proposed subdivision also meets the standards of Clause 56 of the Victorian Planning Provisions as per the submitted assessment.

6. Overlays

6.1 Floodway Overlay

The subject site is also included within the Floodway Overlay.



Extent of Floodway Overlay

The purpose of the Floodway Overlay, is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.
- To ensure that any development maintains the free passage and temporary storage of floodwater, minimises flood damage and is compatible with flood hazard, local drainage conditions and the minimisation of soil erosion, sedimentation and silting.
- To reflect any declarations under Division 4 of Part 10 of the Water Act, 1989 if a declaration has been made.
- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.
- To ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

A permit is required to subdivide land.

The application requires referral to Glenelg Hopkins CMA in accordance with Section 55 of the Act.

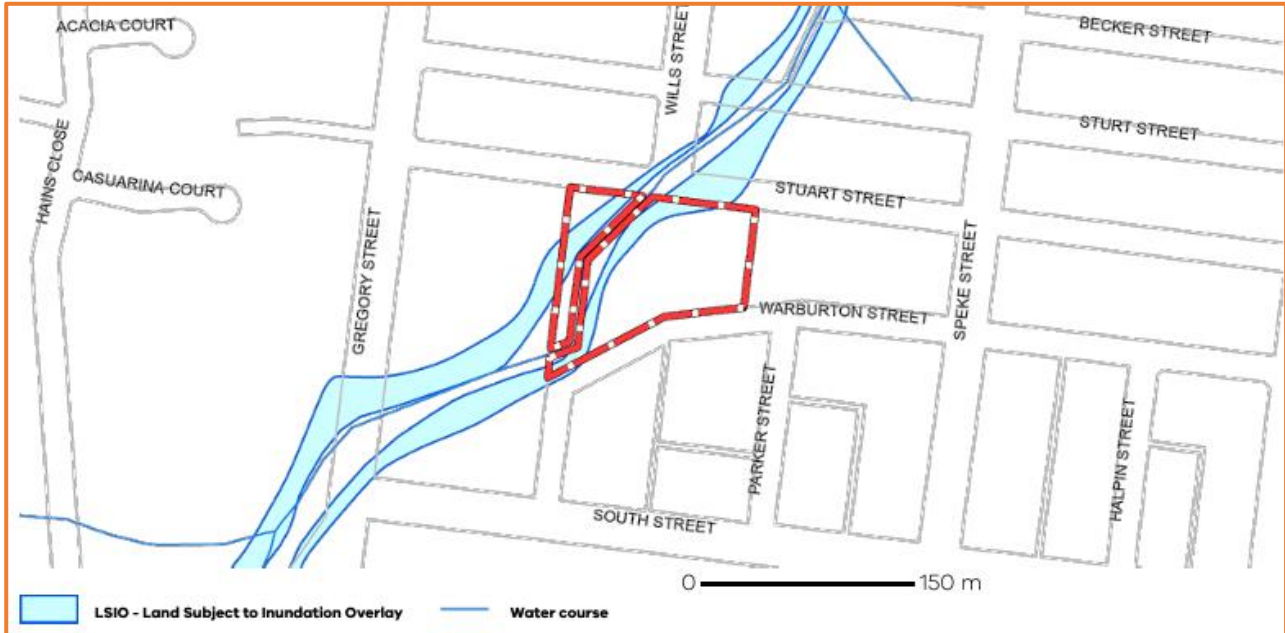
Before deciding on an application the Responsible Authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- The local floodplain development plan or flood risk report.
- Any comments of the relevant floodplain management authority.
- The Victorian River Health Strategy (2002) and any relevant regional river health strategy and associated wetland plan.
- Any other matters specified in a schedule to this overlay.

Response: The subdivision has been designed so that each lot can accommodate an appropriate dwelling above the 1% average exceedance probability flood level. Early engagement has been undertaken with the CMA and it is understood that the proposed subdivision provides a layout which they can support.

6.2 Land Subject to Inundation Overlay

The subject site is also affected by the Land Subject to Inundation Overlay as per the map below.



Extent of Land Subject to Inundation Overlay

The purpose of the Land Subject to Inundation Overlay, is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To minimise the potential flood risk to life, health and safety associated with development.
- To reflect a declaration under Division 4 of Part 10 of the *Water Act, 1989*.
- To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater.
- To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.

A permit is required to subdivide land.

The application requires referral to Glenelg Hopkins CMA in accordance with Section 55 of the Act.

Before deciding on an application the Responsible Authority must consider, as appropriate:

- The Municipal Planning Strategy and the Planning Policy Framework.
- Any local floodplain development plan.
- Any comments from the relevant floodplain management authority.
- The existing use and development of the land.
- Whether the proposed use or development could be located on flood-free land or land with a lesser flood hazard outside this overlay.
- Alternative design or flood proofing responses.
- The susceptibility of the development to flooding and flood damage.
- The potential flood risk to life, health and safety associated with the development. Flood risk factors to consider include:
 - The frequency, duration, extent, depth and velocity of flooding of the site and accessway.
 - The flood warning time available.
 - Tidal patterns.
 - Coastal inundation and erosion.
 - The danger to the occupants of the development, other floodplain residents and emergency personnel if the site or accessway is flooded.
- The effect of the development on redirecting or obstructing floodwater, stormwater or drainage water and the effect of the development on reducing flood storage and increasing flood levels and flow velocities.
- The effect of the development on river, marine and coastal health values including wetlands, natural habitat, stream stability, erosion, environmental flows, water quality, estuaries and sites of scientific significance.
- Any other matters specified in a schedule to this overlay.

Response: *The subdivision has been designed so that each lot can accommodate an appropriate dwelling above the 1% average exceedance probability flood level. Early engagement has been undertaken with the CMA and it is understood that the proposed subdivision provides a layout which they can support.*

7. Particular Provisions

6.1 Public Open Space Contribution and Subdivision

Under the provisions of Clause 53.01, 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.

Response : There is no amount specified in the schedule to this clause in the Pyrenees Planning Scheme. A land contribution has not been provided on the submitted plan of subdivision.

It is for Council to determine whether they should require a public open space contribution up to a maximum of 5% of the unimproved value of the land. As per Section 18(1A) Council must consider whether, as a result of the subdivision, there will be a need for more open space in the neighbourhood of the subdivision.

6.2 Native Vegetation

Under the provisions of Clause 52.17-1, a permit is required to remove, destroy or lop native vegetation, including dead native vegetation. This does not apply if the table to Clause 52.17-7 specifically states that a permit is not required.

A permit exemption is established by subdivisions which create lots less than 0.4hectares in area. This is considered consequential loss of native vegetation in the Guidelines for the removal of native vegetation, 2017. Therefore a permit is required for the removal of native vegetation at the subdivision stage.

Clause 52.17-7, Table of Exemptions, states that no Permit is required for the removal of planted vegetation, being “*native vegetation that is to be removed, destroyed or lopped that was either planted or grown as a result of direct seeding*”.

Response: *The trees on the property were planted by the owner in the late 1980’s. As such any tree removal which becomes necessary to facilitate the subdivision works is exempt from a planning permit.*

6.4 Residential Subdivision

Clause 56 of the Planning Scheme sets out various objectives and standards which Planning Permit applications for residential subdivision must meet.

Response: *Refer to the attached Clause 56 assessment for full details of all requirements relevant to this application.*

8. Decision Guidelines

Under the provisions of Clause 65.02, before deciding on an application to subdivide land, the responsible authority must also consider the following relevant decision guidelines:

- 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 design and siting of buildings having regard to safety and the risk of spread of fire.
- The provision of off-street parking.
- The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.
- Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.

Response: *The land is suitable for subdivision as it is close to existing infrastructure/services and is appropriately zoned to encourage housing growth. The density of the proposal and pattern of subdivision proposed are in keeping with the neighbourhood character and with existing residential subdivision in the area, which already comprises a mixture of lot sizes and housing types. The density, area and dimensions of each lot are appropriate and capable of containing dwellings, private open space, parking and access in accordance with relevant requirements.*

The proposed infill development is proposed to provide for the orderly planning of the area by using existing road and service connections. There is good availability of utility services. The site is also within close proximity of public land for recreation purposes.

9. Policy Framework

It is considered the proposal is consistent with the relevant State, Regional and Local Planning Policies as outlined below: -

8.1 Municipal Planning Strategy

02.03-1 – Settlement – Beaufort is a service and community centre to the surrounding rural area and includes retail, education, health, recreation and other community facilities. Beaufort's sewerage and water supply systems have the capacity to service substantial urban development.

Beaufort's role as the Shire's principal town for urban development should be supported by:

- Retaining Beaufort's character and sense of place.
- Retaining the rural character and the amenity of areas adjacent to the Western Highway on the eastern approach to the township.
- Accommodating further community facilities within the existing commercial precinct.
- Managing and mitigating the impacts of flooding and drainage problems in low-lying sections of the town

02.03-5 – Housing – Pyrenees Shire seeks to:

- Encourage a diverse range of housing to attract and maintain a socially diverse population base.
- Encourage medium-density housing in central locations in established townships, with good accessibility to transport, shops, infrastructure and community facilities.

Response: *The proposed subdivision will give effect to the MPS by providing for additional residential lots in Beaufort which could allow for a range of housing whilst retaining Beaufort's character*

8.2 Planning Policy Framework

11.01-1S – Settlement – This policy aims to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements. Relevant strategies to achieve this are to:

- Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.
- Support sustainable development of the regional centres, including Maryborough.
- Create and reinforce settlement boundaries.
- Provide for growth in population and development of facilities and services across a regional or sub-regional network.
- Limit urban sprawl and direct growth into existing settlements.
- Promote and capitalise on opportunities for urban renewal and infill redevelopment.

Response: *The proposed subdivision will give effect to this policy by providing for growth within an existing settlement.*

11.01-1R – Settlement – Central Highlands – A relevant strategy is to provide local and sub-regional services at Avoca, Ballan, Beaufort, Clunes, Creswick, Daylesford and Smythesdale to support ongoing growth, particularly closer to Melbourne and Ballarat where towns will provide a key opportunity to target growth pressure.

Response: *The proposed subdivision will give effect to this policy by providing for growth within Beaufort.*

11.02-1S – Supply of Urban Land – The objective of which is to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses. A relevant strategy of which is to consider opportunities for the consolidation, redevelopment and intensification of existing urban areas.

Response: *The proposed subdivision will give effect to this policy by providing for consolidation of an existing urban area.*

13.02-1S – Bushfire Planning – This policy aims to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life. This policy must be applied to all planning and decision making under the *Planning and Environment Act 1987* relating to land which is within a designated bushfire prone area or subject to a Bushfire Management Overlay.

In a bushfire prone area designated in accordance with regulations made under the *Building Act 1993*, bushfire risk should be considered when assessing planning applications for subdivisions of more than 10 lots.

Response: *The site is partially within a bushfire prone area. The proposed smaller lots are likely to be better managed to reduce fuel loads on the land. The site itself has good connections to the centre of Beaufort where life can be protected from the effects of bushfire.*

15.03-2S – Aboriginal Cultural Heritage – Aims to ensure the protection and conservation of places of Aboriginal cultural heritage significance.

Response: *The site is not within an Area of Aboriginal Cultural Heritage Sensitivity as defined by the Aboriginal Heritage Regulation 2018.*

16.01-1S – Housing Supply – Aims to facilitate well-located, integrated and diverse housing that meets community needs.

Response: *The proposed subdivision will give effect to this policy by providing housing in an appropriate location.*

16.01-1L – Location of residential development in Pyrenees Shire – Strategies include to direct residential development to areas within townships that have the potential to accommodate infill development and where water and sewerage services are provided.

Response: *The proposed subdivision will give effect to this policy by providing infill residential development that can be service by sewer and water.*

16.01-2S – Housing Affordability – The objective of which it to deliver more affordable housing closer to jobs, transport and services.

Response: *The proposed subdivision will give effect to this policy by increasing the supply of developable residential land in Beaufort.*

19.03-2S – Infrastructure Design and Provision – Aims to provide timely, efficient and cost-effective development infrastructure that meets the needs of the community by providing an integrated approach to the planning and engineering design of new subdivision and development and integrating developments with infrastructure and services, whether they are in existing suburbs, growth areas or regional towns.

Response: *The proposed subdivision will give effect to this policy by providing fully services lots.*

10. Conclusion

The application seeks a planning permit for a nine lot subdivision. The intent of the proposal is to increase opportunities for residential development on land which is close to existing services in Beaufort and has all the necessary infrastructure to support growth.

The proposal is consistent with the Planning Policy Framework in relation to infill development within existing rural service centres. The proposal will efficiently increase the supply of residential land in Beaufort, making use of existing services and infrastructure. The subdivision would also provide an opportunity to increase the diversity of housing types within the township.

The proposed subdivision complies with the provisions of the General Residential Zone and has a high level of compliance with Clause 56.

The subdivision configuration has been based on a review of the latest available flood mapping with input from the Glenelg Hopkins Catchment Management Authority. It is considered that each lot can achieve safe access and accommodate an appropriate dwelling above the 1% average exceedance probability flood level.

For the reasons outlined in this report, it is considered the subdivision is appropriate and should therefore be supported by Council.



.....
Andrew Grey


Principal Town Planner


Office Use Only

VicSmart: **No**
Specify class of VicSmart application:
Application No: **REFPA20230203**
Date Lodged: **12/12/2023**

Application for Planning Permit

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.

 If the space provided on the form is insufficient, attach a separate sheet.

Application type

Is this a VicSmart Application?*

No
If yes, please specify which VicSmart class or classes:

 If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application

Pre-application meeting

Has there been a pre-application meeting with a Council planning officer?

False

If 'yes', with whom?:

Date:

day / month / year

The Land


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

Street Address*

Unit No:	St. No:	St. Name: WARBURTON STREET
Suburb/Locality: BEAUFORT		Postcode: 3373

Formal Land Description*


Complete either A or B

 This information can be found on the certificate of title.

A	Lot No:	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No:
OR					
B	Crown Allotment No: 33 & 33A		Section No: 31A		
Parish/Township Name: Beaufort					


If this application relates to more than one address, please attach details.

The Proposal

 You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.


① For what use, development or other matter do you require a permit?*

9 Lot Subdivision

 Provide additional information on 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.

① Estimated cost of development for which the permit is required*

Cost \$0.00

 You may be required to verify this estimate
Insert '0' if no development is proposed


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

Existing Conditions

Describe how the land is used and developed now*

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

Vacant

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


Title Information

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

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

Applicant *

The person who wants the permit

Name:			
Title:	First Name: Andrew	Surname: Grey	
Organisation (if applicable): Stantec			
Postal Address		If it is a PO Box, enter the details here:	
Unit No:	St. No: 1315	St. Name: Sturt Street	
Suburb/Locality: Ballarat		State: Victoria	Postcode: 3350

Information Requirements

Is the required information provided?


Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

Yes

No

Declaration

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:12 December 2023

day / month / year

Checklist

Have you:

<input type="checkbox"/>	Filled in the form completely?	 Most applications require a fee to be paid. Contact Council to determine the appropriate fee.
<input type="checkbox"/>	Paid or included the application fee?	
	Provided all necessary supporting information and document?	
<input type="checkbox"/>	A full and current copy of the information for each individual parcel of land forming the subject site.	
<input type="checkbox"/>	A plan of existing conditions.	
<input type="checkbox"/>	Plans showing the layout and details of the proposal.	
<input type="checkbox"/>	Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.	
<input type="checkbox"/>	If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).	

Lodgement

Lodge the completed and signed form and all documents with:

Pyrenees Shire Council
5 Lawrence Street BEAUFORT Vic 3373

Telephone: (03) 5349 1100

Contact information:

Telephone: (03) 5349 1100

Email: pyrenees@pyrenees.vic.gov.au

Clause 56 Assessment (3-15 Lots)

9 Lot Subdivision
Warburton Street, Beaufort

CLAUSE	COMMENT
<p>56.01 SUBDIVISION SITE AND CONTEXT DESCRIPTION AND DESIGN RESPONSE</p>	<p>Complies – Refer to the attached Feature Survey Plan and design response documentation.</p>
<p>56.03-5 NEIGHBOURHOOD CHARACTER OBJECTIVE</p> <p>To design subdivisions that respond to neighbourhood character.</p>	<p>Complies - Refer to Section 3 of the attached Planning Report for further details.</p>
<p>56.04-1 LOT DIVERSITY AND DISTRIBUTION OBJECTIVES</p> <p>To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services.</p> <p>To provide higher housing densities within walking distance of neighbourhood centres.</p> <p>To achieve increased housing densities in designated growth areas.</p> <p>To provide a range of lot sizes to suit a variety of dwelling and household types.</p>	<p>Complies – Lot sizes vary providing housing diversity and choice.</p> <p>Lots are appropriately orientated and are of adequate size to allow for the construction of dwellings and associated outbuildings. Site is approximately 600 metres from Beaufort Town Centre therefore lots are reasonably accessible to all required facilities.</p>
<p>56.04-2 LOT AREA AND BUILDING ENVELOPES OBJECTIVE</p> <p>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>Complies – Lots range in area from 759m² to 2,400m² and are suitably dimensioned to allow for the construction of future dwellings.</p>
<p>56.04-3 SOLAR ORIENTATION OF LOTS OBJECTIVE</p> <p>To provide good solar orientation of lots and solar access for future dwellings.</p>	<p>Complies – Lots are appropriately orientated to maximise solar efficiency.</p>
<p>56.04-4 STREET ORIENTATION OBJECTIVE</p> <p>To provide a lot layout that contributes to community social interaction, personal safety and property security.</p>	<p>Complies – All lots will have frontage to an existing or a proposed road.</p>
<p>56.04-5 COMMON AREA OBJECTIVES</p>	<p>N/A – There are no common areas proposed as part this subdivision.</p>

CLAUSE	COMMENT
<p>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>56.05-1 INTEGRATED URBAN LANDSCAPE OBJECTIVES</p> <p>To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas.</p> <p>To incorporate natural and cultural features in the design of streets and public open space where appropriate.</p> <p>To protect and enhance native habitat and discourage the planting and spread of noxious weeds.</p> <p>To provide for integrated water management systems and contribute to drinking water conservation.</p>	<p>Complies – Street planting will be undertaken in accordance with current Council Policy using species native to the area which will be of appropriate height and width once mature.</p>
<p>56.06-2 WALKING AND CYCLING NETWORK OBJECTIVES</p> <p>To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors.</p> <p>To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.</p> <p>To reduce car use, greenhouse gas emissions and air pollution.</p>	<p>N/A – No new roads are proposed.</p>
<p>56.06-4 NEIGHBOURHOOD STREET NETWORK OBJECTIVE</p> <p>To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network.</p>	<p>N/A – No new roads are proposed.</p>
<p>56.06-5 WALKING AND CYCLING NETWORK DETAIL OBJECTIVES</p> <p>To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well constructed and accessible for people with disabilities.</p>	<p>N/A – No new roads are proposed.</p>

CLAUSE	COMMENT
<p>To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</p>	
<p>56.06-7 NEIGHBOURHOOD STREET NETWORK DETAIL OBJECTIVE</p> <p>To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users.</p>	<p>N/A – No new roads are proposed.</p>
<p>56.06-8 LOT ACCESS OBJECTIVE</p> <p>To provide for safe vehicle access between roads and lots.</p>	<p>Complies – Each lot will have access to a Homebush Road via a vehicle crossover.</p>
<p>56.07-1 DRINKING WATER SUPPLY OBJECTIVES</p> <p>To reduce the use of drinking water.</p> <p>To provide an adequate, cost-effective supply of drinking water.</p>	<p>Complies – Water supply will be provided to the requirements of the relevant Water Authority.</p>
<p>56.07-2 REUSED AND RECYCLED WATER OBJECTIVE</p> <p>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</p>	<p>N/A – The use of recycled water is not proposed as part of this development.</p>
<p>56.07-3 WASTE WATER MANAGEMENT OBJECTIVE</p> <p>To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.</p>	<p>Complies – The site will be connected to a reticulated waste water system to the requirements of Central Highlands Water.</p>
<p>56.07-4 STORMWATER MANAGEMENT OBJECTIVES</p> <p>To minimise damage to properties and inconvenience to residents from stormwater.</p> <p>To ensure that the street operates adequately during major storm events and provides for public safety.</p> <p>To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.</p> <p>To encourage stormwater management that maximises the retention and reuse of stormwater.</p>	<p>Complies – Site drainage will ensure stormwater runoff from the sites will not exceed pre-development flows.</p>

CLAUSE	COMMENT
<p>To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.</p>	
<p>56.08-1 SITE MANAGEMENT OBJECTIVES</p> <p>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</p> <p>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</p> <p>To encourage the reuse of materials from the site and recycled materials in the construction of subdivisions where practical.</p>	<p>Complies – Appropriate measures will be undertaken during construction works to ensure that the site and surrounding area, including drainage infrastructure and receiving waters, are protected from degradation, sedimentation and contamination to Council’s satisfaction. Materials will be reused and recycled where appropriate.</p>
<p>56.09-1 SHARED TRENCHING OBJECTIVES</p> <p>To maximise the opportunities for shared trenching.</p> <p>To minimise constraints on landscaping within street reserves.</p>	<p>Complies – Trenching will be shared where possible.</p>
<p>56.09-2 ELECTRICITY, TELECOMMUNICATIONS AND GAS OBJECTIVES</p> <p>To provide public utilities to each lot in a timely, efficient and cost effective manner.</p> <p>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</p>	<p>Complies – The lots will be connected to electricity, telecommunications and gas, if available, in accordance with the relevant requirements of the supply/servicing agency.</p>
<p>56.09-3 FIRE HYDRANTS OBJECTIVE</p> <p>To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently.</p>	<p>Complies – A fire hydrant can be provided within 120 metres of the rear of the land.</p>
<p>56.09-4 PUBLIC LIGHTING OBJECTIVE</p> <p>To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles.</p> <p>To provide pedestrians with a sense of personal safety at night.</p> <p>To contribute to reducing greenhouse gas emissions and to saving energy.</p>	<p>Complies – Street lighting will be provided to the relevant Council specifications.</p>

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

Page 1 of 1

VOLUME 06479 FOLIO 692

Security no : 124111215888T
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CROWN GRANT

LAND DESCRIPTION

Crown Allotment 33 Section 31A Township of Beaufort and Crown Allotment 33A Section 31A Township of Beaufort Parish of Beaufort.

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below. For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP361352N FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

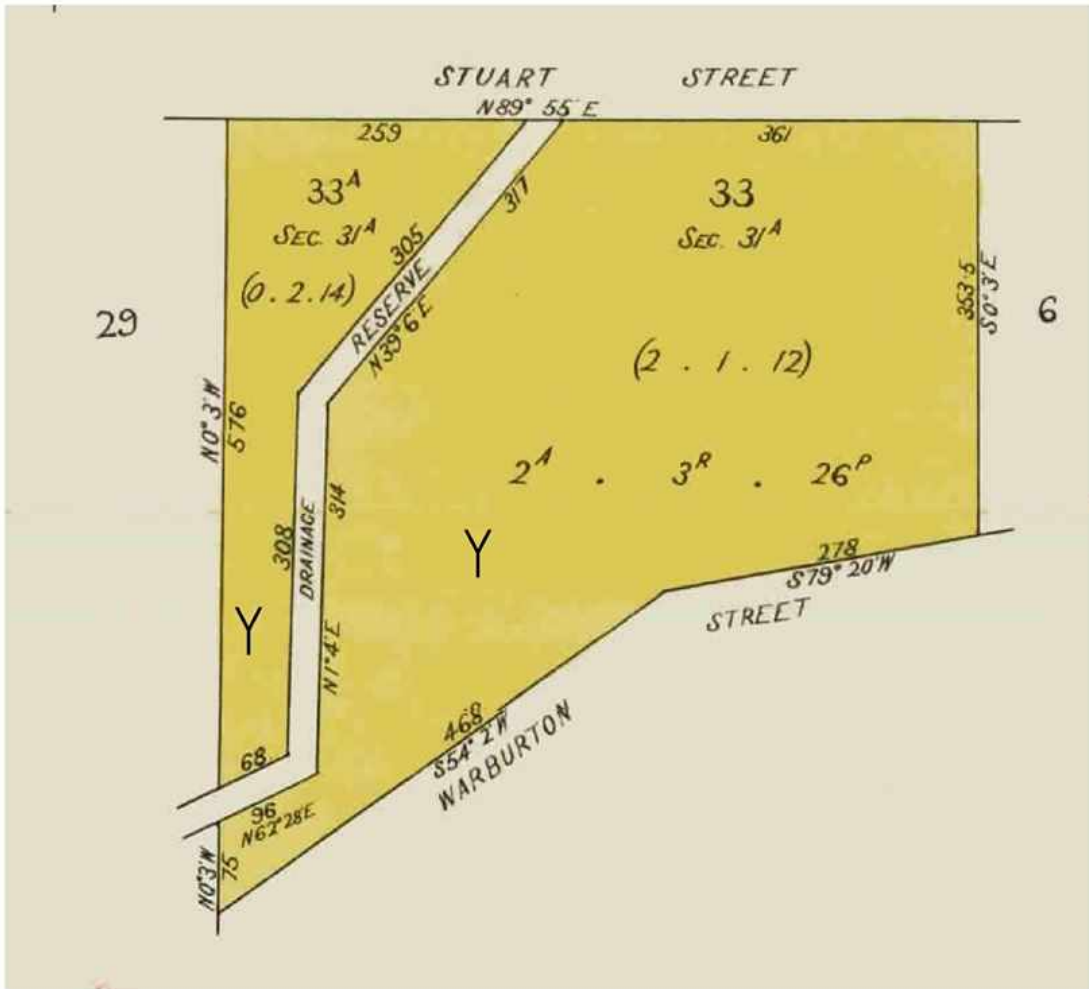
DOCUMENT END

TITLE PLAN	EDITION 1	TP 361352N
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<p>Location of Land</p> <p>Parish: BEAUFORT Township: BEAUFORT Section: 31A Crown Allotment: 33, 33A Crown Portion:</p> <p>Last Plan Reference: Derived From: VOL 6479 FOL 692 Depth Limitation: 50 FEET</p>	<p style="text-align: center;">Notations</p> <p>SUBJECT TO THE RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS CONTAINED IN CROWN GRANT VOL. 6479 FOL. 692 AND NOTED ON SHEET 2 OF THIS PLAN</p> <p>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN</p>
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<p style="text-align: center;">Description of Land / Easement Information</p>	<p>THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT</p> <p>COMPILED: 21/03/2000 VERIFIED: G.B.</p>
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COLOUR CODE
Y = YELLOW



TITLE PLAN

TP 361352N

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS
 CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

All THAT PIECE OF LAND in the said State containing
two acres three roods and twenty-six perches more or less being Allotments thirty-three and thirty-three^A
of Section thirty-ones^A in the Town of Beaufort Parish of Beaufort County of Ripon

delineated with the measurements and abutments thereof in the map drawn in the margin of these presents and therein colored yellow PROVIDED nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth EXCEPTING nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the *Mines Act 1928* in upon or under or within the boundaries of the land hereby granted AND reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted AND ALSO reserving to Us Our heirs and successors—

- (i) all petroleum as defined in the *Mines (Petroleum) Act 1935* on or below the surface of the said land and
- (ii) the right of access for the purpose of searching for and for the operations of obtaining such petroleum in any part or parts of the said land and
- (iii) rights of way for access and for pipe-lines and other purposes necessary for obtaining and conveying such petroleum in the event of such petroleum being obtained in any part or parts of the said land.

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 168 of the *Land Act 1928*.

AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the *Mines Act 1928* or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands PROVIDED that compensation shall be paid to the said

GRANTEE

his executors administrators assigns or transferees by such person for surface damage to be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.

LENGTHS ARE IN
LINKS

Metres = 0.3048 x Feet
 Metres = 0.201168 x Links

Sheet 2 of 2 sheets