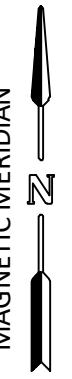


PARISH OF GIFFARD
 TOWNSHIP OF SEASPRAY
 SECTION 5
 CROWN ALLOTMENT 8
 LAST PLAN REF: TP 362657J
 TITLE REF: VOL. 5710 FOL. 935
 ADDRESS: 10 CENTRE ROAD, SEASPRAY, VIC. 3851

PLAN OF PROPOSED SUBDIVISION

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By the particulars of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

SUBJECT SITE

10 Centre Road, Seaspray

Crown Allotment 8, Section 5, Parish of Giffard

Volume: 05710, Folio: 935

Noted from those set out in the Crown Grant on TP362657J, relating to digging wells and mineral exploration rights.

Area, shape, services topography:	1,012m ² formed in a rectangular shape (see below). The site is flat and is connected to a full suite of reticulated services, as shown overleaf.
Lengthwise orientation:	Within 10° east of True Magnetic North – see below
Strategy Plan:	Township Zone: Maintain & enhance local character – see below
Zoning:	Township – see below
Overlays:	Design & Development Overlay (Schedule 15) – see below
Improvements:	A single-storey, weatherboard-walled, hipped gable metal-roofed dwelling is located centrally on the land. It has an 8.8 metre setback from the north boundary frontage to Centre Road and 3.5m from the east boundary. A small, detached outbuilding is located at the rear of the land. The front and rear yards are both covered with lawn. Access to the land is gained via a grassed crossover at the west end of the road frontage. There is no undercover parking spaces on site. The front boundary is unfenced, the east boundary has a post and wire treatment and the west and south boundaries have solid treatments.

AERIAL PHOTOGRAPH OF THE SUBJECT SITE



SEASPRAY STRATEGY PLAN



STREETSCAPE VIEW OF THE SUBJECT SITE



TITLE SEARCH STATEMENT

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

VOLUME 05710 FOLIO 935

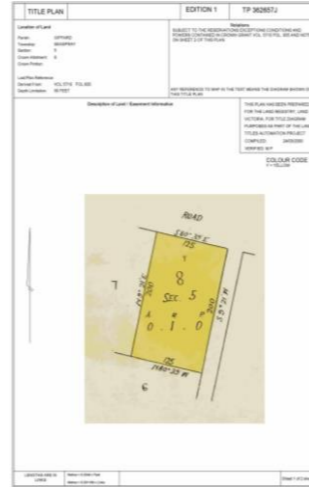
REGISTERED PROPRIETOR: Estate Fee Simple

ENCUMBRANCES, CAVEATS AND NOTICES

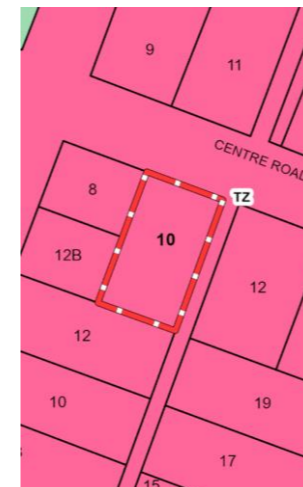
DIAGRAM LOCATION

ACTIVITY IN THE LAST 125 DAYS

TP362657J



ZONING MAP



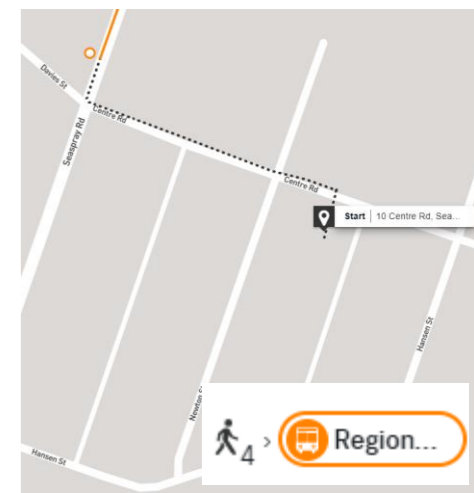
OVERLAY MAP



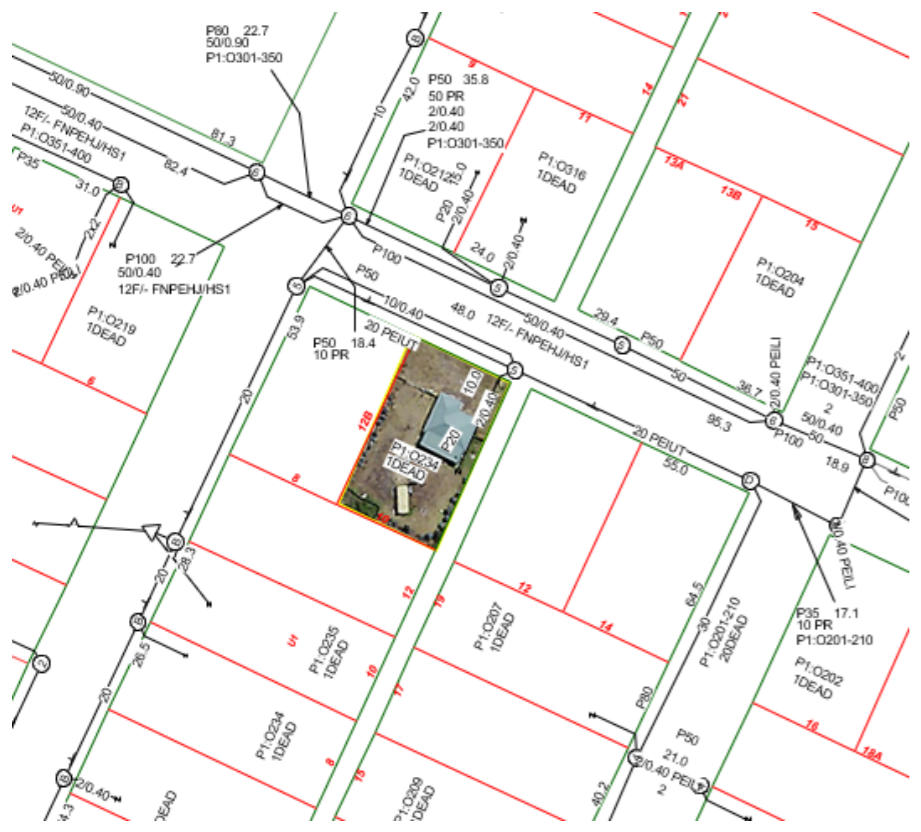
ABORIGINAL HERITAGE SENSITIVITY MAP



PUBLIC TRANSPORT MAP



TELECOMMUNICATIONS



LEGEND

For more info contact a Certified Locating Organisation or Telstra Plan Services 1800 653 935

	Exchange (Main cable house)		Cable Jointing Pit (Number / Letter indicating Pit Type)
	Footway Access Chamber (see notes for 1.4.14.14)		Elevated Joint (above ground joint on buried cable)
	Pillar / Cabinet (above ground / see covering)		Telstra Plant in shared Utility Trench
	Above ground complex equipment housing (eg BIM) (above ground / see covering)		Aerial Cable / Overhead (includes on wall)
	Other Carrier Telecommunications Cable/Asset		Aerial Cable (attached to joint Use Pole eg. Power)
	Distribution cables in Main Cable ducts		Direct Buried Cable
	Main Cable ducts on a Distribution plan		Marker Post Installed
	Blocked or damaged duct.		Buried Transponder
	Roadside / Front Boundary (2 pair lead-in to property from pit in street 1)		Marker Post, Transponder
	Pair working (pair ID 059)		Optical Fibre cable direct buried
	1 pair dead (i.e. spare, not connected)		
	Side / Rear Property Boundary		
	Property Number (Single to multiple round conduit Configurations 1,2,4,9 respectively (attached text denotes conduit type and size))		
	Multiple square conduit (Configurations 2, 4, 6 respectively (attached text denotes conduit type and size))		
	Some examples of how to read Telstra Plans		
	One 50mm PVC conduit (P50) containing a 50-pair and a 10-pair cable between two 6-pits, approximately 20.0m apart, with a direct buried 30-pair cable along the same route		
	Two separate conduit runs between two footway access chambers (manholes) approximately 245m apart a rest of four 100mm PVC conduits (P100) containing assorted cables in three ducts (one being empty) and one empty 100mm concrete duct (C100)		

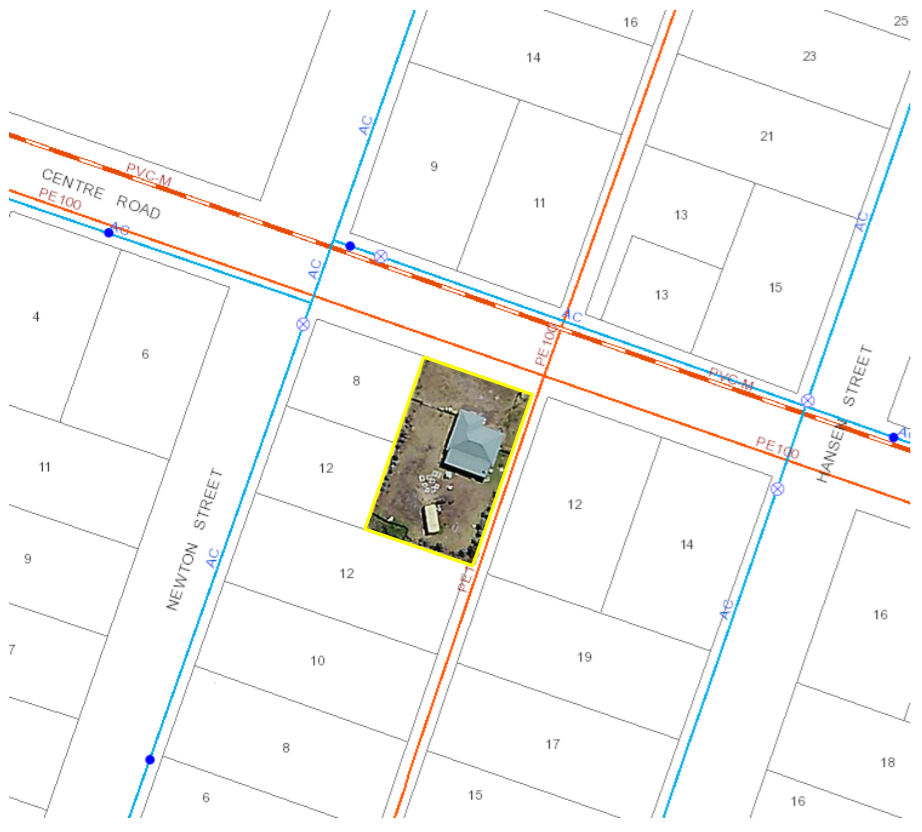
WARNING: Telstra plans and location information conform to Quality Level 'D' of the Australian Standard AS 5488 - Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy shown on the plans. FURTHER ON SITE INVESTIGATION IS REQUIRED TO VALIDATE THE EXACT LOCATION OF TELSTRA PLANT PRIOR TO COMMENCING CONSTRUCTION WORK. A plant location service is an essential part of the process to validate the exact location of Telstra assets and to ensure the assets are protected during construction works. The exact position of Telstra assets can only be validated by physically exposing them. Telstra will seek compensation for damages caused to its property and losses caused to Telstra and its customers.

Telstra Map Legend v3_Ba Page 2 TELSTRA CORPORATION ACN 051 775 556

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

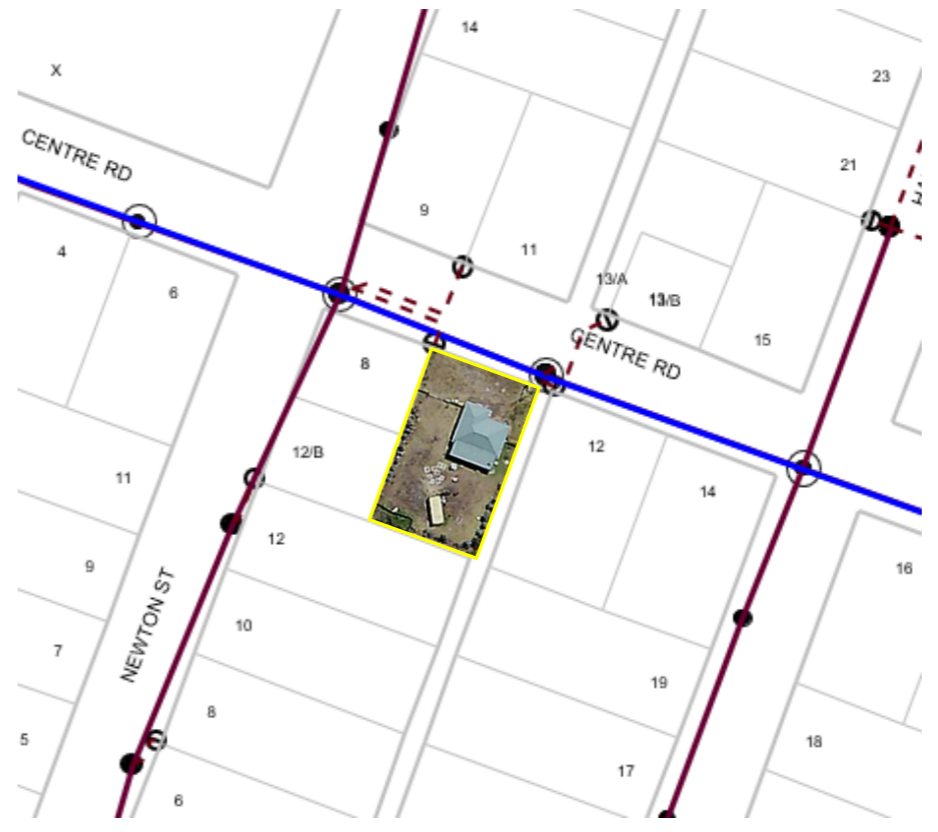
SEWER & WATER MAINS



Legend

- Electrical Cables
- Hydrant
- Water Valve
- Sewer Manhole
- Water Main (Critical)
- Water Main
- Sewer Main (Critical)
- Sewer Main
- Decom Water Main
- Decom Sewer Main

ELECTRICITY



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

DIAL BEFORE YOU DIG This Legend relates to the Plot provided in response to your DBYD request. The Plot is to be used as a guide only and not for Excavation purposes.



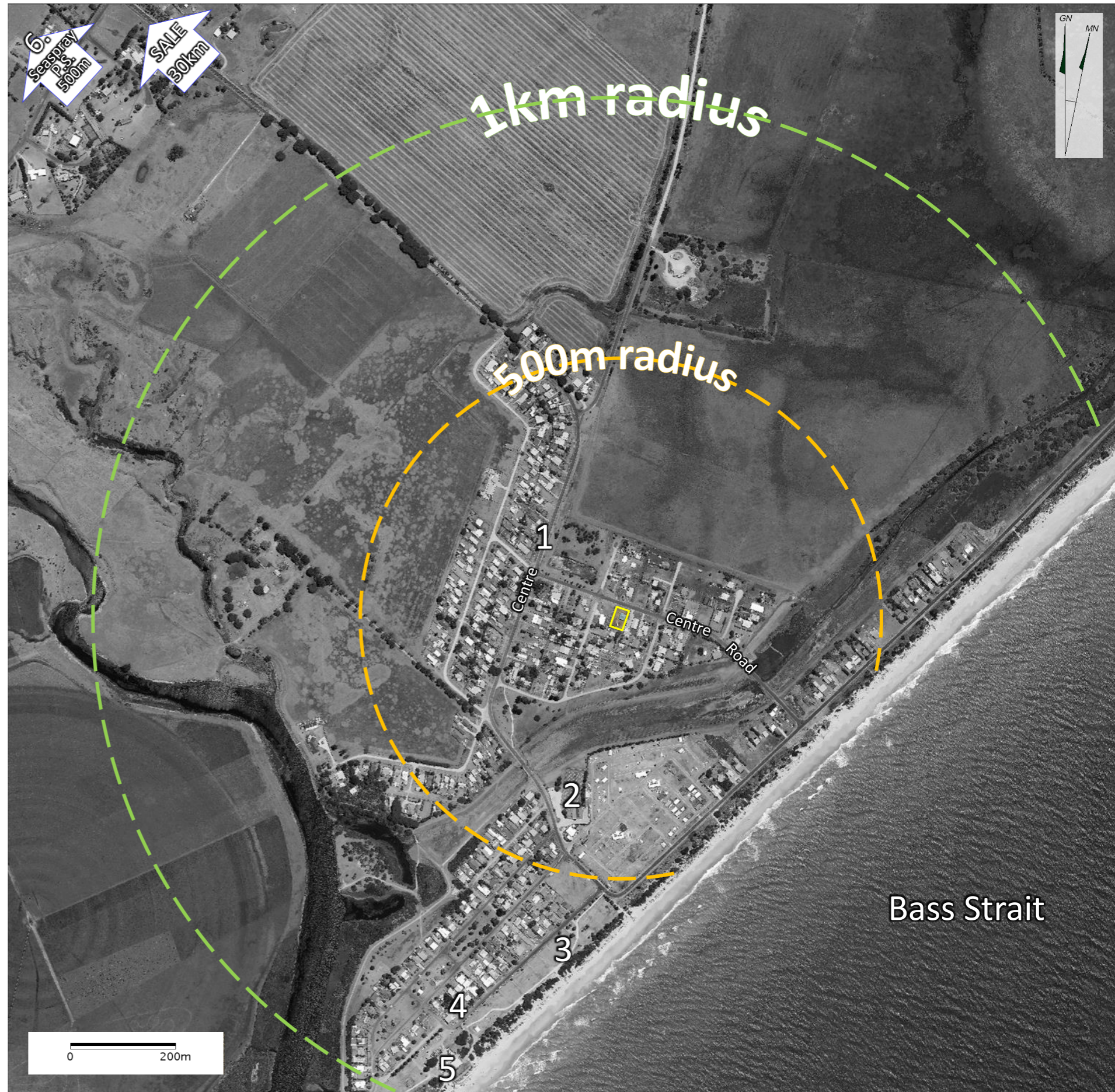
Map Key:

Facility Number	Facility	Distance from the subject site
1	Public Bus Stop	200 metres
2	Town Hall, Active Recreation Facility (outdoor tennis courts) & Community evacuation point	600 metres
3	Active Recreation Reserve	800 metres
4	Convenience Shopping	1 kilometre
5	Surf lifesaving club - restaurant	1.1 kilometres
6	Primary School	2 kilometres

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

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



ADJOINING LAND

The subject site abuts:

- Centre Road along its entire 25.15 metre long north boundary. This road reserve has a width of approximately 20 metres where it abuts the subject site. It accommodates a two-way, un-marked, bitumen sealed road pavement with concrete barrier kerb and channel drainage down both sides and overhead power lines running along the south side. There is a footpath on the south side, but no street trees. This road terminates at its intersection with Shoreline Drive 410 metres to the southeast and Main Road 170 metres to the west;
- An unnamed, unmade road reserve along its entire 40.23 metre long east boundary. This road reserve has a width of approximately 5 metres where it abuts the subject site. It is covered in grass and is used to accommodate a sewer main, as can be seen on page 2. This road terminates at its intersection with Centre Road at the northeast corner of the subject site and Hansen Street at its south end;
- 12 Newton Street along its entire 25.15 metre long south boundary. This property has area of approximately 1,015m² formed in a rectangular shape. It accommodates a single-storey cement-sheet walled dwelling that has a hipped gable metal roof. The dwelling is set back approximately 31.5 metres from its west boundary frontage to Newton Street. Two detached metal outbuildings have been constructed on its northwest and southwest sides. This property has predominantly lawn cover with just a few shrubs growing along the western half of the north boundary and behind the dwelling. It is fenced with solid treatments along its north, south and east boundaries, but is unfenced along the front (west) boundaries. A grassed crossover connects to the land at the south end of the frontage;
- 12B Newton Street along the southern half of its 40.23 metre long west boundary for a distance of approximately 20 metres. This property has area of approximately 510m² formed in a rectangular shape. It accommodates a single-storey, weatherboard-walled dwelling that is set back approximately 4.5m from Newton Street and 8.5m from its common boundary with the subject site. The abuttal is taken up with an outbuilding and secluded private open space. The common boundary is fenced with a solid treatment;
- 8 Centre Road along the balance of its west boundary. This property has area of approximately 510m² formed in a rectangular shape. It accommodates a single-storey, weatherboard and render-walled dwelling that is set back approximately 4.5m from Newton Street and 4 metres from its common boundary with the subject site. The abuttal is taken up with the secluded private open space behind the dwelling. The common boundary is fenced with a solid treatment.

AERIAL PHOTOGRAPH OF THE SUBJECT SITE (OUTLINED YELLOW) WITH SURROUNDING LAND LABELLED



This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

8 CENTRE ROAD



12B NEWTON STREET



12 NEWTON STREET



UNNAMED ROAD RESERVE LOOKING SOUTH FROM CENTRE ROAD



UNNAMED ROAD RESERVE LOOKING NORTH FROM HANSEN STREET



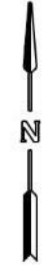
CENTRE ROAD LOOKING WEST



CENTRE ROAD LOOKING EAST



Standard	Is the standard met?
C6	Yes. Proposed Lot 1 will enjoy 14.95 metres of frontage to Centre Road and 601m ² area within a rectangular shape, while proposed Lot 2 will enjoy 10.2 metres of frontage to Centre Road and 410m ² area within a rectangular shape. The existing dwelling will be retained within Lot 1, with ample room for carparking within a new carport at the side of the dwelling or within the rear yard and private open space at the rear of the dwelling. Proposed Lot 2 and a new dwelling will be constructed within a 9 metre x 26 metre envelope in Lot 2. This will ensure it remains in keeping with the spread of lot sizes that prevail in this part of Seaspray. In this manner, the proposal will not disrupt the character of the neighbourhood.
C8	Yes. The existing dwelling will still enjoy access to ample secluded private open space, vehicle access and outdoor storage areas in accordance with Clause 54 , as shown opposite. It will also enjoy a 900mm setback from the proposed new boundary to accord with BCA requirements for fire protection. Similarly, proposed Lot 2 can contain a 9m x 26m rectangle with an appropriate street setbacks, adequately deep rear open space and vehicle access to allow a future dwelling to comply with Clause 54 .
C9	Yes. Both proposed lots will have a lengthwise orientation within 10° east of north.
C11	Not applicable. Common property is not required.
C21	Yes. Both proposed lots will enjoy access to Centre Road via new crossovers, as shown opposite.
C22-25	Yes, reticulated electricity, sewer & water supplies are available for connection in Centre road, as shown below. Seaspray doesn't have recycled water.
C26	Yes. The minimal site works necessary can be easily managed to avoid amenity impacts.
C27	Yes. Opportunities for shared trenching can be explored at development stage.
C28	Yes. Reticulated electricity, water, sewerage & telecommunications are available for both lots, as shown below.

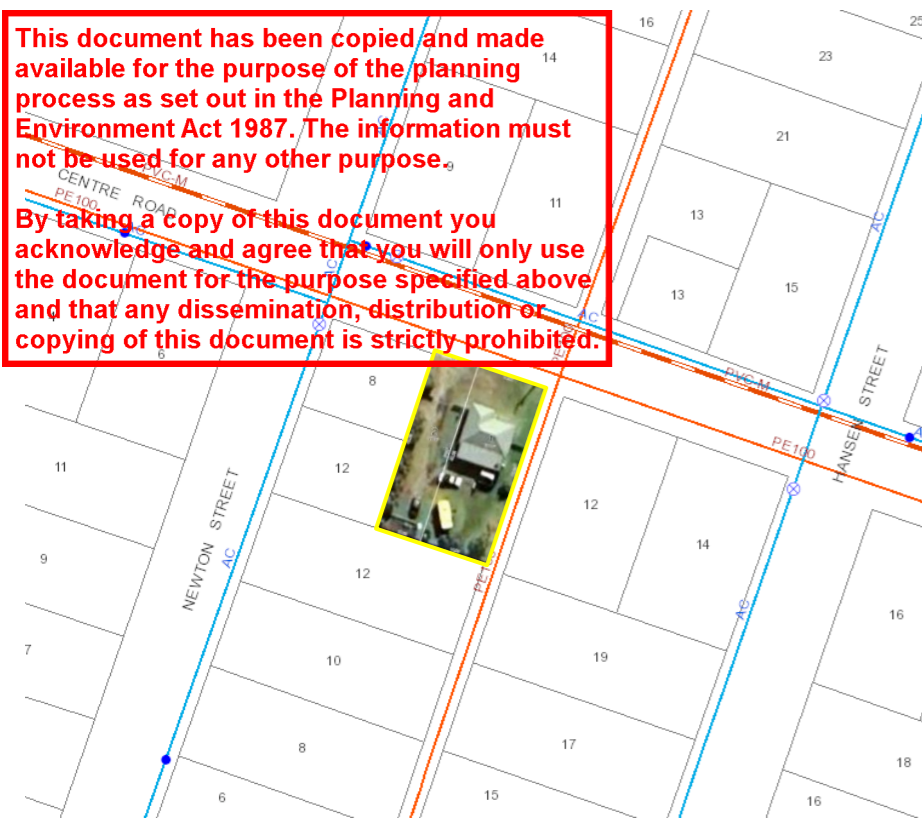


PLANS SHOWING NEARBY RETICULATED WATER & SEWER MAINS RELATIVE TO THE 2 PROPOSED LOTS

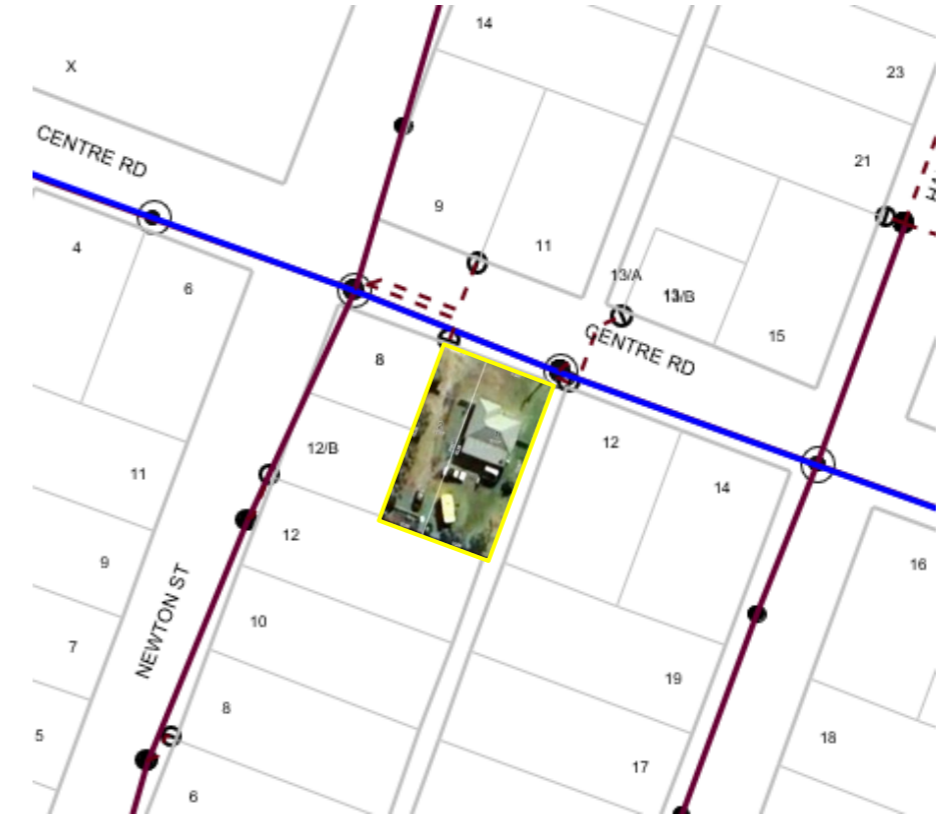
PLAN SHOWING NEARBY RETICULATED ELECTRICAL SUPPLY RELATIVE TO THE 2 PROPOSED LOTS

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



- 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



AusNet services

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

Planning Policy Framework & Municipal Strategic Statement:

Seaspray is recognised as a 'Small Town' in the Wellington Shire Strategic Framework Plan – see opposite. Development within the Township zones portion of Seaspray is encouraged to protect the character of the township.

As shown previously, the subject site is located within 2 kilometres of:

- A public bus stop that provides connections to all of Sale's facilities, including the central activity district and V/Line train station;
- Convenience shopping;
- Passive and Active Recreation facilities; and,
- A Primary School.

The proposal involves subdivision of the land into 2 residential lots with area of 601m² & 410m². It retains ample space within proposed Lot 1 to allow the existing dwelling to continue to be used in accordance with **Clause 54** and the construction of a new dwelling within Lot 2 that can also be used in accordance with **Clause 54**.

Both proposed lots can accommodate housing that sits within 10° east of north, whilst also enjoying access via separate existing crossover to Centre Road.

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

- **Clauses 11.01-1S, 16.01-1S and 16.01-2S**, as it will allow infill development of land located within an established residential area that is within walking distance of a public bus stop and within a reasonable distance of convenience shopping, education and recreation facilities;
- **Clauses 11.01-1L, 15.01-4S, 16.01-4S** as it will continue to utilise existing infrastructure, whilst providing a lower-maintenance lifestyle within Lot 1. This will increase housing choice within reasonable proximity of public transport, convenience shopping and passive & active recreation. These outcomes facilitate positive social, environmental and economic impacts to the local neighbourhood and wider community;
- **Clause 11.04-3L** as it will allow growth in a 'small coastal town' without disturbing the coastal character of this neighbourhood or Seaspray more generally; 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 Seaspray.
- **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 Seaspray, which features a good mixture of housing types and lot sizes;
- Encouraging housing diversity and growth in an area that offers access to a range of facilities and services.

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

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

- Promoting housing diversity and inter-connected neighbourhoods within reasonable proximity of 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.

As required through **Clause 56.01-1 & 2**, a Subdivision Site & Context Description and Design Response has been provided on the previous pages.

Orderly Planning:

The proposed subdivision has been designed to create a lower-maintenance lot for separate sale, while retaining an existing dwelling on a lot that will allow its ongoing use for residential purposes. This outcome will not disturb the character of Centre Road, as the new lots will have similar areas to those on the adjoining land to the west, i.e. at 8 Centre Road and 12B Newton Street. Both lots will be within walking distance of a public bus stop and within reasonable of proximity of convenience shopping and recreation facilities in future. 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 subdivision will allow the development of a new dwelling on proposed Lot 2. This dwelling will be able to fit within a rectangle with dimensions of 9 metres x 26 metres. This will facilitate development of a house that does not need to overlook or overshadow adjoining dwellings. This will mitigate against any amenity impacts.

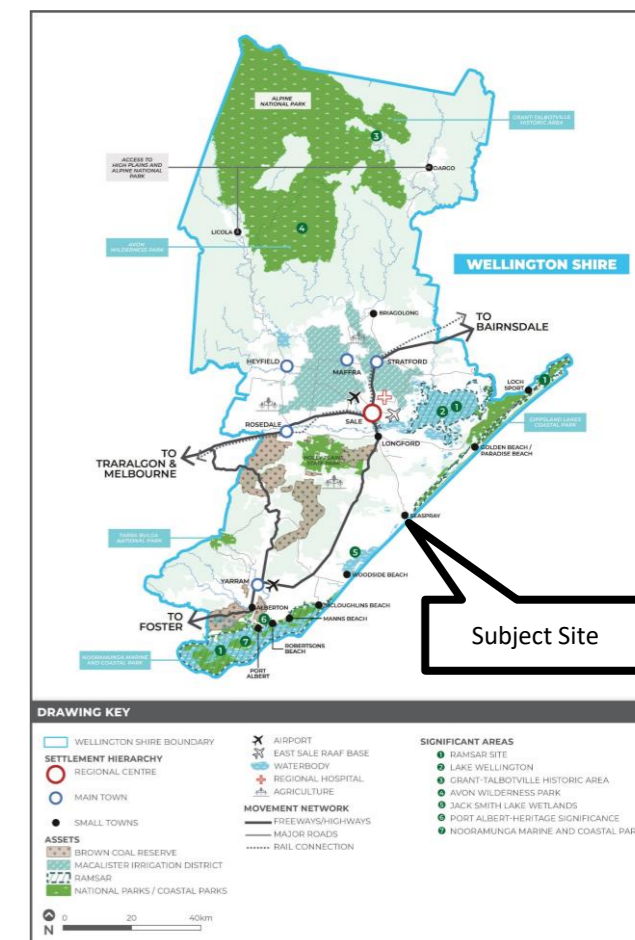
The proximity of the land to any public land.

The subject site abuts Centre Road along its north boundary. The proposal will allow both proposed lots to address this road across their amply wide frontages. In this manner, it will provide appropriate passive surveillance and facilitate safe traffic behaviour.

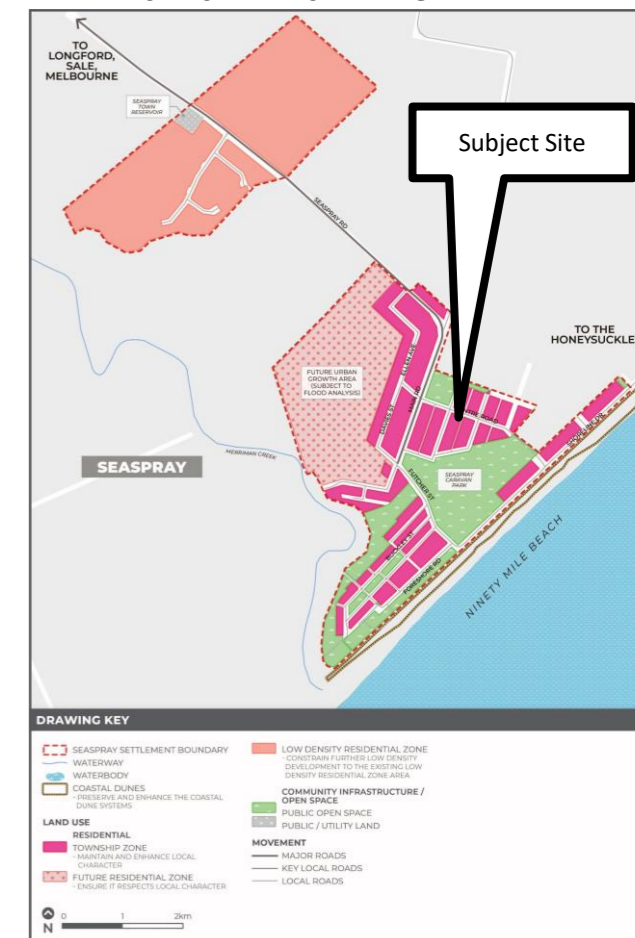
This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

WELLINGTON SHIRE STRATEGIC FRAMEWORK PLAN



SEASPRAY STRATEGY PLAN





This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.

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

The two properties will continue to drain to Council's reticulated drainage system in Centre Road. 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, i.e. it is all planted.

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

As above.

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 flood, fire or erosion.

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

Each proposed lot has ample room to accommodate loading and unloading associated with residential uses on site. As such, it will avoid creating unsafe traffic behaviour on Centre 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 residential development and has access to a full suite of reticulated services and bitumen Council road in excellent condition. It is located within 2km of a public bus stop, passive and active recreation facilities, convenience shopping and a primary school. So, the proposed density strikes the appropriate balance.

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

All surrounding lots are used for residential purposes. There may be some opportunities for further development in future, given the size of proposed Lot 1.

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 standard density lots in this part of Seaspray.

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 pits in Centre Road.

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

The subject site is effectively devoid of significant vegetation, noting that the only trees thereon are planted and exotic. Hence, the proposed development is not fettered.

The density of the proposed development.

The proposed subdivision will not change the density of development, as it does not increase the number of lots.

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 above.

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

The proposed subdivision relies upon Centre Road for access, with the existing crossover used to provide access to proposed Lot 2. Given the high quality construction of this road, the access arrangement is appropriate and can amply accommodate safe and efficient vehicle movements.

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

The proposed subdivision doesn't include any public thoroughfares. Centre 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 subdivision 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 going 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. Likewise, the existing dwelling will be set back 900mm from the new boundary. Hence, it meets the Building Code setback requirements designed to avoid the risk of fire spreading.

The provision of off-street parking.

As shown opposite, each proposed lot retains ample 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 and gas.

As shown previously, the land enjoys access to a full suite of reticulated services.

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 shown below, the land has access to a reticulated sewer main within Centre Road.

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.

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

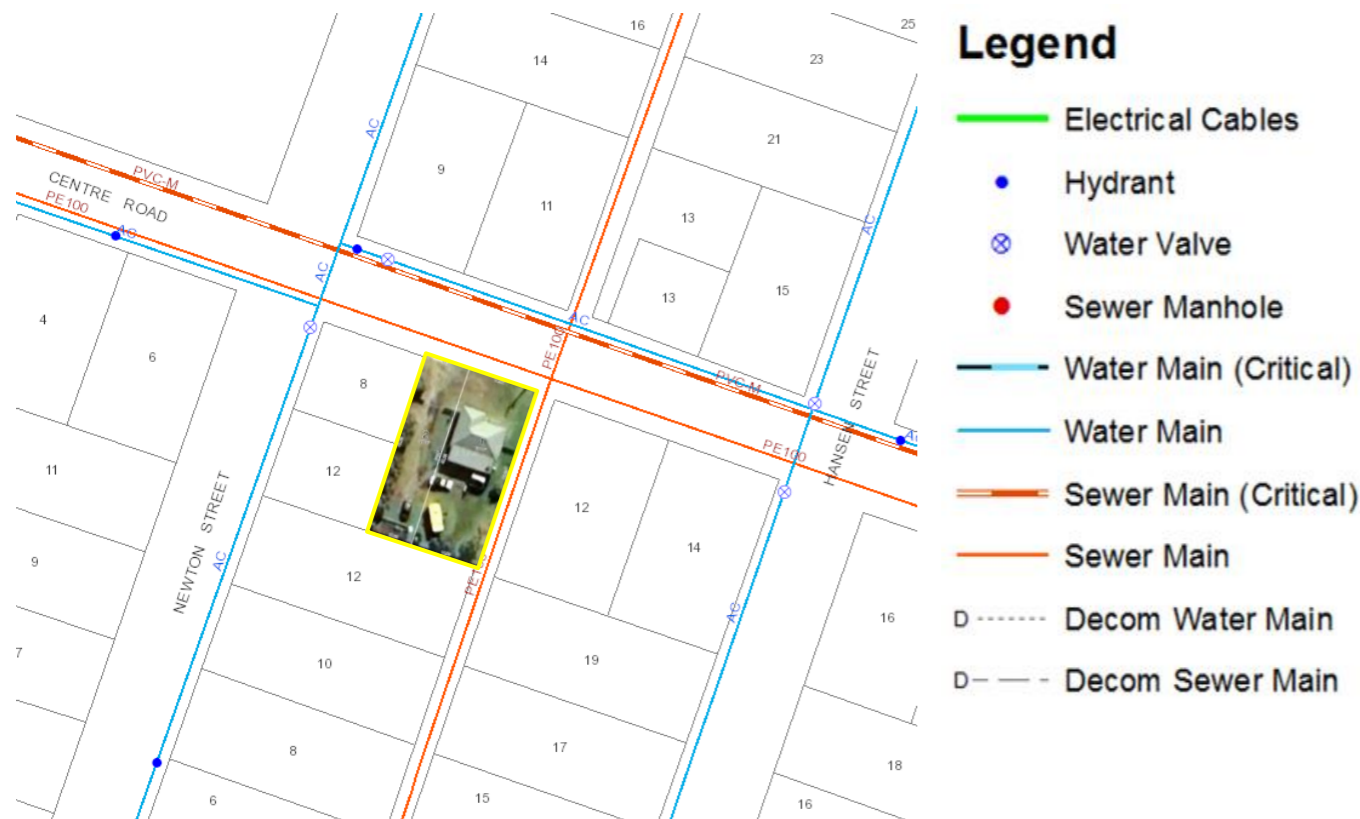
The proposed subdivision will only add 10 additional vehicle movements onto Centre Road. This road has ample capacity to handle this extra traffic.

This document has been copied and made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.



PLANS SHOWING NEARBY RETICULATED WATER & SEWER MAINS RELATIVE TO THE 2 PROPOSED LOTS



PLAN SHOWING NEARBY RETICULATED ELECTRICAL SUPPLY RELATIVE TO THE 2 PROPOSED LOTS

