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

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.
**Application for Planning Permit and Certification**

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Supplied by</td>
<td>Brett Quickensted</td>
</tr>
<tr>
<td>Submitted Date</td>
<td>21/08/2019</td>
</tr>
</tbody>
</table>

**Application Details**

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Application Type</td>
<td>Planning Permit and Certification under the Subdivision Act</td>
</tr>
<tr>
<td>Version</td>
<td>1</td>
</tr>
<tr>
<td>Applicant Reference Number</td>
<td>18-30</td>
</tr>
<tr>
<td>Application name or Estate name</td>
<td>Spence Construction</td>
</tr>
<tr>
<td>Responsible Authority Name</td>
<td>Colac Otway Shire</td>
</tr>
<tr>
<td>Responsible Authority Reference Number(s)</td>
<td>(Not Supplied)</td>
</tr>
<tr>
<td>SPEAR Reference Number</td>
<td>S145804E</td>
</tr>
</tbody>
</table>

**The Land**

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Parcel</td>
<td>36 GELLIBRAND STREET, COLAC VIC 3250</td>
</tr>
<tr>
<td>Lot 1/Plan PS622694 Volume 11121/Folio 297 SPI 1/PS622694 CPN 4062</td>
<td>Zone: 32.08 General Residential Zone</td>
</tr>
<tr>
<td>Parcel 2</td>
<td>30 MANIFOLD STREET, COLAC VIC 3250</td>
</tr>
<tr>
<td>Lot 2/Plan PS622694 Volume 11121/Folio 298 SPI 2/PS622694 CPN 2841</td>
<td>Zone: 32.08 General Residential Zone</td>
</tr>
</tbody>
</table>

**The Proposal**

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subdivision Act (1988) Dealing Type</td>
<td>Section 22 (Subdivision)</td>
</tr>
<tr>
<td>Plan Number</td>
<td>PS833730Q</td>
</tr>
<tr>
<td>Number of lots</td>
<td>2</td>
</tr>
<tr>
<td>Proposal Description</td>
<td>Two (2) Lot Subdivision - Realignment of Title Boundary &amp; Removal of sewerage easement and variation of its location.</td>
</tr>
<tr>
<td>Estimated cost of the development for which a permit is required</td>
<td>0</td>
</tr>
</tbody>
</table>

**Existing Conditions**

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Conditions Description</td>
<td>Existing brick dwelling, attached brick garage and established gardens on Vol. 11121 Fol. 297. Existing fibre cement weatherboard dwelling on Vol. 11121 Fol. 298.</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th>Field</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>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.</td>
<td></td>
</tr>
</tbody>
</table>
### Applicant Contact

<table>
<thead>
<tr>
<th>Mr Anthony Bright</th>
<th>Rod Bright and Associates Pty Ltd</th>
</tr>
</thead>
<tbody>
<tr>
<td>26 Murray Street, Colac, VIC, 3250</td>
<td>Business Phone: 03 5231 4883</td>
</tr>
<tr>
<td>Email: <a href="mailto:rodbright@iprimus.com.au">rodbright@iprimus.com.au</a></td>
<td></td>
</tr>
</tbody>
</table>

### Applicant

<table>
<thead>
<tr>
<th>Spence Construction</th>
<th>24 Wilson Street, Colac, VIC, 3250 Australia</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business Phone: 52322822</td>
<td></td>
</tr>
</tbody>
</table>

### Owner

| T.N. & H.M. Gibson | 390 Irrewillipe Pirron Yallock Road, Pirron Yallock, VIC, 3249 Australia |

### 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.

I, Brett Quickensted, apply to have the attached plan of subdivision / consolidation certified under the Subdivision Act 1988 and to have advice of street numbers allocated.

### Authorised by

| Brett Quickensted | Rod Bright and Associates Pty Ltd |

The following copied documents are made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any Copyright.
OWNERS CONSENT

To

COLAC OTWAY SHIRE COUNCIL

We, Rod Bright & Associates Pty. Ltd., Licensed Surveyors, of 26 Murray Street, COLAC 3250; Telephone 52-314883 hereby advise that we have been appointed to act on behalf of the landowners in obtaining certification for the Plan of Subdivision PS833730Q.

Copies of this submission will be provided to the landowners for their information and records, and payment of council fees will be met by the landowners as evidence of their consent.
21st August 2019.

REF: 18-30

Manager of Planning,
Colac Otway Shire,
P.O. Box 283,
COLAC...VIC... 3250

Dear Sir,

RE: PLAN OF SUBDIVISION PS833730Q
PART OF CROWN ALLOTMENT 9
PARISH & TOWNSHIP OF COLAC
36 GELLIBRAND STREET & 30a MANIFOLD STREET, COLAC
RE: SPENCE CONSTRUCTION

Please find enclosed a summary page of the application for a planning permit and certification of the plan of subdivision for the above property, which has been submitted to Colac Otway Shire Council using SPEAR.

The application comprises the following documents:

- Copy of Titles;
- Plan of Subdivision;
- Owners Consent;
- Site Description & Design Response;
- Feature Plan;

We have requested out client to forward to you their payment covering Planning Permit, Certification and Variation/Removal of Easement Fees upon receipt of your invoice.

We kindly await receipt of the certified copy in due course.

Yours faithfully,

[Signature]

A.E.Bright,
ROD BRIGHT & ASSOCIATES
encl.
copy:  M. Gibson (Spence Construction)
LAND DESCRIPTION

Lot 1 on Plan of Subdivision 622694T.

PARENT TITLES:
Volume 05725 Folio 841 to Volume 05725 Folio 843
Created by instrument PS622694T 02/03/2009

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
TIMOTHY NORMAN GIBSON
HELEN MAREE GIBSON both of 390 IRREWILLIE PIRRON YALLOCK ROAD PIRRON YALLOCK VIC 3249
PS622694T 02/03/2009

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AE200564F 22/02/2006
NATIONAL AUSTRALIA BANK LTD

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

DIAGRAM LOCATION

SEE PS622694T FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

Additional information: (not part of the Register Search Statement)
Street Address: 36 GELLIBRAND STREET COLAC VIC 3250

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LIMITED
Effective from 23/10/2016

DOCUMENT END
# PLAN OF SUBDIVISION

## Location of Land
- **Parish**: of Colac
- **Township**: of Colac
- **Section**: 9
- **Crown Allotment**: 9
- **Title References**: Vol. 5725 Fol. 841, Vol. 5725 Fol. 842 & Vol. 5725 Fol. 843

## Last Plan Reference:
- **Postal Address**: Gellibrand Street, Colac 3250
- **MGAA Co-ordinates**: E 726 150, N 5 753 550 Zone 54

## Vesting of Roads or Reserves
<table>
<thead>
<tr>
<th>Identifier</th>
<th>Council/Body/Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>NIL</td>
<td>NIL</td>
</tr>
</tbody>
</table>

## Other Purpose of This Plan
- **Grounds for the Removal**: Colac Otway Shire Planning Permit No. PP219/08.

## Easement Information

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

<table>
<thead>
<tr>
<th>Easement Reference</th>
<th>Purpose</th>
<th>Width (Metre)</th>
<th>Origin</th>
<th>Land Benefited/In Favour Of</th>
</tr>
</thead>
<tbody>
<tr>
<td>E-1</td>
<td>Sewerage</td>
<td>2</td>
<td>This Plan</td>
<td>Barwon Region Water Corporation Lot 1 on this Plan</td>
</tr>
<tr>
<td>E-2</td>
<td>Sewerage</td>
<td>2</td>
<td>This Plan</td>
<td></td>
</tr>
</tbody>
</table>

---

**Council Certification and Endorsement**

- **Council Name**: Colac Otway Shire Council
- **Ref**: 586/08
  - This plan is certified under section 6 of the Subdivision Act 1988.
  - This plan is certified under section 11(7) of the Subdivision Act 1988.
  - This is a statement of compliance issued under section 21 of the Subdivision Act 1988.

**Open Space**
- **Re-certified under section 11(7) of the Subdivision Act 1988**
- **Date**: 5/12/08
- **Signed**: [Signature]

**Notations**
- **Staging**: This is not a staged subdivision
- **Planning Permit No.**: PP219/08

**Depth Limitation**: DOES NOT APPLY

**Survey**: This survey has been connected to permanent marks nos 46 & 56 in proclaimed Survey Area no. 24.
The following copied documents are made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 2016. The document must not be used for any purpose which may breach any Copyright.
LAND DESCRIPTION

Lot 2 on Plan of Subdivision 622694T.

PARENT TITLES:
Volume 05725 Folio 841 to Volume 05725 Folio 843
Created by instrument PS622694T 02/03/2009

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors
TIMOTHY NORMAN GIBSON
HELEN MAREE GIBSON both of 390 PIRRON YALLOCK-IRREWILLIPE ROAD PIRRON
YALLOCK VIC 3249
PS622694T 02/03/2009

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE as to part AE200564F 22/02/2006
NATIONAL AUSTRALIA BANK LTD

MORTGAGE as to part AF139887K 18/06/2007
NATIONAL AUSTRALIA BANK LTD

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

DIAGRAM LOCATION

SEE PS622694T 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: 30A MANIFOLD STREET COLAC VIC 3250

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LIMITED
Effective from 23/10/2016

DOCUMENT END
**PLAN OF SUBDIVISION**

**LOCATION OF LAND**

PARISH: of Colac  
TOWNSHIP: of Colac  
SECTION: 9  
CROWN ALLOTMENT: 9 (Part)  
CROWN PORTION:  
TITLE REFERENCE: Vol. 11121 Fol. 297 & Vol. 11121 Fol. 298

**LAST PLAN REFERENCE:** Lots 1 & 2 on PS622694T

**POSTAL ADDRESS:** 36 Gellibrand Street & 30a Manifold Street Colac 3250

**MGA 94 CO-ORDINATES:** E: 726 140 ZONE: 54 N: 5 753 550

<table>
<thead>
<tr>
<th>VESTING OF ROADS AND/OR RESERVES</th>
<th>NOTATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>IDENTIFIER</td>
<td>COUNCIL/BODY/PERSON</td>
</tr>
<tr>
<td>Nil</td>
<td>Nil</td>
</tr>
</tbody>
</table>

**NOTATIONS**

**DEPTH LIMITATION**

Does not apply.

**SURVEY:**
This plan is based on survey.

**STAGING:**
This is not a staged subdivision.

**This survey has been connected to permanent marks No3, 46 & 56**

In Proclaimed Survey Area No. 24

**EASEMENT INFORMATION**

**LEGEND:**
- A - Appurtenant Easement  
- E - Encumbering Easement  
- R - Encumbering Easement (Road)

<table>
<thead>
<tr>
<th>Easement Reference</th>
<th>Purpose</th>
<th>Width (Metres)</th>
<th>Origin</th>
<th>Land Benefited/In Favour Of</th>
</tr>
</thead>
<tbody>
<tr>
<td>E-1</td>
<td>Sewerage</td>
<td>2m</td>
<td>PS622694T</td>
<td>Barwon Region Water Corporation</td>
</tr>
<tr>
<td>E-1 &amp; E-2</td>
<td>Pipeline or Ancillary Purposes</td>
<td>2m</td>
<td>This Plan - Section 136 of the Water Act 1989</td>
<td>Barwon Region Water Corporation</td>
</tr>
</tbody>
</table>

**SURVEYORS FILE REF:** 18-30  
**ORIGINAL SHEET SIZE:** A3  
**SHEET 1 OF 2 SHEETS**

**ROD BRIGHT & ASSOCIATES PTY LTD**  
**LICENSED SURVEYORS & TOWN PLANNERS**  
26 MURRAY STREET COLAC 3250  
TEL 5281 4899  FAX 607 206 915
Council Name: Colac Otway Shire
SPEAR Reference Number: S145804E

PLAN OF SUBDIVISION

LOCATION OF LAND

PARISH: of Colac
TOWNSHIP: of Colac
SECTION: 9
CROWN ALLOTMENT: 9 (Part)
CROWN PORTION: _______________
TITLE REFERENCE: Vol. 11121 Fol. 297 & Vol. 11121 Fol. 298

LAST PLAN REFERENCE: Lots 1 & 2 on PS622694T
POSTAL ADDRESS: 36 Gellibrand Street & 30a Manifold Street Colac 3250

MGA 94 CO-ORDINATES:

| E: 726 140 | ZONE: 54 |
| N: 5 753 550 |
| at approx centre of land in plan |

VESTING OF ROADS AND/OR RESERVES

<table>
<thead>
<tr>
<th>IDENTIFIER</th>
<th>COUNCIL/BODY/PERSON</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nil</td>
<td>Nil</td>
</tr>
</tbody>
</table>

NOTATIONS

Other Purpose of Plan:
• Removal of sewerage easement shown E-2 over the land in PS622694T.
• Variation of the location of the sewerage easement shown E-1 within lot 2 on PS622694T to the position shown E-1 on this plan.

Grounds for Variation/Removal of easement:
Colac Otway Shire Council Planning Permit No.

DEPTH LIMITATION

Does not apply.

SURVEY:
This plan is/is not based on survey.

STAGING:
This is/is not a staged subdivision.
Planning Permit No.

This survey has been connected to permanent marks No. 46 & 56
in Proclaimed Survey Area No. 24

EASEMENT INFORMATION

<table>
<thead>
<tr>
<th>Easement Reference</th>
<th>Purpose</th>
<th>Width (Metres)</th>
<th>Origin</th>
<th>Land Benefited/In Favour Of</th>
</tr>
</thead>
<tbody>
<tr>
<td>E-1</td>
<td>Sewerage</td>
<td>2m</td>
<td>PS622694T</td>
<td>Barwon Region Water Corporation</td>
</tr>
<tr>
<td>E-1 &amp; E-2</td>
<td>Pipeline or Ancillary Purposes</td>
<td>2m</td>
<td>This Plan - Section 136 of the Water Act 1989</td>
<td>Barwon Region Water Corporation</td>
</tr>
</tbody>
</table>

ROD BRIGHT & ASSOCIATES PTY LTD
LICENSED SURVEYORS & TOWN PLANNERS
26 MURRAY STREET COLAC 3250
TEL 5291 4889 4CH 007 206 975

SURVEYORS FILE REF: 18-30
ORIGINAL SHEET SIZE: A3
SHEET 1 OF 2 SHEETS

ANTHONY EDWARD BRIGHT, VERSION 1
Site Description & Design Response

Proposed 2 Lot Subdivision – Realignment of Boundaries

36 Gellibrand Street & 30a Manifold Street, Colac

Spence Construction

August 2019

Rod Bright & Associates Pty Ltd
Licensed Land Surveyors and Planners
26 Murray St Colac 3250
Ph (03) 5231 4883
www.rodbrightlds.com.au
Table of Contents

1.0 Subdivision site and context description ........................................... 3
  1.1 Title particulars and location .......................................................... 3
  1.2 Land use ......................................................................................... 4
  1.3 Physical landform ........................................................................... 4
  1.4 Surrounding land use ....................................................................... 4
  1.5 Services .......................................................................................... 4
  1.6 Colac Otway Planning Scheme .......................................................... 4
    1.6.1 Zone ......................................................................................... 4
    1.6.2 Overlays .................................................................................... 5
    1.6.3 Planning Policy Framework ........................................................ 5
    1.6.4 Other provisions ....................................................................... 6
  1.7 Aboriginal Cultural Heritage .............................................................. 6

2.0 Residential Subdivision - Design Response (56.01-2) ....................... 6
  2.1 Subdivision Design .......................................................................... 6
  2.2 Design Response ............................................................................. 7

3.0 Service asset locations ....................................................................... 15

4.0 Summary .......................................................................................... 17
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.

The description should be read in conjunction with the accompanying Plan of Subdivision.

1.1 Title particulars and location

Address: 36 Gellibrand Street & 30a Manifold Street, Colac.


The land comprises a total area of 1464 square meters.

There is an existing sewerage easement shown on title that our clients are wanting to remove and vary the location as part of this application.

The land fronts Gellibrand Street and Manifold Street, Colac.

Figure 1: Site context plan. Image source: LASSI.
1.2 Land use

The land is already two separate titles. Lot 1 on PS622694T contains an existing brick dwelling with attached single brick garage and established gardens fronting Gellibrand Street. Lot 2 on PS622694T contains a fibre cement weatherboard dwelling fronting Manifold Street Colac.

1.3 Physical landform

The land is located in a relatively flat area of Colac, close to the CBD.

There are no identifiable contaminated soils on the site.

There are no significant views 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. The lot sizes vary from approximately 100m² (lots with unit developments) to approximately 1000m².

1.5 Services

Reticulated water and sewerage, power, telecommunications and gas 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 General Residential 1 (GRZ1).
The zone’s purposes are:

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

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

There are no planning overlays affecting these parcels of land.

1.6.3 Planning Policy Framework

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

<table>
<thead>
<tr>
<th>Clauses</th>
<th>SETTLEMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>11</td>
<td>SETTLEMENT</td>
</tr>
<tr>
<td>11.01-1S</td>
<td>Settlement</td>
</tr>
<tr>
<td>11.01-1R</td>
<td>Settlement – Geelong G21</td>
</tr>
<tr>
<td>11.02</td>
<td>Managing Growth</td>
</tr>
<tr>
<td>11.02-1S</td>
<td>Supply of Urban Land</td>
</tr>
<tr>
<td>11.02-2S</td>
<td>Structure Planning</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>15</th>
<th>BUILT ENVIRONMENT AND HERITAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>15.01</td>
<td>Built Environment</td>
</tr>
<tr>
<td>15.01-1S</td>
<td>Urban Design</td>
</tr>
<tr>
<td>15.01-3S</td>
<td>Subdivision Design</td>
</tr>
<tr>
<td>15.01-4S</td>
<td>Healthy Neighbourhoods</td>
</tr>
<tr>
<td>15.01-5S</td>
<td>Neighbourhood Character</td>
</tr>
<tr>
<td>15.03-2S</td>
<td>Aboriginal Cultural Heritage</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>19</th>
<th>INFRASTRUCTURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>19.03</td>
<td>Development Infrastructure</td>
</tr>
<tr>
<td>19.03-03S</td>
<td>Integrated Water Management</td>
</tr>
<tr>
<td>19.03-04S</td>
<td>Telecommunications</td>
</tr>
<tr>
<td>19.03-2S</td>
<td>Infrastructure Design and Provision</td>
</tr>
<tr>
<td>19.03-5S</td>
<td>Waste and Resource Recovery</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>20</th>
<th>LOCAL PLANNING POLICY FRAMEWORK</th>
</tr>
</thead>
<tbody>
<tr>
<td>21</td>
<td>MUNICIPAL STRATEGIC STATEMENT</td>
</tr>
<tr>
<td>21.01</td>
<td>Municipal Profile</td>
</tr>
</tbody>
</table>
1.6.4 Other provisions

Public Open Space Contribution and Subdivision

Clause 53.01

A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential purposes, or a percentage of the site value of such land, or a combination of both).

<table>
<thead>
<tr>
<th>Type or location of subdivision</th>
<th>Amount of contribution for public open space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land within the urban settlement boundary of Colac / Eliminyt, Apollo Bay / Marengo and Birregurra</td>
<td></td>
</tr>
<tr>
<td>Subdivision - creating 3 to 5 additional lots,</td>
<td>5%</td>
</tr>
<tr>
<td>Subdivision - creating 6 additional lots or more</td>
<td>5% and an additional 1% per additional lot created up to a maximum of 10%</td>
</tr>
<tr>
<td>All other areas excluding FZ, RAZ and RCZ land</td>
<td></td>
</tr>
<tr>
<td>Subdivision creating - 3 additional lots or more</td>
<td>5%</td>
</tr>
</tbody>
</table>

1.7 Aboriginal Cultural Heritage

The site is not located within an area of Aboriginal Cultural Heritage Sensitivity.

2.0 Residential Subdivision - Design Response (56.01-2)

2.1 Subdivision Design

The subdivision proposes the realignment of the title boundary between two exiting titles. Proposed Lot 1 has existing access from Gellibrand Street and proposed Lot 2 has existing access from Manifold Street.
Lot 1 will comprise of approximately 881m² and Lot 2 will comprise of approximately 583m². Lot 1 contains an existing brick dwelling, attached brick garage and established gardens. Lot 2 contains an existing fibre cement weatherboard dwelling.

There is an existing sewerage easement within the proposed Lot 2. The easement extends from the southern boundary through the middle of the backyard and across to the dividing boundary with Lot 1 on PS622694T as shown on title and on the accompanying Feature Plan prepared by this office dated 13th August 2018. Our clients are wishing to remove this easement and create a new easement along the southern boundary (subject to Barwon Water approval) as part of this application, shown on the accompanying Plan of Subdivision PS833730Q.

The accompanying Feature Plan also shows the offsets from the proposed boundary to the existing brick dwelling on proposed Lot 1.

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 881m² (Lot 1) and 583m² (Lot 2) is an appropriate response to the surrounding pattern of development which comprises of a mix of medium and high-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 or site features within the allotments which require protection and consideration as part of the subdivision.
• There are existing crossovers for both the proposed Lots 1 and 2.
• There are no specific site and context features for the area identified in a local planning policy or a Neighbourhood Character Overlay.

Both lots are designed to cater for traditional residential development with existing single dwellings on each allotment and existing adequate private open space and solar access.

Compliance with the relevant objectives of Clause 56 is demonstrated below.
56.03 NEIGHBOURHOOD CHARACTER:

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 not identified for this area of Colac. Surrounding lots comprise of a mix of unit development and single dwellings, varying in design, cladding type and era.

The proposed subdivision is consistent with the above objective by:
▪ As we are only applying to realign the title boundaries between to existing lots, no change to the existing neighbourhood character will take place as a result of this application.

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$^2$ 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 1 & 2 have existing dwellings with appropriate setbacks.
- No building envelopes are shown on the plan as both dwellings are existing.

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 size and absence of large scale development.

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:

There are existing cross-overs for the proposed Lots 1 and 2. The design and construction of any new cross-overs will be in accordance with the requirements of Colac Otway Shire or VicRoads.

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 of the relevant water authority.

Response:

The supply of drinking water is already supplied to each lot.

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 Wastewater 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:

Reticulated sewerage is already supplied to each lot.

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:

Stormwater connections are already existing for each lot.
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 will not be required.

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 if any works are required.

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:

Electricity and telecommunications are already connected to each lot.

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:

- Colac is identified as a regional centre offering sustainable growth opportunities.
- Colac is identified as a targeted growth node in the Geelong G21 Regional Growth Plan.
- No change is taking place as a result of this subdivision, as we are only applying to realign the boundary between two existing titles.

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

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.
- No change is taking place as a result of this subdivision, as we are only applying to realign the boundary between two existing titles.

19) Infrastructure (19.03, 19.03-03S, 19.03-04S, 19.03-25, 19.03-5S)

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

- No change is taking place as a result of this subdivision, as we are only applying to realign the boundary between two existing titles.
- Public open space contributions will be provided in accordance with the contributions scheme (generally exempt for two lot subdivisions).
- All available infrastructure connections are existing.
The subdivision of the site provides the following outcomes responding to the above planning policies and strategies:

- Consolidation or land supply around the town centre and activity nodes.
- No change is taking place as a result of this subdivision, as we are only applying to realign the boundary between two existing titles.

Claus 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.
- There will be no change to the stormwater drainage from the lots, as we are only applying to realign the boundary between two existing titles.
- 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 and are already connected to the site: power, gas, telecommunications, reticulated water and sewer.
3.0 Service asset locations
4.0 Summary

This type of application is permitted under the provisions of the Colac Otway Shire Planning Scheme. It is considered to be a relatively straightforward application that meets the relevant criteria and policies of the scheme. It will provide for improved utilization of the current land holding for residential purposes.
Planning Property Report

Lot and Plan Number: Lot 1 PS622694
Address: 36 GELLIBRAND STREET COLAC 3250
Local Government (Council): COLAC OTWAY Council Property Number: 4062
Directory Reference: VicRoads 520 E3

Planning Zone

GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

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

Zones Legend

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer
Planning Overlay

None affecting this land - there are overlays in the vicinity

- DESIGN AND DEVELOPMENT OVERLAY (DDO)
- HERITAGE OVERLAY (HO)
- PARKING OVERLAY (PO)

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

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided. Read the full disclaimer at [www.land.vic.gov.au/home/copyright-and-disclaimer](http://www.land.vic.gov.au/home/copyright-and-disclaimer)
Further Planning Information
Planning scheme data last updated on 19 August 2019.

A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting Planning Schemes Online.

This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning and Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may abut the land.

To obtain a Planning Certificate go to Titles and Property Certificates.

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

To view planning zones, overlay and heritage information in an interactive format visit Planning Maps Online.

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

Copyright © - State Government of Victoria

Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.

Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer
Lot and Plan Number: Lot 2 PS622694
Address: 30A MANIFOLD STREET COLAC 3250
Local Government (Council): COLAC OTWAY Council Property Number: 2841
Directory Reference: VicRoads 520 E3

Planning Zone

GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)

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

Zones Legend

Copyright © - State Government of Victoria
Disclaimer: This content is provided for information purposes only. No claim is made as to the accuracy or authenticity of the content. The Victorian Government does not accept any liability to any person for the information provided.
Read the full disclaimer at www.land.vic.gov.au/home/copyright-and-disclaimer
Planning Overlay

None affecting this land - there are overlays in the vicinity

**DESIGN AND DEVELOPMENT OVERLAY (DDO)**

**HERITAGE OVERLAY (HO)**

**PARKING OVERLAY (PO)**

---

**Overlays Legend**

- AEO: Airport Environ
e
- EMO: Bushfire Management
- CLPO: City Link Project
- DDCPO: Development Contributions Plan
- DDO: Design & Development
- DDOPT: Design & Development Part
- DP: Development Plan
- EA: Environmental Audit
- EMD: Erosion Management
- ES: Environmental Significance
- FO: Floodway
- HO: Heritage
- IOCP: Infrastructure Contributions Plan
- IPO: Incorporated Plan
- LS: Land Subject to Inundation
- MAEC1: Melbourne Airport Environ 1
- MAEC2: Melbourne Airport Environ 2
- NC: Neighbourhood Character
- PO: Parking
- PAO: Public Acquisition
- R: Restructure
- PCO: Road Closure
- SB: Special Building
- SL: Significant Landscape
- SM: Salinity Management
- SR: State Resource
- VP: Vegetation Protection
- RV: River, stream
- LW: Lake, waterbody

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

Planning scheme data last updated on 19 August 2019.

A planning scheme sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land.

Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting Planning Schemes Online.

This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning and Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may abut the land.

To obtain a Planning Certificate go to Titles and Property Certificates.

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

To view planning zones, overlay and heritage information in an interactive format visit Planning Maps Online.

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