



Minutes

Hearing of Submissions Committee
Tuesday, 6 March 2018

Held in the
Council Chambers
1 Merrijig Drive, Torquay
Commencing at 5.00pm

Council:

Cr David Bell (Mayor)
Cr Libby Coker
Cr Martin Duke
Cr Clive Goldsworthy
Cr Rose Hodge
Cr Carol McGregor
Cr Brian McKiterick
Cr Margot Smith
Cr Heather Wellington

MINUTES FOR THE HEARING OF SUBMISSIONS MEETING OF SURF COAST SHIRE COUNCIL
HELD IN THE COUNCIL CHAMBERS, 1 MERRIJIG DRIVE, TORQUAY
ON TUESDAY 6 MARCH 2018 COMMENCING AT 5.00PM

PRESENT:

Cr David Bell (Mayor)
Cr Libby Coker
Cr Martin Duke
Cr Rose Hodge
Cr Carol McGregor
Cr Margot Smith

In Attendance:

General Manager Environment & Development – Ransce Salan
Manager Planning & Development – Bill Cathcart
Coordinator Statutory Planning - Michelle Watt

14 members of the public
0 member of the press

APOLOGIES:

Cr Clive Goldsworthy
Cr Brian McKiterick
Cr Heather Wellington

Committee Resolution

MOVED Cr Martin Duke, Seconded Cr Libby Coker

That an apology be received from Cr Clive Goldsworthy, Cr Brian McKiterick and Cr Heather Wellington.

CARRIED 6:0

Absent:

CEO - Keith Baillie
General Manager Governance & Infrastructure - Anne Howard
General Manager Culture & Community - Chris Pike

CONFIRMATION OF MINUTES:

Committee Resolution

MOVED Cr Margot Smith, Seconded Cr Rose Hodge

That the Hearing of Submissions Committee note the minutes of the Hearing of Submissions Committee meeting held on 6 February 2018 as a correct record of the meeting

CARRIED 6:0

CONFLICTS OF INTEREST:

Nil

SUBMITTERS HEARD

1.1 Planning Permit Application 17/0332 – 5/24 Price Street, Torquay – Construction of a New Dwelling

1. Jane Coller
2. Lyndel Roberts (Applicant)

1.2 Planning Permit Application 17/0294 – 115 Strathmore Drive, Jan Juc – Two Lot Subdivision

1. Julia Spink & David Spink & Lyndelle Zuccolin & Jay Wilson
2. Adam O'Halloran (Applicant)

BUSINESS:

1. ENVIRONMENT & DEVELOPMENT	4
1.1 <i>Planning Permit Application 17/0332 - 5/24 Price Street Torquay - Construction of a New Dwelling.....</i>	<i>4</i>
1.2 <i>Planning Permit Application 17/0294 - 115 Strathmore Drive Jan Juc - Two Lot Subdivision</i>	<i>32</i>

1. ENVIRONMENT & DEVELOPMENT

1.1 Planning Permit Application 17/0332 - 5/24 Price Street Torquay - Construction of a New Dwelling

Author's Title: Senior Statutory/Strategic Planner

General Manager: Ransce Salan

Department: Planning & Development

File No: 17/0332

Division: Environment & Development

Trim No: IC18/231

Appendix:

1. List of Speakers - 6 March 2018 (D18/23369)
2. 5/24 Price Street Torquay (D17/147109)

Officer Direct or Indirect Conflict of Interest:

In accordance with Local Government Act 1989 – Section 80C:

Yes

No

Reason: Nil

Status:

Information classified confidential in accordance with Local Government Act 1989 – Section 77(2)(c):

Yes

No

Reason: Nil

Purpose

The purpose of this report is to hear submissions relating to Planning Application 17/0332 for the development of the land for a dwelling on a lot less than 300 square metres and the waiving of one car parking space.

Summary

An application has been received to develop a two storey dwelling on a 66 square metre lot and to waive the car parking requirements. The site is part of a group of units known as "Bulla". The redevelopment is proposed to take place on unit five, currently a single storey building within the development. Most objections have come from other unit owners.

The site is within the General Residential Zone, Significant Landscape Overlay Schedule 6, Development Contributions Plan Overlay 2 and Design and Development Plan Overlay 20.

A total number of seven submissions were received including six objections and one in support, summarised as follows:

- The proposal is not consistent with the neighbourhood character or the traditional characteristics of "Bulla" (as 24 Price Street is known) as it was one of the first original accommodation resorts built in Torquay, in terms of height, design, bulk, materials and colours.
- The proposal will overlook habitable rooms Units 2 and 6 and 26 Price Street as well as open spaces in front of Units 1, 2, 3 and 6 and 26 Price Street.
- The proposal will overshadow Unit 4 and 28 Price Street.
- The proposal does not comply with side and rear setback objectives.
- Concerns regarding common property including car parking and the first floor balcony protruding into common property.
- Inadequate existing infrastructure (sewerage and water pressure).
- Concerns regarding the construction phase including disruption to life, damage to common property and asbestos removal.
- No formal notification has been sent to the Owners Corporation and will result in increased costs for the Owners Corporation.
- The proposal is in line with what is happening in this area, removing older dwellings and replacing with higher density and it fits in with the surrounding units within "Bulla".

The issues raised in the submissions will be considered in detail in a report to be presented to the 27 March 2018 Council meeting.

1.1 Planning Permit Application 17/0332 - 5/24 Price Street Torquay - Construction of a New Dwelling

Recommendation

That the Hearing of Submissions Committee receive and note the submissions relating to Planning Permit application 17/0332 for 5/24 Price Street, Torquay, and forward to Council for consideration.

Committee Resolution

MOVED Cr Libby Coker, Seconded Cr Carol McGregor

That the Hearing of Submissions Committee receive and note the submissions relating to Planning Permit application 17/0332 for 5/24 Price Street, Torquay, and forward to Council for consideration.

CARRIED 6:0

1.1 Planning Permit Application 17/0332 - 5/24 Price Street Torquay - Construction of a New Dwelling

APPENDIX 1 LIST OF SPEAKERS - 6 MARCH 2018



**Hearing of Submissions
Tuesday 6 March 2018
5pm
Council Chambers
1 Merrijig Drive, Torquay**

ORDER OF SPEAKERS

Environment & Development

1. **Planning Permit Application 17/0332 – 5/24 Price Street, Torquay – Construction of a New Dwelling**

	Submitter Name
1.	Jane Goller
2.	Lyndel Roberts (Applicant)

2. **Planning Permit Application 17/0294 – 115 Strathmore Drive, Jan Juc – Two Lot Subdivision**

	Submitter Name
1.	Julia Spink & David Spink & Lyndelle Zuccolin & Jay Wilson
2.	Adam O'Halloran (Applicant)

1.1 Planning Permit Application 17/0332 - 5/24 Price Street Torquay - Construction of a New Dwelling

APPENDIX 2 5/24 PRICE STREET TORQUAY

The information contained in this online registry is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. It is not to be used for any other purpose. By entering this website you acknowledge and agree that you will only use the information for the purpose specified above and that any distribution of this information is strictly prohibited.

Page 1 of 2

Office Use Only

Receipt Code

Receipt Number

Date received

General Person (in person) (see also section 143 of the Act)

Did you lodge the original Planning Permit application? Yes No

First Name

Lyndel

Last Name

Robertt

Company Name (if applicable)

Street/Postal Address

216 Ascot Street Sth
Ballarat

Suburb

Post Code

3350

Phone

Mobile

0418 398 864

Email

lyndel.roberts@cable.net.au

Are you lodging this request on behalf of someone else (applicant contact/representative) Yes No

Address to Which the Application Applies

Choose the type of formal land description*

Street Address

Lot/Plan

Crown Allotment

Other

Street Address

5/24 Prtce St
Torquay

Suburb*

Post Code*

3228

Amendment Details

Planning Application Number

17/0332

What amendments are to be made to this application?

seek permission to waive 1 car parking space
as per attached letter.

SURF COAST SHIRE COUNCIL
Planning Department

1 Merrijig Drive / P.O. Box 350, TORQUAY, VIC, 3228
Ph: 03 5261 2600 / 610 600 / Fax: 5261 0525
Email: planningapps@surfcoast.vic.gov.au

17/0332 / D17/140903



The information contained in this online registry is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this website you acknowledge that you will only use the information for the purposes above and that any dissemination or distribution of this information is strictly prohibited.

Page 2 of 2

Yes No
Does the proposed amendment breach, in anyway, a registered covenant, section 173 agreement or restriction of title?
 Not applicable (no such covenant, section 173 agreement or restriction applies)

Unchanged from initial application
State the estimated cost of the proposed development, which includes the amendments.
 Changed from initial application

Yes No
Has notice of the application been given (advertised)?

Supporting Documents

Plans/Letter

If providing attachment electronically, please supply as: docx;jpeg;xls;doc;rtf
Please supply all plans affected by the proposed changes. Please make sure that all changes are clearly highlighted on any new plans submitted, as failure to do so is likely to result in delays. Highlight the changes by using different colours, highlighter pens or bubbles around amendments etc.

Payment Details

- In Person Please bring in your completed registration to the Surf Coast Shire Offices. You will have the option to pay cash, cheque or credit card at the counter
- Over the Phone Please email of post the form to the office. Then contact Council on 5261 0600 to pay by credit card over the phone
- Mail Please email of post a completed copy of the Planning Application Credit Card Payment and submit with application

Declaration (Please read)

- I am the owner OR
 I have notified the owner of the proposed amendment

I understand and acknowledge that:

- The information provided in this request is true and complete to the best of my knowledge
- Surf Coast Shire Council may refuse this request if it becomes evident that any information or supporting documents provided are incomplete or false.

By ticking this checkbox I confirm that I have understood all the statements above*

Name of person completing this request*

Lyndel Roberts
Lyndel Roberts

Date 28/11/17

Privacy Statement: The Surf Coast Shire considers that the responsible handling of personal information is a key aspect of democratic governance, and is strongly committed to protecting an individual's right to privacy. Council will comply with the Information Privacy Principles as set out in the Information Privacy Act, 2000. The information will not be disclosed to any other party unless Council is required to do so by law.

SURF COAST SHIRE COUNCIL
Planning Department

1 Merrijig Drive / P.O. Box 350, TORQUAY, VIC, 3228
Ph: 03 5261 2301 / 170 610 600 / Fax: 5261 0525
Email: planningapps@surfcoast.vic.gov.au

17/0332 / D17/140903



R-1469403

The information contained on this website is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this website you acknowledge and agree that you will only use the information for the purpose above and that any dissemination or distribution of this information is strictly prohibited.

Office Use Only
Application No.: _____ Date Lodged: / /

Application for a Planning Permit

Planning Enquiries: _____
Web: www.surfcoast.vic.gov.au

If you need help to complete this form, read MORE INFORMATION at the end of this form.

Clear 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 questions, please contact Council's planning department.

⚠ Questions marked with an asterisk (*) must be completed.

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

📄 Click for further information.

SURF COAST SHIRE

24 AUG 2017

OFFICER: _____

FILE COPY DUPLICATE

The Land

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

Street Address *

Unit No.: 5 St. No.: 24 St. Name: Price St

Suburb/Locality: Torquay Postcode: 3228

Formal Land Description *
Complete either A or B.

⚠ This information can be found on the certificate of title.

If this application relates to more than one address, attach a separate sheet setting out any additional property details.

A Lot No.: _____ Lodged Plan Title Plan Plan of Subdivision No.: _____

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. Insufficient or unclear information will delay your application.

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

Demolition of existing dwelling and construction of a double-storey dwelling within the same boundary.

Provide additional information about 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.

📄 Estimated cost of any development for which the permit is required *

Cost \$ 220,000

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

27 AUG 2017

Existing Conditions

Describe how the land is used and developed now

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

A single dwelling on a shared site with 5 other dwellings sharing common land.

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

Title Information

Encumbrances on title *

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', for example, 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: Mrs First Name: Lyndel Surname: Roberts

Organisation (if applicable):

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

Unit No.: St. No.: 218 St. Name: Ascot St Sth

Suburb/Locality: Ballarat State: Vic Postcode: 3350

Please provide at least one contact phone number *

Contact information for applicant OR contact person below

Business phone: Email: lyndel.roberts@ncable.net.au

Mobile phone: 0418 398 864 Fax:

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

Contact person's details* Same as applicant

Name:

Title: First Name: Surname:

Organisation (if applicable):

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

Unit No.: St. No.: St. Name:

Suburb/Locality: State: Postcode:

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

Title: Mr First Name: Wayne Surname: Roberts

Organisation (if applicable):

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

Unit No.: St. No.: 48 St. Name: Victoria Ave

Suburb/Locality: Lake Wendouree State: Vic Postcode: 3350


Owner's Signature (Optional): Date: 4 AUG 2017

day / month / year

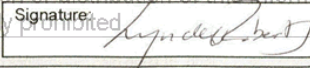
The information contained in this online registry is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this website you acknowledge and agree that you will not use the information for the purposes specified above. The dissemination or distribution of this information is strictly prohibited.

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: 17 | 8 | 17
day / month / year

Need help with the Application?

General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist. Insufficient or unclear information may delay your application.

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

No Yes


If 'Yes', with whom?:


Date: day / month / year

Checklist

Have you:

Filled in the form completely?

Paid or included the application fee?  Most applications require a fee to be paid. Contact Council to determine the appropriate fee.

 Provided all necessary supporting information and documents?

- A full, current copy of title information for each individual parcel of land forming the subject site.
- A plan of existing conditions.
- Plans showing the layout and details of the proposal.
- Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.
- If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).

Completed the relevant council planning permit checklist?

Signed the declaration above?

Lodgement

Lodge the completed and signed form, the fee and all documents with:

Surf Coast Shire Council
PO Box 350
Torquay VIC 3228
1 Merrijig Drive
Torquay VIC 3228

Contact information:
Email: info@surfcoast.vic.gov.au
Translation: 13 1202

Deliver application in person, by post or by electronic lodgement.

ISURF COAST SHIRE
24 AUG 2017
PLANNING
DEPARTMENT

The information contained in this online registry is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this website you acknowledge and agree that you will only use the information for the purpose specified above and that any dissemination or distribution of this information is strictly prohibited.

28th November 2017



SINCOCK
P L A N N I N G

Maya Dougherty
Statutory Planner
Surf Coast Shire
PO Box 350
TORQUAY VIC 3228

Dear Madam,

Re: 17/0332
5/24 Price Street, Torquay

I refer to the above application and confirm that we have received and reviewed the six objections and a response is provided to each of the objections below:

Loss of sun to windows at 28 Price Street

Clause 54 provides the assessment tools in relation to overshadowing and amenity impacts for dwelling development. It is clear from the shadow diagrams that the majority of the secluded open space of 28 Price Street is unaffected by shadow.

We note that the overshadowing diagrams clearly articulate that there is a very small shadow forming on the adjoining property at 9am and the dotted line indicates where that shadow hits the ground. Whilst in a 2d form it appears to impact the windows, the windows would in fact not be affected by shadow from the development at 9am as the shadow would fall on the wall below any windows.

The primary amenity based assessment for a dwelling is in relation to side and rear setbacks, and the proposed dwelling exceeds those requirements in relation to setbacks from the neighbouring dwelling, such that no unreasonable loss of amenity occurs.

Parking

All dwellings within the property currently park adjacent to their dwellings although designated parking is not nominated on the plan of subdivision. It is acknowledged that there is no designated second car space provided due to the areas of common property and as such the application is being amended to seek permission to waive the second car space. This space can be accommodated on the street due to available parking without causing any loss of amenity to neighbours as there are no parking constraints and plenty of available parking in existence.

Construction impacts

All developments result in some construction impacts and as VCAT regularly articulate, these are temporary and are reasonable and should be expected in a residential context.

ABN 42 061 616 044
PO Box 284
Geelong 3220
Ph/Fax: 03 5224 1467
Mob: 0407 344 369
Email:
toni.sincock@biapond.com

The information contained in this online registry is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this website you acknowledge and agree that you are providing information for the purpose specified above and that any dissemination or distribution of this information

Neighbourhood character

The neighbourhood character assumptions made by the objectors are far too simplistic, suggesting that neighbourhood character is defined by the dwellings on this lot only. Neighbourhood character is in fact much broader and should be considered having regard to the neighbourhood. In this instance the Surf Coast Shire have conducted a Neighbourhood Character Study and determined precincts which are a very useful guide when considering the impact of a development on neighbourhood character.

It is clear that the character of the broader area includes lots of single and double storey dwellings and a variety of building materials and finishes. The proposed two storey dwelling will have no impact on the broader character, being a small two storey dwelling on a compact footprint with significant space retained around the site.

It is clear that even if all of the units on this site were redeveloped with second storey forms, this would not be inconsistent with the character of the area. In fact the development would exceed any permeable surface or garden area coverage assessments that new developments are now subject to.

It is our view that there is no impact on neighbourhood character that would warrant refusal of this application.

Overshadowing open space

Overshadowing is considered in relation to impact on secluded open space, the objective being to not significantly overshadow existing secluded open space. The property at 24 Price Street has no designated secluded private open space, with all areas outside the building envelope nominated as common property and constituting open space. Whilst there is an increase in shadow to the rear of unit 4, primarily at midday, the increase is not substantial and there are significant areas of the common property that can be used to provide for outdoor use that are unaffected by shadow at that time.

Impact on services/infrastructure

It is understood that there are concerns with existing infrastructure within the site, and given the development in the 1950's this is likely to be an issue if pipes and services have not been updated.

None of the servicing authorities have identified infrastructure concerns in this part of Torquay that would limit redevelopment opportunities involving an additional bathroom and bedroom.

Building height

The dwelling is below the preferred maximum building height and at two storey scale, is an acceptable and normal residential scale. A single level transition between dwellings is accepted and VCAT have confirmed this in numerous reviews over the past 20 years.

Side & rear setbacks

Due to the nature of the subdivision, being that the building envelope is the only area on each title, the development naturally doesn't comply with side and rear setbacks. This is true of the existing dwellings whereby none would comply with the wall on boundary standards. This is not a fatal to the proposal, as the dwelling meets the side and rear setbacks to the property boundary of 24 Price Street and this is consistent with the objective of the standard.

The information contained in this online registry is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this website you acknowledge and agree that you will only use the information for the purpose specified above and that any dissemination or distribution of this information is strictly prohibited.

Overlooking

At present, the plans identify the overlooking arc only affecting a single window of unit 2 from the first floor balcony. This could be addressed by a permit condition and we are more than happy to discuss possible changes to eliminate all overlooking if considered necessary.

Conclusion

We submit that the objections cannot be upheld and as such we ask that Council undertake their assessment and issue a decision at your earliest convenience.

As discussed with Mich Watt (Co-ordinator of Statutory Planning) the application is being amended to seek permission to waive the required second car space given the land outside the building envelope is common property within the body corporate, and therefore a formalised second car space cannot be provided on the land.

The required application form is attached, and we confirm our verbal position that there is more than sufficient car parking available on street to accommodate the single car space we seek to waive.

If you have any queries or concerns in relation to any of the above, please do not hesitate to contact me.

Yours faithfully,



Toni Sincock



Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

The information must not be used for any purpose other than that for which it was provided. The information is provided on a 'best effort' basis. The State of Victoria does not warrant the accuracy or completeness of the information. The information is provided as a service to the public and is not intended to constitute a contract. The State of Victoria does not accept any liability for any loss or damage, whether direct or indirect, arising from the use of the information. The information is provided on a non-exclusive basis. The State of Victoria does not accept any liability for any loss or damage, whether direct or indirect, arising from the use of the information. The information is provided on a non-exclusive basis. The State of Victoria does not accept any liability for any loss or damage, whether direct or indirect, arising from the use of the information.

REGISTER SEARCH STATEMENT (Title Search) Transfer of
Land Act 1958 use the information for the purpose specified
VOLUME 09232 FOLIO 856
Security no : 124067431202T
Produced 06/08/2017 10:14 am

LAND DESCRIPTION

Unit 5 on Strata Plan 010526 and an undivided share in the common property for the time being described on the plan.
PARENT TITLE Volume 08209 Folio 612
Created by instrument G803125 05/10/1977

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
WAYNE STANLEY ROBERTS of 7 CLIANTHUS COURT BALLARAT NORTH 3350
T980609C 30/11/1995

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 12 Strata Titles Act 1967 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE RP010526 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

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

Additional information: (not part of the Register Search Statement)
Street Address: UNIT 5 24 PRICE STREET TORQUAY VIC 3228

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION PLAN NO. RP010526

DOCUMENT END

The information contained in this online registry is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. This information is not to be used for any other purpose. By entering this website you acknowledge and agree that you will only use the information for the purpose specified above and that any dissemination or distribution of this information is strictly prohibited.



Imaged Document Cover Sheet

The document following this cover sheet is an imaged document supplied by LANDATA®, Land Victoria.

Document Type	plan
Document Identification	RP010526
Number of Pages (excluding this cover sheet)	2
Document Assembled	06/08/2017 10:17

Copyright and disclaimer notice:

© State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act and for the purposes of Section 32 of the Sale of Land Act 1962 or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA® System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

The document is invalid if this cover sheet is removed or altered.



Delivered by LANDATA®. Land Victoria timestamp 06/08/2017 10:16 Page 1 of 2

The information contained in this online registry is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this website you agree that you will not be held liable for the information above and that any liability is strictly prohibited.

RP 10526

PLAN OF STRATA SUBDIVISION RP 10526

REGISTERED

TIME **8:55**

DATE **5 OCT 1977**

THE PARCEL The whole of the land described in Certificate of Title Volume 8209 Folio 612 being part of Crown Allotment 11, SECTION 5, TOWNSHIP OF NEALA, County of GRANT, Parish of TORQUAY

POSTAL ADDRESS OF BUILDINGS —
24 PRICE STREET TORQUAY 3228

FOR CURRENT ADDRESS FOR SERVICE OF NOTICE SEE BODY CORPORATE SEARCH REPORT

Diagram showing the external boundaries of the site and the location in relation thereto at ground level of all buildings in the parcel.

THE LAND SHOWN THIS ENCUMBERED BY DRAINAGE EASEMENT SEE P/S 42794 AND AFFECTS PART OF UNIT 3 AND PART OF THE COMMON PROPERTY

SURVEYOR'S CERTIFICATE
THOMAS RALPH WARREN
1, OF 115 YARRA STREET GEELONG 3220
a surveyor licensed under the Land Surveyors Act 1958 certify that this plan and any measurements on which it is based have been made by me or under my personal direction and supervision; that the standard of accuracy of any measurements made to determine the external boundaries of the site complies with the requirements of and under the Land Surveyors Act 1958; that the plan accurately represents as at the 16th day of MAY 1977 in the manner required by or under the Strata Titles Act 1967 and by or under the Land Surveyors Act 1958; and within the limitations of the scale used and the standard of accuracy required, the boundaries of the units and the location at ground level of all buildings in the parcel in relation to the external boundaries of the site; and that all units are within the parcel.

Signature *T.R. Warren* Date **9.6.77**

SEAL OF MUNICIPALITY AND ENDORSEMENT
SEALED PURSUANT TO SUB-SECTION 1 OF SECTION 6 OF THE STRATA TITLES ACT 1967 THE COUNCIL OF THE CITY OF SOUTH BARWON HEREBY CONSENTS TO THE SUBDIVISION OF LAND SHOWN ON THIS PLAN IN WITNESS WHEREOF THE SEAL OF THE MUNICIPALITY HAS BEEN AFFIXED.
DATED THIS 21st DAY OF JUNE 1977

[Signatures] MAYOR ;
[Signatures] COUNCILLOR.

SCHEDULE OF UNIT ENTITLEMENT AND UNIT LIABILITY

FOR CURRENT BODY CORPORATE DETAILS SEE BODY CORPORATE SEARCH REPORT

[Signature]
Licensed Surveyor.

SHEET 1 OF 2 SHEETS



THOMS & PARTNERS PTY. LIMITED
LICENSED SURVEYORS | CONSULTING ENGINEERS | PLANNERS & DESIGNERS
115 YARRA STREET, GEELONG, VIC., 3220
Telephone: (052) 8 3147 REF: 8792

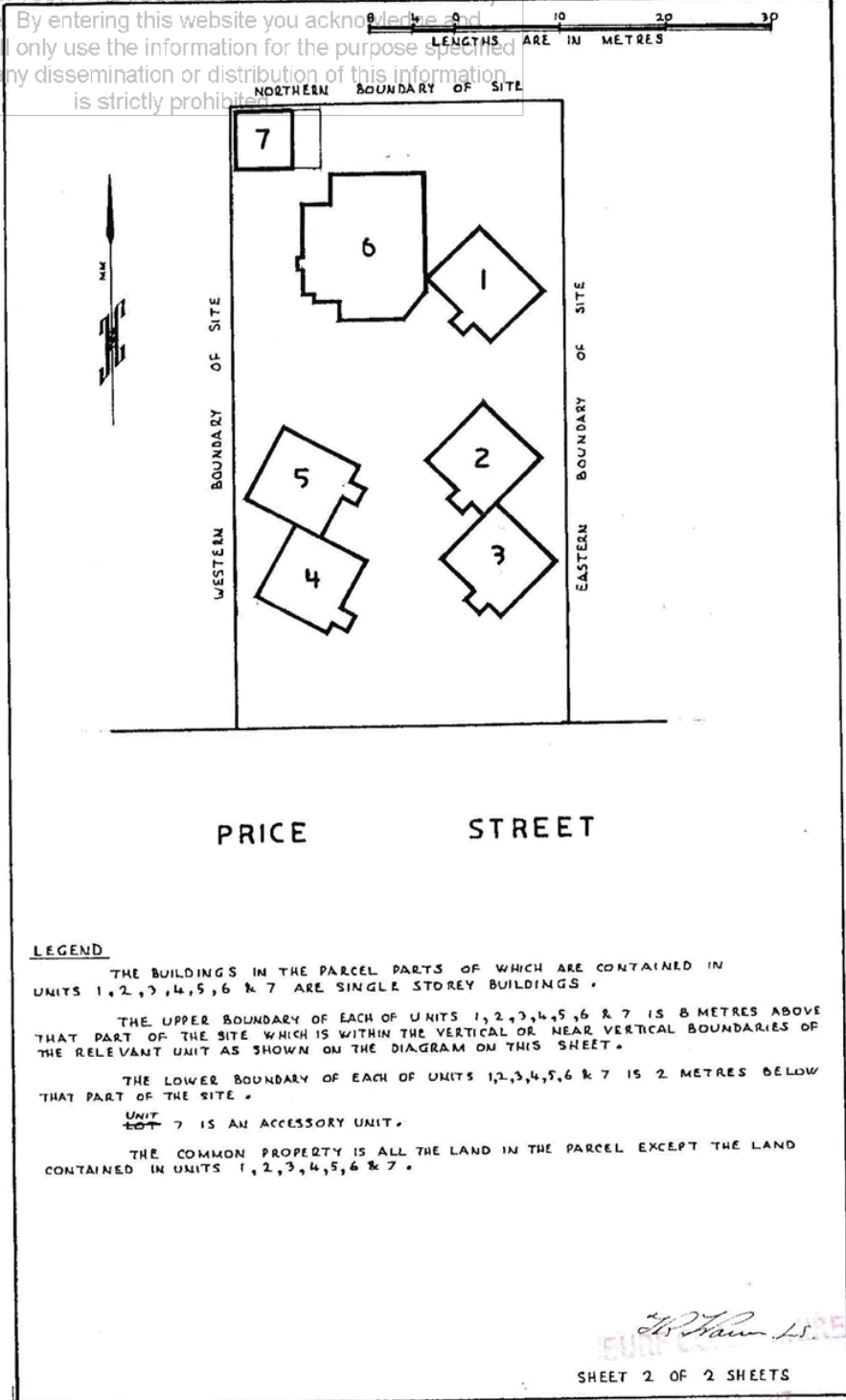
SURF COAST SHIRE

AUG 2017

Delivered by LANDATA®. Land Victoria timestamp 06/08/2017 10:16 Page 2 of 2

The information contained in this online registry is provided for the purpose of the planning process under the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this website you acknowledge and agree that you will only use the information for the purpose specified above and that any dissemination or distribution of this information is strictly prohibited.

RP10520 100720 6803120



LEGEND

THE BUILDINGS IN THE PARCEL PARTS OF WHICH ARE CONTAINED IN UNITS 1, 2, 3, 4, 5, 6 & 7 ARE SINGLE STOREY BUILDINGS.

THE UPPER BOUNDARY OF EACH OF UNITS 1, 2, 3, 4, 5, 6 & 7 IS 8 METRES ABOVE THAT PART OF THE SITE WHICH IS WITHIN THE VERTICAL OR NEAR VERTICAL BOUNDARIES OF THE RELEVANT UNIT AS SHOWN ON THE DIAGRAM ON THIS SHEET.

THE LOWER BOUNDARY OF EACH OF UNITS 1, 2, 3, 4, 5, 6 & 7 IS 2 METRES BELOW THAT PART OF THE SITE.

UNIT 7 IS AN ACCESSORY UNIT.

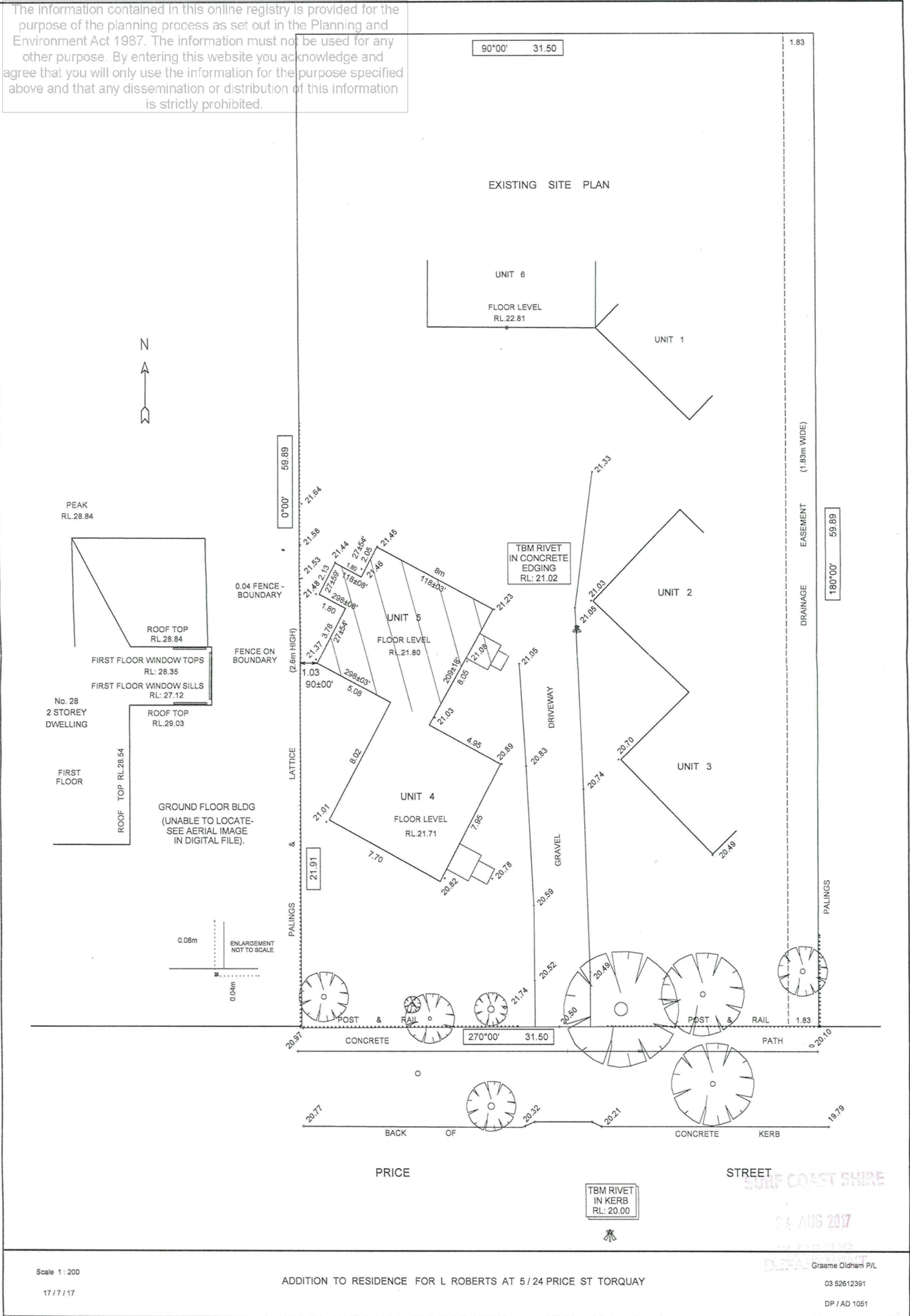
THE COMMON PROPERTY IS ALL THE LAND IN THE PARCEL EXCEPT THE LAND CONTAINED IN UNITS 1, 2, 3, 4, 5, 6 & 7.

L.P. Han L.S.
SHEET 2 OF 2 SHEETS



THOMS & PARTNERS PTY. LIMITED
LICENSED SURVEYORS | CONSULTING ENGINEERS | PLANNERS & DESIGNERS
115 YARRA STREET, GEELONG, VIC, 3220
Telephone: (052) 83147 REF. 6792

The information contained in this online registry is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this website you acknowledge and agree that you will only use the information for the purpose specified above and that any dissemination or distribution of this information is strictly prohibited.

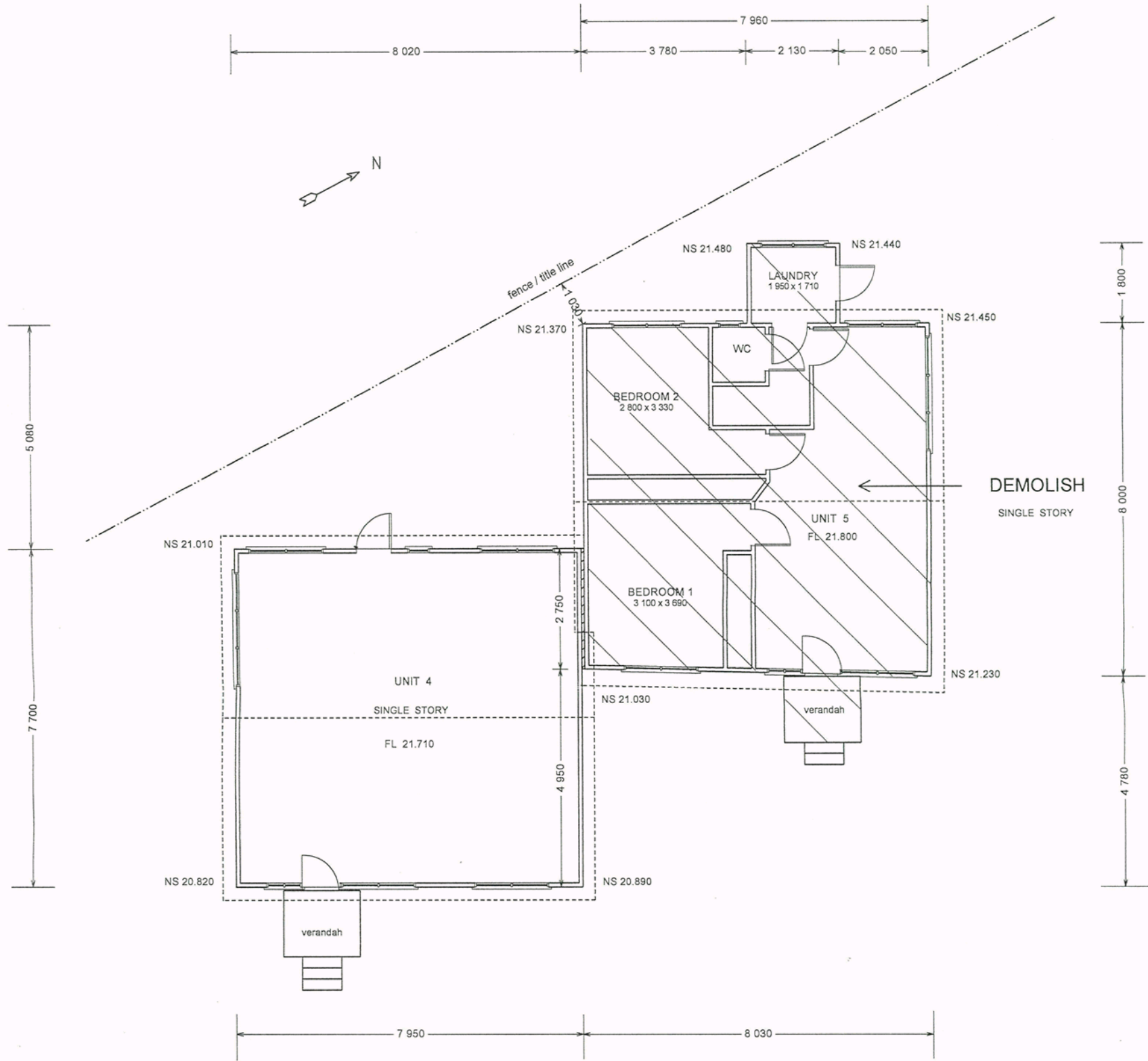


Scale 1 : 200
 17/7/17

ADDITION TO RESIDENCE FOR L ROBERTS AT 5/24 PRICE ST TORQUAY

03 52612391
 DP / AD 1051

The information contained in this online registry is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this website you acknowledge and agree that you will only use the information for the purpose specified above and that any dissemination or distribution of this information is strictly prohibited.



EXISTING FLOOR PLAN

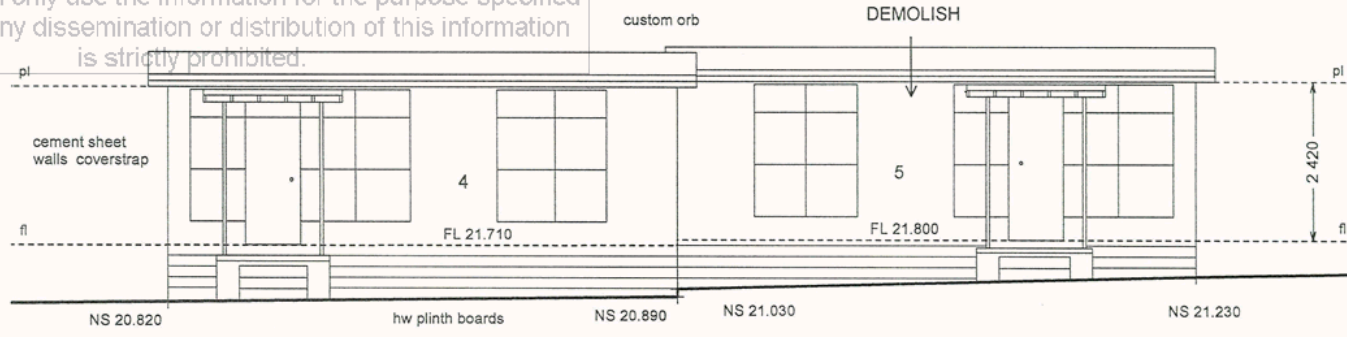
SURF COAST SHIRE

Scale 1 : 100
17/7/17

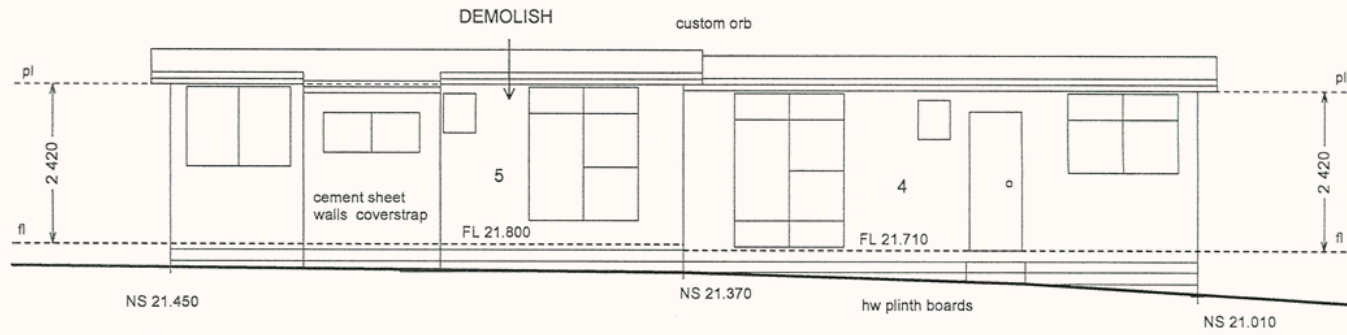
ADDITION TO RESIDENCE FOR L ROBERTS AT 5/24 PRICE ST TORQUAY

Graeme Oldham P/L
03 52612391
DP / AD 1051

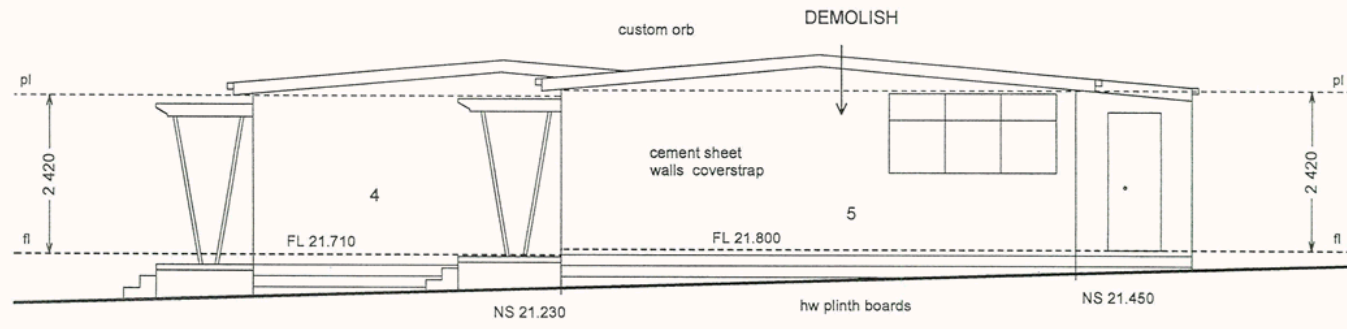
The information contained in this online registry is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this website you acknowledge and agree that you will only use the information for the purpose specified above and that any dissemination or distribution of this information is strictly prohibited.



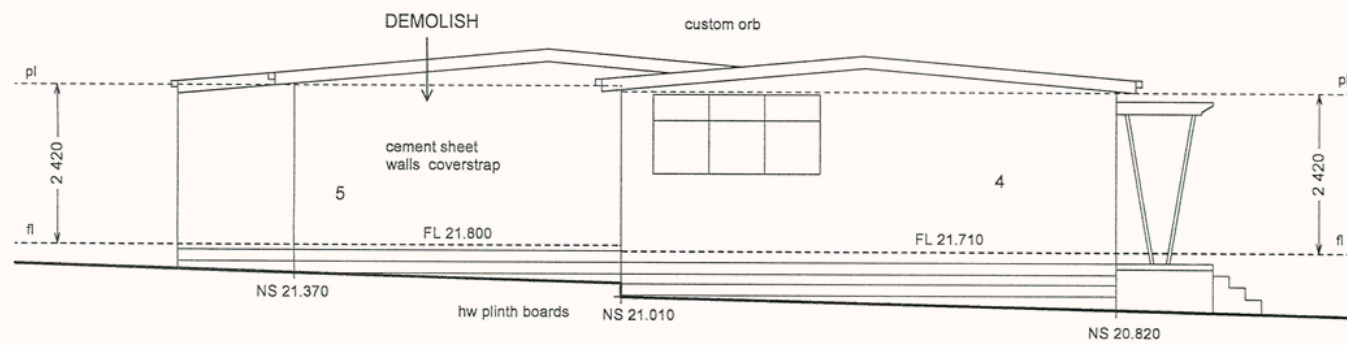
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

EXISTING ELEVATIONS

Scale 1:100
17/7/17

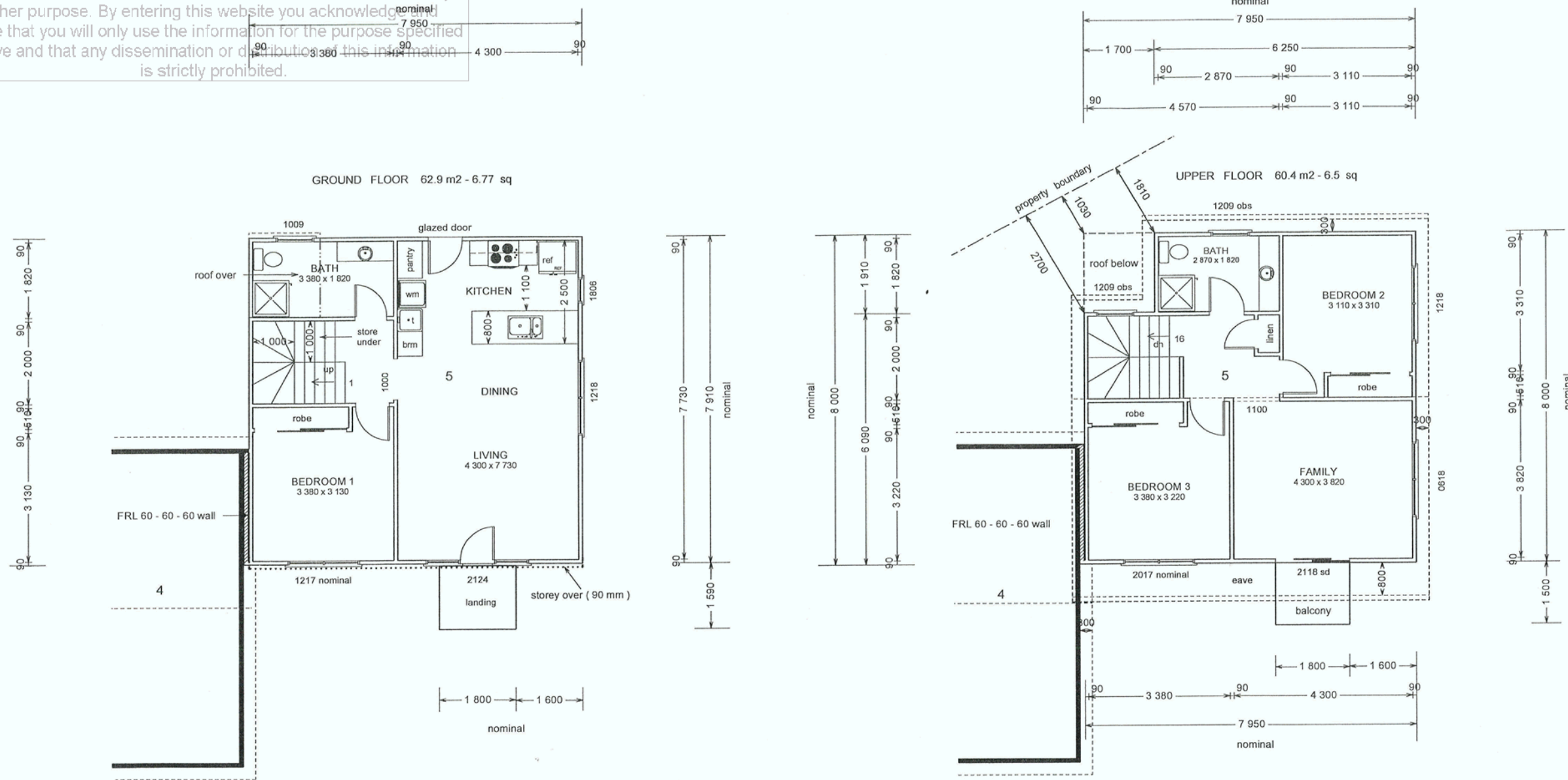
ADDITION TO RESIDENCE FOR L ROBERTS AT 5/24 PRICE ST TORQUAY

SURF COAST SHIRE

Graeme Oldham P/L
03 52612391

DP / AD 1051

The information contained in this online registry is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this website you acknowledge and agree that you will only use the information for the purpose specified above and that any dissemination or distribution of this information is strictly prohibited.



FLOOR PLAN

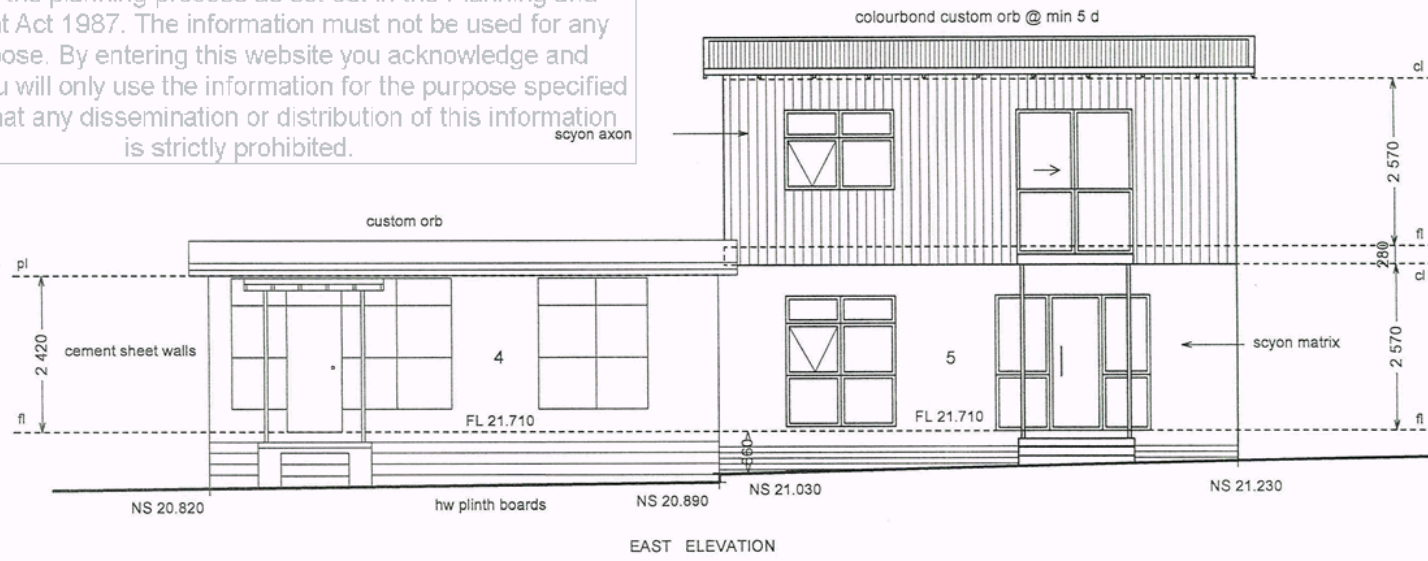
SURF COAST SHIRE COUNCIL
 24 AUG 2017
 PLANNING

measurements approx only
 Scale 1:100
 17/7/17

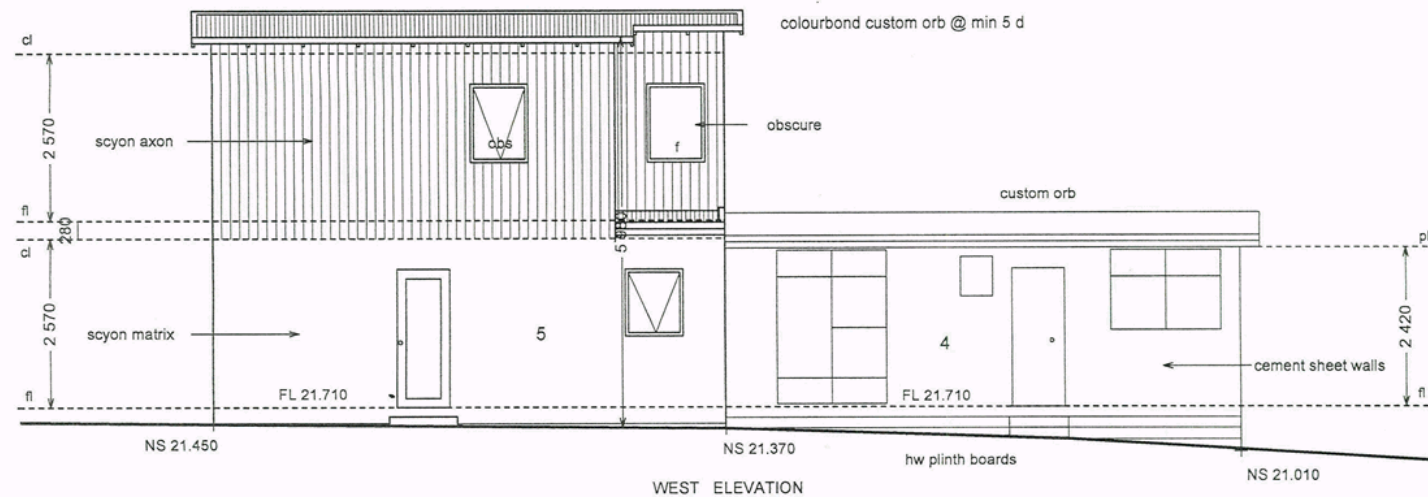
ADDITION TO RESIDENCE FOR L ROBERTS AT 5/24 PRICE ST TORQUAY

Graeme Oldham P/L
 03 52612391
 DP / AD 1051

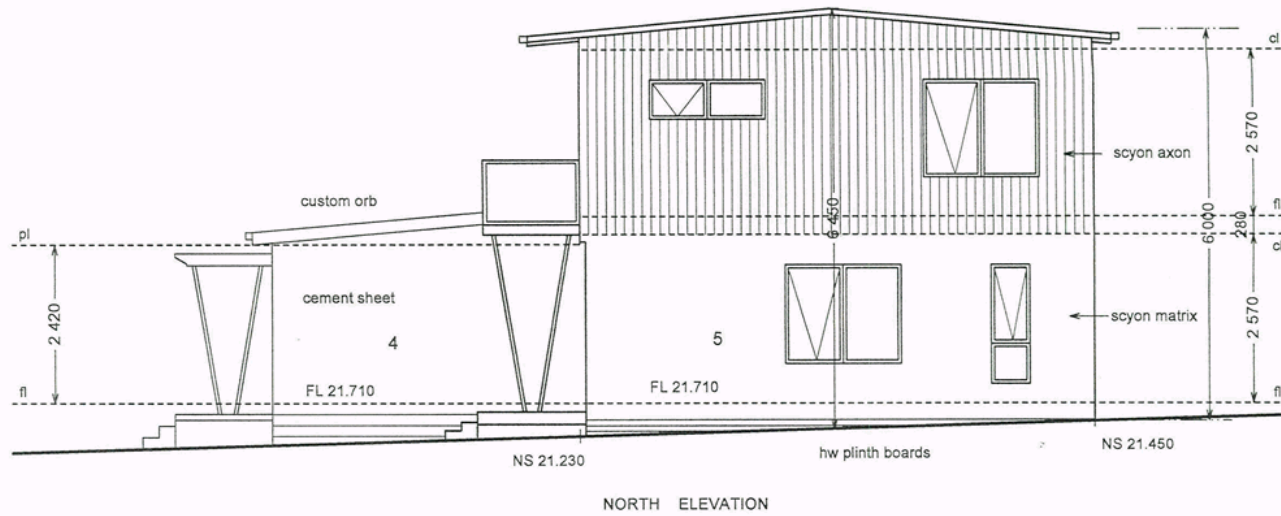
The information contained in this online registry is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this website you acknowledge and agree that you will only use the information for the purpose specified above and that any dissemination or distribution of this information is strictly prohibited.



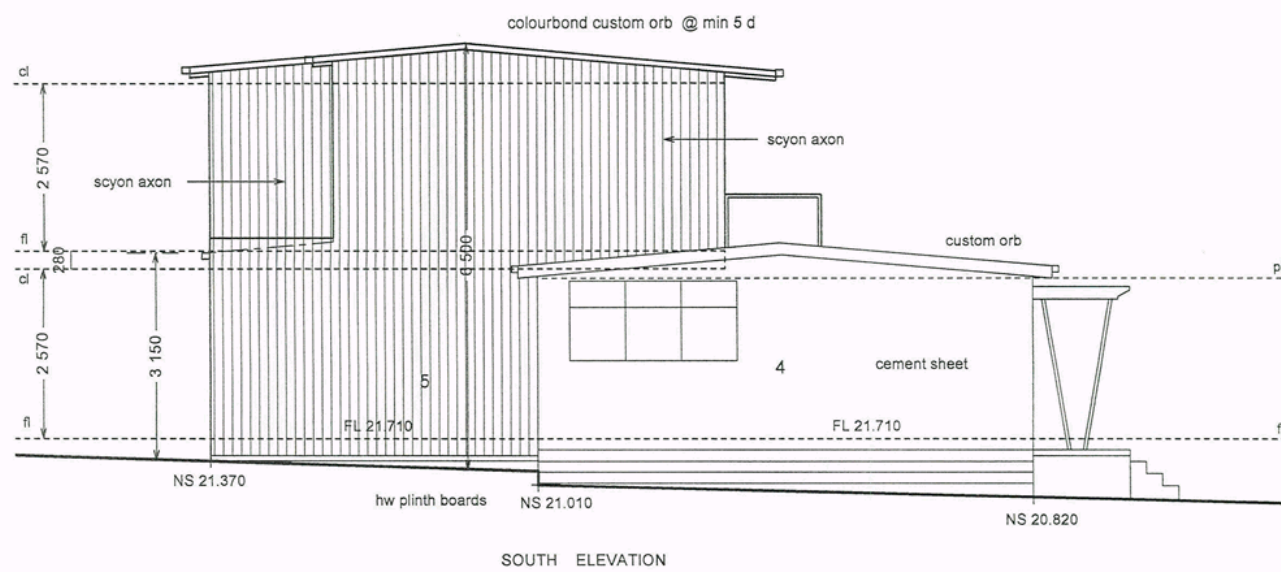
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

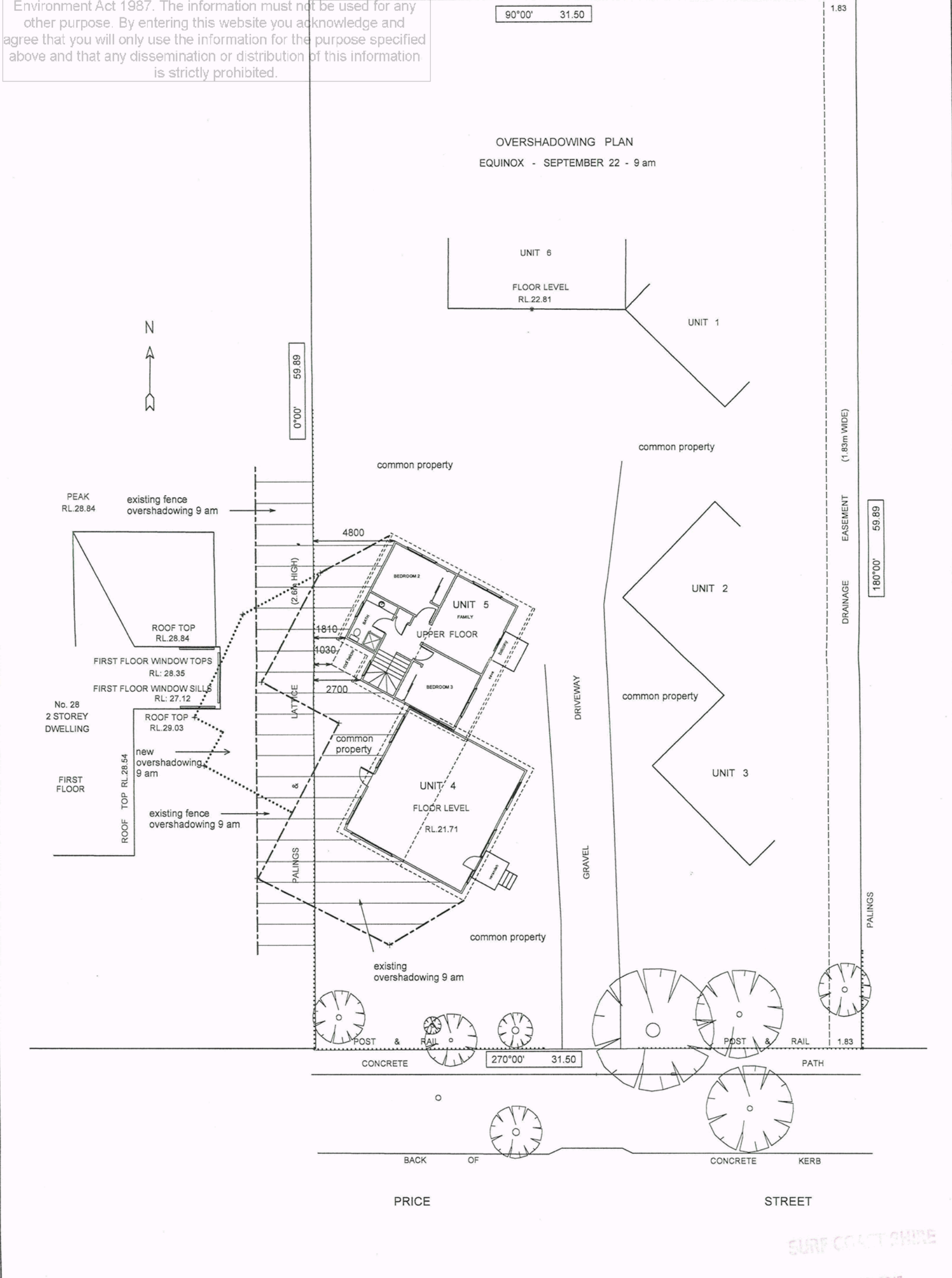
Scale 1:100
 17/7/17

ADDITION TO RESIDENCE FOR L ROBERTS AT 5/24 PRICE ST TORQUAY

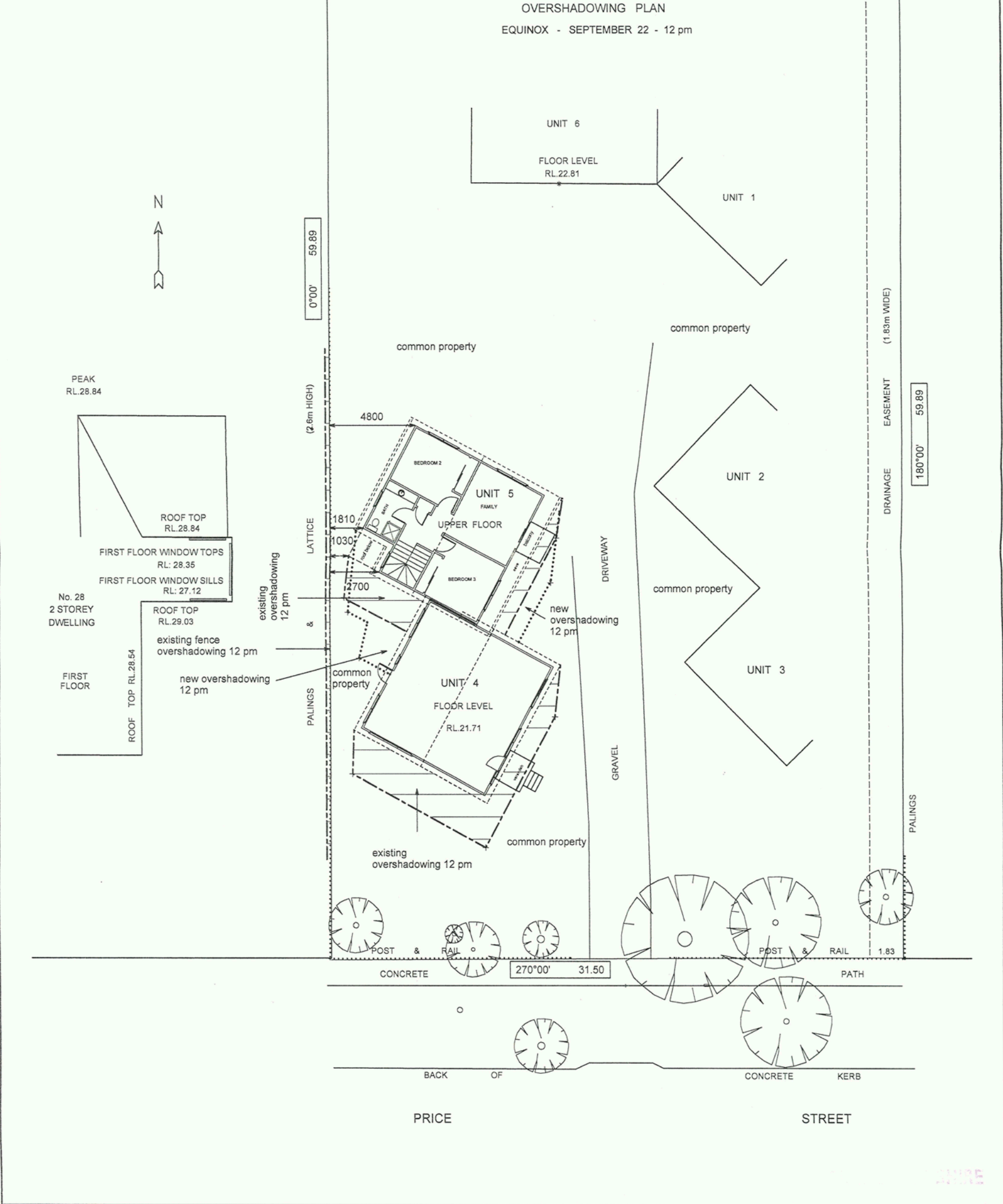
GRAEME OLDHAM P/L
 03 52612391
 DP / AD 1051

SURF COAST SHIRE

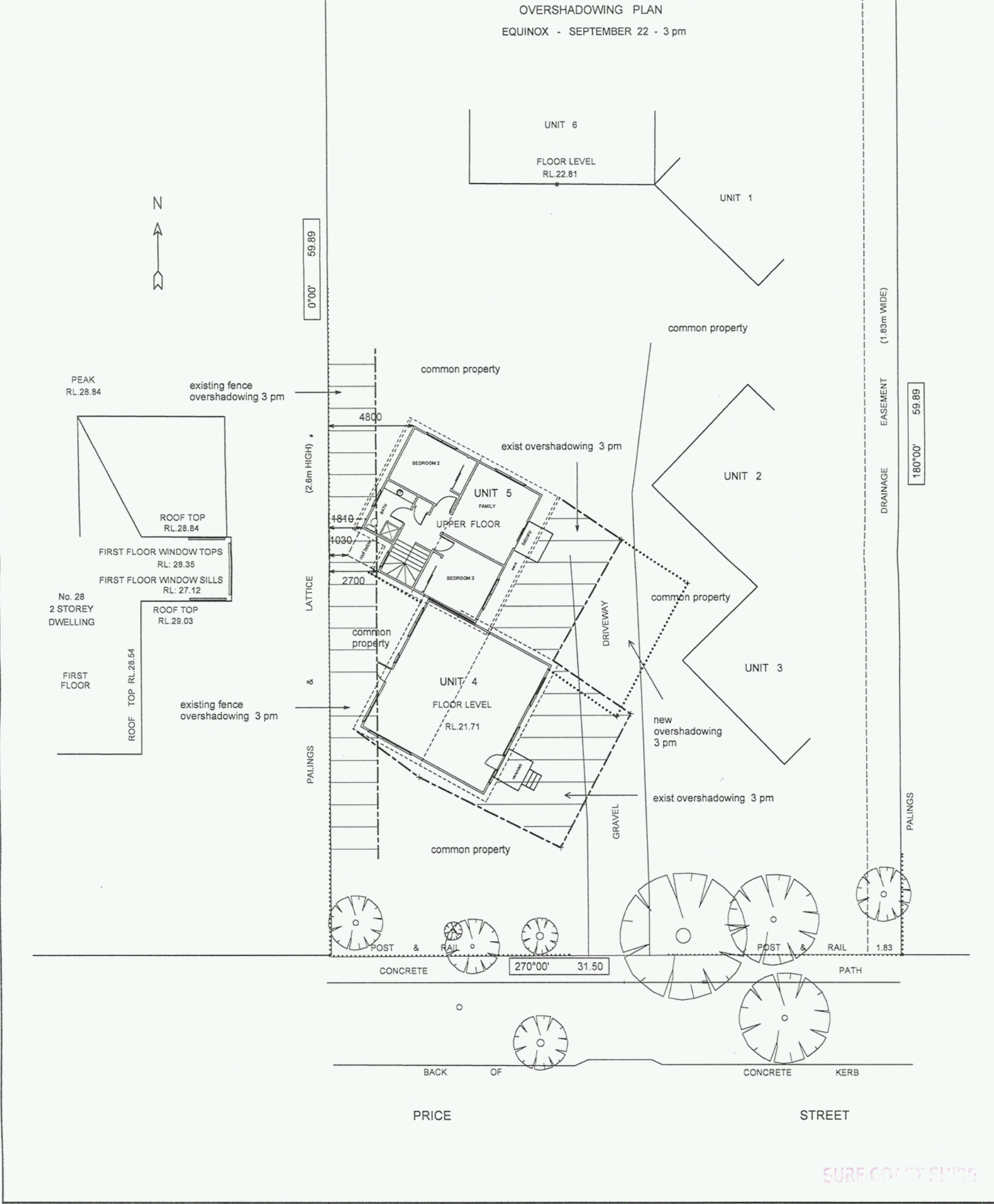
The information contained in this online registry is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this website you acknowledge and agree that you will only use the information for the purpose specified above and that any dissemination or distribution of this information is strictly prohibited.



The information contained in this online registry is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this website you acknowledge and agree that you will only use the information for the purpose specified above and that any dissemination or distribution of this information is strictly prohibited.



The information contained in this online registry is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this website you acknowledge and agree that you will only use the information for the purpose specified above and that any dissemination or distribution of this information is strictly prohibited.



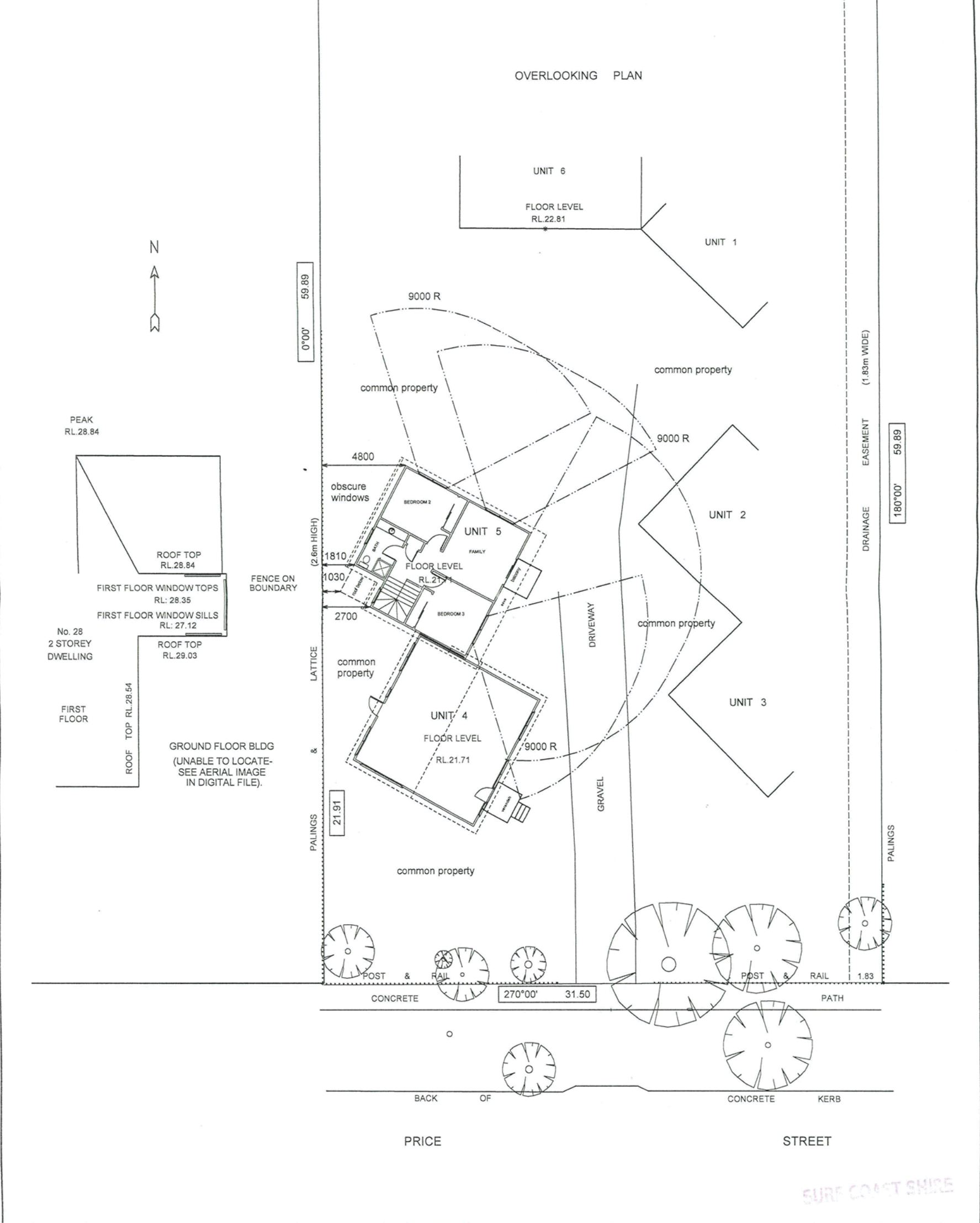
Scale 1 : 200
 17/7/17

ADDITION TO RESIDENCE FOR L ROBERTS AT 5/24 PRICE ST TORQUAY

SURF COAST SHIRE

Graeme Oldham P/L
 03 52612391
 DP / AD 1051

The information contained in this online registry is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this website you acknowledge and agree that you will only use the information for the purpose specified above and that any dissemination or distribution of this information is strictly prohibited.



1.2 Planning Permit Application 17/0294 - 115 Strathmore Drive Jan Juc - Two Lot Subdivision

Author's Title: Coordinator Statutory Planning

General Manager: Ransce Salan

Department: Planning & Development

File No: 17/0294

Division: Environment & Development

Trim No: IC18/233

Appendix:

1. List of Speakers - 6 March 2018 (D18/23369)
2. Application Documents (D17/103025)
3. Amended Application - Bushfire Management Statement - 115 Strathmore Drive Torquay (D17/151797)

Officer Direct or Indirect Conflict of Interest:

In accordance with Local Government Act 1989 – Section 80C:

Yes

No

Reason: Nil

Status:

Information classified confidential in accordance with Local Government Act 1989 – Section 77(2)(c):

Yes

No

Reason: Nil

Purpose

The purpose of this report is to hear submissions relating to Planning Permit Application 17/0294.

Summary

An application has been made to undertake a two lot subdivision at 115A Strathmore Drive, Jan Juc.

The site is zoned General Residential Zone – Schedule 1 and is subject to the following overlays: Bushfire Management Overlay, Design and Development Overlay – Schedule 22, Significant Landscape Overlay – Schedule 6 and Development Contributions Plan Overlay – Schedule 2.

Public notification of the application was undertaken and five submissions were lodged with Council. All submissions are objections to the application. The following concerns were raised:

- The lot widths are too narrow;
- Vegetation removal;
- The development of two dwellings on the lot will be different to the character of Strathmore Drive on the western side;
- Reduced on street parking;
- Drainage issues;
- Potential impact on views;
- This is the second time the land has been subdivided;
- Front setback should be 30 metres.

The issues raised in the submissions will be considered in detail in a report to be presented to the 27/3/2018 Council meeting.

Recommendation

That the Hearing of Submissions Committee receive and note the submissions relating to Planning Permit Application 17/0294 for 115A Strathmore Drive, Jan Juc and forward to Council for consideration.

Committee Resolution

MOVED Cr Margot Smith, Seconded Cr Carol McGregor

That the Hearing of Submissions Committee receive and note the submissions relating to Planning Permit Application 17/0294 for 115A Strathmore Drive, Jan Juc and forward to Council for consideration.

CARRIED 6:0

1.2 Planning Permit Application 17/0294 - 115 Strathmore Drive Jan Juc - Two Lot Subdivision

APPENDIX 1 LIST OF SPEAKERS - 6 MARCH 2018

1.2 Planning Permit Application 17/0294 - 115 Strathmore Drive Jan Juc - Two Lot Subdivision



**Hearing of Submissions
Tuesday 6 March 2018
5pm
Council Chambers
1 Merrijig Drive, Torquay**

ORDER OF SPEAKERS

Environment & Development

1. Planning Permit Application 17/0332 – 5/24 Price Street, Torquay – Construction of a New Dwelling

	Submitter Name
1.	Jane Goller
2.	Lyndel Roberts (Applicant)

2. Planning Permit Application 17/0294 – 115 Strathmore Drive, Jan Juc – Two Lot Subdivision

	Submitter Name
1.	Julia Spink & David Spink & Lyndelle Zuccolin & Jay Wilson
2.	Adam O'Halloran (Applicant)

1.2 Planning Permit Application 17/0294 - 115 Strathmore Drive Jan Juc - Two Lot Subdivision

APPENDIX 2 APPLICATION DOCUMENTS



Application for Planning Permit for a Subdivision

Supplied by Dani Edwards
Submitted Date 28/08/2017

Application Details

Application Type Planning Permit for a Subdivision
Version 1
Applicant Reference Number 1380
Responsible Authority Name Surf Coast Shire Council
Responsible Authority Reference Number(s) 17/0294
SPEAR Reference Number S109242B
Application Status Lodged with Responsible Authority
Planning Permit Issue Date NA
Planning Permit Expiry Date NA

The Land

Primary Parcel 115A STRATHMORE DRIVE, JAN JUC VIC 3228
Lot 12/Plan PS742219
Volume 11833/Folio 501
SPI 12\PS742219
CPN 184771

The information contained in this online registry is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this website you acknowledge and agree that you will only use the information for the purpose specified above and that any dissemination or distribution of this information is strictly prohibited.

Zone:

Overlay:

32.08 General Residential Zone
45.06 Development Plan Contributions
43.02 Design and Development
42.03 Significant Landscape

The Proposal

Plan Number (Not Supplied)
Number of lots 2
Proposal Description The application seeks approval for the subdivision of the land into two lots. The subdivision is proposed as follows; Lot 1 • Lot 1 will be a vacant lot with a frontage to Strathmore Drive of 15m. • The lot will have a total area of approximately 1200 square metres. • The lot will be accessed via a proposed driveway off Strathmore Drive. Lot 2 • Lot 2 will be a vacant allotment with a 15m frontage to Strathmore Drive. • The lot will have a total area of approximately 1200 square metres. • The vacant lot will be accessed via a proposed driveway off Strathmore Drive.

Estimated cost of the development for which a permit is required \$ 0

Existing Conditions

Existing Conditions Description The subject site is a vacant allotment on the west side of Strathmore Drive in Jan Juc. The properties to the west are zoned 'Low Density Residential'. They

consist of dwellings on large lots. The properties to the north/south and east are zoned 'General Residential' and consist of dwellings on larger lots (to the north/south) and smaller residential lots and dwellings, on the east side of Strathmore Drive. The site contains scattered vegetation. None of this vegetation is of any significance. The proposed subdivision will have no effect on the current vegetation.

Title Information - Does the proposal breach an encumbrance on Title?

The proposal does not breach an encumbrance on title, such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope.

Applicant Contact

Applicant Contact

Dani Edwards
Adam OHalloran & Associates
12 Blackwood Lane, Aireys Inlet, VIC, 3231
Business Phone: 03 5289 6668
Email: dani@aosurvey.com.au

Applicant

Applicant

(Applicant details as per Applicant Contact)

Owner

Owner 2

Braeden Chivers
115 Strathmore Drive, Jan Juc, VIC, Australia

Owner 3

Cecilia Chivers
23 Tarrawarra Road, Coldstream, VIC, Australia

Owner 4

John Chivers
23 Tarrawarra Road, Coldstream, VIC, Australia

Declaration

I, Dani Edwards, declare that I have notified the owner(s) about this application.

I, Dani Edwards, declare that all the information supplied is true.

Authorised by

Dani Edwards

Organisation

Adam OHalloran & Associates

The information contained in this online registry is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this website you acknowledge and agree that you will only use the information for the purpose specified above and that any dissemination or distribution of this information is strictly prohibited.



Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

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

Page 1 of 1

VOLUME 11833 FOLIO 501

Security no : 124064796100K
Produced 01/03/2017 02:34 pm

LAND DESCRIPTION

Lot 12 on Plan of Subdivision 742219F.
PARENT TITLE Volume 10313 Folio 192
Created by instrument PS742219F 16/11/2016

REGISTERED PROPRIETOR

Estate Fee Simple
TENANTS IN COMMON
As to 2 of a total of 5 equal undivided shares
Joint Proprietors
JOHN EDWIN CHIVERS
CECILIA ANNE CHIVERS both of 23 TARRAWARRA ROAD COLDSTREAM VIC 3770
As to 3 of a total of 5 equal undivided shares
Sole Proprietor
BRAEDEN JAKE CHIVERS of 115 STRATHMORE DRIVE JAN JUC VIC 3228
PS742219F 16/11/2016

ENCUMBRANCES, CAVEATS AND NOTICES

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 PS742219F FOR FURTHER DETAILS AND BOUNDARIES

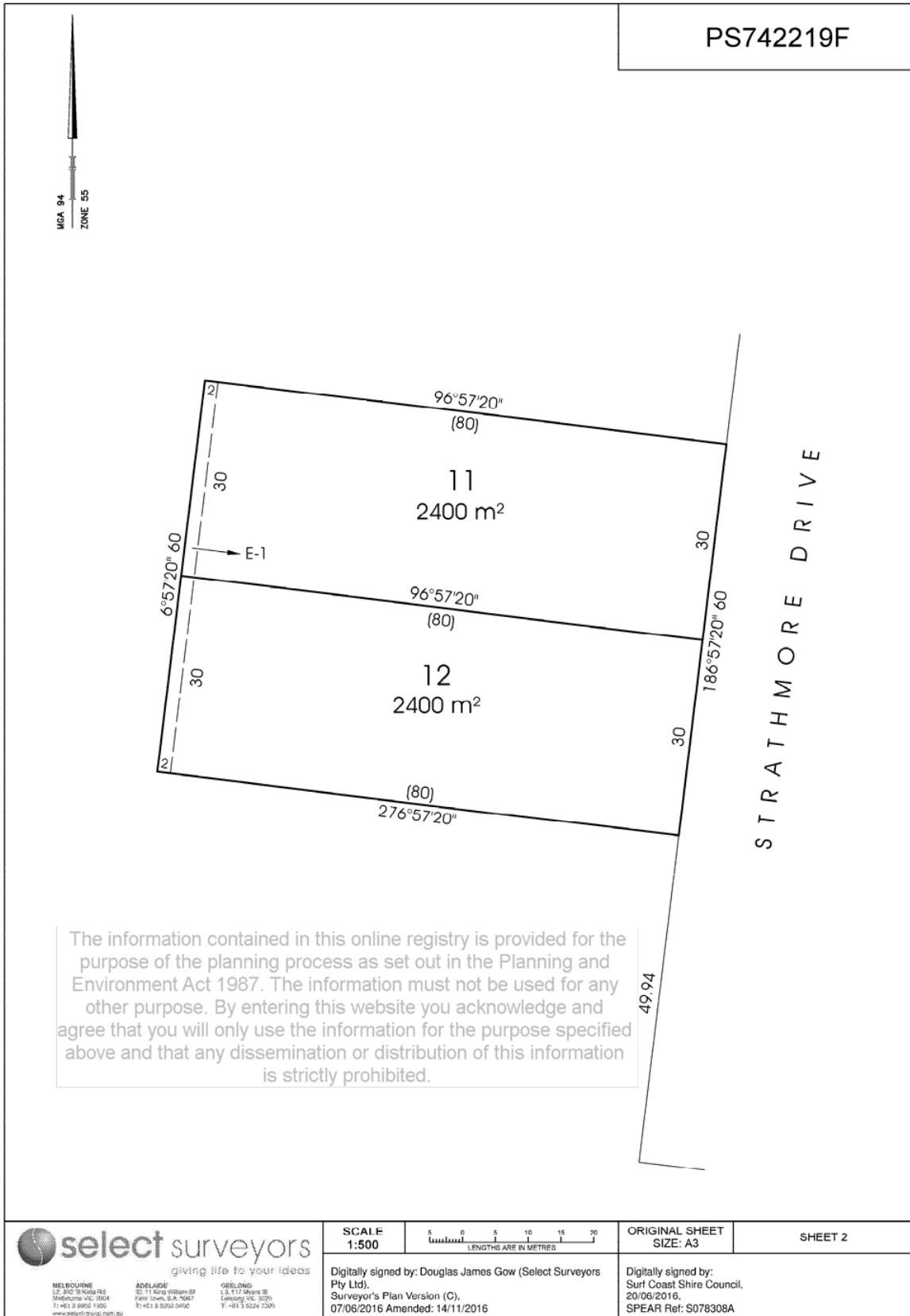
ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
PS742219F (S)	PLAN OF SUBDIVISION	Registered	16/11/2016
AN515157K (E)	NOMINATION OF ECT TO LC	Completed	02/02/2017
AN515160W (E)	DISCHARGE OF MORTGAGE	Registered	02/02/2017

DOCUMENT END

The information contained in this online registry is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this website you acknowledge and agree that you will only use the information for the purpose specified above and that any dissemination or distribution of this information is strictly prohibited.

PLAN OF SUBDIVISION		EDITION 1	PS742219F	
LOCATION OF LAND PARISH: JAN JUC TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 14 & 15 (PARTS) CROWN PORTION: - TITLE REFERENCE: VOL 10313 FOL 192 LAST PLAN REFERENCE: PS342508D LOT 1 POSTAL ADDRESS: 115 STRATHMORE DRIVE, JAN JUC, 3228 (at time of subdivision) MGA CO-ORDINATES: E: 263 376 ZONE: 55 (of approx centre of land N: 5 752 788 GDA 94 in plan)		Council Name: Surf Coast Shire Council Council Reference Number: S4331 Planning Permit Reference: 15/0249 SPEAR Reference Number: S078308A Certification This plan is certified under section 6 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 Has not been made at Certification Digitally signed by: Philip Rosevear for Surf Coast Shire Council on 20/06/2016		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
IDENTIFIER	COUNCIL/BODY/PERSON			
NIL	NIL			
NOTATIONS		THIS IS A SPEAR PLAN LOTS 1 TO 10 (BOTH INCLUSIVE) HAVE BEEN OMITTED FROM THIS PLAN		
DEPTH LIMITATION DOES NOT APPLY		The information contained in this online registry is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this website you acknowledge and agree that you will only use the information for the purpose specified above and that any dissemination or distribution of this information is strictly prohibited.		
SURVEY: This plan is based on survey. STAGING: This is not a staged subdivision. Planning Permit No. 15/0249 This survey has been connected to permanent marks No(s). PM 49 In Proclaimed Survey Area No.				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE	2	THIS PLAN	SURF COAST SHIRE COUNCIL
		SURVEYORS FILE REF: G1513/POS/1		ORIGINAL SHEET SIZE: A3
MELBOURNE L2, 250 St Albans Rd Melbourne VIC 3004 T: +61 3 9885 1900 www.select-grp.com.au		ADELAIDE 52, 11 King William St Kent Town, S.A. 5067 T: +61 8 8203 0400		GEELONG L3, 117 Myena St Geelong VIC 3220 T: +61 3 5204 7300
Digitally signed by: Douglas James Gow (Select Surveyors Pty Ltd), Surveyor's Plan Version (C), 07/06/2016			PLAN REGISTERED TIME: 9:50 AM DATE: 16/11/16 G. ANGELINI Assistant Registrar of Titles	

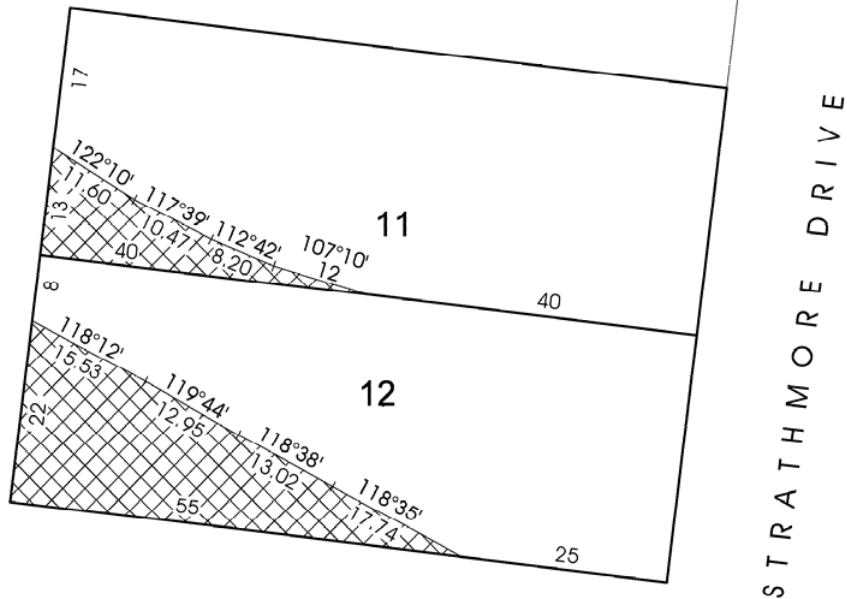


RESTRICTIONS ON USE OF LAND

PS742219F

The information contained in this online registry is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this website you acknowledge and agree that you will only use the information for the purpose specified above and that any dissemination or distribution of this information is strictly prohibited.


MGA 94
ZONE 55



CREATION OF RESTRICTION

UPON REGISTRATION OF THIS PLAN THE FOLLOWING RESTRICTION IS CREATED

LAND BURDENED	LAND BENEFITED
LOT 11 ON THIS PLAN	LOT 12 ON THIS PLAN
LOT 12 ON THIS PLAN	LOT 11 ON THIS PLAN

THE REGISTERED PROPRIETOR SHALL NOT CONSTRUCT ANY PLUMBING FIXTURE WITHIN THE AREA SHOWN AS , UNLESS IT IS AT A HEIGHT FOR THE WASTE FLOWS TO GRAVITATE INTO THE SEWER MAIN CONNECTION POINT.

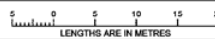


MELBOURNE
L2, 250 St Albans Rd
Melbourne VIC 3024
T: +61 3 9865 1905
www.select-group.com.au

ADELAIDE
52, 11 King William St
Kent Town, S.A. 5067
T: +61 8 8203 0400

GEELONG
L3, 117 Myrtle St
Geelong VIC 3220
T: +61 3 5224 7300

SCALE
1:500



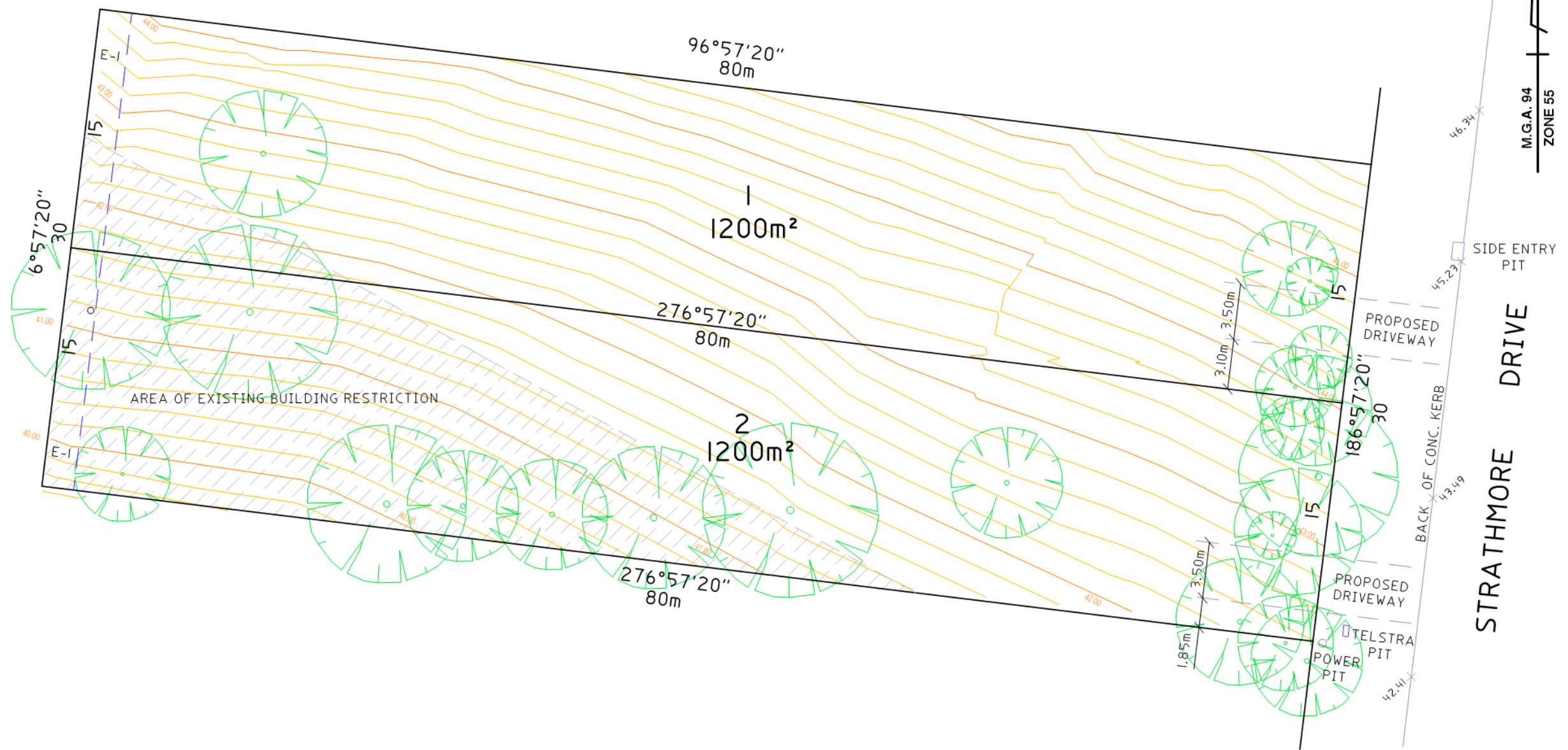
ORIGINAL SHEET
SIZE: A3

SHEET 3

Digitally signed by: Douglas James Gow (Select Surveyors Pty Ltd),
Surveyor's Plan Version (C),
07/06/2016

Digitally signed by:
Surf Coast Shire Council,
20/06/2016,
SPEAR Ref: S078308A

The information contained in this online registry is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this website you acknowledge and agree that you will only use the information for the purpose specified above and that any dissemination or distribution of this information is strictly prohibited.



E-1 : 2m WIDE DRAINAGE EASEMENT

ADAM O'HALLORAN & ASSOCIATES
 Land Surveyors
 PO Box 445 Aireys Inlet 3231
 Ph. (03) 5289 6668 Fax. (03) 5289 6670

**PLAN OF PROPOSED SUBDIVISION
 115A STRATHMORE DRIVE
 JAN JUC**

DRAWN CB	LEVEL DATUM AHD
DRAWING REF 1380_PRO	DRAWING DATE 14/8/2017
EDITION 04	SCALE 1:250
	A3

The information contained in this online registry is provided for the purpose of the planning process as set out in the Planning and Environment **PROPOSAL** The information must not be used for any other purpose. By entering this website you acknowledge and agree that you are providing information for the purpose of the above and that any dissemination or distribution of this information is strictly prohibited.

PLANNING SUBMISSION – 115A Strathmore Drive, Jan Juc

The application seeks approval for the subdivision of the land into two lots. The subdivision is proposed as follows:

Lot 1

- Lot 1 will be a vacant lot with a frontage to Strathmore Drive of 15m.
- The lot will have a total area of approximately 1200 square metres.
- The lot will be accessed via a proposed driveway off Strathmore Drive.

Lot 2

- Lot 2 will be a vacant allotment with a 15m frontage to Strathmore Drive.
- The lot will have a total area of approximately 1200 square metres.
- The vacant lot will be accessed via a proposed driveway off Strathmore Drive.

A plan of proposed subdivision has been attached with the application.

SITE AND SURROUNDS

The subject site is a vacant allotment on the west side of Strathmore Drive in Jan Juc.

The properties to the west are zoned 'Low Density Residential'. They consist of dwellings on large lots.

The properties to the north/south and east are zoned 'General Residential' and consist of dwellings on larger lots (to the north/south) and smaller residential lots and dwellings, on the east side of Strathmore Drive.

The site contains scattered vegetation. None of this vegetation is of any significance. The proposed subdivision will have no effect on the current vegetation.

ZONING

The land is located within the General Residential Zone (GRZ1) – Schedule 1, the purpose of the zone is;

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide for residential development at a range of densities with a variety of dwellings to meet the housing needs of all households.*
- *To encourage residential development that respects the neighbourhood character.*
- *To implement neighbourhood character policy and adopt neighbourhood character guidelines.*
- *In appropriate locations, to allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs.*

Response

The subdivision proposes to create 2 lots of over 1000m² which fits in with the character of the area.

The site is located within an area that is established with access to services including public transport, education facilities, open space areas and commercial precincts.

The proposal wholly accords with the purpose and objectives of the General Residential Zone (GRZ1).

PLANNING SUBMISSION – 115A Strathmore Drive, Jan Juc

OVERLAYS

The land is located within the:

Design and Development Overlay – Schedule 22 (DDO22).

The subject site is subject to the Design and Development Overlay – Schedule 22. The purpose of this overlay is:

- *To identify areas which are affected by specific requirements relating to the design and built form of new development.*

In accordance with Clause 43.02, a planning permit is not required to subdivide the land subject to DDO22. It is therefore considered that the requirements of this overlay area not relevant in this instance.

Development Contributions Plan Overlay – Schedule 2 (DCPO2)

The subject site is subject to the Development Contributions Plan Overlay – Schedule 2 (DCPO2). The purpose of this overlay is:

- *To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.*

Under Schedule 2 to Clause 45.06, the subject site falls within charging area 25. The addition of a residential lot in this area incurs a development contribution levy of approximately \$1247.04 (current as at 30 June 2012). It is anticipated that the contribution levy is likely to have been adjusted and trust Council to provide guidance on this matter.

Clause 45.06 does not require a permit for the subdivision of land subject to DCPO2 but a permit granted must:

- *Be consistent with the provisions of the relevant development contributions plan.*
- *Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay.*

The Environmental Significance Overlay – Schedule 6 (ESO 6).

The subject site is subject to the Significant Landscape Overlay – Schedule 6 (SLO6) relates to Central Torquay/Jan Juc residential areas. The overlay recognises that vegetation is a key element of neighbourhood character in these coastal townships and reinforces their casual coastal character. The purpose of this overlay is:

To reinforce a landscape character that comprises:

- *A moderate tree canopy supported by understorey shrubs with emphasis on indigenous vegetation.*
- *An open vegetated streetscape where the vegetation acts to filter and soften the appearance of buildings and hard surface areas.*

Clause 42.03 does not require a permit for the subdivision of land subject to SLO6. It is therefore considered that the requirements of this overlay are not relevant in this instance.

The information contained in this online registry is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this website you acknowledge and agree that you will only use the information for the purpose specified above and that any dissemination or distribution of this information is strictly prohibited.

The information contained in this online registry is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this website you acknowledge and agree that you have accepted the terms and conditions of the above and that any dissemination or distribution of this information

PLANNING SUBMISSION – 115A Strathmore Drive, Jan Juc

Clause 56 – Residential subdivision

A two lot subdivision must meet the requirements of Clause 56 in particular those clauses specified in the table at Clause 32.08-2 of the General Residential Zone.

56.01-1 Site and Context Description

See Plan of Existing Conditions

In relation to the SITE

Site shape, dimension and size	See attached plan
Orientation and contours	See attached plan
Trees and other significant vegetation	See attached plan
The siting and use of existing buildings on the site	See attached plan
Street frontage features such as poles, street trees and kerb crossovers	See attached plan
Access Points	See attached plan
Drainage and infrastructure connections	See attached plan
Easements	There is a drainage easement at the rear of the site.
And significant natural features of the site including drainage lines, watercourses, significant habitat and habitat corridors for the movement of fauna	Not applicable
Significant views to and from the site	Not applicable
Noise and odour sources or other external influences	Not applicable
Soil conditions, including any land affected by contamination, salinity or fill	Not applicable
Any other notable features or characteristics of the site	See attached plan

In relation to the SURROUNDING AREA

The pattern of subdivision of the surrounding areas	A range of rectilinear lot sizes
Existing land uses	Primarily residential & low density residential
The siting and use of existing buildings on the adjacent properties	See attached plan
The location and type of significant vegetation	See attached plan
Street and footpath widths, material and detailing	See attached plan
Location, distance and characteristics of any nearby Public Open Space	Reserves, ovals and beach all within 500m
Direction and distances of local shops, schools, community and recreational facilities	Local shops are approximately 500 metres to the south. Schools in Torquay & Bellbrae
Direction and distances to public transport routes and stops	Vline bus on Great Ocean Road
Existing transport routes including freeways, arterial and sub-arterial roads and major roads connecting neighbourhoods	Great Ocean Road provides access to Anglesea, Geelong and Melbourne
Local street network	Series of local traffic streets
Traffic volumes and movements on adjacent roads	Low traffic levels
Pedestrian and bicycle paths	Reserves through Jan Juc
Any place of natural or cultural significance	Not applicable

PLANNING SUBMISSION – 115A Strathmore Drive, Jan Juc

56.01-2 Design Response

The proposed plan has been designed to respond to the site. There are no real constraints on site.

56.03-05 Neighbourhood Character Objectives

The layout respects the established pattern of development within the surrounding environment. The proposed subdivision provides for safe and effective vehicle movement and will assist in providing a greater range of lot sizes in the area to promote diversity.

56.04-2 Lot Area and Building Envelopes

The proposed lot areas are of a significant size. This ensures the ability for provision of solar access, private open space, vehicle access, parking and the retention of existing vegetation.

56.04-3 Solar Orientation

The Lots are orientated for solar access. The lot sizes provide for ample flexibility of related building design

56.04-5 Common Area Objectives

There is no common area to be created by the proposed subdivision

56.06-8 Lot Access Objective

Proposed vehicle crossings for each lot have been shown on the Plan of Proposed Subdivision.

56.07 Water Management, 56.08 Site Management, & 56.09 Utilities

Services, Water supply and Waste Water management will be installed in accordance with requirements of the relevant Authorities.

Clause 65 Decision Guidelines

Clause 65.02 of the Surf Coast Shire Planning Scheme lists a number of matters for consideration by the responsible authority when considering an application to subdivide land.

The following dot points address the dot points listed (in order) as decision guidelines in clause 65.02 of the planning scheme.

- The land is suitable for subdivision in a strategic sense given its close proximity to physical and social infrastructure and due to the size and configuration of the lot and the existing development. There are no restrictions on this lot preventing further subdivision;
- The proposal is consistent with current and possible future development of nearby land given the prevalent residential uses. Some of the abutting properties have been subdivided into smaller allotments;
- The current proposal maximizes use of existing infrastructure;
- There are few physical characteristics on the land;
- The density of proposed development is appropriate to the locality, available infrastructure and services, and the planning scheme provisions.
- The area and dimensions of each lot are appropriate, each able to provide existing on-site parking and sufficient space for areas of private open space;
- The existing road network is adequate. The subdivision will add little to existing traffic volumes;

The information contained in this online registry is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this website you acknowledge and agree that you will only use the information for the purpose specified above and that any dissemination or distribution of this information is strictly prohibited.

PLANNING SUBMISSION – 115A Strathmore Drive, Jan Juc

- There will be no conflict between pedestrian and vehicular movement to and from each of the proposed lots;
- Provision of public open space is not an issue. There is a wide range of open space available within a short distance of the site;
- The subdivision will not be staged;
- Each of the lots are of a size sufficient to enable the safe siting and design of buildings;
- Provision will be made for the parking of vehicles off street;
- There is no common property area;
- No body corporate is required;
- All utility services are available to the proposed subdivision;
- Reticulated sewerage is available to the proposed development;
- The size of the lots provides for flexibility of building design, therefore not requiring the removal of the existing trees on the site.

Conclusion

Overall it is considered the proposed two lot subdivision accords with the relevant provisions of the Surf Coast Shire Planning Scheme. The proposed subdivision:

- Meets the minimum lot size for the precinct.
- Does not require the removal of any vegetation.
- Fits in with the existing neighbourhood character of the surrounds.
- Provides adequate lot sizes and dimensions for new dwellings.

Given all of the above it is requested a planning permit be issued for the subdivision of the land into two lots.

The information contained in this online registry is provided for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By entering this website you acknowledge and agree that you will only use the information for the purpose specified above and that any dissemination or distribution of this information is strictly prohibited.

1.2 Planning Permit Application 17/0294 - 115 Strathmore Drive Jan Juc - Two Lot Subdivision

APPENDIX 3 AMENDED APPLICATION - BUSHFIRE MANAGEMENT STATEMENT - 115 STRATHMORE DRIVE TORQUAY

Bushfire Management Statement – 115A Strathmore Drive, Jan Juc

BUSHFIRE MANAGEMENT STATEMENT – 115A STRATHMORE DRIVE, JAN JUC

14th December
2017

South Coast Bushfire Consultants

Bushfire Management Statement – 115A Strathmore Drive, Jan Juc

South Coast Bushfire Consultants

P.O. Box 721, Torquay, Vic 3228

Phone: 0401 328 757 Email: mksteel@bigpond.com

Principal Consultant – Kylie Steel

Qualifications / Accreditations:

- Accredited Bushfire Consultant (BPAD level 2) with the Fire Protection Association Australia (FPA) (2014)
- Preparing and assessing an application under the Bushfire Management Overlay – Planet (Department of Planning and Community Development) (2013)
- Postgraduate Certificate in Bushfire Planning and Management – The University of Melbourne (2013)
- Postgraduate Certificate in Business – The University of Notre Dame, Broome (2002)
- Bachelor of Science, Honours – The University of Melbourne (1998)
- Native Vegetation Planning Permit Applications – Planet (Department of Planning and Community Development) Training Seminar (2013)

Disclaimer

This report has been made with careful consideration and with the best information available to South Coast Bushfire Consultants at the time of writing. Before relying on information in this report, users should evaluate the accuracy, completeness and relevance of the information provided for their purposes. South Coast Bushfire Consultants do not guarantee that it is without flaw or omission of any kind and therefore disclaim all liability for any error, loss or other consequence that may arise from you relying on any information in this report.

Requirements detailed in this document do not guarantee survival of the buildings or the occupants. The client is strongly encouraged to develop and practice a bushfire survival plan.

Information and assistance including a template for a Bushfire Survival Plan is provided as part of the 'Fire Ready Kit' available through the CFA website at <http://www.cfa.vic.gov.au> or through your local CFA Regional office.

Conditions of Use

No component of this report is to be reproduced for any purpose without the prior written consent of a Director of South Coast Bushfire Consultants. The copyright and intellectual property rights of South Coast Bushfire Consultants extends to the data, ideas, methodologies, calculation procedures and conclusions presented in this report and must not be used without authorisation in writing from South Coast Bushfire Consultants.

Version Control

	Name	Date Completed	Comments
Report Version	Kylie Steel	14/12/17	Version 1
Field Assessment	Kylie Steel	5/12/17	
Report	Kylie Steel	5/12/17	
Mapping	Kylie Steel	5/12/17	

Definitions, Abbreviations and Acronyms

AS 3959-2009 – Australian Standard AS 3959 -2009 Construction of buildings in bushfire-prone areas.

CFA – Country Fire Authority

Clause – A clause relates to a specific piece within the planning scheme.

Clause 44.06 – Bushfire Management Overlay

Clause 52.47 – Planning for Bushfire

DEPI – Department of Environment Planning and Infrastructure (now DELWP)

DELWP – Department of Environment, Land, Water and Planning

BAL – Bushfire Attack Level

BPA – Bushfire Prone Area

BMO – Bushfire Management Overlay

BMS – Bushfire Management Statement

Method 1 – refers to methodology in AS 3959-2009 for determining a BAL with a number of predetermined inputs.

Method 2 – refers to methodology in AS 3959-2009 for determining a site specific BAL

Pathway 1 – refers to an application pathway in Clause 52.47 of the planning scheme.

Pathway 2 – refers to an application pathway in Clause 52.47 of the planning scheme.

Planning Practice Note – a guide for using various sections of the planning scheme prepared by DTPI

RA – Responsible Authority

SCBC – South Coast Bushfire Consultants

Total Fire Ban Day – is declared by CFA on days when fires are likely to spread rapidly and could be difficult to control.

Bushfire Management Statement – 115A Strathmore Drive, Jan Juc

1 SUMMARY

This document analyses the bushfire hazards to a proposed subdivision at 115A Strathmore Drive, Jan Juc. This application proposes to subdivide the existing single lot into two lots.

The site is within the Bushfire Management Overlay (BMO) and as such must meet the subdivision objectives of the overlay. This document interprets how the proposed subdivision can meet the objectives and approval measures of *Clause 52.47 – Planning for Bushfire* and *44.06 - Bushfire Management Overlay*.

This document includes a; Bushfire Hazard Landscape Assessment, Bushfire Hazard Site assessment, Bushfire Attack Level (BAL) assessment and a Bushfire Management Plan. This information is presented to provide a response to the legislative requirements of the Bushfire Management Overlay (Clause 44.06 and 52.47).

The site was found to meet the approval measures of clause 52.47 for a subdivision and both developments are able to meet a BAL of 19. The lots are both 1,200m² in size and thus any development must provide a static water supply of 10,000L solely for the purpose of firefighting and must allow CFA to get within 4m of the water tank. An indicative location of these tanks has been provided in the Bushfire Management Plan; however, these locations may change.

Bushfire Management Statement – 115A Strathmore Drive, Jan Juc

2 INTRODUCTION

This document has been prepared for the property owner to respond to the requirements of Clause 44.06 *Bushfire Management Overlay* (known from this point on as Clause 44.06), and associated Clause 52.47 *Bushfire Protection: Planning Requirements* (known from this point on as Clause 52.47) for a subdivision at 115A Strathmore Drive, Jan Juc.

The site is located in the Bushfire Management Overlay (BMO) and requires a bushfire management statement to accompany the planning permit application.

3 METHODOLOGY

The methodology used to prepare a holistic approach to assessing and mitigation the bushfire risk to the development includes the following:

- Bushfire Hazard Landscape Assessment
- Bushfire Hazard Site Assessment
- A method 1 BAL Assessment
- Bushfire Management Plan
- Bushfire Management Statement (Clause 52.47)

Bushfire Management Statement – 115A Strathmore Drive, Jan Juc

4 PLANNING AND BUILDING CONTROLS

4.1 Planning and building controls

Clause Number	Name
32.08	General Residential Zone (GRZ) Schedule 1
44.06	Bushfire Management Overlay (BMO) Schedule 2
43.02	Design and Development Overlay (DDO) Schedule 22
45.06	Development Contributions Plan Overlay(DCPO) Schedule 2
42.03	Significant Landscape Overlay (SLO) Schedule 6

5 BUSHFIRE HAZARD LANDSCAPE ASSESSMENT

The Bushfire Hazard Landscape Assessment includes a plan that describes the bushfire hazard of the general locality surrounding the site (Map 1).

5.1 Vegetation extent in the broader landscape

The vegetation in the broader landscape is varied in its composition and thus its bushfire risk. The vegetation that surrounds the property in 1km radius is largely small rural holdings (2-5 acre properties) and beyond them farm lands.

South and south west of the site is a creek line that is fringed with remnant woodland vegetation. This vegetation varies in width and has an average width of 60m opposite the site. This vegetation would be unlikely to build and develop into a severe landscape bushfire due to its fragmented nature; however, it would cause a significant impact on the surrounding developments if ignited.

5.2 Surrounding Road Network

The surrounding road network is excellent and provides easy access to the Township of Torquay. The central township zone of Torquay is located approximately 3km from the proposed development.

The roads that lead to the township of Torquay through Jan Juc require travel through existing built up areas.

5.3 Bushfire History of the Area

The Barwon South West Regional Strategic Fire Management Plan: Environmental Scan lists bushfire events in the Otway Ranges. The 1939 Black Friday Fires and the 1983 Ash Wednesday fires were the most significant bushfire events in the South West region of Victoria in recent history.

The Ash Wednesday fires started in Deans Marsh and were pushed south under a northerly wind before the introduction of the cold change or low pressure system which then forced the fire in a southwesterly direction along the coast and through the Great Otway National Park.

The events of 1983 show how devastating a bushfire within the Otway Ranges can be. The township of Torquay and Jan Juc was not significantly affected by these bushfires as it was stopped on the outskirts of Bells Beach.

The Ash Wednesday bushfire footprint can be seen in Appendix 2 of this document. The 1983 Ash Wednesday bushfire did not impact the proposed development site and were close to the edge of the containment line.

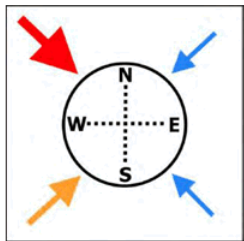
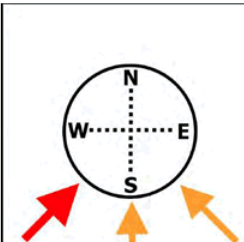
Since the devastating bushfires on Black Saturday in 2009 the number of prescribed burns or fuel reduction burns across the state has increased. The fuel reduction burns seen in Appendix 1 have occurred in the last 5-6 years. These offer some protection for the time being; however, it is uncertain if these practices will be ongoing.

Bushfire Management Statement – 115A Strathmore Drive, Jan Juc

5.4 Bushfire Risk

The site is not considered to be at a high risk from a large fire front. The dominant fuel within the landscape is grasslands to the north and west beyond the assessment zone.

Table 1 – Bushfire Scenarios

Scenario	Description	Site Response
<p>1 – North</p> 	<p>North of the site are a number of residential dwellings and grasslands beyond these.</p>	<p>The property to the north provides protection from the open grasslands to the north.</p>
<p>2 - East</p>	<p>East of the site is the highly developed residential area of Jan Juc. Bushfire impact from the east is highly unlikely.</p>	<p>There are no bushfire hazards identified to the east.</p>
<p>3 – South</p> 	<p>South of the site is the creek line with remnant woodland vegetation along the banks. This vegetation has continuity with grasslands to the west and would enable a significant flare up under extreme bushfire weather.</p>	<p>There is a house to the south that has highly managed gardens and would create a good buffer between the proposed development and the creek line to the south.</p>
<p>4- West</p>	<p>The greatest fire run potential and the path of the Ash Wednesday bushfire came from the south west.</p> <p>Extreme fire weather can approach from the west on the south westerly wind change when a low pressure system is introduced.</p> <p>West of the site is the creek line that runs north west – to south east. Beyond the creek line are large areas of grasslands to the west.</p>	<p>The building envelopes provide a large area for defendable space to the west to mitigate the effects of a large grassfire impacting the creek line vegetation.</p>

Bushfire Management Statement – 115A Strathmore Drive, Jan Juc

6 BUSHFIRE HAZARD SITE ASSESSMENT

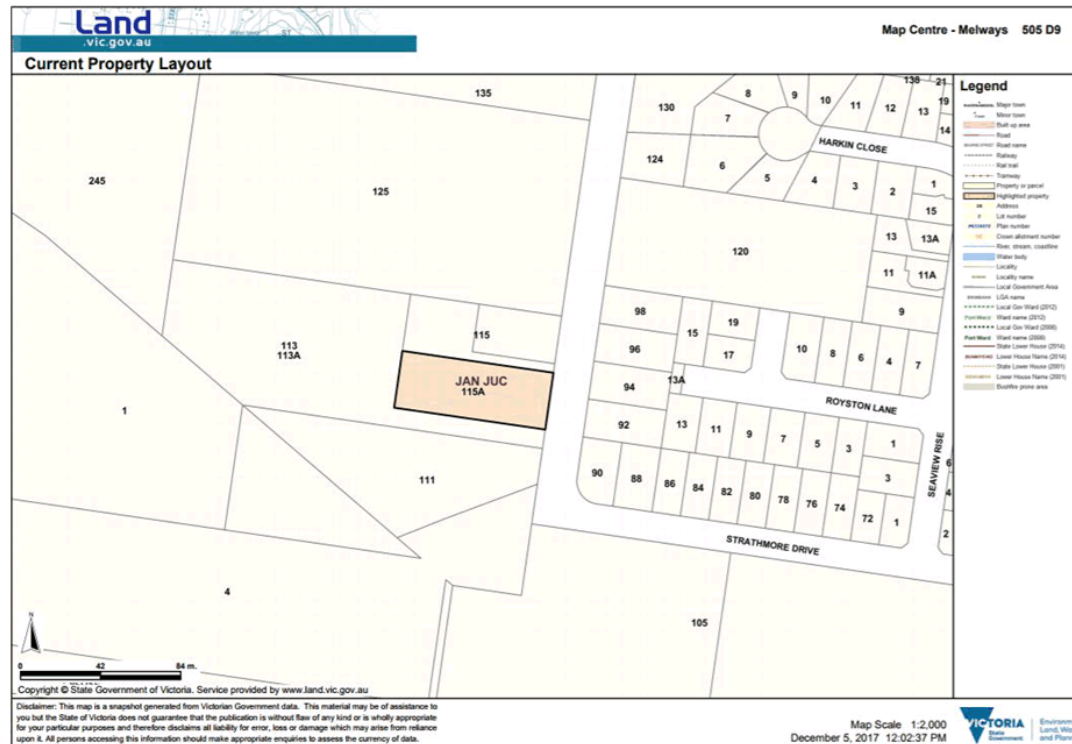
The Bushfire Hazard Site Assessment includes a plan that describes the bushfire hazard within 150 meters of the proposed development. The description of the hazard is prepared in accordance with AS 3959-2009 Construction of buildings in bushfire prone areas (Standards Australia) excluding paragraph (a) of section 2.2.3.2 (Vegetation Exclusions).

6.1 Site Details

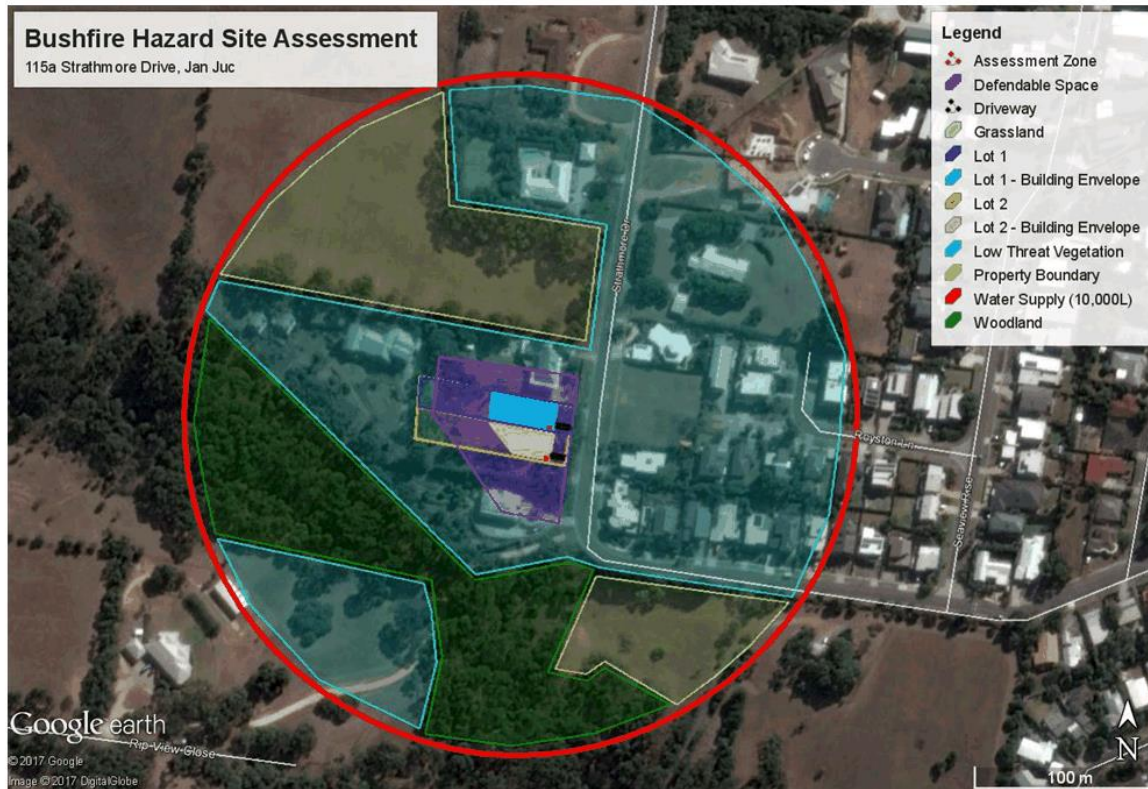
Address:	115A Strathmore Drive, Jan Juc 3228
Standard Parcel Identifier:	Lot 12 PS742219
Municipality:	Surf Coast
BMO Schedule:	Schedule 2
Existing Dwellings:	Vacant Lot
Private Bushfire Shelter:	N/A
Application Pathway:	Pathway 2 – Subdivision less than 10 lots
Site Area:	Lot 1 – 1,200m ² Lot 2 – 1,200m ²

Bushfire Management Statement – 115A Strathmore Drive, Jan Juc

Map 2 Current Layout of the site



Bushfire Management Statement – 115A Strathmore Drive, Jan Juc



Map 3 – Bushfire Hazard Site Assessment

6.2 Vegetation

The vegetation within the 150 meter assessment area was classified according to AS 3959-2009, 'Practice note 65 (DTPLI 2014) and the 'Overall fuel hazard assessment guide' (DSE 2010).

The AS 3959-2009 approach uses a generalised description of vegetation based on the AUSLIG (Australian Natural Resources Atlas: No.7 Native Vegetation) classification system. According to this method, vegetation can be classified into seven categories. Each category indicates a particular type of fire behavior and these categories or classifications are then used to determine bushfire intensity.

The vegetation identified within the 150 meter assessment zone is detailed in table 3 and the locations of these vegetation types are evident in Map 3.

Table 3 – Vegetation Assessment

Woodland	<p><u>AS 3959-2009 Definition</u></p> <p><i>Trees 10-30m high: 10-30% foliage cover dominated by eucalypts; understorey or low trees to tall shrubs typically dominated by Acacia, Callitris or Casuarina.</i></p> <p><u>Site Description</u></p> <p>The vegetation along the creek line to the south and west is classified as woodland. The vegetation is fragmented and would be unlikely to develop into a fire front as assumed in AS 3959-2009, however, it does present as a bushfire hazard to the proposed development.</p>
Grasslands	<p><u>AS 3959-2009 Definition</u></p> <p><i>All forms, including situations with shrubs and trees, if the overstorey foliage cover is less than 10%.</i></p> <p><u>Site Description</u></p> <p>North of the site within the assessment zone is an area of grassland that connects with the larger expanses of grassland to the north and west.</p>
Low Threat Vegetation	<p><u>AS 3959-2009 Definition</u></p> <p><i>b) Single areas of vegetation less than 1 ha in area and not within 100m of other areas of vegetation being classified.</i></p> <p><i>e) Non-vegetated areas, including waterways, roads, footpaths, buildings and rocky outcrops.</i></p> <p><i>f) Low threat vegetation, including grassland managed in a minimal fuel condition, maintained lawns, golf courses, maintained public reserves and parklands, vineyards, orchards, cultivated gardens,</i></p>

Bushfire Management Statement – 115A Strathmore Drive, Jan Juc

commercial nurseries, nature strips and windbreaks.

Site Description

The gardens surrounding the site are managed to ‘inner zone’ defensible space requirements.

Figure 1 – Low threat vegetation within the assessment zone to the south east.



Figure 2 – Low threat vegetation to the east.



Bushfire Management Statement – 115A Strathmore Drive, Jan Juc

Figure 3 – Low threat vegetation to the south.



Figure 4 – Low threat vegetation within the subdivision development looking west.



Bushfire Management Statement – 115A Strathmore Drive, Jan Juc

Figure 5 – Low threat vegetation to the north.



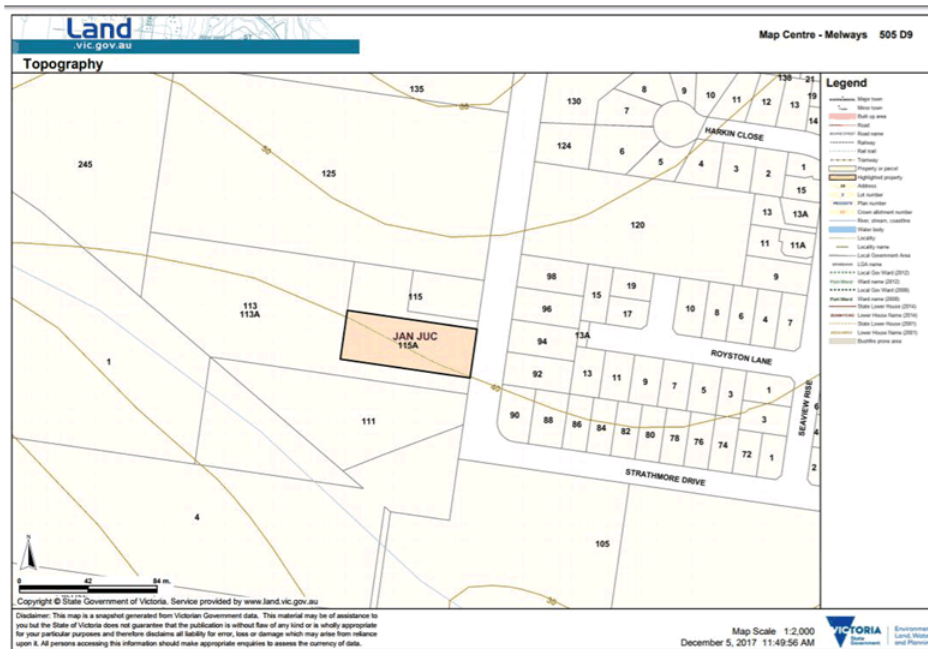
Bushfire Management Statement – 115A Strathmore Drive, Jan Juc

6.3 Topography

The site is located in a low density development area of Jan Juc that is becoming more densely developed. The site slopes down to the creek to the south west. The down slope is short and the vegetation is fragmented so it is unlikely to develop into a fire front assumed by AS 3959-2009. This slope would not significantly influence the severity or intensity of a landscape bushfire.

The wider landscape is undulating but there are no significant landscape features that would increase the intensity or allow for extreme bushfire behavior within this landscape.

Map 4 – Topography of the site and surrounds.



Bushfire Management Statement – 115A Strathmore Drive, Jan Juc

6.4 Bushfire Attack Level (BAL) for the proposed development

The bushfire attack level (BAL) is a means of measuring the severity of a building's potential exposure to ember attack, radiant heat and direct flame contact, using increments of radiant heat expressed in kilowatts per meter squared. The BAL is also the basis for establishing the requirements for construction to improve protection of building elements from attack by bushfire.

The highest BAL determines the construction requirements for the dwelling.

The BAL for this site has been calculated using a 'Forest Fire Danger Index' (FFDI) of 100 and a Flame Temperature of 1090K. The FFDI and flame temperature are in accordance with parameters that have been set as the appropriate risk parameters by the Minister for Planning.

Table 4 – BAL calculations for the proposed dwelling on lot 1.

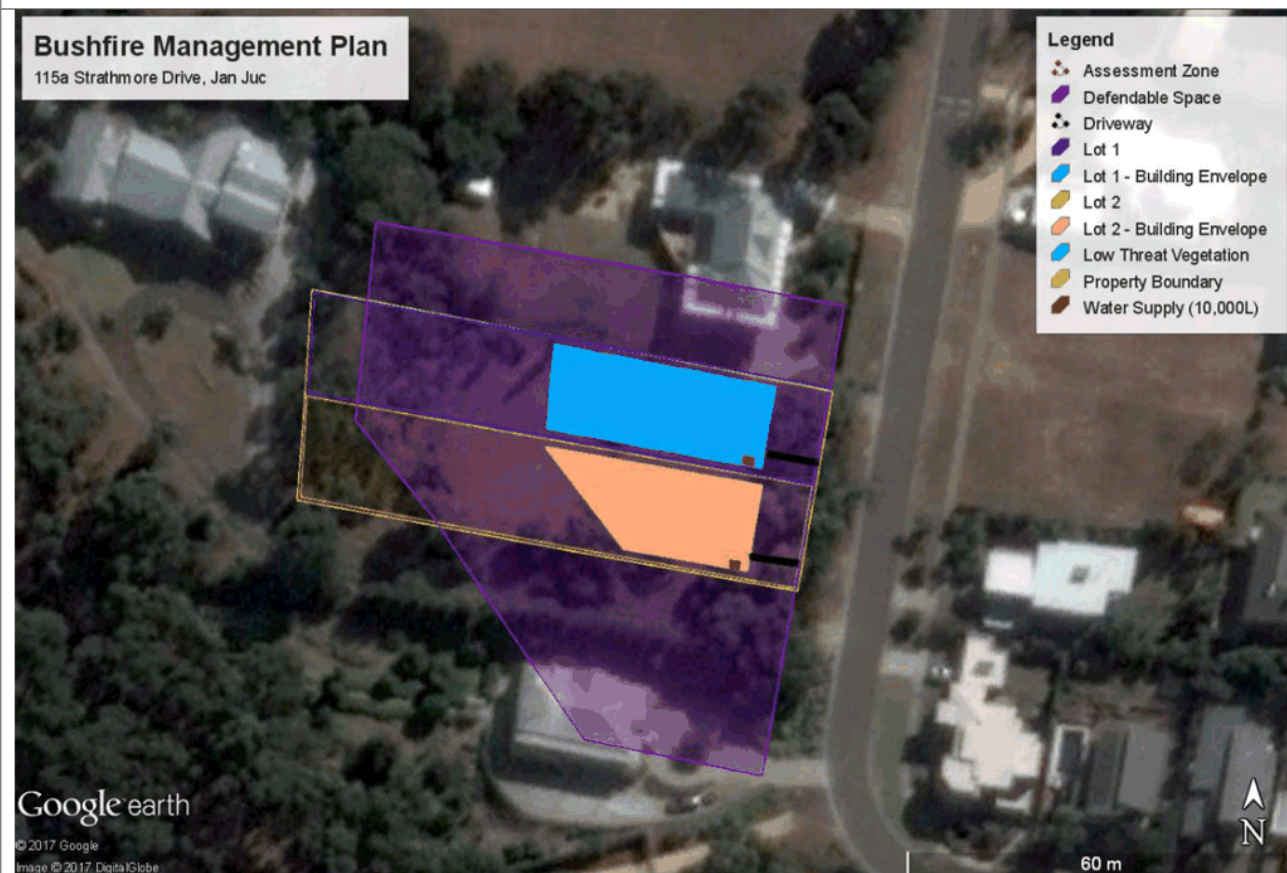
Orientation	Highest threat vegetation	Slope under classifiable vegetation	Distance to vegetation	Defendable Space Requirement	Bushfire Attack Level (BAL)
North	Grassland	Upslope	32m	13m	19
East	Low Threat	Down slope 0-5°	-	-	19
South	Woodland	Down slope 0-5°	76m	29m	19
West	Woodland	Down slope 0-5°	72m	29m	19

Table 5 – BAL calculations for the proposed dwelling on lot 2.

Orientation	Highest threat vegetation	Slope under classifiable vegetation	Distance to vegetation	Defendable Space Requirement	Bushfire Attack Level (BAL)
North	Grassland	Upslope	49m	13m	19
East	Low Threat	Down slope 0-5°	-	-	19
South	Woodland	Down slope 0-5°	60m	29m	19
West	Woodland	Down slope 0-5°	65m	29m	19

7 BUSHFIRE MANAGEMENT PLAN AND STANDARD PERMIT CONDITIONS

Bushfire Management Plan – 115A Strathmore Drive, Jan Juc (Prepared By – SCB Consultants 14th December 2017)



5. Access

Where fire authority access to the water supply is required under AM4.1, fire authority vehicles should be able to get within 4 metres of the water supply outlet.

Where the length of access is greater than 30 meters but less than 100m the following design and construction requirements apply:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5%) (7.1°) entry and exit angle.

1. Construction Standards

All construction works need to comply with a BAL of 19 from AS 3959-2009

2. Defendable Space

An area of defendable space for the designated BAL around the proposed building / or to the property boundary where vegetation (and other flammable materials) will be modified and managed in accordance with the following distances from Table 2 Clause 52.47:

Unit 1 = North – 13m , East – Property Boundary, South – 29m, West – 29m
Unit 2 = North – 13m , East – Property Boundary, South – 29m, West – 29m

3. Vegetation Management requirements include:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3 metres of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

4. Water Supply

The site is required to have 10,000 Litres of water supply for fire fighting purposes which meets the following requirements:

- Is stored in an above ground water tank constructed of concrete or metal.
- All fixed above-ground water pipes and fittings required for fire fighting purposes must be made of corrosive resistant metal.
- Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64mm CFA 3 thread per inch male fitting).
- The outlet/s of the water tank must be within 4m of the access way and be unobstructed.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
- Any pipe work and fittings must be a minimum of 65mm (excluding the CFA coupling).

Bushfire Management Statement – 115A Strathmore Drive, Jan Juc

8 BUSHFIRE MANAGEMENT STATEMENT – SITES
RESPONSE TO APPLICABLE SUB CLAUSES OF 52.47

Clause 52.47 contains a range of sub clauses with objectives, approved measures (AM), alternative measures (AltM) and decision guidelines. The table below details which clauses are relevant to this application. The following section demonstrates how the requirements have been met for the relevant standards.

Table 5 - Relevant clauses and measures applicable to the proposed development.

Clause	Approved Measure	Achieved	Justification
Clause 52.47-1 – Dwellings in existing settlements – Bushfire protection objective	AM 1.1	Not Applicable	The development is for a subdivision.
	AM 1.2	Not Applicable	
	AM 1.3	Not Applicable	
Clause 52.47-2.1 Landscape, siting and design objectives	AM 2.1	Applicable	The development is able to meet these clauses.
	AM 2.2	Applicable	
	AM 2.3	Applicable	
Clause 52.47-2.2 Landscape, siting and design objectives	AM 3.1	Not Applicable	
	AM 3.2	Not Applicable	
	AltM 3.3	Not Applicable	
	AltM 3.4	Not Applicable	
	AltM 3.5	Not Applicable	
	AltM 3.6	Not Applicable	
Clause 52.47-2.3 Landscape, siting and design objectives	AM 4.1	Applicable	The development is able to meet this clause.
	AM 4.2	Not Applicable	
Clause 52.47-2.4 Subdivision objectives	AM 5.1	Applicable	
	AM 5.2	Not Applicable	Land is zoned General Residential Zone thus this clause applies.
	AM 5.3	Not Applicable	Less than 10 lots proposed
	AM 5.4	Applicable	
	AM 5.5	Not Applicable	

Bushfire Management Statement – 115A Strathmore Drive, Jan Juc

8.1 52.47-2 Bushfire protection objectives

<p>8.1.1 52.47-2.1 Landscape, siting and design objectives</p> <p>Development is appropriate having regard to the nature of the bushfire risk arising from the surrounding landscape.</p> <p>Development is sited to minimise the risk from bushfire.</p> <p>Development is sited to provide safe access for vehicles, including emergency vehicles.</p> <p>Building design minimises vulnerability to bushfire attack.</p>	
Approved Measure	Requirement
AM 2.1	<p>The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.</p> <p>Response:</p> <p>The site is within the residential area of Jan Juc and is at the interface of the low density residential area of the township.</p> <p>The site is able to share defensible space between allotments and on well managed neighbouring developments.</p> <p>The development site is expected to be affected by ember attack but is considered far enough away from the forest interface not be affected by high levels of radiant heat.</p>
AM 2.2	<p>A building is sited to ensure the site best achieves the following:</p> <ul style="list-style-type: none"> • The maximum separation distance between the building and the bushfire hazard. • The building is in close proximity to a public road. • Access can be provided to the building for emergency service vehicles. <p>Response:</p> <p>The proposed developments are on narrow lots and there is limited availability for siting.</p> <p>The bushfire hazards surrounding the site are located over 32m to the north and over 60 to the south and west.</p>

Bushfire Management Statement – 115A Strathmore Drive, Jan Juc

	<p>The dwellings will be located in close proximity to the road and the driveways would not exceed 30m in length.</p> <p>Access will be provided to the buildings for emergency service vehicles.</p>
<p>8.1.2 52.47-2.3 Water supply and access objectives</p>	
AM 4.1	<p>A building used for a dwelling (including an extension or alteration to a dwelling), a dependant person’s unit, industry, office or retail premises is provided with:</p> <ul style="list-style-type: none"> • A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 52.47-3. • Vehicle access that is designed and constructed as specified in Table 5 to Clause 52.47-3. <p>The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.</p> <p>Response: The proposed dwellings will each provide a static water supply of 10,000 litres solely for the purposes of fire fighting and allow CFA to get within 4m of the water supply.</p> <p>Access will be provided in accordance with the permit conditions outlined in the Bushfire Management Plan (section 7).</p>
<p>8.1.3 52.47-2.4 Subdivision objectives</p> <p>To provide lots that are capable of being developed in accordance with the objectives of Clause 52.47.</p> <p>To specify at the subdivision stage bushfire protection measures to develop a lot with a single dwelling on land zoned for residential or rural residential purposes.</p>	
AM 5.1	<p>An application to subdivide land, other than where AM 5.2 applies, demonstrates that each proposed lot is capable of meeting:</p> <ul style="list-style-type: none"> • The defensible space in accordance with Table 2 Columns A, B or C and Table 6 to Clause 52.47-3. • The approved measures in Clause 52.47-2.1 and Clause 52.47-2.3. <p>Response: The site is within the General Residential Zone and thus AM 5.2 applies.</p>
AM 5.2	<p>An application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows:</p> <ul style="list-style-type: none"> • Each lot satisfies the approved measure in AM 2.1. • A building envelope for a single dwelling on each lot that complies with AM 2.2 and provides defensible space in accordance with: • Columns A or B of Table 2 to Clause 52.47-3 for a subdivision that creates 10 or more lots; or

Bushfire Management Statement – 115A Strathmore Drive, Jan Juc

	<ul style="list-style-type: none"> • Columns A, B or C of Table 2 to Clause 52.47-3 for a subdivision that creates less than 10 lots. <p>The bushfire attack level that corresponds to the defensible space provided in accordance with Table 2 to Clause 52.47-3 must be noted on the building envelope.</p> <ul style="list-style-type: none"> • Defensible space wholly contained within the boundaries of the proposed subdivision. • Defensible space may be shared between lots within the subdivision. Defensible space for a lot may utilise communal areas, such as roads, where that land can meet the requirements for defensible space. • Vegetation management requirements in accordance with Table 6 to implement and maintain the defensible space required under this approved measure. • Water supply and vehicle access that complies with AM 4.1. <p>Response:</p> <p>Each lot is able to satisfy the approval measure in AM 2.1.</p> <p>The building envelope on each lot complies with AM 2.2 and provides defensible space in accordance with Column A of Table 2 to Clause 52.47-3 for a subdivision that creates less than 10 lots.</p> <p>The bushfire attack level for each development is BAL 19 and the defensible space is shared across the site and uses communal areas, roads and neighbouring allotments managed to a low threat condition.</p> <p>The vegetation management requirements are detailed on the Bushfire Management Plan as permit conditions and are in accordance with Table 6 of Clause 52.47.</p> <p>The water supply and vehicle access complies with AM 4.1 of clause 52.47 and are detailed above within this report.</p>
AM 5.3	<p>An application to subdivide land to create 10 or more lots provides a perimeter road adjoining the hazardous vegetation to support fire fighting.</p> <p>Response:</p> <p>N/A</p>
AM 5.4	<p>A subdivision manages the bushfire risk to future development from existing or proposed landscaping, public open space and communal areas.</p> <p>Response:</p> <p>The nature of this subdivision proposal does not pose a risk to any future</p>

Bushfire Management Statement – 115A Strathmore Drive, Jan Juc

	development from proposed landscaping, public open space or communal areas.
AltM 5.5	<p>A building envelope for a subdivision that creates 10 or more lots required under AM 5.2 may show defensible space in accordance with Table 2 Column C and Table 6 to Clause 52.47-3 where it can be demonstrated that:</p> <ul style="list-style-type: none">• All other requirements of AM 5.2 have been met.• Less defensible space and a higher construction standard is appropriate having regard to the bushfire hazard landscape assessment. <p>Response: N/A</p>

Bushfire Management Statement – 115A Strathmore Drive, Jan Juc

9 REFERENCES

CFA (2011). FSG LUP 0003 Assessing vegetation in a bushfire management overlay (BMO). Country Fire Authority, Burwood East, Victoria.

CFA (2011). Landscaping for Bushfire: Garden design and plant selection. Country Fire Authority, Burwood East, Victoria.

CFA (2012). FSG LUP 0002 Requirements for water supply and access in the Bushfire Management Overlay (BMO). Country Fire Authority, Burwood East, Victoria.

Department of Transport, Planning and Local Infrastructure (2014) Planning Practice Note 65 – Preparing and Assessing a Planning Application under the Bushfire Provisions in Planning Schemes. Victorian Government, Melbourne

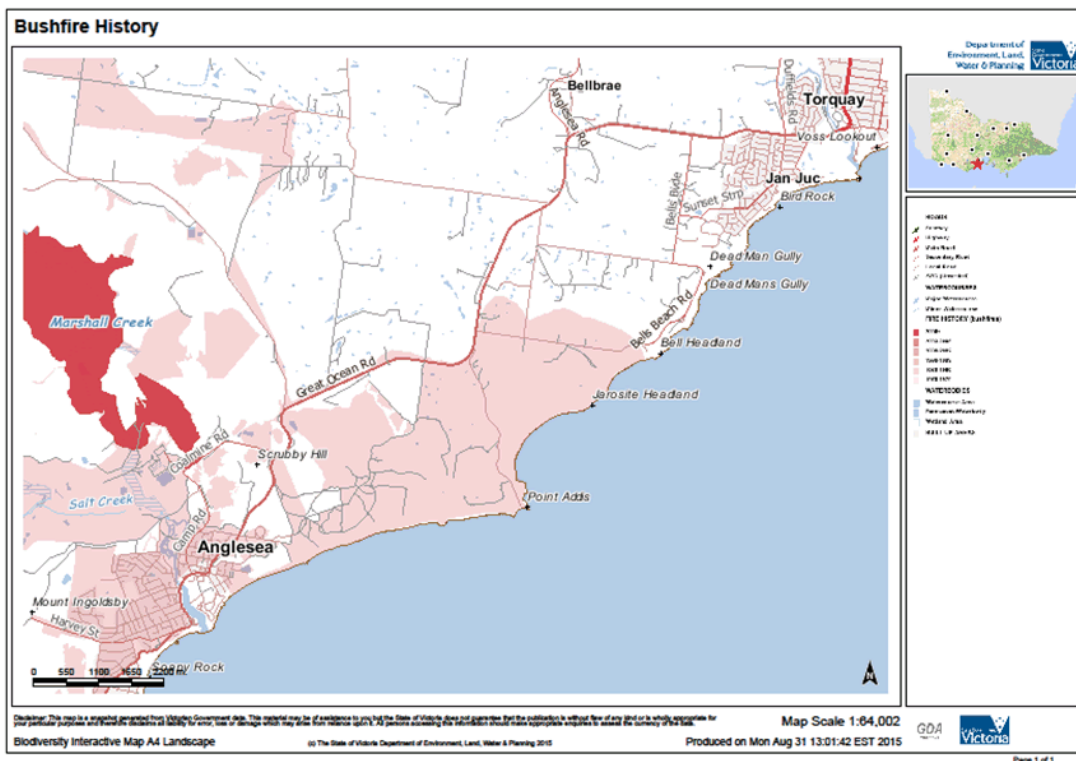
Standards Australia (2009). AS 39359-2009 Construction of Buildings in Bushfire Prone Areas. Standards Australia, North Sydney, New South Wales.

Bushfire Management Statement – 115A Strathmore Drive, Jan Juc

10 APPENDICES

Appendix 1 – Bushfire History and Prescribed Burns in the Area (DEPI – Biodiversity Interactive Map – showing bushfire history).

Figure 1 – Natural Bushfires in the area since 1970. Pink areas on the map indicate wildfires.



Bushfire Management Statement – 115A Strathmore Drive, Jan Juc

Figure 2 – Prescribed Burns in the area since 1970. Most of the prescribed burns indicated on the map shaded as areas of grey have occurred since the 2008 Black Saturday bushfires.

