

PARISH OF SALE
 SECTION 1
 CROWN ALLOTMENT 189 (PART)
 SECTION 3
 CROWN ALLOTMENT 1_A(PART) & 1_K(PART)
 LAST PLAN REF: LP 99436 (LOT 6)
 TITLE REF: VOL. 9015 FOL. 327
 ADDRESS: 68 WANDANA ROAD, VIC. 3850

PLAN OF PROPOSED SUBDIVISION

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BW Beveridge Williams
 development & infrastructure consultants
 Sale ph : 03 5144 3877
www.beveridgewilliams.com.au

SURVEYORS REFERENCE
 2402059

SCALE
 1 : 1250

12.5 0 12.5 25 37.5 50
 LENGTHS ARE IN METRES

ORIGINAL SHEET
 SIZE: A3

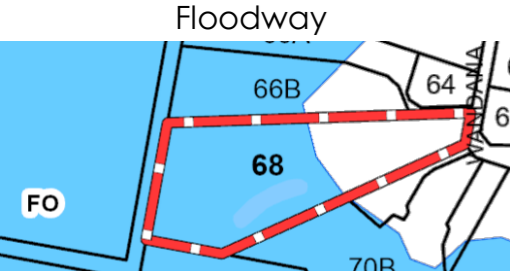
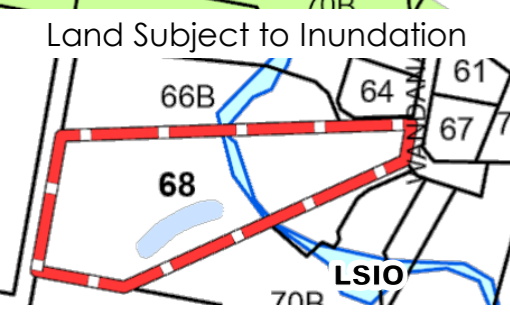
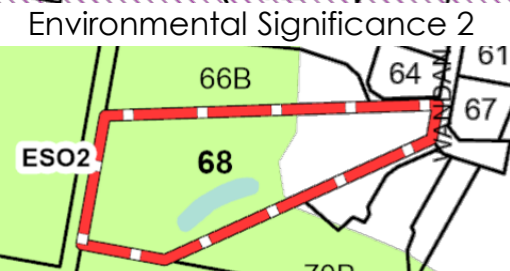
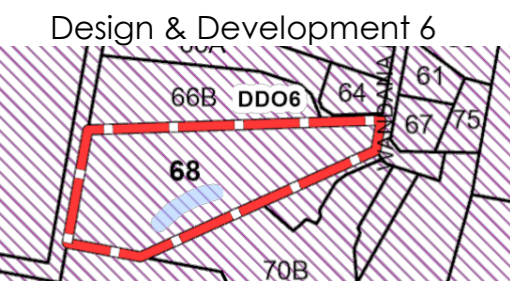
SHEET 1 OF 1

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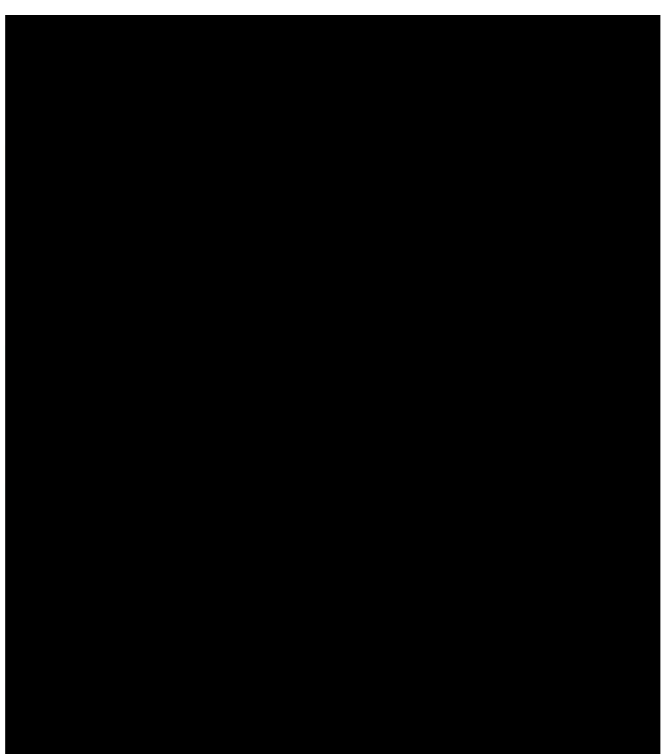
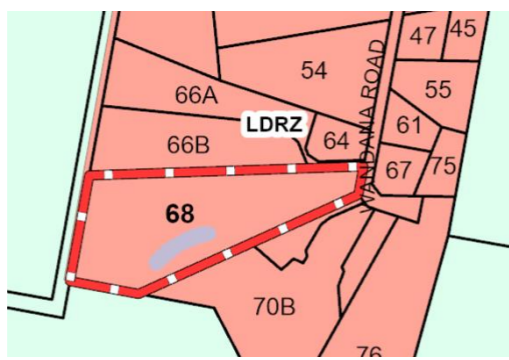
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Address:	68 Wandana Road, Sale
Lot Details:	Lot 6 on Lodged Plan No. 99436 (Volume: 09015, Folio: 327) – see title below.
Title Restrictions:	Covenant F230849: Prohibits, amongst other things, more than one dwelling per lot. This is discussed on page 7.
Area, shape & topography:	4.0467 hectares formed in an irregular shape that falls from a plateau in the east down to a floodplain in the western half (see opposite below & on page 2).
Services:	The site is connected to reticulated electricity, telecommunications and water – see page 3.
Sale Strategy Plan:	The land is within one of Sale's "Low Density Residential Zone" areas and is affected by a land subject to inundation overlay/floodway in the west portion – see below.
Zoning:	Low Density Residential – see below.
Overlays:	Design & Development Overlay (Schedule 6), Floodway (partial) & Land Subject to Inundation Overlay (partial) – see below.
Improvements:	The site accommodates a single-storey dwelling that is arranged in a curve. It has a hipped gable metal roof. It is set back approximately 100 metres from its east boundary frontage to Wandana Road, 30 metres from the north boundary and 9 metres from the south boundary. Access is available via a centrally located gravel crossover to Wandana Road. Two detached outbuildings are located on the north side of the dwelling. The house and driveway that leads to it are surrounded by landscaping trees. An aerial photograph of the property taken on 1/1/2000 is provided overleaf. This photograph shows that the subject site and exotic plantings around the dwelling & driveway, but no significant vegetation within the site. The north and west boundaries are fenced with post & rail/wire treatments, while the south & east boundaries have a solid steel treatment. A yard on the south side of the dwelling is fenced off to provide a secluded private open space – see opposite.

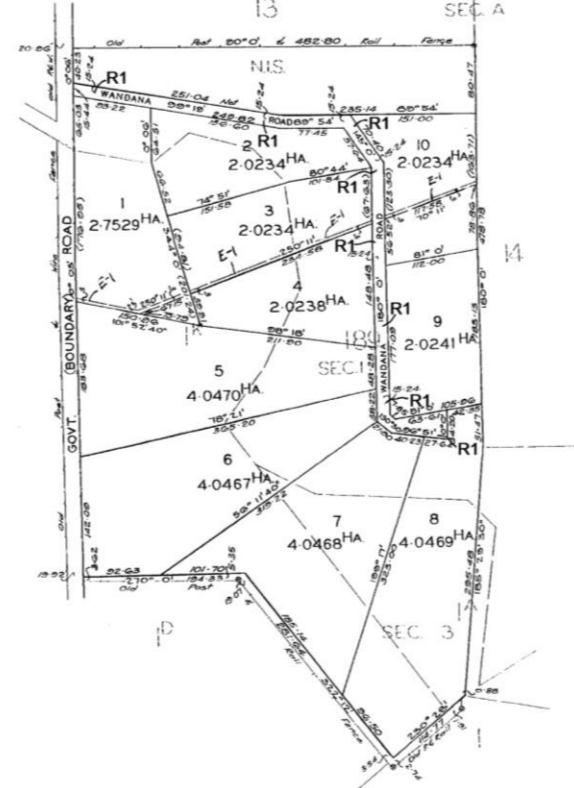
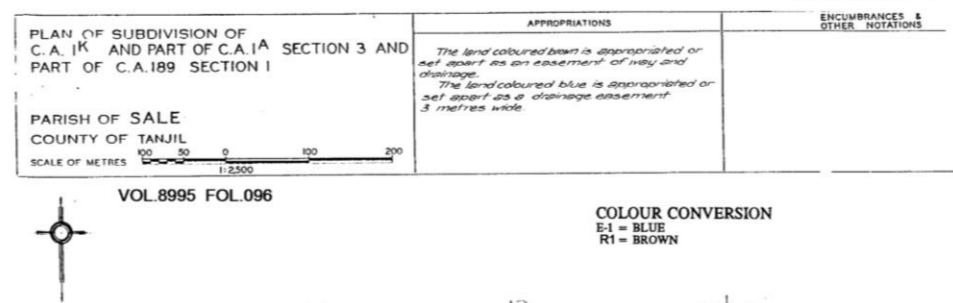
OVERLAY MAPS



ZONING MAP

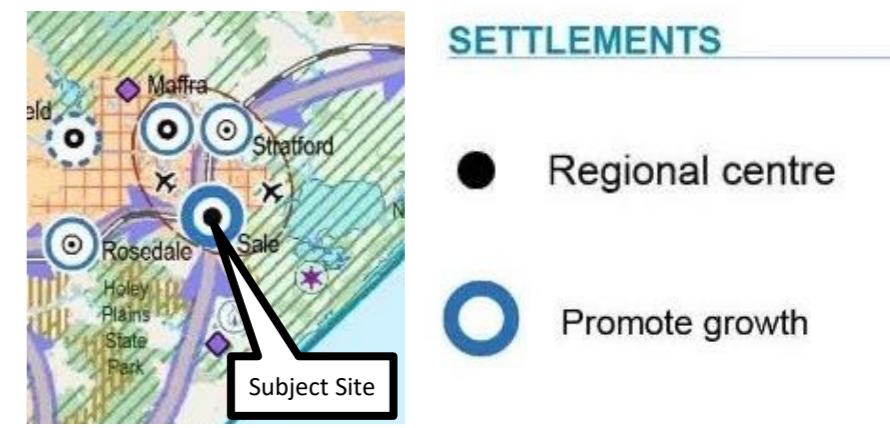


LODGED PLAN NO. 99436



LP 99436
EDITION 1
APPROVED 22/11/23

GIPPSLAND REGIONAL GROWTH PLAN



SALE STRATEGY PLAN

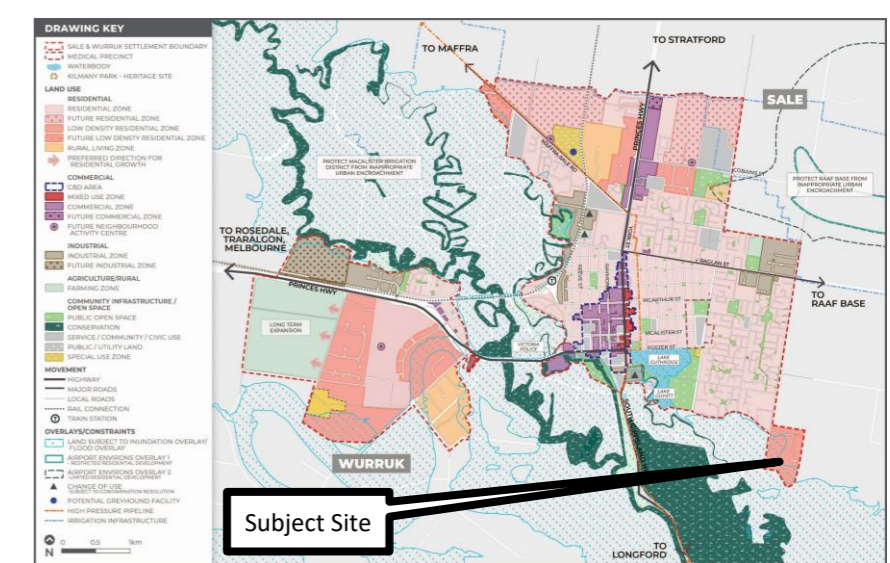
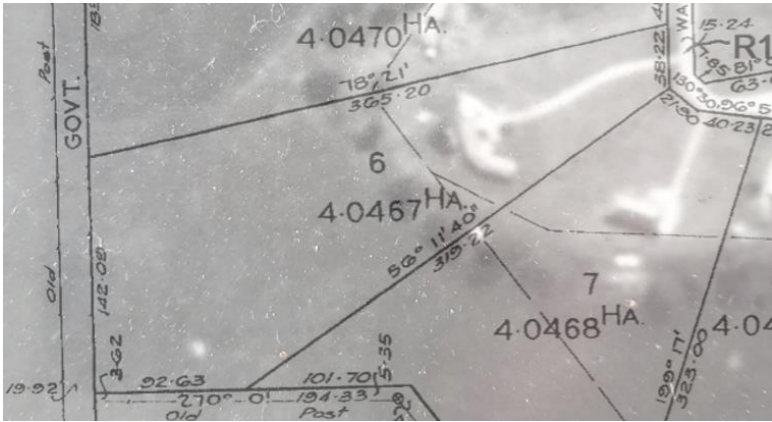


PHOTO OF THE CROSSOVER TO THE SUBJECT SITE
TAKEN ON 9/9/2024



AERIAL PHOTO OF THE SUBJECT SITE TAKEN
SHORTLY AFTER THE HOUSE WAS CONSTRUCTED
IN 1976 WITH THE TITLE PLAN OVERLAID



AERIAL PHOTO OF THE SUBJECT SITE TAKEN ON
1/1/2000 WITH THE TITLE PLAN OVERLAID



DIMENSIONED AERIAL PHOTOGRAPH WITH KEY SITE FEATURES & WANDANA ROAD LABELLED



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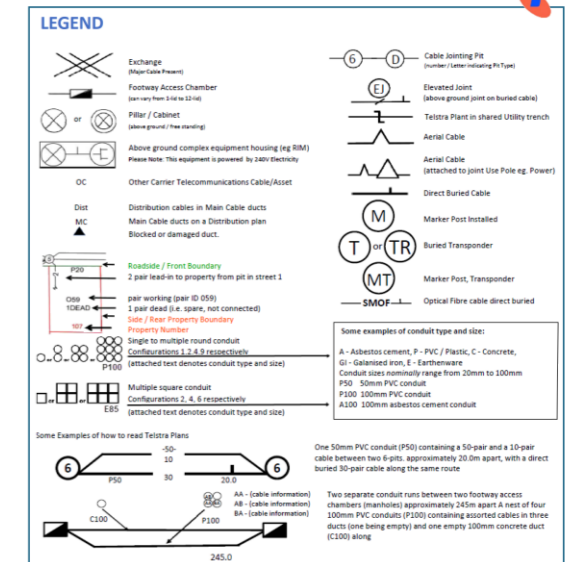


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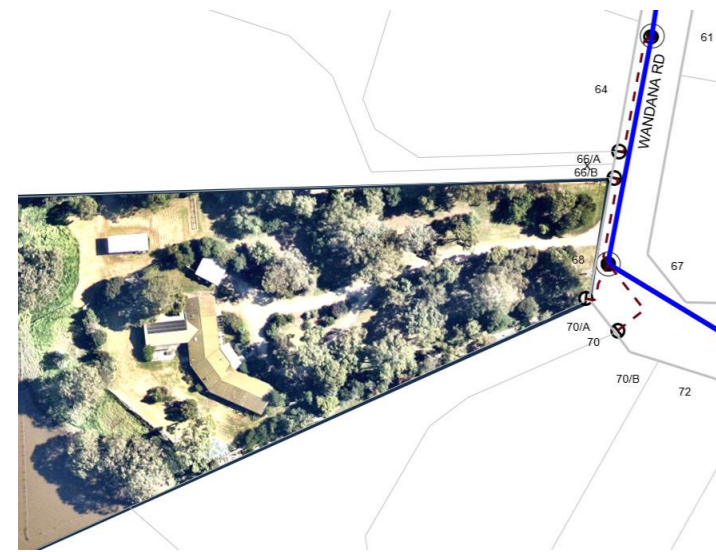


- ### Legend
- Electrical Cables
 - Hydrant
 - ⊗ Water Valve
 - Sewer Manhole
 - Water Main (Critical)
 - Water Main
 - Sewer Main (Critical)
 - Sewer Main
 - D - - - - - Decom Water Main
 - D - - - - - Decom Sewer Main



- Protect our Network:**
- by maintaining the following distances from our assets:
- 1.0m Mechanical Excavators, Farm Ploughing, Tree Removal
 - 500mm Vibrating Plate or Wacker Packer Compactor
 - 600mm Heavy Vehicle Traffic (over 3 tonnes) not to be driven across Telstra ducts or plant.
 - 1.0m Jackhammers/Pneumatic Breakers
 - 2.0m Boring Equipment (in-line, horizontal and vertical)

For more info contact a Certified Locating Organisation or Telstra Plan Services 1800 653 935
 Telstra Map Legend v4.0a Page 1/1 Telstra Corporation Limited ACN 051 775 556



LEGEND – Overview Plot of Electricity Assets

SYMBOL	NAME
	Low Voltage Underground Cable
	High Voltage Underground Cable
	Underground Cable
	Underground Pit
	Low Voltage Pole to Underground Pit
	Low Voltage Pole
	Underground Street Lighting Cable
	High Voltage & Low Voltage Pole
	22kV High Voltage Pole, 66kV Pole
	High Voltage Overhead Line
	Overhead Line
	High Voltage Overhead Line
	Earthing Overhead Line
	Substation Pole, Kiosk Substation, Indoor Substation, Ground Type Substation



LEGEND

PIPE AND BOUNDARIES	PIPE CODE / MATERIALS	OBJECTS or TERMS
LOW PRESSURES	C# (e.g. C2) Cast Iron	VALVES
MEDIUM PRESSURES	CU Copper	BURIED VALVES
HIGH PRESSURES	N2 Nylon	REGULATORS
TRANSMISSION PRESSURES	P# (e.g. P6) Polyethylene (PE)	GAS SUPPLIED = YES
PRIORITY MAIN (BE-HID PIPE)	P6,P7,P9-P12 Medium Density PE	CP RECTIFIER UNIT
PROPOSED (COLOUR BY PRESSURE)	P2,P4,P8 High Density PE	CP TEST POINT/ ANODE
LPG (COLOUR BY PRESSURE)	S# (e.g. S8) Steel	SYPHON
ABANDONED	W2 Wrought Galv. Iron	TRACE WIRE POINT
IDLE	W3 Poly Coat Wrought Galv. Iron	PIPELINE MARKER
SLEEVE	Pipe diameter in millimetres is shown before pipe code	NOT TIED IN
CASING / SPLIT (BE-HID PIPE)	e.g. 40P6 = 40mm nominal diameter	DEPTH OF COVER
EASEMENT/ JURISDICTION		BACK / FRONT OF KERB
EXAMPLES	40P6 in 80C2 40mm High Pressure Medium Density Polyethylene in an 80mm Cast Iron Casing	
	63S8 63mm Medium Pressure Steel	



Glen Lachlan, 68 Wandana Rd, Sale VIC 3850, Australia()

Walk
1759m - 29 mins

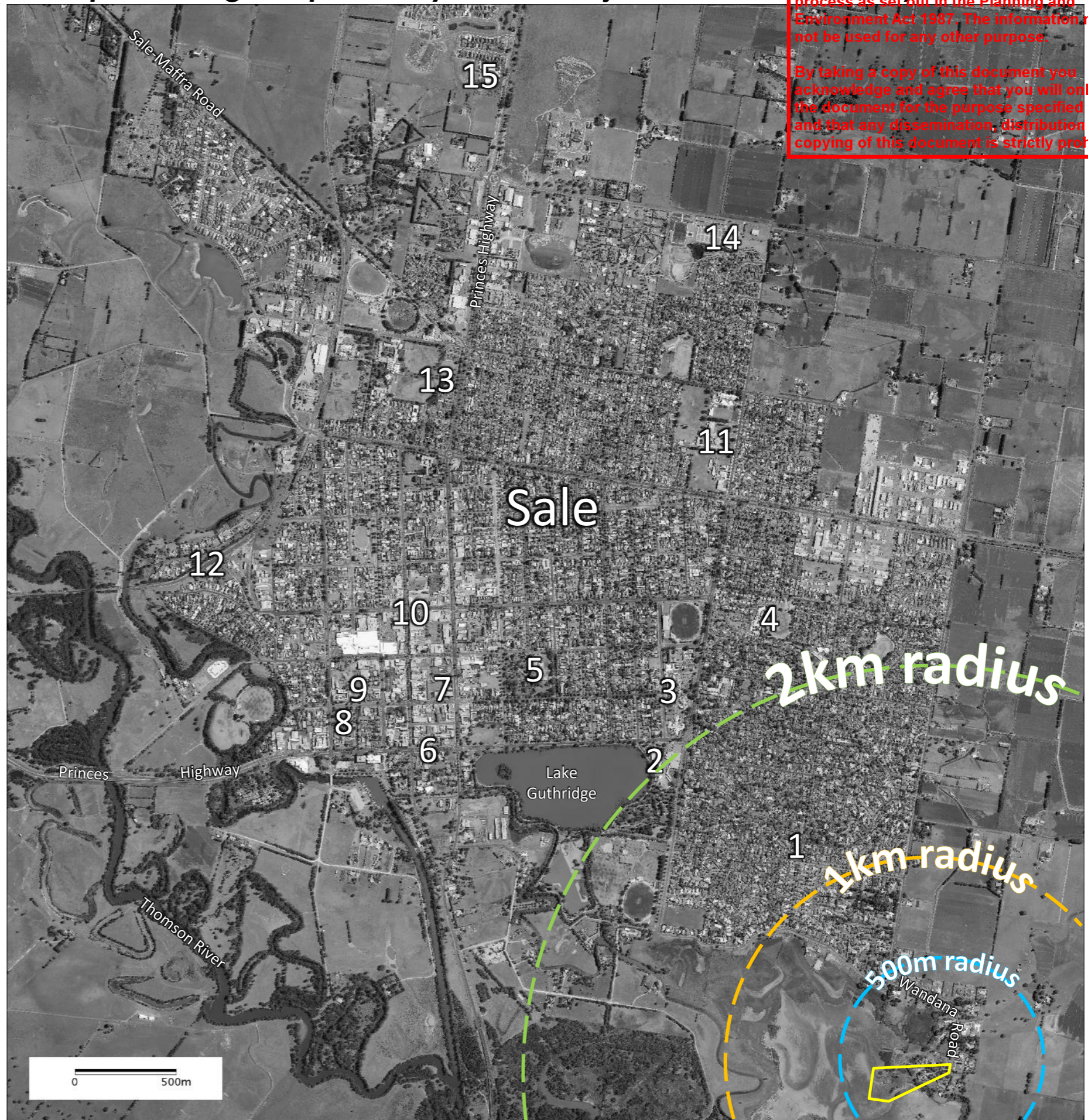
Stafford Dr/Montgomery St (Sale)



Map Key:

Facility Number	Facility	Distance from the subject site
1	Public Bus Stop Active/Passive Recreation	1.2 kilometres
2	Active Recreation Precinct, including swimming pools	2 kilometres
3	Sale Hospital	2.2 kilometres
4	Primary School	2.3 kilometres
5	Primary School	2.55 kilometres
6	Primary School	2.65 kilometres
7	Secondary School Specialist School	3 kilometres
8	Primary School	1.9 kilometres
9	Secondary School	3 kilometres
10	Sale's Central Activity District	3.1 kilometres
11	Primary school (x2) & Junior Secondary school campus	3.2 kilometres
12	V/Line Train Station	4 kilometres
13	Secondary School	4.1 kilometres
14	Regional indoor sports complex and outdoor netball courts & hockey pitches	4.2 kilometres
15	Specialist School	5.2 kilometres

Map showing the proximity of the subject site to Sale's key facilities



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The subject site abuts:

- 66B Wandana Road along its entire 365.2 metre long north boundary. This property has area of approximately 2 hectares formed in a rectangular shape. It accommodates a single dwelling that is set back approximately 125 metres from Wandana Road and 10 metres from the common boundary with the subject site. There is a dam located to the west of the dwelling and landscaping trees growing around the house and driveway. The balance of the land is covered in lawn, apart from the western portion, which is underwater. The property gains access via a crossover to Wandana Road, which abuts its east boundary;
- Wandana Road along its entire 38.22 metre long, east boundary. This road reserve has a width of 15 metres where it abuts the subject site. It accommodates a two-way, bitumen sealed road pavement with gravel shoulders, grassed verges and open drainage down both sides. Mature street trees are growing in the grassed verges on both sides and there are no footpaths. Evelyn Drive connects to Stevens Street approximately 400 metres northwest of the subject site and terminates in a cul-de-sac 60 metres to the east;
- 70A Wandana Road along its dog-legged, 411.86 metre long south boundary for a distance of approximately 155 metres at the east end. This property has area of approximately 4,100m² formed in an irregular shape. It accommodates a single dwelling that is set back approximately 60 metres from its east boundary frontage to Wandana Road and 20 metres from the common boundary with the subject site. There is landscaping around the house and the gravel driveway. The southwestern portion of the land is underwater and there are some trees growing along the banks of this submerged area. The property gains access via a bitumen crossover to Wandana Road, which abuts its northeast boundary;
- 70B Wandana Road along the centre of its south boundary for a distance of approximately 215 metres. This property has area of approximately 3.25 hectares formed in an irregular shape. It accommodates a single dwelling that is set back approximately 20 metres from its north boundary frontage to Wandana Road. An outbuilding is located on the southwest side of the dwelling and there is landscaping growing around both buildings and the gravel driveway. The southern portion of the land is underwater and there are some trees growing along the banks of this submerged area. The property gains access via a crossover to Wandana Road, which abuts its northeast boundary;
- 303 Stephenson Street, Sale, along the western balance of its south boundary. This property has area of approximately 84.45ha across 8 parcels. A single dwelling is located approximately 340 metres from the common boundary; and,
- An unnamed, unmade reserve along its entire 142.9m west boundary. This boundary is 20m wide and is underwater.

AERIAL PHOTOGRAPH OF THE SUBJECT SITE (OUTLINED YELLOW) WITH DIMENSIONS, THE EXISTING DWELLING'S FLOORPLAN AND THE STREET NUMBERS OF SURROUNDING LAND LABELLED



66A Wanda Road

Wandana Road looking north

Wandana Road looking south



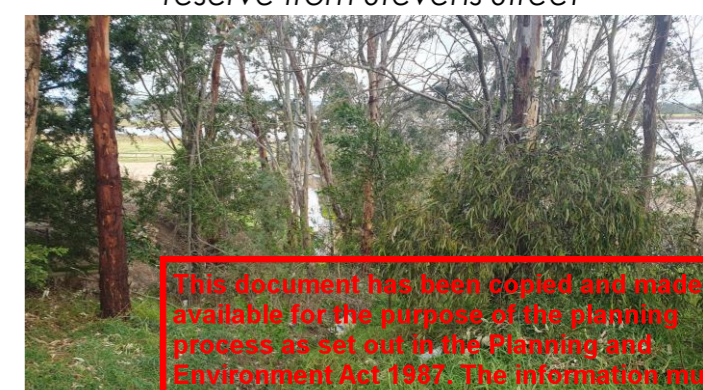
70A Wandana Road



70 Wandana Road



Looking south down the unnamed road reserve from Stevens Street



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THE PROPOSAL:

It is proposed to subdivide the land into two lots in the manner shown opposite.

Proposed Lot 1 will:

- Be vacant;
- Gain access via the existing crossover to Wandana Road;
- Enjoy access to a large dwelling envelope that can comply with the setback requirements at Clause 54 of the Scheme;
- Be connected to reticulated water, electricity and telecommunication services, as shown below.

Proposed Lot 2 will:

- Contain the existing dwelling, driveway, associated outbuildings and on-site wastewater management system;
- Gain access via a new crossover to Wandana Road at the south end of the east boundary street frontage;
- Retain the secluded private open space area on the west side of the existing dwelling;
- Have a new solid fence constructed along its east boundary;
- Be connected to reticulated water, electricity and telecommunication services, as shown below.

It is noted that the subject site is affected by a restrictive covenant that presently prohibits the construction of more than one dwelling on the land. A variation to this covenant is sought to allow a new house to be built on proposed Lot 2 once it is created. This is discussed overleaf.

PARISH OF SALE
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CROWN ALLOTMENT 189 (PART)
SECTION 3
CROWN ALLOTMENT 1 A(PART) & 1 A(PART)
LAST PLAN REF: LP 99436 (LOT 6)
TITLE REF: VOL. 9015 FOL. 327
ADDRESS: 68 WANDANA ROAD, VIC. 3850

PLAN OF PROPOSED SUBDIVISION

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Beveridge Williams development & infrastructure consultants Sale ph : 03 5144 3877 www.beveridgewilliams.com.au	SURVEYORS REFERENCE 2402059	SCALE 1 : 1250	LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 1

PROPOSED PLAN OF SUBDIVISION SHOWN RELATIVE TO THE WATER MAIN



PROPOSED PLAN OF SUBDIVISION SHOWN RELATIVE TO THE ELECTRICITY SUPPLY



Legend

- Electrical Cables
- Hydrant
- ⊗ Water Valve
- Sewer Manhole
- Water Main (Critical)
- Water Main
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- Sewer Main
- ⊘ Decom Water Main
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LEGEND – Overview Plot of Electricity Assets

SYMBOL	NAME
	Low Voltage Underground Cable
	High Voltage Underground Cable
	Underground Cable
	Underground Pit
	Low Voltage Pole to Underground Pit
	Low Voltage Pole
	Underground Street Lighting Cable
	Underground Street Lighting Cable
	High Voltage & Low Voltage Pole
	22kV High Voltage Pole, 66kV Pole
	High Voltage Overhead Line
	Overhead Line
	High Voltage Overhead Line
	Earthing Overhead Line
	Substation Pole, Kiosk Substation, Indoor Substation, Ground Type Substation



As discussed earlier in this report, the subject site is affected by a Restrictive Covenant (Title Instrument F230849). The provisions of this covenant can be seen in the version provided below. It is noted that Clause 1 of the Covenant states that:

"...the transferees will not erect or cause or suffer to be erected upon the said land hereby transferred more than one main building being a dwelling house together with the usual outbuildings such main building containing a floor area of not less than 1200 square feet within the outer walls thereof calculated by excluding the area of all car ports, garages terrace pergolas and verandah..."

This covenant would prohibit the construction of a dwelling on proposed Lot 1. Hence, in order to make the subdivision worthwhile, it will be necessary to vary the covenant to allow a dwelling to be constructed within proposed Lot 1 once it is created.

In order to facilitate this, a permit is also sought to vary Clause 1 of the covenant so that it reads:

"... the transferees will not erect or cause or suffer to be erected upon the said land hereby transferred, **or any additional lots created through the subdivision thereof**, more than one main building being a dwelling house together with the usual outbuildings such main building containing a floor area of not less than 1200 square feet within the outer walls thereof calculated by excluding the area of all car ports, garages terrace pergolas and verandah..."

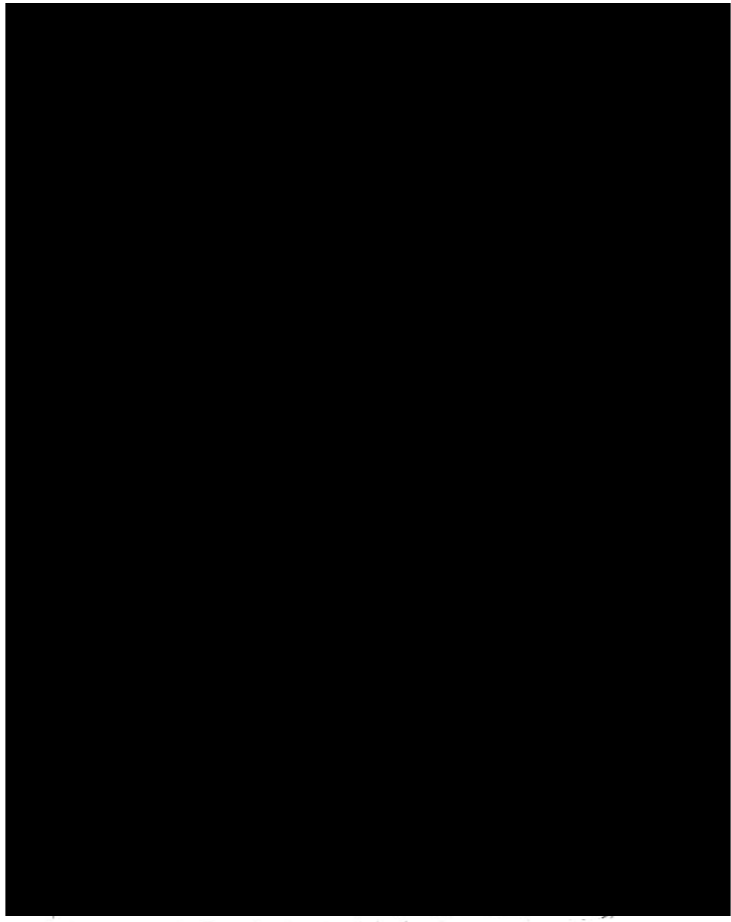
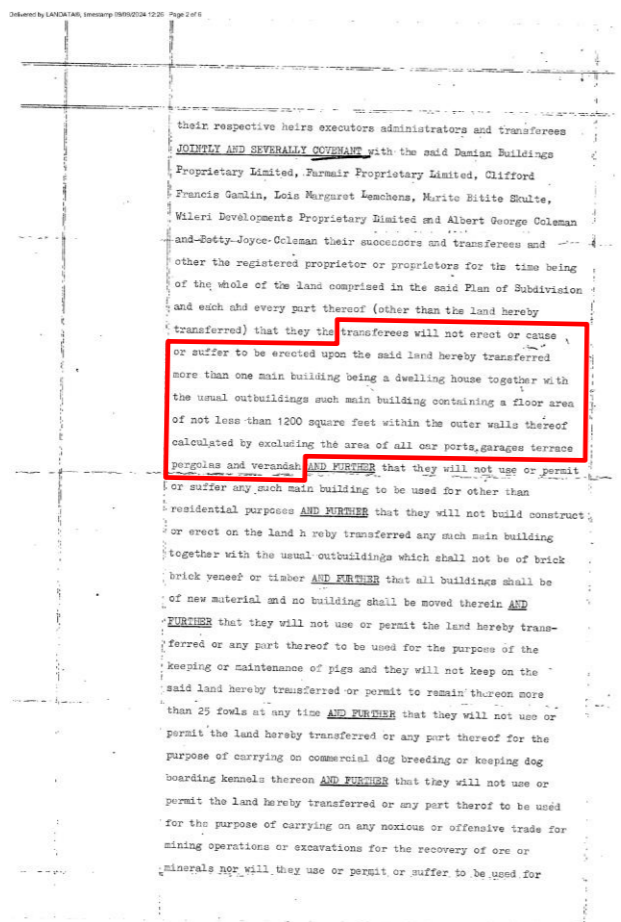
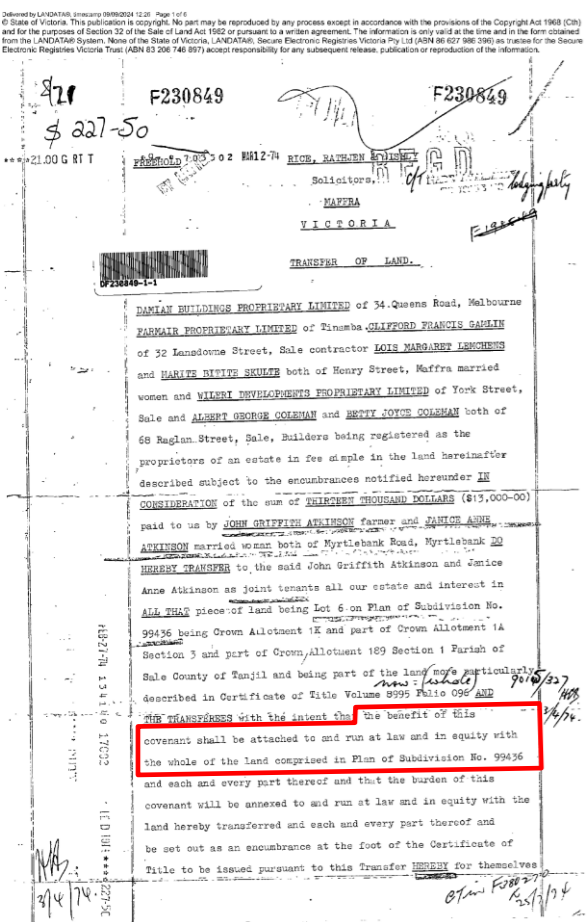
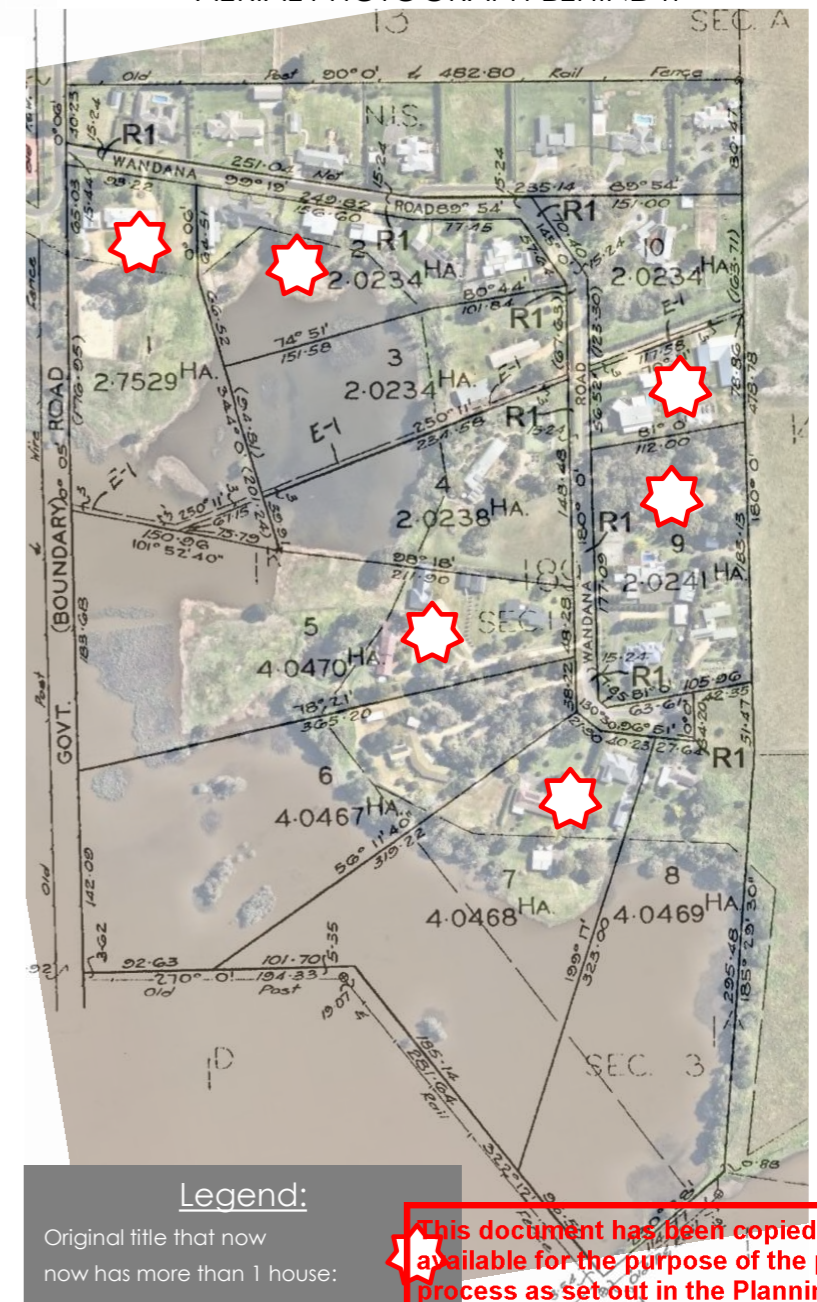
The covenant specifies that, "the benefit of this covenant shall be attached to and run at law and in equity with the whole of the land comprised in Plan of Subdivision No. 99436".

Hence, the 10 properties that were originally registered through Lodged Plan No. 99436 are benefitted by covenant F230849 that is registered on the subject site.

The outcome of varying the covenant would be the creation of proposed Lots 1 & 2 and the construction of a dwelling on Lot 1. Given this dwelling would be positioned at least 30 metres from any beneficiaries of the covenant and gain access via an e crossover, it would appear that none of the beneficiaries would suffer a tangible material detriment as a result of the pro variation to the covenant.

As can be seen in the image opposite, 6 of the original 10 titles that were registered through Lodged Plan No. 99436 have further subdivided. So, on top of the lack of material detriment a new dwelling on Lot 1 would create, the neighbourhood cha that covenant F230849 was originally intended to preserve no longer prevails in Wandana Road.

LODGED PLAN NO. 99436 WITH A RECENT AERIAL PHOTOGRAPH BEHIND IT



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Standard	Is the standard met?
C22	Yes. As shown opposite, both lots will be able to access reticulated water via the main running along the east side of Wandana Road.
C23	Not applicable. Sale does not have a reticulated recycled water system.
C24	Yes. As shown opposite, both proposed lots have ample room to accommodate on-site wastewater management.
C25	Yes. As can be seen in the inset photo showing the view looking north up Wandana Road opposite, there is open swale drainage running along the east side of the road. Stormwater outfall from both proposed lots will be able to drain to this infrastructure after passing through appropriate treatment and detention systems on site. It is anticipated that Council will require that a drainage plan be prepared for approval prior to certification of a plan of subdivision confirming the nature of the on-site facilities. This outcome will limit impacts upon the neighbourhood and maintain water quality within the catchment.



PROPOSED PLAN OF SUBDIVISION SHOWN RELATIVE TO THE ELECTRICITY SUPPLY

PROPOSED PLAN OF SUBDIVISION SHOWN RELATIVE TO THE WATER MAIN



LEGEND - Overview Plot of Electricity Assets

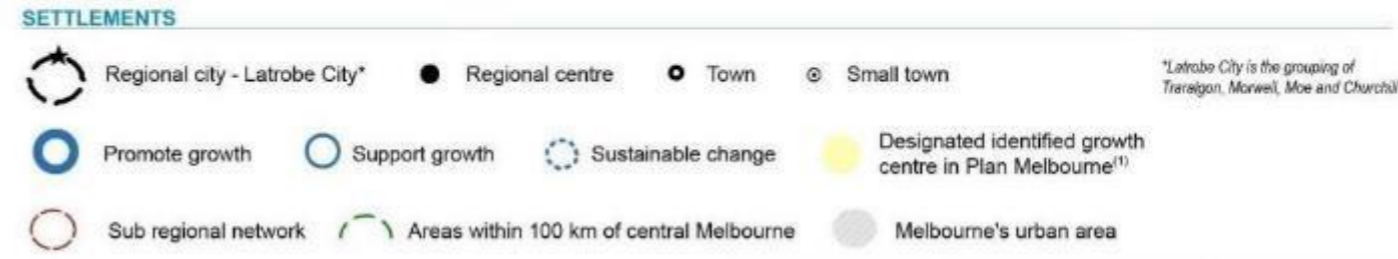
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Legend

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Planning Policy Framework & Municipal Strategic Statement:

Sale is recognised in the Gippsland Regional Growth Plan as a 'Regional Centre' where Council should 'Promote Growth' – see opposite.

As shown previously, the subject site is located:

- Adjacent to a new dwelling on a lot of 2 hectares on its north side and a new dwelling on a lot of around 4,100m² and an older dwelling on a lot of 3.25 hectares on its south side;
- 1.2km from a public bus stop that provides connections to all of Sale's facilities, including the central activity district and V/Line train station;
- 2 kilometres from an active recreation precinct, including public swimming pools;
- 2.3km-3km from primary & secondary schools; and,
- 3.1 kilometres from Sale's central activity district.

It is proposed to subdivide the subject site into two lots, with area of 4,000m² and 3.646ha respectively. Proposed Lot 1 can accommodate a large building envelope and a compliant wastewater management system and enjoy access via the existing crossover to Wandana Road. Proposed Lot 2 can accommodate the existing dwelling, its existing on-site wastewater management system and enjoy access via a new, separate crossover to Wandana Road.

As such, the proposal accords with the policy objectives of:

- **Clause 11.01-1R** as it will promote growth in a regional centre that is identified as being appropriate to promote growth in the Gippsland Regional Growth Plan;
- **Clauses 11.01-1S, 16.01-1S and 16.01-2S**, as it will facilitate infill development of under-utilised land located within an established residential area that is within Sale's township boundaries and enjoys easy access to public transport and a short drive to Sale's central activity district and multiple education & recreation facilities;
- **Clauses 11.01-1L, 15.01-4S, 16.01-4S** as it will utilise existing infrastructure and encourage increased housing densities and choice within easy driving distance of shopping, public transport and passive & active recreation. This will facilitate positive social, environmental and economic impacts to the local neighbourhood and wider community; and,
- **Clauses 15.01-3S, 15.01-5S, 16.01-3S** as it will provide for variability of lot size and facilitate housing diversity and increased density without having a negative impact upon the existing character of Wandana Road, which already features lots that are of similar size to those proposed.

The purpose of the zone and overlays:

The proposed development has been designed to comply with the purpose of **Clause 32.08** by:

- Encouraging development that respects the existing neighbourhood character of this part of Sale, which features a good mixture of housing types and lot sizes; and,
- Encouraging housing diversity and growth in an area that offers good access to a range of facilities and services.

Any matter required to be considered in the zone, overlay or other provision:

The proposed development has been designed to comply with the decision guidelines set out at **Clause 32.08-13** by:

- Promoting housing diversity and inter-connected neighbourhoods close to a range of community facilities and services; and,
- Facilitating in-fill development within an established residential area that that will not detrimentally impact on any of the surrounding and existing residential buildings in the surrounding area.

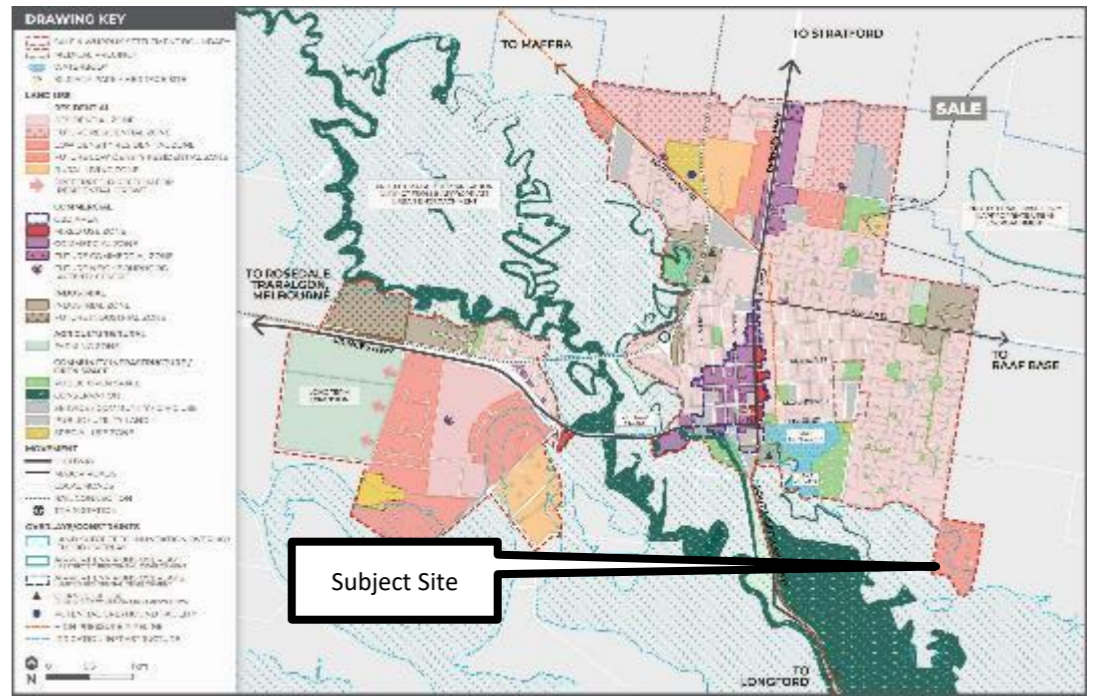
Orderly Planning:

The proposed development has been designed to facilitate the more intense development of an underutilised site that is within walking distance of public transport and easy driving distance of schools and recreation facilities without detracting from the character of Wandana Road. This will increase housing diversity and density on fully serviced land at a similar density to that prevailing around the subject site. Council has consistently granted planning permits in similar circumstances. So, approval will represent a consistent, or orderly approach to planning.

The effect on the amenity of the area:

The proposed development can accommodate a new dwelling in a manner that can avoid overlooking or

SALE STRATEGY PLAN



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overshadowing adjoining dwellings. This will mitigate against any amenity impacts.

The proximity of the land to any public land.

The subject site abuts Wandana Road along its east boundary. The proposal will rely upon the existing crossover to provide access to proposed Lot 1, while proposed Lot 2 will gain access via a new crossover, as shown opposite. Wandana Road is sufficiently well constructed to handle the anticipated 10 extra vehicle movements per day.

Factors likely to cause or contribute to land degradation, salinity or reduce water quality

As discussed previously, the development will be drained to Council's reticulated drainage system in Wandana Road in accordance with a drainage plan it is assumed will be required through a condition in any permit granted. This will avoid land degradation or water quality impacts.

Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.

As above.

The extent and character of native vegetation and the likelihood of its destruction.

The subject site does not accommodate any significant vegetation. As can be seen from the photograph taken on 1/1/2000 provided on page 2, the landscaping in properties along Wandana Road was planted by the owners when they constructed their houses. As can be seen from the streetview photograph taken in 2010, no significant vegetation has grown in the meantime.

Whether native vegetation is to be or can be protected, planted or allowed to regenerate.

As above and no street trees require removal to facilitate the creation of access.

The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.

The land is not recognised as being susceptible to fire or erosion. The western portion is subject to flooding, as can be seen above. This part of the property will not be impacted by the proposed subdivision.

The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.

Each proposed lot will have ample room to accommodate loading and unloading associated with residential uses on site. As such, it will avoid creating unsafe traffic behaviour on Wandana Road.

The impact the use or development will have on the current and future development and operation of the transport system.

As above.

The suitability of the land for subdivision

The subject site is zoned to allow Low Density Residential development and has access to reticulated sewer, water, telecommunications and bitumen Council roads in good condition. It is located within 3.1km of Sale's central activity district, a public bus stop, schools, and passive & active recreation facilities. So, the proposed density strikes the appropriate balance.

The existing use and possible future development of the land and nearby land.

All surrounding lots have been subdivided to their potential. There will unlikely be any opportunities for further development in future, given the size, zoning and layout of each proposed lot.

The availability of subdivided land in the locality, and the need for the creation of further lots.

Anecdotal evidence from local agents suggests that there is a shortfall of vacant low density lots in this part of Sale.

The effect of development on the use or development of other land which has a common means of drainage.

As stated above, the proposed development will outfall to the Council's reticulated drainage in Wandana Road. It is anticipated that a drainage plan demonstrating how this can be achieved without over-burdening this asset will be requested as a condition of any permit issued.

The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.

As demonstrated by the aerial images of the house taken in 1976 and on 1/1/2000, all of the native vegetation growing around the house was planted for aesthetic landscaping purposes. Hence, the subject site is devoid of significant native vegetation and the proposed development is not fettered.

The density of the proposed development.

As shown opposite, the proposed development provides lots with area of 4,000m². and 3.646ha respectively. This density fits in neatly between that prevailing around the subject site.

The area and dimensions of each lot in the subdivision.

The area and dimension of each lot in the subdivision can be seen on the plan opposite.

The layout of roads having regard to their function and relationship to existing roads.

The proposed development relies upon Wandana Road for access, with the existing crossover and a new crossover to be used to provide access to each lot. Given Wandana Road is formed with bitumen, the access arrangement is appropriate and can amply accommodate safe and efficient vehicle movements.

The movement of pedestrians & vehicles throughout the subdivision and the ease of access to all lots.

The proposed development doesn't include any public thoroughfares. Wandana Road will provide ample access to each of the lots. This will ensure safe and easy access to the lots for vehicles and pedestrians.

The provision and location of reserves for public open space and other community facilities.

The development does not include an area of public open space. Given its limited scope, this is appropriate.

The staging of the subdivision.

The proposed subdivision is not intended to be staged.

The design and siting of buildings having regard to safety and the risk of spread of fire.

As shown opposite, each proposed lot can accommodate a dwelling that can enjoy ample boundary setbacks to avoid leading to an unacceptable risk of spreading fire.

The provision of off-street parking.

As shown opposite, each proposed lot retains space to accommodate provisions for off-street parking.

The provision and location of common property.

No common property is proposed or required.

The functions of any body corporate.

Not applicable.

The availability and provision of utility services, including water, sewerage, drainage, electricity & gas.

As shown previously, the land enjoys access to reticulated water, electricity, drainage and gas. As shown above, wastewater from dwellings on each proposed lot can be accommodated within the lot boundaries in accordance with the recommendations of the Land Capability Assessment (LCA) included with this application.

If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.

As discussed in the LCA and shown on the proposed plan above, each proposed lot has ample area to accommodate sewage and sullage within the lot boundaries.

Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.

As discussed previously, there is no significant native vegetation on the property as it has all been planted for aesthetic landscaping purposes.

The impact the development will have on the current and future development and operation of the transport system.

The proposed subdivision will use the existing crossover for Lot 1 and a new one for Lot 2. It will add 10 more vehicle movements onto Wandana Road per day. This existing bitumen roadway has capacity to accommodate the additional traffic.

PARISH OF SALE
SECTION 1
CROWN ALLOTMENT 189 (PART)
SECTION 3
CROWN ALLOTMENT 1 (PART) & 1 (PART)
LAST PLAN REF: LP 99436 (LOT 6)
TITLE REF: VOL. 9015 FOL. 327
ADDRESS: 68 WANDANA ROAD, VIC. 3850

PLAN OF PROPOSED SUBDIVISION



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 Beveridge Williams development & infrastructure consultants Sale ph : 03 5144 3877 www.beveridgewilliams.com.au	SURVEYORS REFERENCE 2402059	SCALE 1 : 1250	 LENGTHS ARE IN METRES	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 1
		(Empty space for additional information)			