

**PP271/2018-1**

**5-11 Skene Street BIRREGURRA**

**Lot: 2 LP: 217842**

**Two (2) Lot Subdivision and construction of a  
new vehicle crossover**

**Rod Bright & Associates Pty Ltd**

**Officer - Helen Evans**

# **EXHIBITION FILE**

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Submissions to this planning application will be accepted until a decision is made on the application.

If you would like to make a submission relating to a planning permit application, you must do so in writing to the Planning Department

Supplied by Brett Quickensted  
Submitted Date 01/11/2018

### Application Details

Application Type Planning Permit for a Subdivision  
Version 1  
Applicant Reference Number 18-38  
Application name or Estate name The Roman Catholic Trusts Corporation  
Responsible Authority Name Colac Otway Shire  
Responsible Authority Reference Number(s) (Not Supplied)  
SPEAR Reference Number S131439H  
Application Status Lodged with Responsible Authority  
Planning Permit Issue Date NA  
Planning Permit Expiry Date NA

### The Land

Primary Parcel 5 SKENE STREET, BIRREGURRA VIC 3242  
Lot 2/Plan LP217842  
Volume 9936/Folio 414  
SPI 2\LP217842  
CPN 12281  
**Zone:** 32.05 Township  
**Overlay:** 43.02 Design and Development  
43.01 Heritage  
42.02 Vegetation Protection

### The Proposal

Plan Number (Not Supplied)  
Number of lots 2  
Proposal Description Two (2) lot Subdivision  
Estimated cost of the development for which a permit is required \$ 0

### Existing Conditions

Existing Conditions Description Existing Brick Presbytery and Brick Church  
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 Mr Anthony Bright  
Rod Bright and Associates Pty Ltd  
26 Murray Street, Colac, VIC, 3250  
Business Phone: 03 5231 4883  
Email: [rodbright@iprimus.com.au](mailto:rodbright@iprimus.com.au)

**Applicant**

**Applicant**

The Roman Catholic Trusts Corporation for the  
diocese of Ballarat  
PO Box 576 Ballarat, VIC, 3353 Australia  
Business Phone: 53377111

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**Owner**

**Owner**

(Owner details as per Applicant)

---

**Declaration**

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

I, Brett Quickensted, declare that all the information supplied is true.

**Authorised by**

**Organisation**

Brett Quickensted

Rod Bright and Associates Pty Ltd

**ROD BRIGHT & ASSOCIATES PTY. LTD.**  
**LAND SURVEYORS & TOWN PLANNERS**

A.C.N. 007 206 975 A.B.N. 50 007 206 975

Tel. (03) 5231 4883

Fax. (03) 5231 4883

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26 Murray Street,  
Colac 3250  
P.O. Box 371

24<sup>th</sup> October 2018.

REF: 18-38

Planning Coordinator,  
Colac Otway Shire,  
P.O. Box 283,  
**COLAC...VIC. 3250**

Dear Sir,

**RE: PLAN OF PROPOSED SUBDIVISION  
CROWN ALLOTMENT 4 (Pt) & 5 – SECTION Q  
TOWNSHIP & PARISH OF BIRREGURRA  
5-11 SKENE STREET, BIRREGURRA  
RE: THE ROMAN CATHOLIC TRUSTS CORPORATION FOR THE  
DIOCESE OF BALLARAT**

Please find enclosed a summary page of the application for a Planning Permit of the Plan of Proposed Subdivision for the above property, which has been submitted to Colac Otway Shire using **SPEAR**.

The application comprises the following documents:

- Copy of Title;
- Plan of Proposed Subdivision;
- Existing Conditions Diagram;
- Site Description & Design Response;

We have requested our client to forward to you their cheque for \$1286.10 covering Planning Permit fees upon receipt of your invoice.

We kindly await receipt of the Planning Permit in due course.

Yours faithfully,



A.E. Bright,  
ROD BRIGHT & ASSOCIATES  
encl.  
copy: M. Parker (St. Mary's Church)

**PLAN OF PROPOSED SUBDIVISION  
CROWN ALLOTMENT 4 (Pt) & 5 - SECTION Q  
TOWNSHIP & PARISH OF BIRREGURRA  
COUNTY OF POLWARTH  
RE: THE ROMAN CATHOLIC TRUSTS CORPORATION FOR THE DIOCESE OF BALLARAT  
SCALE 1:500 (Original Sheet Size A3)**

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NOTE:  
Certain dimensions shown hereon are subject to survey.  
Certain areas shown hereon are subject to survey.  
Land contained within C/T Vol. 9936 Fol. 414.  
E-1 denote existing Drainage & sewerage easement

ROD BRIGHT & ASSOCIATES PTY LTD  
LICENSED SURVEYORS & TOWN PLANNERS  
26 MURRAY STREET COLAC 3250  
TEL 5231 4883 ACN 007 206 975

Existing Conditions Diagram







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**REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958** Page 1 of 1

VOLUME 09936 FOLIO 414

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**LAND DESCRIPTION**

Lot 2 on Plan of Subdivision 217842F.  
PARENT TITLES :  
Volume 02297 Folio 283      Volume 03571 Folio 013      Volume 03661 Folio 054

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
THE ROMAN CATHOLIC TRUSTS CORPORATION FOR THE DIOCESE OF BALLARAT

**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 or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE LP217842F 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: 5-11 SKENE STREET BIRREGURRA VIC 3242

DOCUMENT END



# Imaged Document Cover Sheet

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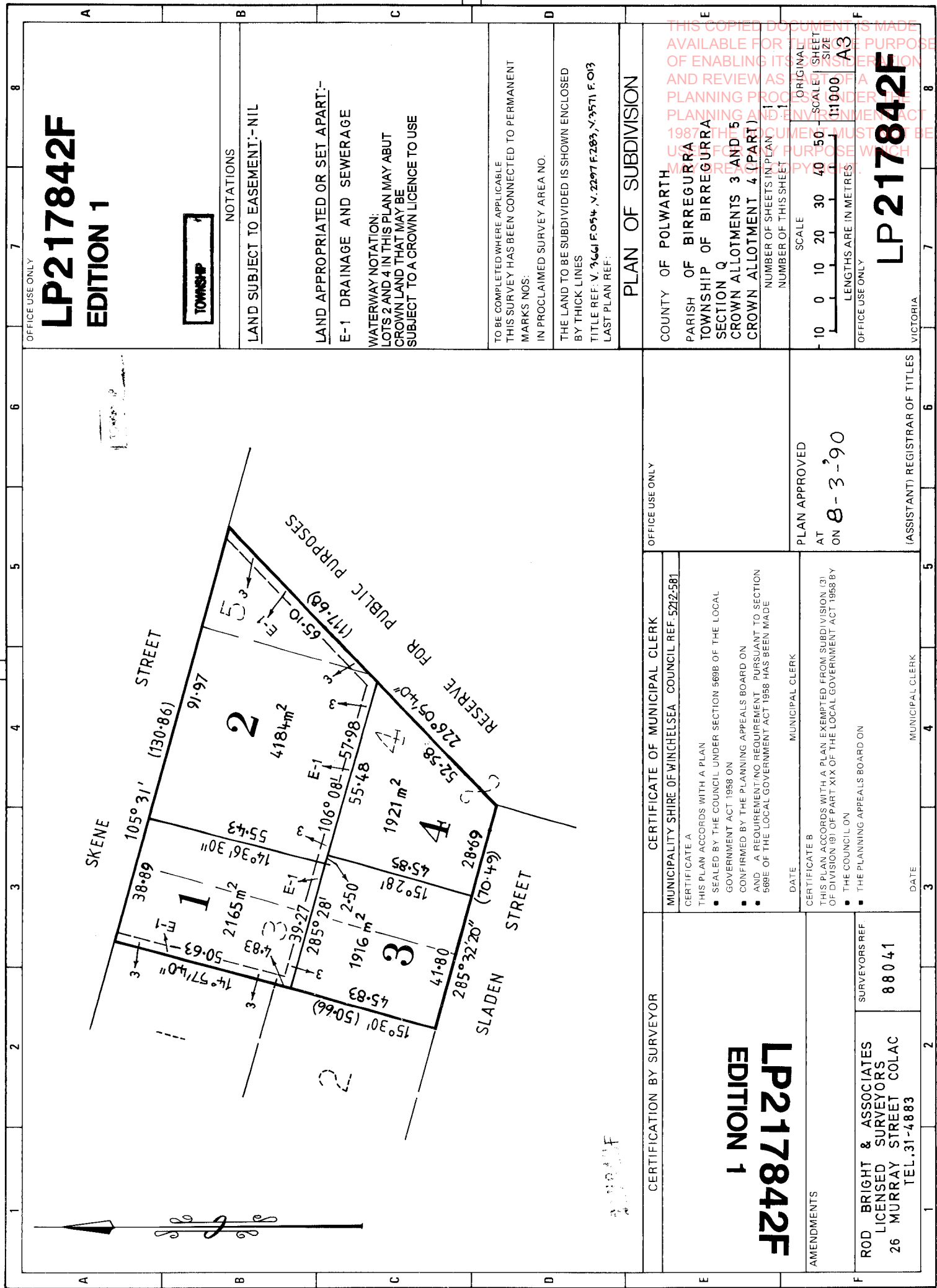
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**LP217842F**  
**EDITION 1**



NOTATIONS  
 LAND SUBJECT TO EASEMENT:- NIL  
 LAND APPROPRIATED OR SET APART:-  
 E-1 DRAINAGE AND SEWERAGE  
 WATERWAY NOTATION:  
 LOTS 2 AND 4 IN THIS PLAN MAY ABUT  
 CROWN LAND THAT MAY BE  
 SUBJECT TO A CROWN LICENCE TO USE

TO BE COMPLETED WHERE APPLICABLE  
 THIS SURVEY HAS BEEN CONNECTED TO PERMANENT  
 MARKS NOS:  
 IN PROCLAIMED SURVEY AREA NO.  
 THE LAND TO BE SUBDIVIDED IS SHOWN ENCLOSED  
 BY THICK LINES  
 TITLE REF: V. 3661 F.054, V. 2297 F.283, N. 3571 F.013  
 LAST PLAN REF:

**PLAN OF SUBDIVISION**

COUNTY OF POLWARTH  
 PARISH OF BIRREGURRA  
 TOWNSHIP OF BIRREGURRA  
 SECTION Q  
 CROWN ALLOTMENTS 3 AND 5  
 CROWN ALLOTMENT 4 (PART)

NUMBER OF SHEETS IN PLAN: 1  
 NUMBER OF THIS SHEET: 1  
 SCALE: 1:1000  
 SHEET SIZE: A3  
 LENGTHS ARE IN METRES.

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OFFICE USE ONLY  
 PLAN APPROVED  
 AT  
 ON **8-3-90**  
 (ASSISTANT) REGISTRAR OF TITLES

CERTIFICATE OF MUNICIPAL CLERK  
 MUNICIPALITY SHIRE OF WINCHELSEA COUNCIL REF. 5212-581  
 CERTIFICATE A  
 THIS PLAN ACCORDS WITH A PLAN  
 SEALED BY THE COUNCIL UNDER SECTION 569B OF THE LOCAL  
 GOVERNMENT ACT 1958 ON  
 CONFIRMED BY THE PLANNING APPEALS BOARD ON  
 AND A REQUIREMENT NO REQUIREMENT PURSUANT TO SECTION  
 569E OF THE LOCAL GOVERNMENT ACT 1958 HAS BEEN MADE  
 DATE: \_\_\_\_\_ MUNICIPAL CLERK

CERTIFICATION BY SURVEYOR  
**LP217842F**  
**EDITION 1**  
 AMENDMENTS  
 SURVEYORS REF. **88041**  
**ROD BRIGHT & ASSOCIATES**  
**LICENSED SURVEYORS**  
**26 MURRAY STREET COLAC**  
**TEL. 31-4883**  
 DATE: \_\_\_\_\_ MUNICIPAL CLERK

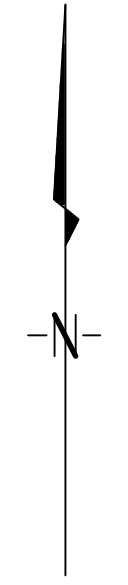
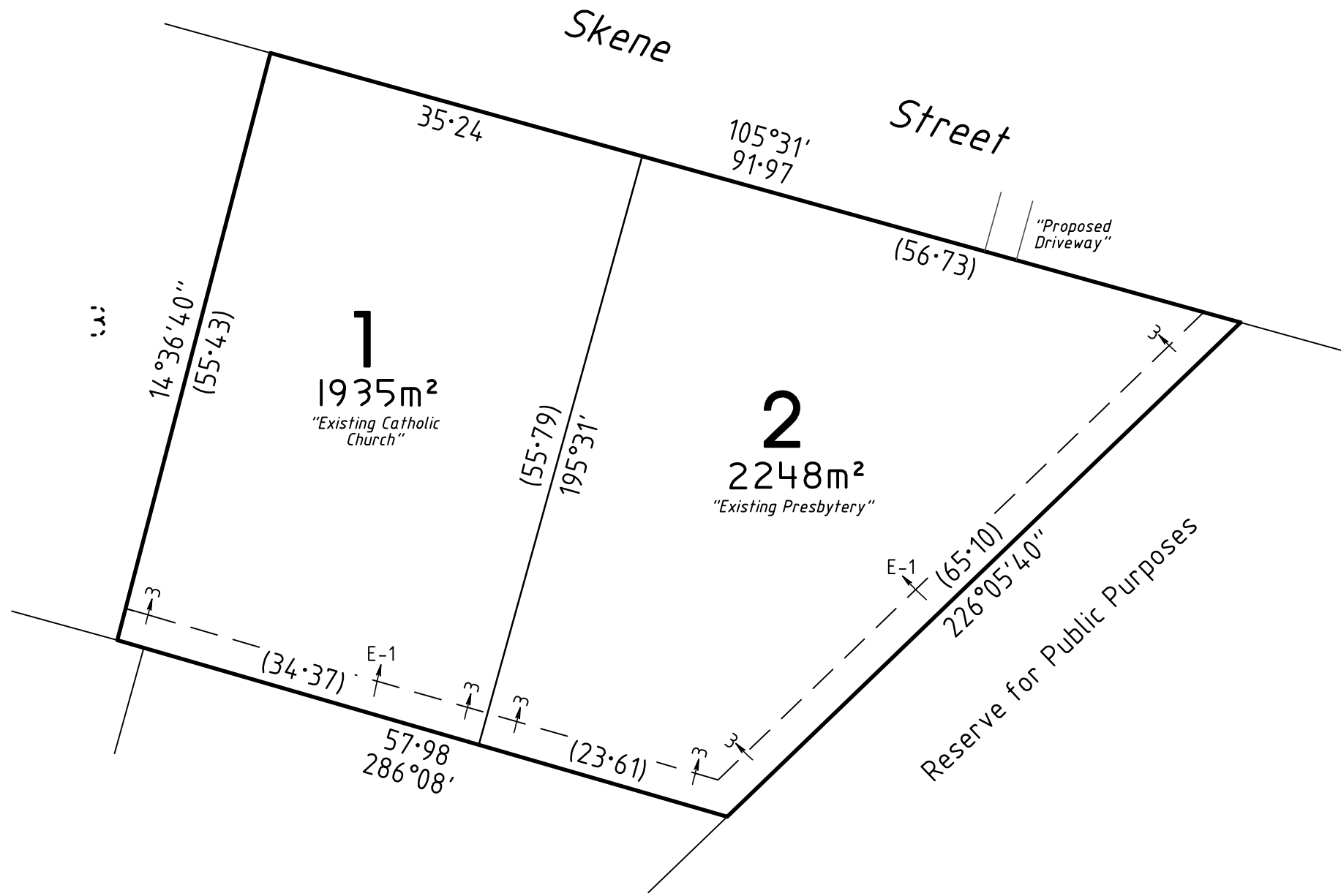


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26 MURRAY STREET COLAC 3250  
TEL 5231 4883 ACN 007 206 975



REF. 18-38

## Site Description & Design Response

### Proposed 2 Lot Subdivision

5-11 Skene Street, Birregurra

The Roman Catholic Trusts Corporation for the diocese of Ballarat

February 2019



**Rod Bright & Associates Pty Ltd**

*Licensed Land Surveyors and Planners*

26 Murray St Colac 3250

Ph (03) 5231 4883

[www.rodbrightlds.com.au](http://www.rodbrightlds.com.au)

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## 1.0 Subdivision site and context description

The following information is provided in accordance with clause 56.01-1 Colac Otway Planning Scheme – Neighbourhood site and context description.

### 1.1 Title particulars and location

Address: 5-11 Skene Street, Birregurra

Comprising allotment: Lot 2 on LP217842.

The land comprises an area of 4184m<sup>2</sup>.

There is a drainage and sewerage easement along the southern and eastern boundaries as shown on title.

The land fronts Skene Street, Birregurra.



Figure 1: Site context plan. Image source: LASSI.

### 1.2 Land use

The land contains an existing brick presbytery and brick church, fronting Skene Street.

### 1.3 Physical landform

The land is located in a raised area of Birregurra and has minimal slope.

There are no identifiable contaminated soils on the site.

There are views over the farmland to the east available from the land.

Refer to the attached plans for dimensions and relevant site information.

### 1.4 Surrounding land use.

Surrounding land is used for residential purposes. Land to the north typically has approximate lot sizes of 1000m<sup>2</sup> to 2000m<sup>2</sup>. Land to the south has approximate lot sizes of 1900m<sup>2</sup>. Land to the west has approximate lot sizes of 850m<sup>2</sup> to 2160m<sup>2</sup>. Land to the east is zoned Public Park and Recreational Zone.

### 1.5 Services

Reticulated water and sewerage, power and telecommunications are available to the site. Refer to attached servicing information in Section 3.

### 1.6 Colac Otway Planning Scheme

#### 1.6.1 Zone

The land is zoned Township (TZ).

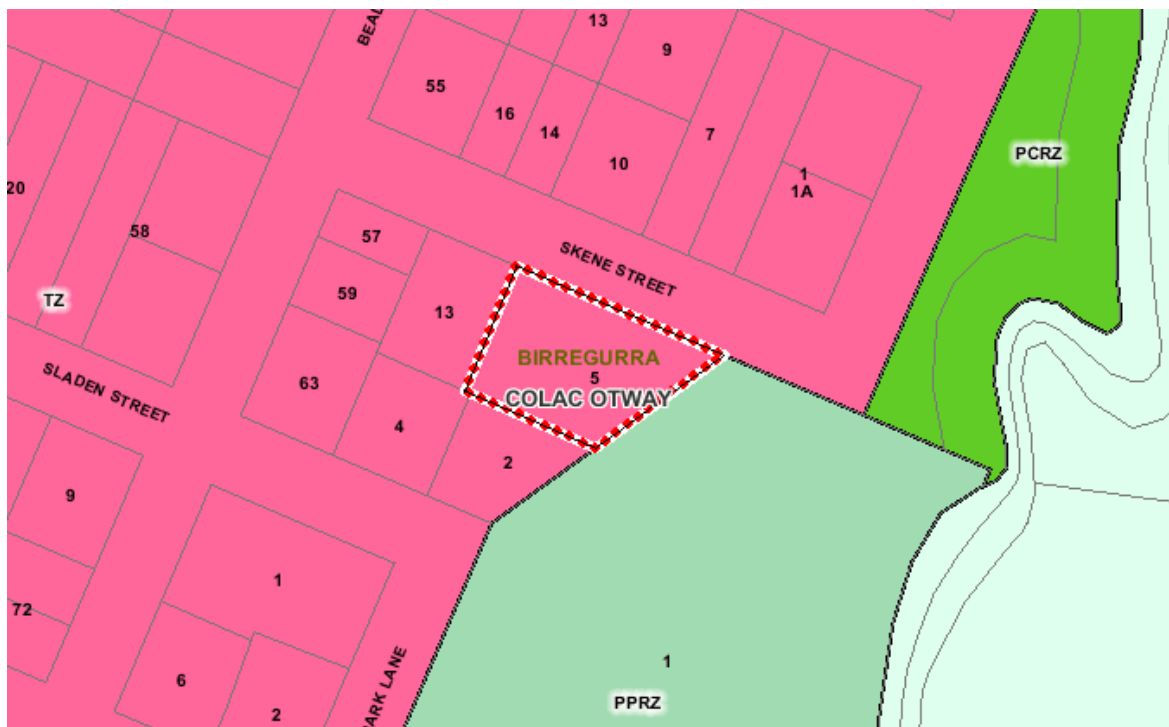


Figure 2: Land and area zonings. Department of Transport, Planning and Local Infrastructure - <http://services.land.vic.gov.au/maps/pmo.jsp>



The zone's purposes are to implement the Municipal Planning Strategy and the Planning Policy Framework.

- To provide for residential development and a range of commercial, industrial and other uses in small towns.
- To encourage development that respects the neighbourhood character of the area.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 as specified for a 2 Lot Subdivision and additional objectives and standards as outlined in Section 2 of this report.

### 1.6.2 Overlays

#### *Design and Development Overlay (DDO13) – Birregurra Preferred Character Area C (Roadknight Street entry & south of Main Street)*

The Design & Development Overlay (Schedule 13) supports the implementation of the Birregurra Structure Plan 2013 and the Birregurra Neighbourhood Character Study 2012. The overlay provides guidelines and criteria for consistency of planning proposals with identified neighbourhood character precincts.

The overlay has the following design objectives:

- To encourage sensitively designed and sited responsive medium density residential development within walking distance of Main Street (i.e. 400 metres).
- To ensure new development surrounding the church buildings responds to its context and the historic character of the streetscape, including the building stock.
- To encourage the use of robust but lightweight materials such as timber that will endure over time, whilst discouraging more urban materials.
- To reduce building bulk and the visual impact on the streetscape.
- To reduce hard surfacing and maximise landscaping opportunities.
- To encourage dwellings to be set back sufficient distance from all boundaries to provide the opportunity for native canopy trees.
- To encourage the retention of trees where possible and the planting of new canopy trees and understorey vegetation to the front, side and rear of dwellings.

The overlay requires a permit for subdivision and specifies a minimum lot size of 1000 square metres.

This requirement may be varied with a permit where:

- The minimum lot size is reduced by a maximum of 10% to allow for specific design constraints.
- The minimum lot size is reduced to not less than 600 square metres to create a lot for an existing dwelling or a dwelling approved under this scheme.



### **Heritage Overlay (HO98)**

HO98 refers to the Catholic Church & Presbytery and the purpose of this overlay is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

### **Vegetation Protection Overlay (VPO3) – Birregurra Tree Protection Area**

The Birregurra Tree Protection Area identifies both native and exotic trees as being significant to Birregurra as they contribute to a strong landscape presence that is integral to the rural character of the area.

Scattered native trees contribute to a significant canopy cover and provide visual impact upon entry to Birregurra and within the township.

The Vegetation Protection Overlay applies to all the land in the proposal. No existing vegetation will require removal as a result of this subdivision.

### **Aboriginal Cultural Heritage Sensitivity**

The site is located within an area of Aboriginal Cultural Heritage Sensitivity.

A cultural heritage management plan is not required for the development in accordance with the (Vic) *Aboriginal Heritage Regulations 2018*.



Figure 3: Areas of Aboriginal Cultural Heritage Sensitivity - <http://services.land.vic.gov.au>



## Process List

Project Name: 18-38

Project Location: 5-11 Skene Street, Birregurra

Date: 22-Oct-2018

	QUESTION	ANSWER
<b>Question 1</b>	Is the proposed activity , or all the proposed activities, exempt?	No
<b>Question 2</b>	Are you undertaking a High Impact Activity as listed in the Aboriginal Heritage Regulations?	Yes
<b>Question 3</b>	Does your activity include significant ground disturbance?	No
<b>Question 3(a)</b>	Is your activity a subdivision of 3 or more lots for housing (where at least 3 of the lots are less than 8 hectares in size), or industrial subdivision in an area zoned for industry, or do you require a permit under the relevant planning scheme municipal council permit) to use the land for one of the following purposes?	No
<b>Answer:</b>	<p><u>ON THE BASIS OF THE ANSWERS YOU HAVE ENTERED</u></p> <p>YOU ARE NOT REQUIRED BY THE REGULATIONS TO PREPARE A CULTURAL HERITAGE MANAGEMENT PLAN FOR THIS PROJECT</p>	

### 1.6.3 Planning Policy Framework

Relevant planning scheme policies are listed below and are referred to later within this document:

#### Clauses

- 11 SETTLEMENT
  - 11.01-1R Settlement – Geelong G21
  - 11.02 Managing Growth
    - 11.02-1S Supply of urban land
    - 11.02-2S Structure Planning
  
- 15 BUILT ENVIRONMENT AND HERITAGE
  - 15.01 Built Environment
    - 15.01-1S Urban Design
    - 15.01-3S Subdivision Design
    - 15.01-4S Healthy neighbourhoods
    - 15.01-5S Neighbourhood character
  - 15.03-2S Aboriginal Cultural Heritage
  
- 19 INFRASTRUCTURE
  - 19.03 Development Infrastructure
    - 19.03-2S Infrastructure design and provision
    - 19.03-3S Water supply, sewerage and drainage

19.03-4S	Stormwater
19.03-5S	Telecommunications
20	LOCAL PLANNING POLICY FRAMEWORK
21	MUNICIPAL STRATEGIC STATEMENT
21.01	Municipal Profile
21.02	Vision
21.03	Settlement
21.03-4	Birregurra

## 2.0 Residential Subdivision - Design Response (56.01-2)

### 2.1 Subdivision Design

The subdivision proposes the creation of 2 new allotments, Lot 1 having existing access from Skene Street. Lot 2 will need a cross-over to be constructed from Skene Street which will be in accordance with the requirements of Colac Otway Shire as specified by a planning permit condition.

Lot 1 will comprise 1935m<sup>2</sup> and Lot 2 will contain 2248m<sup>2</sup>. Lot 1 currently contains an existing brick church. Lot 2 contains an existing brick presbytery and associated shedding.

As both lots currently contain existing buildings, no construction of new buildings will take place as a result of this subdivision.

A pre-planning meeting took place at the Colac Otway Shire Council offices to discuss current and future onsite carparking for the church, suitable fencing material to be used between the two new allotments and fencing offsets, the construction of an additional cross-over and sewer main extension on 19<sup>th</sup> December 2017 with Blaithin Butler and the council's heritage advisor.

This application is just for the subdivision of the property, not an application for the construction of any fencing.

### 2.2 Design Response

The design response responds to the site and context description by way of the following:

- The proposed 2 lot subdivision with allotment sizes of approximately 1935m<sup>2</sup> (Lot 1) and 2248m<sup>2</sup> (Lot 2) is an appropriate response to the surrounding pattern of development which comprises of a mix of medium and low-density development.
- The lot sizes will enable suitable area for compliance with the Residential Subdivision (clause 56) objectives of the planning scheme.
- There is no significant vegetation within the allotments which require protection and consideration as part of the subdivision.

- The design and construction of a new cross over for Lot 2 will be in accordance with the requirements of Colac Otway Shire as specified by a planning permit condition. The existing front fence will not be affected by the construction of a new cross over.
- There are no specific site and context features for the area identified in a local planning policy or a Neighbourhood Character Overlay.

Compliance with the relevant objectives of Clause 56 is demonstrated below.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must meet the requirements of Clause 56 and:

- Must meet all of the objectives included in the clauses specified in the following table.
- Should meet all of the standards included in the clauses specified in the following table.

Class of subdivision	Objectives and standards to be met
60 or more lots	All except Clause 56.03-5.
16 – 59 lots	All except Clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	All except Clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2.

### 56.03 LIVEABLE AND SUSTAINABLE COMMUNITIES:

#### 56.03-5 Neighbourhood Character Objective

To design subdivisions that respond to neighbourhood character

#### Standard C6

Subdivision should:

- Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme.
- Respond to and integrate with the surrounding urban environment.
- Protect significant vegetation and site features.

#### Response:

A preferred neighbourhood character is identified for this area of Birregurra. Amendment C76 (gazetted 25 September 2014) incorporates the findings and recommendations of the Birregurra Structure Plan and the Birregurra Neighbourhood Character Study. Specifically, in relation to the subject land, the amendment introduces Schedule 13 to the Design and Development Overlay, giving recognition and planning outcomes to Birregurra Preferred Character Area C (Roadknight Street entry and south of Main Street)

In consideration of the design objectives (refer pages 5 & 6) of the overlay and the application requirements, the proposed subdivision is within the constraints of the preferred neighbourhood character.

## 56.04 LOT DESIGN

### 56.04-2 Lot area and building envelopes objective

To provide lots with dimensions and areas that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easement and the retention of significant vegetation and site features.

#### Standard C8

Lots greater than 500m<sup>2</sup> should be able to contain a rectangle measuring 10m by 15m and may contain a building envelope.

A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless:

- The objectives of the relevant standard are met, and
- The building envelope is shown as a restriction on a PS registered under the Subdivision Act 1988, or is specified as a covenant in an agreement under Section 173 of the Act.

Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope:

- The building envelope must meet Standards A10 and A11 of Clause 54 in relation to the adjoining lot, and
- The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant Plan of Subdivision or agreement.

Lot dimensions and building envelopes should protect:

- Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirement of the building regulations.
- Existing and proposed easement on lots.
- Significant vegetation and site features.

#### Response:

The proposed subdivision is consistent with the above objective by:

- The proposed Lots both have existing buildings and appropriate setbacks.
- No building envelopes are shown, as no building works are proposed as a result of this subdivision.

---

### 56.04-3 Solar orientation of lots objective

To provide good solar orientation of lots and solar access for future dwellings.

#### Standard C9

Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.

Lots have appropriate solar orientation when:

- The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south.
- Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street.

**Response:**

The proposed subdivision is consistent with the above objective by:

- The axis of the lots is within the range north 20 degrees west to north 30 degrees east.
- Lots will retain solar access due to their orientation and the northern street frontage.

---

### 56.04-5 Common area objectives

To identify common areas and the purpose for which the area is commonly held.

To ensure the provision for common area is appropriate and that necessary management arrangements are in place.

To maintain direct public access throughout the neighbourhood street network.

#### **Standard C11**

An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:

- The common area to be owned by the body corporate, including any streets and open space.
- The reasons why the area should be commonly held.
- Lots participating in the body corporate.
- The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.

**Response:**

Common areas are not proposed as part of this subdivision.

---

### 56.06 ACCESS & MOBILITY MANAGEMENT

#### 56.06-8 Lot access objective

To provide for safe vehicle access between roads and lots

#### **Standard C21**

Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority.

Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets.

The design and construction of a crossover should meet the requirements of the relevant road authority.

**Response:**

The design and construction of a new cross-over for Lot 2 will be in accordance with the requirements of Colac Otway Shire or VicRoads as specified by the planning permit as conditions.

---



## 56.07 INTEGRATED WATER MANAGEMENT

### 56.07-1 Drinking Water Supply Objective

To reduce the use of drinking water.

To provide an adequate, cost-effective supply of drinking water.

#### **Standard C22**

The supply of drinking water must be:

Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.

Provided to the boundary of all lots in the subdivision to the satisfaction for the relevant water authority.

#### **Response:**

The infrastructure for Lots 1 and 2 already exists given it is a built environment. The subdivision will ensure it complies with current Barwon Water policy.

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### 56.07-2 Reused and recycled water objective

To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.

#### **Standard C23**

Reused and recycled water systems must be:

Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, EPA and DHS.

Provided to the boundary of all lots in the subdivision where required by the relevant water authority.

#### **Response:**

Reused and recycled water systems will be provided and designed if required by Barwon Water as permit conditions.

---

### 56.07-3 Waste water management objective

To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner.

#### **Standard C24**

Waste water systems must be:

Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the EPA.

Consistent with any relevant approved domestic waste water management plan.

Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.

**Response:**

The infrastructure for Lots 1 and 2 already exists given it is a built environment. The subdivision will ensure it complies with current Barwon Water policy.

---

**56.07-4 Stormwater management objectives**

To minimise damage to properties and inconvenience to residents from stormwater.

To ensure that the street operates adequately during major storm events and provides for public safety

To minimise increases in stormwater and protect the environmental values and physical characteristics of receiving waters from degradation by stormwater.

To encourage stormwater management that maximises the retention and reuse of stormwater.

To encourage stormwater management that contributes to cooling, local habitat improvements and provision of attractive and enjoyable spaces.

**Standard C25**

The stormwater management system must be designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.....and in accordance with standards and specifications detailed under this clause.

**Response:**

Any new connection to the existing stormwater system will be in accordance with the requirements of Colac Otway Shire.

Excess runoff will be directed into the appropriate legal point of discharge, as required by Colac Otway Shire Council, through planning permit conditions.

---

**56.08 SITE MANAGEMENT**

**56.08-1 Site Management objectives**

To protect drainage infrastructure and receiving waters from sedimentation and contamination.

To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.

To encourage the re-use of materials from the site and recycled materials in the construction of subdivision where practicable.....

**Standard C26**

A subdivision site must describe how the site will be managed prior to and during the construction period and may set out requirements for managing: erosion and sediment, dust, run-off, litter concrete and other construction wastes, chemical contamination, vegetation and natural features planned for retention.

**Response:**

Large scale construction works will not be required as part of the subdivision. A site management plan (including erosion management) will not be required. Any construction works after the subdivision is complete may require a permit, therefore any site management issues will be addressed then.

---

**56.09 UTILITIES**

**56.09-1 Shared Trenching Objective**

To maximise the opportunities for shared trenching

To minimise constrains on landscaping within street reserves.....

**Standard C27**

Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services

**Response:**

Shared trenching will be utilised where possible in the case of any development.

---

**56.09-2 Electricity, telecommunications and gas objectives**

To provide public utilities to each lot in a timely, efficient and cost-effective manner.

To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.

**Standard C28**

The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority.

The telecommunications system must be designed in accordance with the requirements of the relevant telecommunications servicing agency.....and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.

Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.

**Response:**

The infrastructure for Lots 1 and 2 already exists given it is a built environment. The subdivision will ensure it complies with current Powercor policy.

---

## 2.3 General Policy and Decision Guidelines Assessment

The proposal is consistent with relevant planning scheme policies and strategies, the purpose and decision guidelines of the relevant zone and applicable overlays, as described below.

### Planning Policy Framework

#### 11) Settlement (11.01-1S, 11.01-1R, 11.02, 11.02-1S, 11.02-2S)

The subdivision of the site provides the following outcomes responding to the above planning policies and strategies:

- Enables sustainable growth at a location where utility, transport, commercial and social infrastructure and services are available.
- The development is not located in areas with risk of natural hazards such as bushfire and flooding.
- The subdivision builds on existing infrastructure, availability of services and the existing road network.

#### 15) Built Environment & Heritage (15.01, 15.01-1S, 15.01-3S, 15.01-4S, 15.01-5S, 15.03-2S)

The subdivision of the site provides the following outcomes responding to the above planning policies and strategies:

- The subdivision responds to its surrounding landscape and character,
- The development takes into account the natural, cultural and strategic context of its location.
- The design of the subdivision provides lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Contributes to the supply of land within the established urban area to reduce the pressure on fringe development.
- Provides an opportunity for increased residential density to help consolidate urban areas.

#### 19) Infrastructure (19.03, 19.03-2S, 19.03-3S, 19.03-4S, 19.03-5S)

- The subdivision enables infill development in an existing residential area, thus contributing to efficiencies in infrastructure and service provision.
- Public open space contributions will be provided in accordance with the contributions scheme (generally exempt for two lot subdivisions).
- Connections for the new allotments to all available services (power, water, sewer, telecommunications and stormwater) will be facilitated as part of the subdivision if they are not already connected separately.

#### 20) Local Planning Policy Framework including MSS, municipal profile and vision (21.03-4 Birregurra Framework Plan)

The subdivision of the site provides the following outcomes responding to the above planning policies and strategies:

- The current MSS in relation to Birregurra does not provide any relevant direction regarding residential infill development opportunities.
- The proposed changes as part of C76, similarly, recognise the subject land as being appropriate for residential land use and references the implementation of the Neighbourhood Character precincts by applying the DDO13 as referred to previously in this report.

#### **Clause 65.02 Colac Otway Planning Scheme**

##### **Subdivision Decision Guidelines**

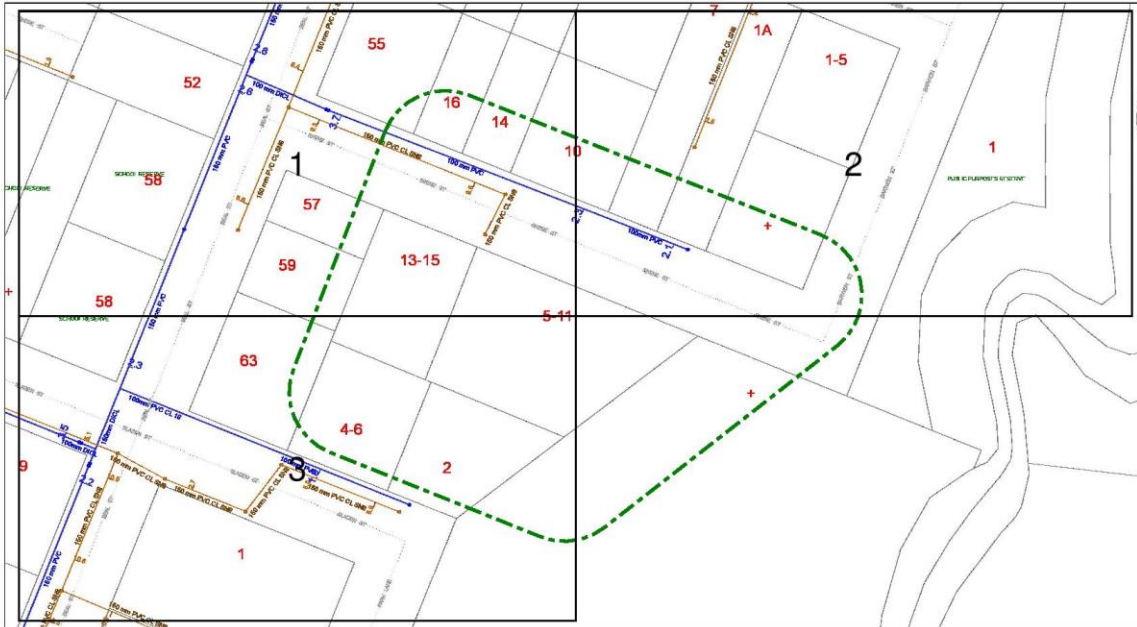
The design, development, subdivision and use of the site, as proposed, provide the following outcomes responding to the above decision guidelines, (if not referred to elsewhere in this document):

- The land is suitable for subdivision, with the development enabling infill development in an established area of Birregurra.
- The proposed subdivision pattern is consistent with traditional residential development.
- The subdivision will not be staged. No common property areas are proposed.
- All services are available to the site: power, telecommunications, reticulated water and sewer. The appropriate connections will be made as part of the subdivision (if any are required) in accordance with the requirements of the relevant servicing authorities.

### 3.0 Service asset locations



Sequence Number: 76726687 Job Number: 15147610  
 Location: 5-11 Skene Street, Birregurra VIC 3242  
 Date Generated: 21/10/2018



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**PLANS MUST BE PRINTED IN COLOUR**

Scale: 1:1538  
 Overview

- |                    |                      |                              |
|--------------------|----------------------|------------------------------|
| <b>Asset Types</b> | <b>Feature Types</b> | <b>OH&amp;S Hazard Types</b> |
| Water              | Pipes                | Cracked AC Pipe              |
| Recycled Water     | Decommissioned Pipe  | Asbestos in Wrapping         |
| Gravity Sewer      | Fitting / Manhole    | Benzene Detected             |
| Pressure Sewer     | Offset               | LEL Detected                 |
|                    |                      | Contaminated Ground          |

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Barwon Water Plan v3.0.docx (01/11/2017)



Sequence Number: 76726684 Job Number: 15147610  
 Location: 5-11 Skene Street, Birregurra VIC 3242



Scale: 1:1000

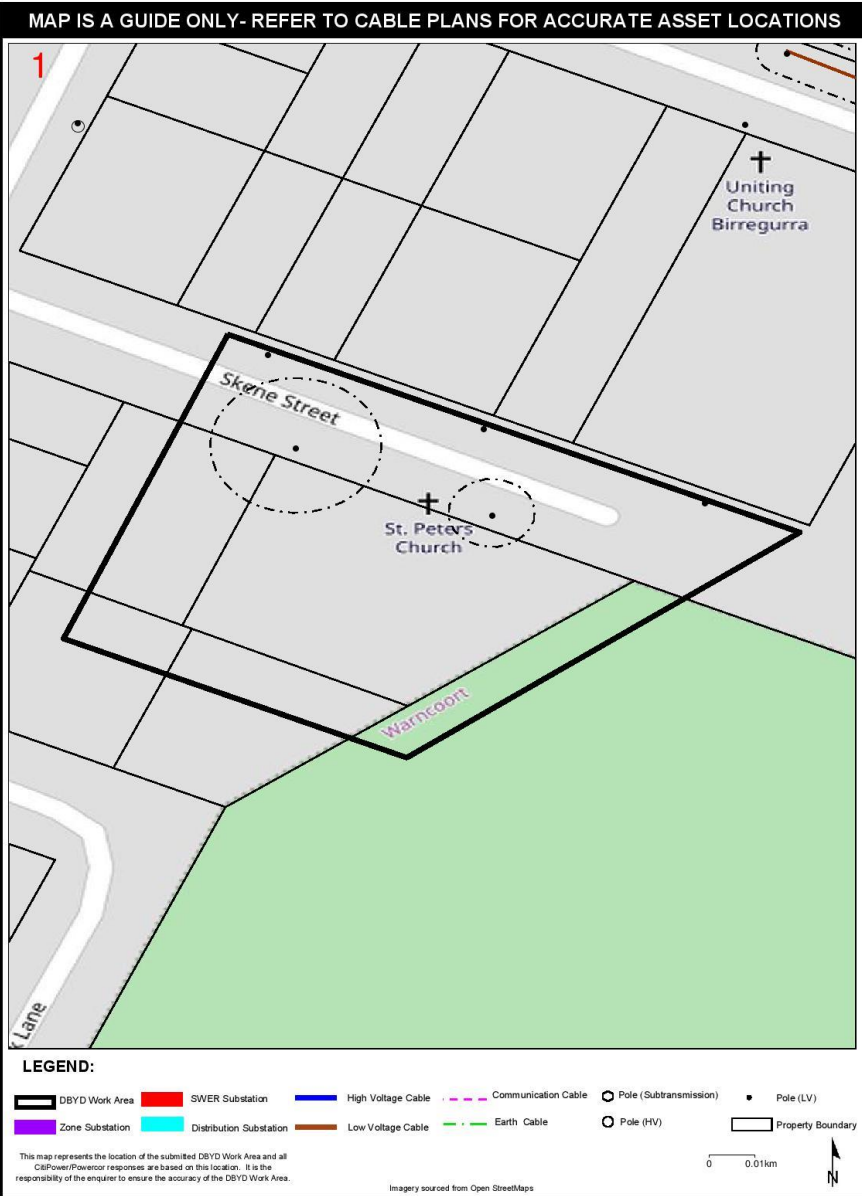
- |                 |                   |
|-----------------|-------------------|
| Stormwater Pit  | Property Boundary |
| Bore Hole       | Crown Land        |
| Stormwater Pipe | Waterway          |
| Minor Road      | Landfill          |
| Local Road      |                   |
| Arterial Road   |                   |

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## 4.0 Summary

This subdivision proposal is a positive outcome for this area of Birregurra, which is currently evolving to meet increased growth demand for differing lot sizes and responding to the availability of reticulated sewerage.

Overall, the proposal is consistent with relevant planning policies.

## Response to Request for Further Information

SPEAR Ref #:	S131439H	Property:	5 SKENE STREET, BIRREGURRA VIC 3242
Plan Number:	(Not Supplied)	Document Supplied:	25/02/2019
Responsible Authority Ref #:	PP271/2018-1	Responsible Authority:	Colac Otway Shire
Applicant Ref #:	18-38	Applicant Contact:	Rod Bright and Associates Pty Ltd
		Applicant Contact Authenticator:	Brett Quickensted

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Please see the amended Site Description and Design Response Version 2, Plan of Proposed Subdivision Version 2 and Other Document (Plan of Proposed Subdivision with Aerial Image Overlaid) Version 2 as response to request for further information.