



**Murrindindi**  
Shire Council

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

<b><i>The land affected by the application is located at:</i></b>	<b>7 Paynes Avenue ALEXANDRA, (Lot: 2 PS: 525296)</b>
<b><i>The application is for a permit to:</i></b>	<b>2 lot subdivision</b>
<b><i>The applicant for the permit is:</i></b>	<b>Millar Merrigan Land Development Consultants</b>
<b><i>The application reference number is:</i></b>	<b>2023/176</b>
<b><i>You may look at the application and any documents that support the application by visiting our website via the following web address:</i></b>	<b><a href="http://www.murrindindi.vic.gov.au/PlanningComment">www.murrindindi.vic.gov.au/PlanningComment</a></b>

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

An objection must be sent to the responsible authority in writing, with the full name and postal address of the objector and include the reasons for the objection, and state how the objector would be affected.

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

<b><i>The responsible authority will not decide on the application before:</i></b>	<b>22 March 2024</b>
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If you object, the responsible authority will tell you its decision.

The planning unit can be contacted on (03) 5772 0333 or [planning@murrindindi.vic.gov.au](mailto:planning@murrindindi.vic.gov.au).



Planning Enquiries  
Phone: (03) 5772 0317  
Email: [planning@murrindindi.vic.gov.au](mailto:planning@murrindindi.vic.gov.au)  
Web: [www.murrindindi.vic.gov.au](http://www.murrindindi.vic.gov.au)

#### Office Use Only

VicSmart?

☐ YES

☐ NO

Specify class of VicSmart application:

Application No.:

Date Lodged: / /

Clear Form

## Application for a Planning Permit

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

Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the *Planning and Environment Act 1987*. If you have any concerns, please contact Council's planning department.

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

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

Click for further information.

### Application Type

Is this a VicSmart application?\*

☐ No ☐ Yes

If yes, please specify which

VicSmart class or classes:.....

If the application falls into one of the classes listed under Clause 92 or the schedule to Clause 94, it is a VicSmart application.

### Pre-application Meeting

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

☐ No ☐ Yes

If 'Yes', with whom?:

Date:

day / month / year

### The Land

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

Street Address \*

Unit No.:

St. No.:

St. Name:

Suburb/Locality:

Postcode:

Formal Land Description \*

Complete either A or B.

This information can be found on the certificate of title.

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

A

Lot No.:

☐ Lodged Plan

☐ Title Plan

☐ Plan of Subdivision

No.:

OR


B


Crown Allotment No.:


Section No.:


Parish/Township Name:

## The Proposal


 You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.

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

 Provide additional information about the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist; and if required, a description of the likely effect of the proposal.

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

Cost \$


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

If the application is for land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of the development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application. Visit [www.sro.vic.gov.au](http://www.sro.vic.gov.au) for information.

## Existing Conditions

**Describe how the land is used and developed now \***

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


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

## Title Information

**Encumbrances on title \***

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

- ☐ Yes (If 'yes' contact Council for advice on how to proceed before continuing with this application.)
- ☐ No
- ☐ Not applicable (no such encumbrance applies).

 Provide a full, current copy of the title for each individual parcel of land forming the subject site. The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments', for example, restrictive covenants.

Provide details of the applicant and the owner of the land.

### **Applicant \***

The person who wants the permit.

Please provide at least one contact phone number \*

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

### **Owner \***

The person or organisation who owns the land

Where the owner is different from the applicant, provide the details of that person or organisation.

Name:		
Title:	First Name:	Surname:
Organisation (if applicable):		
Postal Address:		If it is a P.O. Box, enter the details here:

Contact information for applicant OR contact person below

<b>Contact person's details*</b>			Same as applicant
Name:			
Title:	First Name:	Surname:	
Organisation (if applicable):			
Postal Address:		If it is a P.O. Box, enter the details here:	
Unit No.:	St. No.:	St. Name:	
Suburb/Locality:		State:	Postcode:

Name:			Same as applicant
Title:	First Name:	Surname:	
Organisation (if applicable):			

## Information requirements


Is the required information provided?

<input type="radio"/> Yes	<input type="radio"/> No
---------------------------	--------------------------

Contact Council's planning department to discuss the specific requirements for this application and obtain a planning permit checklist.

## Declaration

**This form must be signed by the applicant \***

 Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.

I declare that I am the applicant; and that all the information in this application is true and correct; and the owner (if not myself) has been notified of the permit application.



## Checklist

Have you:

☐

Filled in the form completely?

☐

Paid or included the application fee?



Most applications require a fee to be paid. Contact Council to determine the appropriate fee.



Provided all necessary supporting information and documents?

☐

A full, current copy of title information for each individual parcel of land forming the subject site.

☐

A plan of existing conditions.

☐

Plans showing the layout and details of the proposal.

☐

Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.

☐

If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).

☐

If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.

☐

Completed the relevant council planning permit checklist?

☐

Signed the declaration above?

## Need help with the Application?

If you need help to complete this form, read More Information at the end of this form.

For help with a VicSmart application see Applicant's Guide to Lodging a VicSmart Application at [www.planning.vic.gov.au](http://www.planning.vic.gov.au)

General information about the planning process is available at [www.planning.vic.gov.au](http://www.planning.vic.gov.au)

Assistance can also be obtained from Council's planning department.

## Lodgement

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

Murrindindi Shire Council  
PO Box 138  
Alexandra VIC 3714  
Shire Offices  
Perkins Street  
Alexandra VIC 3714

**Contact information:**

Phone: (03) 5772 0317

Fax: (03) 5772 2291

Email: [planning@murrindindi.vic.gov.au](mailto:planning@murrindindi.vic.gov.au)

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

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 09290 FOLIO 201

Security no : 124110158856R  
Produced 31/10/2023 10:14 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 125586.  
PARENT TITLE Volume 02164 Folio 744  
Created by instrument H129207 27/06/1978

REGISTERED PROPRIETOR

Estate Fee Simple  
TENANTS IN COMMON  
As to 1 of a total of 2 equal undivided shares  
Sole Proprietor  
MALCOLM ERIC GILL of 42 VICKERY STREET ALEXANDRA VIC 3174  
As to 1 of a total of 2 equal undivided shares  
Sole Proprietor  
VIVIAN GAYLE THOMPSON of 42 VICKERY STREET ALEXANDRA VIC 3174  
AC141015K 19/06/2003

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AJ953473N 08/10/2012  
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 or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP125586 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: 42 VICKERY STREET ALEXANDRA VIC 3714

ADMINISTRATIVE NOTICES

NIL

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

DOCUMENT END

Delivered from the LANDATA System by Dye & Durham Terrain Pty Ltd

LP125586J  
EDITION 1

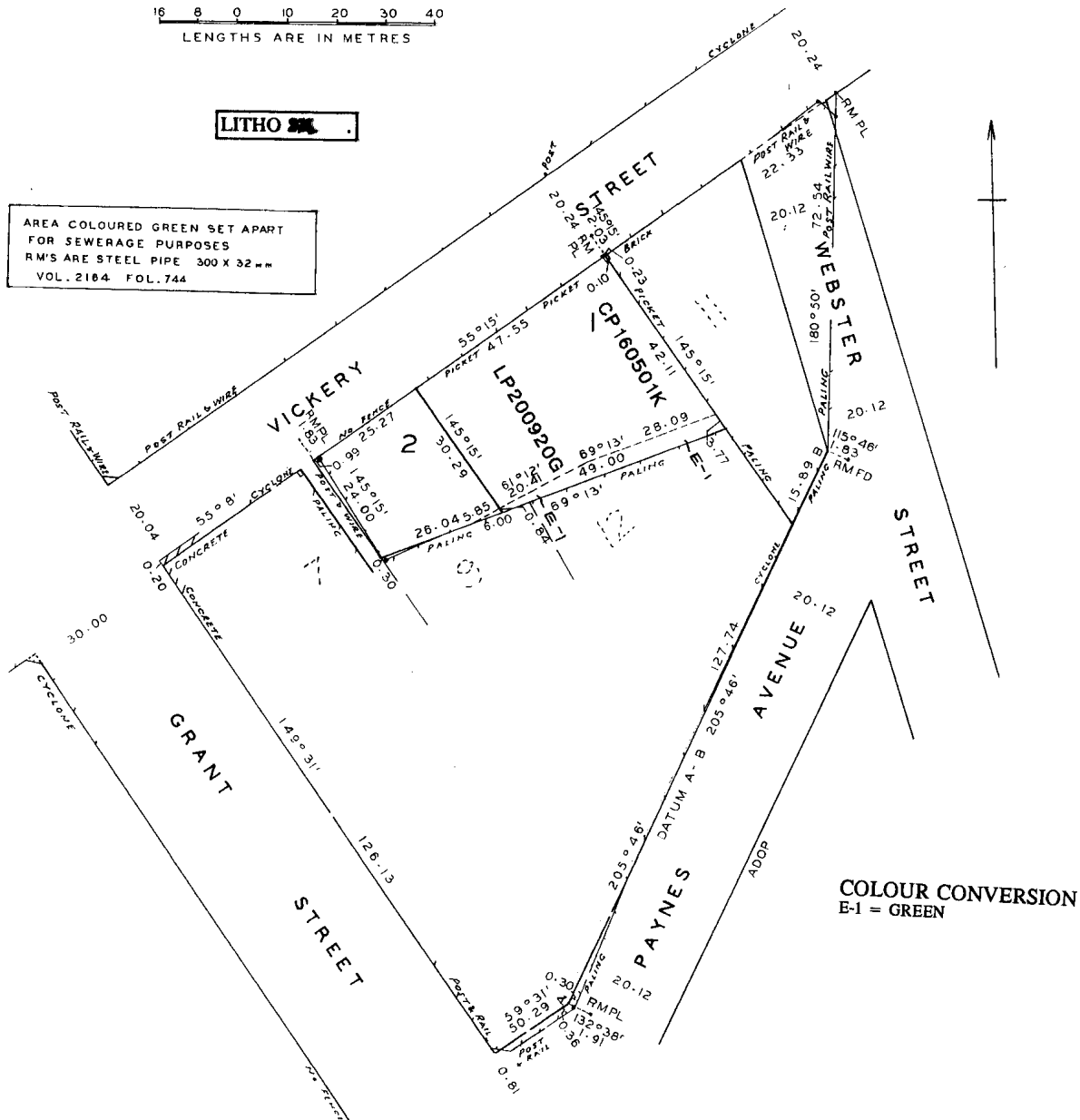
PLAN OF SUBDIVISION OF  
CROWN ALLOTMENT 8 SECTION 05  
TOWNSHIP AND PARISH OF ALEXANDRA  
COUNTY OF ANGLESEY

SCALE



LITHO 254 .

AREA COLOURED GREEN SET APART  
FOR SEWERAGE PURPOSES  
RM'S ARE STEEL PIPE 300 X 32 mm  
VOL. 2164 FOL. 744



The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

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

VOLUME 10866 FOLIO 632 Security no : 124110158855S  
Produced 31/10/2023 10:14 AM

LAND DESCRIPTION

Lot 2 on Plan of Subdivision 525296X.  
PARENT TITLES :  
Volume 07796 Folio 171 Volume 08034 Folio 786  
Created by instrument PS525296X 07/04/2005

REGISTERED PROPRIETOR

Estate Fee Simple  
Sole Proprietor  
PETER JOHN GOSCHNICK of 23 YVETTE DRIVE ROWVILLE VIC 3178  
PS525296X 07/04/2005

ENCUMBRANCES, CAVEATS AND NOTICES

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

DIAGRAM LOCATION

SEE PS525296X 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: 7 PAYNES AVENUE ALEXANDRA VIC 3714

ADMINISTRATIVE NOTICES

NIL

eCT Control 15940N COMMONWEALTH BANK OF AUSTRALIA  
Effective from 24/02/2022

DOCUMENT END

Delivered from the LANDATA System by Dye & Durham Terrain Pty Ltd

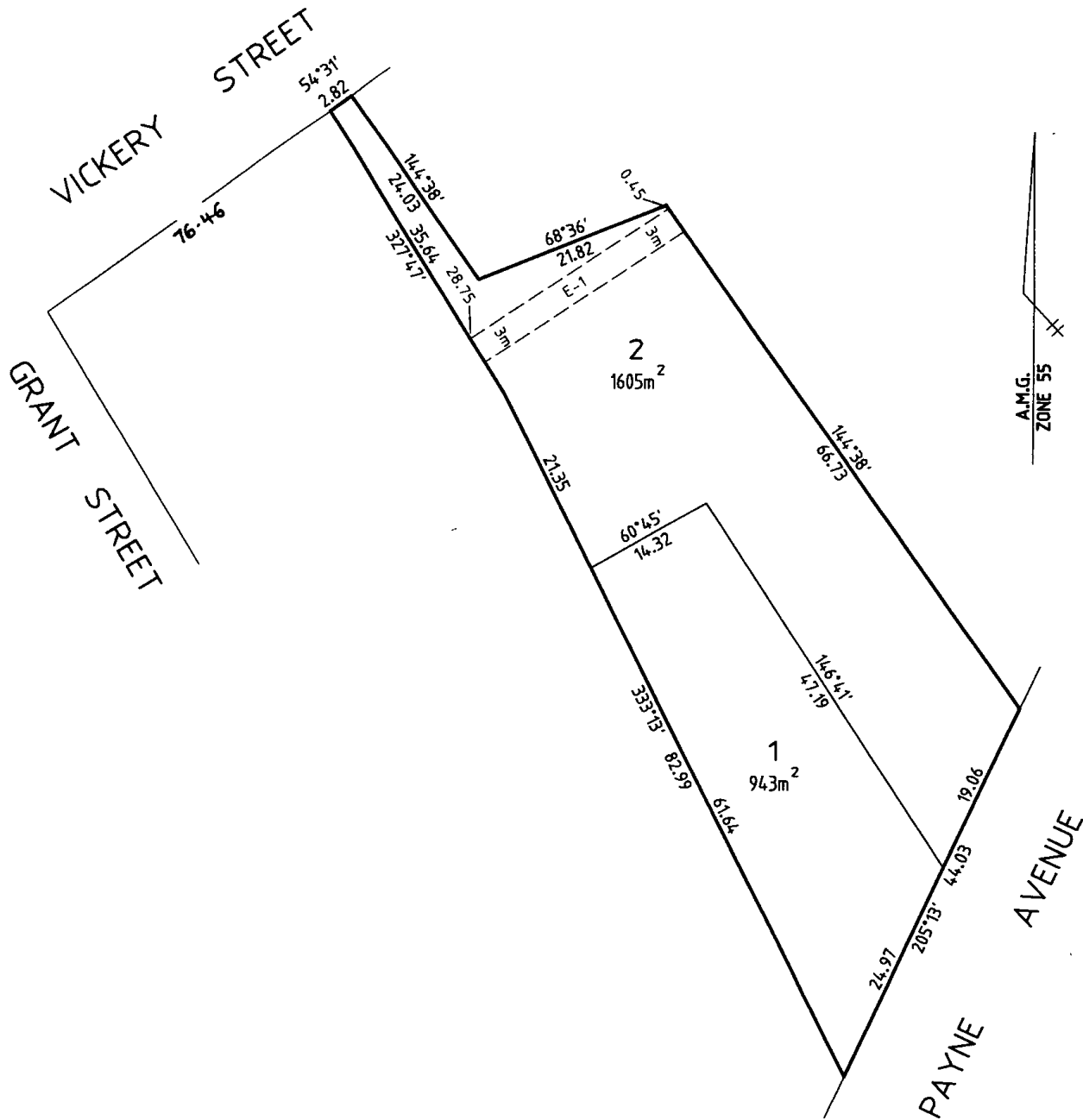
<b>PLAN OF SUBDIVISION</b>		STAGE No. _____ LTO USE ONLY _____ PLAN NUMBER _____
as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any Copyright or Privacy Laws.		
<b>LOCATION OF LAND</b>  PARISH: ALEXANDRA TOWNSHIP: ALEXANDRA  SECTION: 65  CROWN ALLOTMENT: 9 (part) CROWN PORTION: _____  TITLE REFERENCES: C/T Vol. 7796 Fol. 171 C/T Vol. 8034 Fol. 786 LAST PLAN REFERENCE/S: LOTS 1 & 2 ON L.P. 23741  POSTAL ADDRESS: No. 7-9 PAYNES AVENUE (At time of subdivision) ALEXANDRA, 3714.  AMG Co-ordinates E 385 330 ZONE 55 (of approx centre of N 5883 160 land in plan)	<b>COUNCIL CERTIFICATION AND ENDORSEMENT</b>  COUNCIL NAME : MURRINDINDI SHIRE COUNCIL REF: 3/2004/7 1. This plan is certified under section 6 of the Subdivision Act 2. <del>This plan is certified under section 11(7) of the Subdivision Act 1988</del> <del>Date of original certification under Section 6. / /</del> 3. <del>This is a statement of compliance issued under section 21 of</del> <del>the Subdivision Act 1988.</del>  OPEN SPACE (i) A requirement for public open space under section 18 of the Subdivision Act 1988 <del>has</del> / has not been made. (ii) <del>The requirement has been satisfied.</del> (iii) <del>The requirement is to be satisfied in Stage.....</del> Council Delegate <del>Council Seal</del> Date 25 / 8 / 04  <del>Re-certified under Section 11(7) of the Subdivision Act 1988.</del> <del>Council Delegate</del> <del>Council Seal</del> <del>Date / /</del>	
<b>VESTING OF ROADS AND/OR RESERVES</b>		
IDENTIFIER	COUNCIL/BODY/PERSON	
NIL	NIL	
<b>NOTATIONS</b>		
DEPTH LIMITATION	15.24 METRES	
	STAGING This is not a staged subdivision Planning permit No.	
SURVEY. THIS PLAN IS BASED ON SURVEY  THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS No.(s) 108, 130, 112 IN PROCLAIMED SURVEY AREA No.		
<b>EASEMENT INFORMATION</b>		
LEGEND	E-Encumbering Easement, Condition in Crown Grant in the Nature of an Easement or Other Encumbrance A-Appurtenant Easement R-Encumbering Easement (Road)	
SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO THE LOTS ON THIS PLAN		
Subject Land	Purpose	Width (Metres)
Origin	Land Benefited/In Favour Of	
E-1	PIPELINES OR ANCILLARY PURPOSES	3m
	THIS PLAN - SEC. 61 OF THE WATER INDUSTRY ACT 1994	GOULBURN VALLEY REGION WATER AUTHORITY
RECEIVED <input checked="" type="checkbox"/>		
DATE 30/03 / 2005		
LTO USE ONLY PLAN REGISTERED TIME 11:13 AM DATE 07/04 / 2005  <i>B. Greenland.</i> Assistant Registrar of Titles		
SHEET 1 OF 2 SHEETS		
<b>RODNEY AUJARD and ASSOCIATES</b> Licensed Land Surveyors 311 BURWOOD ROAD, HAWTHORN, 3122 ph. 9815 1155 fax. 9815 1115 37 GRANT STREET, ALEXANDRA, 3714. ph. 5772 1530 EMAIL aujard@smart.net.au		LICENSED SURVEYOR JOHN F. EGAN  SIGNATURE _____ DATE 7 / 6 / 04  REF 14992 VERSION 2
		DATE 25 / 08 / 04 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE A3

PLAN OF SUBDIVISION

STAGE No.

PLAN NUMBER

PS 525286-X



RODNEY AUJARD and ASSOCIATES

Licensed Land Surveyors

311 BURWOOD ROAD, HAWTHORN, 3122.

ph. 9815 1155 fax. 9815 1115

37 GRANT STREET, ALEXANDRA, 3714. ph.5772 1530

EMAIL aujard@smart.net.au

SCALE

5 0 5 10 15 20 25

LENGTHS ARE IN METRES

ORIGINAL

SCALE

1500

SHEET  
SIZE

A3

LICENSED SURVEYOR

JOHN F. EGAN

SIGNATURE

DATE 7/6/04

REF 14992

VERSION 2

SHEET 2 OF 2 SHEETS

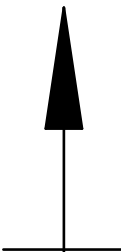
DATE 25/08/04

COUNCIL DELEGATE SIGNATURE

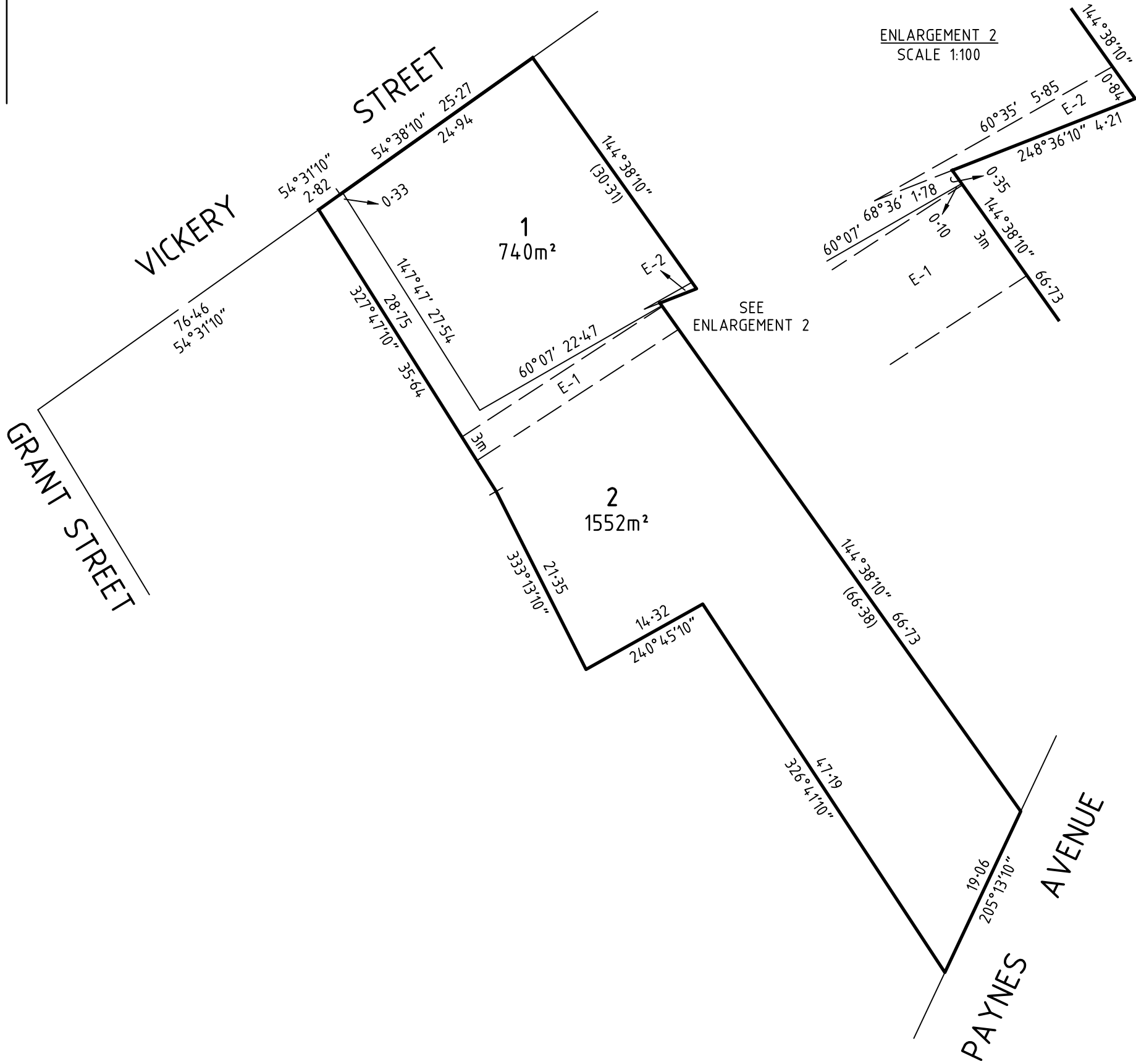
0 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 mm

PLAN OF SUBDIVISION		EDITION 1		PS917900A					
<div>LOCATION OF LAND</div> <div>PARISH &amp; TOWNSHIP: Alexandra</div> <div>SECTION: 65</div> <div>CROWN ALLOTMENT: 8 &amp; 9 (Parts)</div> <div>TITLE REFERENCE: Vol.10866 Fol.632 Vol.9290 Fol.201</div> <div>LAST PLAN REFERENCE: Lot 2 on PS525296X Lot 2 on LP125586J</div> <div>POSTAL ADDRESS: 7 Paynes Avenue &amp; 42 Vickery (at time of subdivision) Street, Alexandra 3714</div> <div>MGA CO-ORDINATES E: 385 440 ZONE: 55 (at approx centre of land N: 5883 360 GDA2020 in plan)</div>		<div>Council Name: Murrindindi Shire Council</div> <div>Council Reference Number: 3/2023/17 Planning Permit Reference: 2022/174 SPEAR Reference Number: S215996B</div> <div>Certification</div> <div>This plan is certified under section 6 of the Subdivision Act 1988</div> <div>Statement of Compliance</div> <div>This is a statement of compliance issued under section 21 of the Subdivision Act 1988</div> <div>Public Open Space</div> <div>A requirement for public open space under section 18 or 18A of the Subdivision Act 1988 has not been made</div> <div>Digitally signed by: Cameron Fraser for Murrindindi Shire Council on 14/09/2023</div>							
VESTING OF ROADS AND/OR RESERVES		NOTATIONS							
<table><tr><td>IDENTIFIER</td><td>COUNCIL/BODY/PERSON</td></tr><tr><td>NIL</td><td>NIL</td></tr></table>		IDENTIFIER	COUNCIL/BODY/PERSON	NIL	NIL				
IDENTIFIER	COUNCIL/BODY/PERSON								
NIL	NIL								
NOTATIONS									
DEPTH LIMITATION A DEPTH LIMITATION OF 15.24m APPLIES TO V.10866 F.632									
SURVEY: This plan is based on survey									
STAGING This is not a staged subdivision.  Planning Permit No. 2022/174  This survey has been connected to permanent marks No(s). 54, 91, 104, 108, 112, 113, 130 & 145 In Proclaimed Survey Area No. ---									
EASEMENT INFORMATION									
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)									
Section 12(2) of the Subdivision Act 1988 applies to all of the land in this plan.									
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of					
E-1	PIPELINES OR ANCILLARY PURPOSES	3	PS525296X - SECTION 61 OF THE WATER INDUSTRYACT 1994	GOUBURN VALLEY REGION WATER AUTHORITY					
E-2	SEWERAGE	SEE PLAN	LP125586J	LOTS ON LP125586J					
<div>Millar   Merrigan</div> <div>Land Development Consultants</div> <div>M(03) 8720 9500 R (03) 5134 8611 www.millarmerrigan.com.au survey@millarmerrigan.com.au SAI GLOBAL Quality ISO 9001</div>		SURVEYOR'S REF:29053S1 26/06/2023		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 2				
		Digitally signed by: Jamie Ollerenshaw Cook, Licensed Surveyor, Surveyor's Plan Version (1), 07/09/2023, SPEAR Ref: S215996B							

PS917900A



MGA2020 ZONE 55



SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES
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ORIGINAL SHEET SIZE: A3	SHEET 2
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**Millar | Merrigan**

M(03) 8720 9500 R (03) 5134 8611  
www.millarmerrigan.com.au  
survey@millarmerrigan.com.au  
SAI GLOBAL Quality ISO 9001

Land Development Consultants  
Millar & Merrigan Pty Ltd ACN 005 541 668  
**Metro** 2/126 Merrindale Drive, Croydon 3136  
**Regional** 156 Commercial Road, Morwell 3840  
**Mail** PO Box 247 Croydon, Victoria 3136

SURVEYOR'S REF: 29053S1 26/06/2023

Digitally signed by: Jamie Ollerenshaw Cook, Licensed  
Surveyor,  
Surveyor's Plan Version (1),  
07/09/2023, SPEAR Ref: S215996B

Digitally signed by:  
Murrindindi Shire Council,  
14/09/2023,  
SPEAR Ref: S215996B





1 Existing dwelling is well located and suitable for retention. This will assist in provision of affordable housing and sustainable development by utilising existing infrastructure.



2 The overall site is generous in size and well suited to future infill residential development.



3 Overlooking constraint of the adjacent dwelling at number 46 Vickery Street.



4 Multiple large recreation reserves located in close proximity to the site featuring playgrounds, walking tracks, tennis courts and multi use courts.

**NEIGHBOURHOOD CHARACTER:**  
Residential neighbourhood with a mix of original lot sizes and an increasing amount of subdivided lots. Lot sizes vary with no particular pattern that warrants preservation. Commercial areas of Alexandria are available to the south and the west of the site.

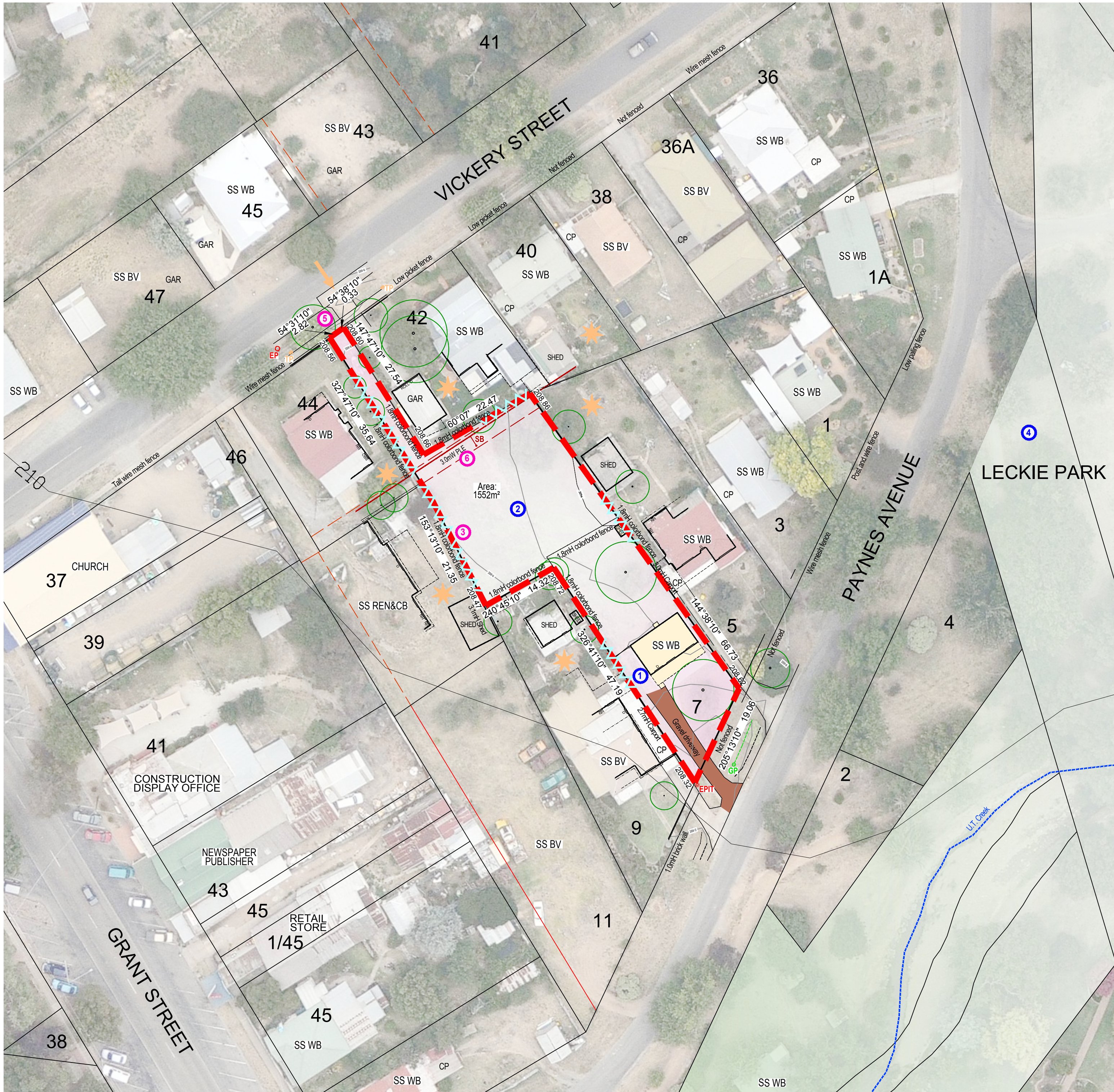
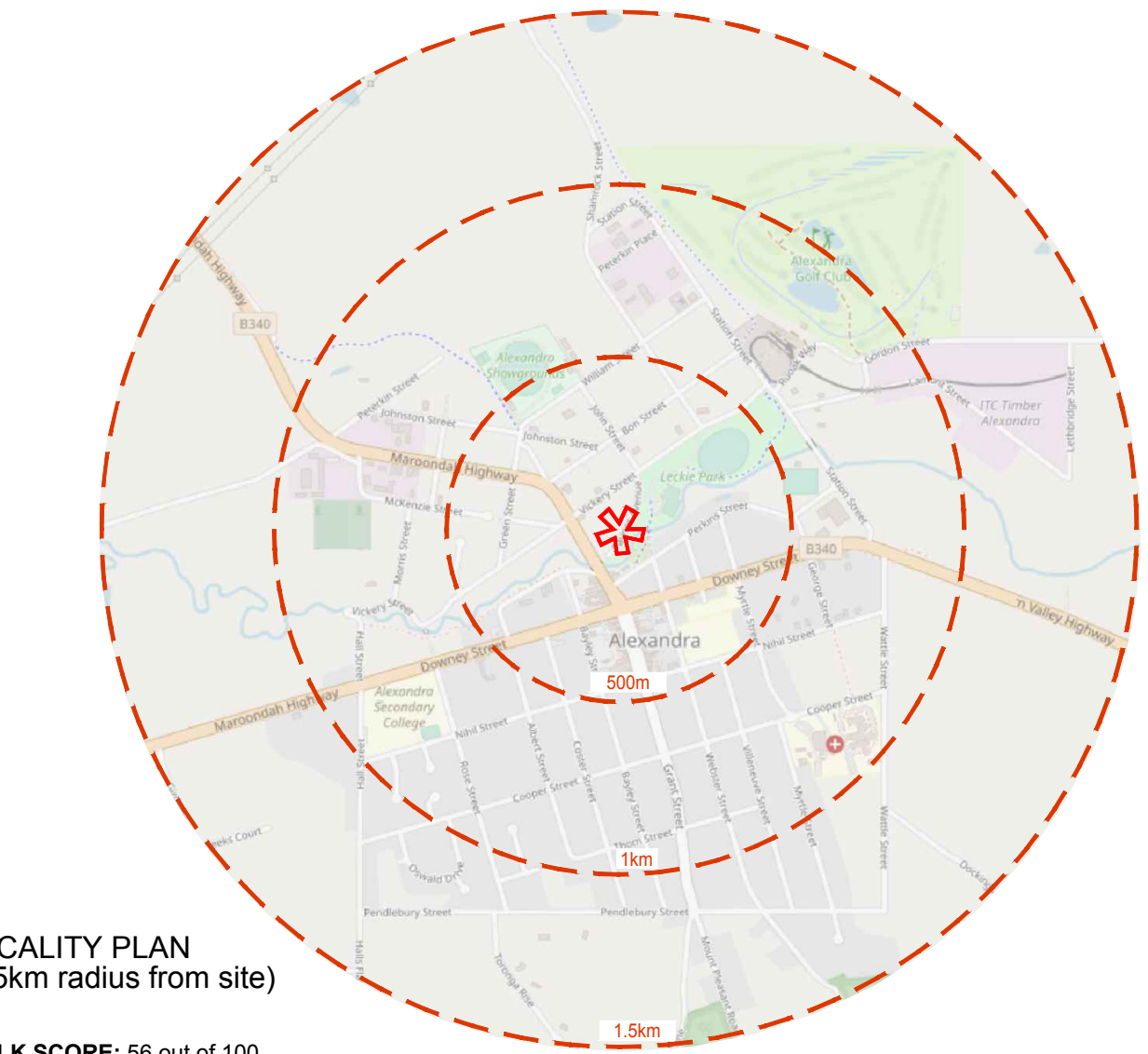
**BUILT FORM & SCALE:**  
-A mix of single storey designs dating from 1940's to current day.  
-Dwellings are detached.  
-Walls on one side boundary, particularly in newer developments.  
-Roofs are generally pitched in tiles or Colorbond, with some newer builds utilising a skillion roof style.  
-Car parking structures are generally located within rear yards or attached to the sides of dwellings.  
-Architecture is generally simplistic and large windows dominate frontages.

**SLOPE, VIEWS & NOISE:**  
-Topography across the neighbourhood is flat.  
-The site is generally flat, falling less than 0.5m from north to south.  
-No known cut or fill.  
-No known contaminated soil.  
-There are views to the site from Leckie Park.  
-No significant views from the site.  
-There are no significant noise or odour sources present.

**VEGETATION:**  
- The site is mostly void of any vegetation being mostly laid to lawn and features three medium sized canopy trees.

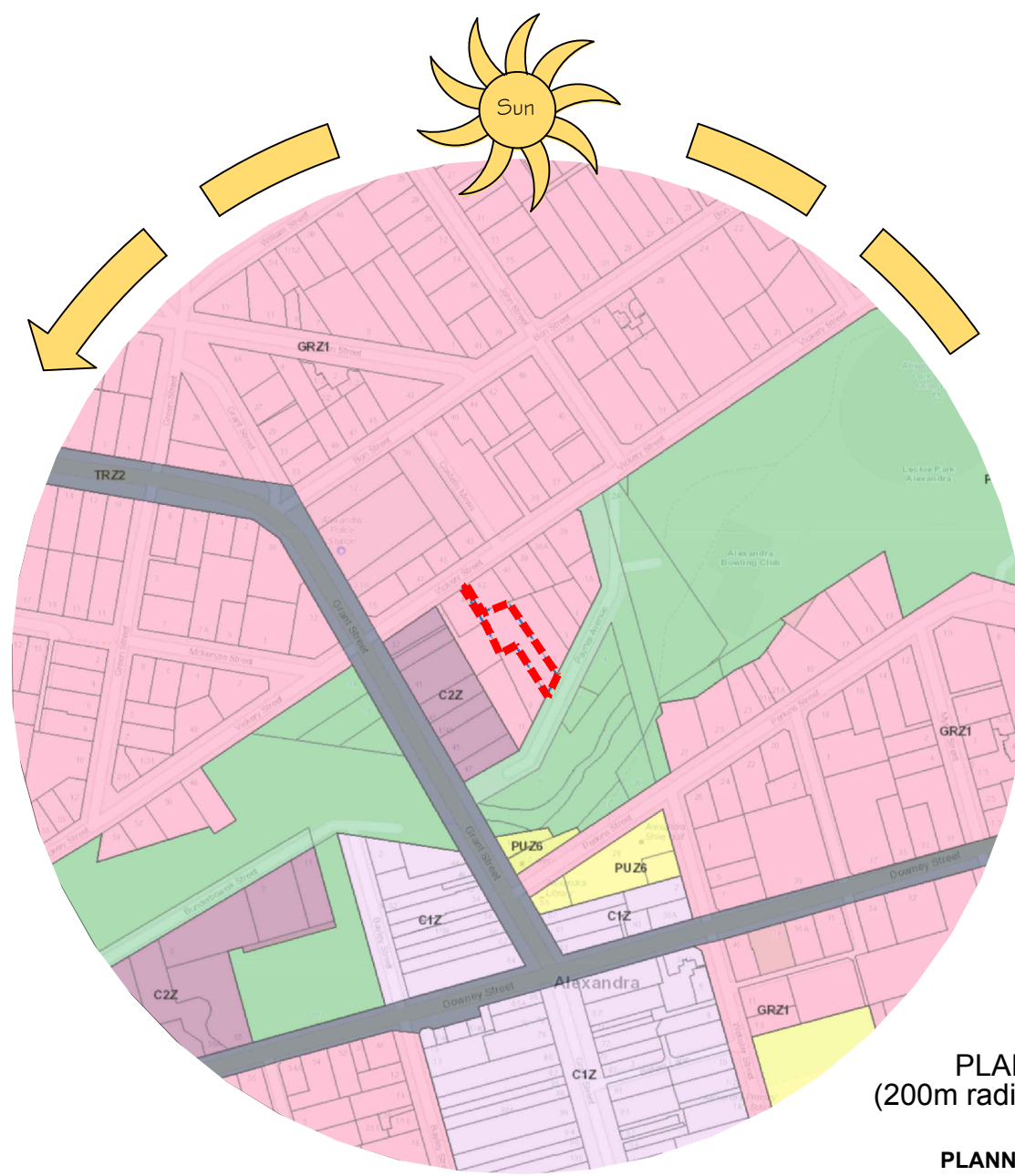
**LEGEND**

1	Opportunity	--- --	Easement, sewer line
2	Constraint	SS BV WB	Single storey, brick veneer, weatherboard, render, colorbond, approximate front setback.
★	Secluded private open space	REN CB	Non-habitable window (NH), habitable window, door (D), obscured window (OBS).
~~~~~	Potential for overlooking neighbouring private open space/habitable windows	SB 9m	Garage, carport, garage door, roller door
•	Trees	NH D OBS	Garage, carport, garage door, roller door
EPIT	Service: electricity pit, electricity pole, sewer branch, grated pit, telstra pit	SS BV WB	Non-habitable window (NH), habitable window, door (D), obscured window (OBS).
SB		REN CB	Garage, carport, garage door, roller door
TP		SB 9m	Garage, carport, garage door, roller door



5 Location and width of drainage and sewerage easement provides a significant designs constraint to future development.

6 3m wide pipeline easement could pose a constraint to development.



**PLANNING MAP**  
(200m radius from site)

**PLANNING CONTROLS:**  
General Residential Zone - Schedule 1 (GRZ1)  
Aboriginal Cultural Heritage Area

Millar & Merrigan authorize the use of this drawing only for the purpose described by the status stamp shown below. This drawing should be read in conjunction with all relevant contracts, specifications, reports & drawings.  
© Millar & Merrigan Pty. Ltd.

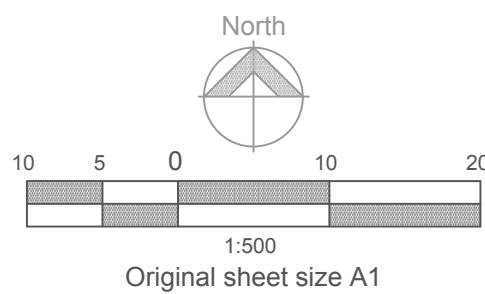
**FOR APPROVAL**

1	Submitted to council as part of planning application	NMAUSLY	JH	December 2023
No.	Revision Description	Drawn	Checked	Date

**Millar | Merrigan**  
Land Development Consultants

M(03) 8720 9500 R(03) 5134 8611  
www.millarmerrigan.com.au  
admin@millarmerrigan.com.au  
SAI GLOBAL Quality ISO 9001

**Millar & Merrigan Pty Ltd** ACN 005 541 668  
Metro 2/126 Merrindale Drive, Croydon 3136  
Regional 156 Commercial Road, Morwell 3840  
Mail PO Box 247 Croydon, Victoria 3136



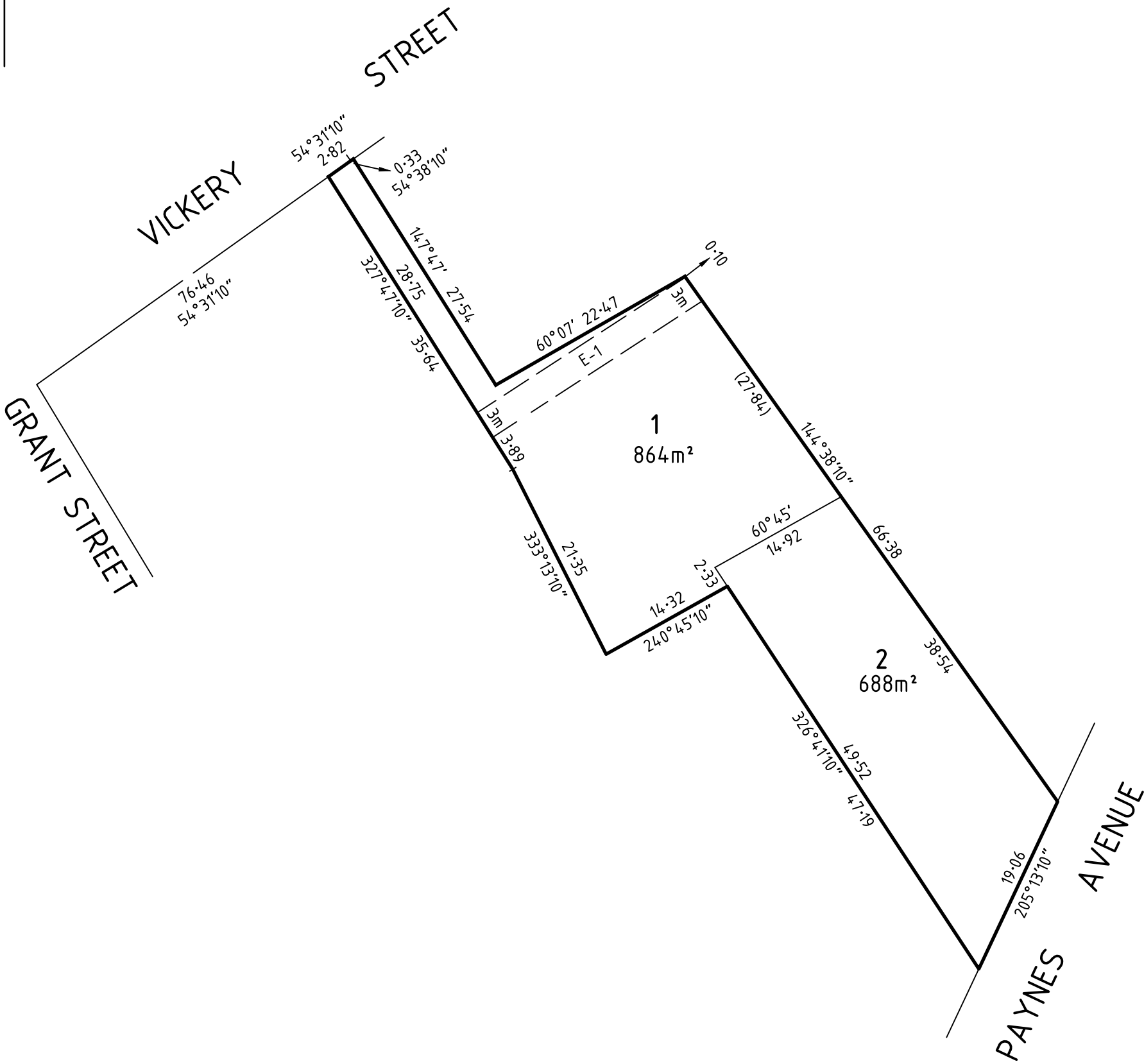
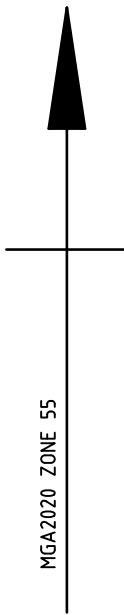
**SITE & CONTEXT DESCRIPTION**  
**PROPOSED DEVELOPMENT**  
7 Paynes Avenue, Alexandria  
Murrindindi Shire Council

29053P1  
SHEET 1 OF 1



PLAN OF SUBDIVISION		EDITION 1		PS921044T	
LOCATION OF LAND		Murrindindi Shire Council			
PARISH & TOWNSHIP: Alexandra					
SECTION: 65					
CROWN ALLOTMENT: 8 & 9 (Parts)					
TITLE REFERENCE: Vol. Fol.					
LAST PLAN REFERENCE: Lot 2 on PS917900A					
POSTAL ADDRESS: (at time of subdivision) 7 Paynes Avenue, Alexandra 3714					
MGA CO-ORDINATES (at approx centre of land in plan)					
E: 385 440		ZONE: 55			
N: 5883 360		GDA2020			
VESTING OF ROADS AND/OR RESERVES		NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON			
NIL		NIL			
NOTATIONS					
DEPTH LIMITATION A DEPTH LIMITATION OF 15.24m APPLIES TO V.10866 F.632					
SURVEY: This plan is based on survey					
STAGING This is not a staged subdivision.					
Planning Permit No. ---					
This survey has been connected to permanent marks No(s). 54, 91, 104, 108, 112, 113, 130 & 145					
In Proclaimed Survey Area No. ---					
EASEMENT INFORMATION					
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)					
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of	
E-1	PIPELINES OR ANCILLARY PURPOSES	3	PS525296X - SECTION 61 OF THE WATER INDUSTRYACT 1994	GOULBURN VALLEY REGION WATER AUTHORITY	
Millar   Merrigan		SURVEYOR'S REF:29053S2		10/10/2023	ORIGINAL SHEET SIZE: A3
Land Development Consultants		LICENSED SURVEYOR		SHEET 1 OF 2	
M(03) 8720 9500 R (03) 5134 8611		J Ollerenshaw Cook			
www.millarmerrigan.com.au		VERSION NO. 1			
survey@millarmerrigan.com.au		This is not a digitally signed plan.			
SAI GLOBAL Quality ISO 9001					
Millar & Merrigan Pty Ltd ACN 005 541 668					
Metro 2/126 Merrindale Drive, Croydon 3136					
Regional 156 Commercial Road, Morwell 3840					
Mail PO Box 247 Croydon, Victoria 3136					

PS921044T



SCALE 1:500	5 0 5 10 15 20 LENGTHS ARE IN METRES
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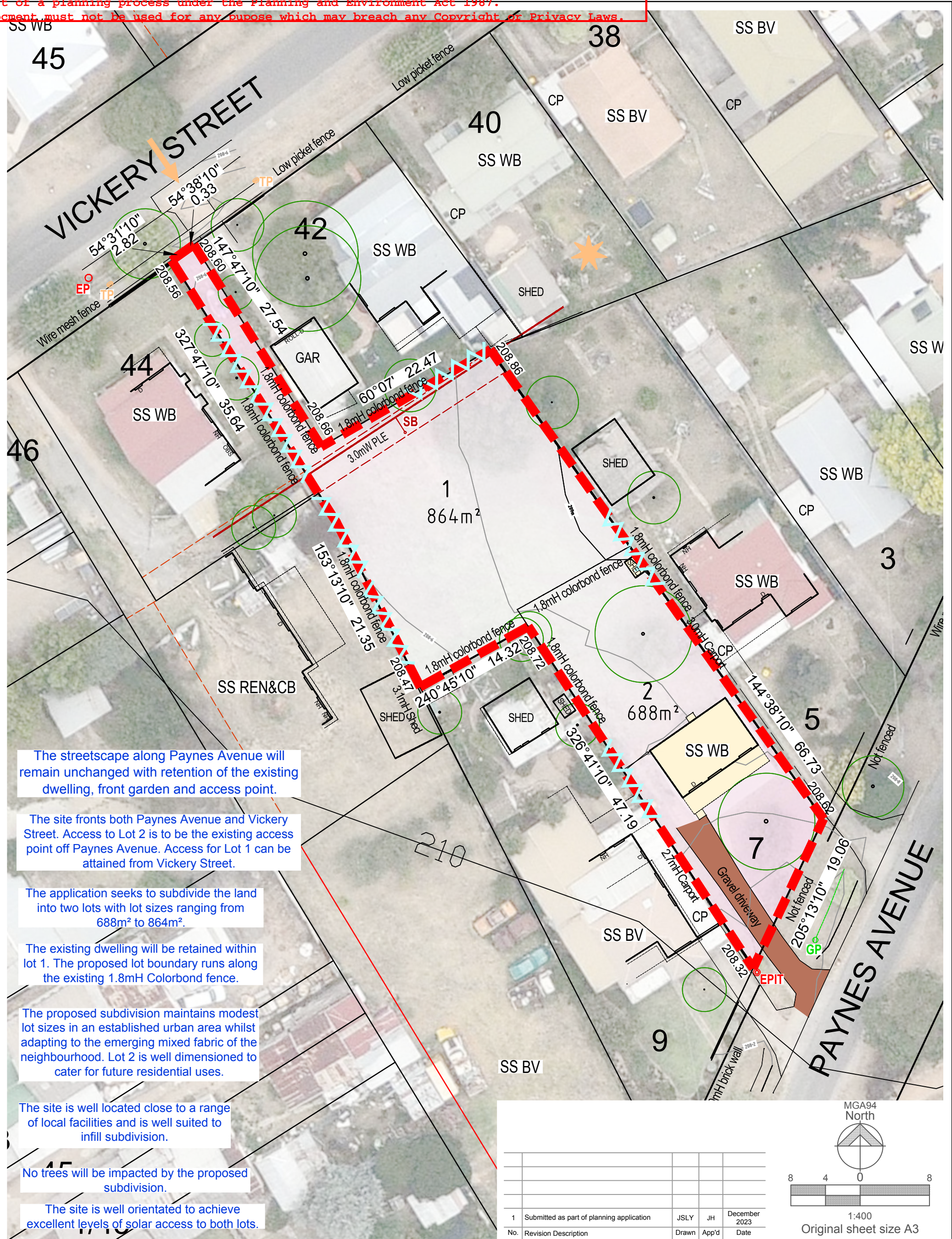
SURVEYOR'S REF: 29053S2 10/10/2023

LICENSED SURVEYOR  
J Ollerenshaw Cook VERSION NO. 1  
This is not a digitally signed plan.

ORIGINAL SHEET  
SIZE: A3

SHEET 2





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FOR APPROVAL

Millar | Merrigan

Land Development Consultants

Civil Engineering  
Land Surveying  
Landscape Architecture  
Project Management  
Town Planning  
Urban Design

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# DESIGN RESPONSE PLAN

## PROPOSED SUBDIVISION

7 Paynes Avenue, Alexandra  
Murrindindi Shire Council

29053P3

VERSION 1  
SHEET 1 OF 1



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## Residential Subdivision (Clause 56)

Purpose:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To create livable and sustainable neighbourhoods and urban places with character and identity;
- To achieve residential subdivision outcomes that appropriately respond to the site and its context for:
  - Metropolitan Melbourne growth areas;
  - Infill sites within established residential areas; and
  - Regional cities and towns.

To ensure residential subdivision design appropriately provides for:

- Policy implementation;
- Livable and sustainable communities;
- Residential lot design;
- Urban landscape;
- Access and mobility management;
- Integrated water management;
- Site management; and
- Utilities.

Pursuant to this clause, an application to subdivide land must meet all of the objectives included in the clauses specified in the zone and should meet all of the standards included in the clauses specified in the zone.

### CLAUSE 56 ASSESSMENT - 2 LOTS

#### STANDARD C6: Neighbourhood character

Response:

- The proposal respects the existing neighbourhood character, which provides a variety of lot sizes and shapes, and provides 2 new lots, whilst responding to the features of the site.

✓ Standard  
✓ Objective

#### STANDARD C8: Lot area and building envelopes

Response:

- The proposed lots are 864sqm and 688sqm and can easily accommodate the existing dwelling and car parking facilities on lot 2, whilst providing a new lot, which is of ample size for the siting of a new dwelling and other associated services, such as access, car parking and private open space, given this a building envelope was not considered necessary.
- The density of 1:776sqm is appropriate.

✓ Standard  
✓ Objective

#### STANDARD C9: Solar orientation of lot

Response:

✓ Standard  
✓ Objective

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<ul style="list-style-type: none"> <li>Given the generous size of each lot adequate solar access is achieved.</li> </ul>	
<b>STANDARD C11: Common area</b>	
<b>Response:</b> <ul style="list-style-type: none"> <li>No common area is proposed.</li> </ul>	✓ N/A
<b>STANDARD C21: Lot access</b>	
<b>Response:</b> <ul style="list-style-type: none"> <li>The existing dwelling will continue to utilise the existing access arrangements from Paynes Avenue. Proposed Lot 2 will be provided with access from Vickery Street.</li> <li>A recent boundary realignment between the subject site and neighbouring 42 Vickery Street is presently at Statement of Compliance, this ensured the new accessway at 7 Paynes Avenue of Vickery Street for Lot 2, would have a width of 3.15 metres, to allow for the minimum required 3 metre wide driveway down the access shaft.</li> </ul>	✓ Standard ✓ Objective
<b>STANDARD C22: Drinking water supply</b>	
<b>Response:</b> <ul style="list-style-type: none"> <li>Reticulated water is currently available to the site and can be utilised to service the new lot, making more efficient use of existing infrastructure.</li> </ul>	✓ Standard ✓ Objective
<b>STANDARD C23: Reused and recycled water</b>	
<b>Response:</b> <ul style="list-style-type: none"> <li>Lot 2 can be provided with a water tank for the use of recycled water for irrigation, and to reduce the dependency on potable water, if considered necessary by the responsible authority.</li> </ul>	✓ Standard ✓ Objective
<b>STANDARD C24: Waste water management</b>	
<b>Response:</b> <ul style="list-style-type: none"> <li>The subject site has reticulated sewer available and will be connected to the new lot.</li> </ul>	✓ Standard ✓ Objective
<b>STANDARD C25: Stormwater management</b>	
<b>Response:</b> <ul style="list-style-type: none"> <li>All minor drainage will be designed and installed to Council's requirements.</li> <li>Water tank can be used on lot 1 to reduce impact to Council drainage, if considered necessary by the responsible authority.</li> <li>It is submitted that the proposal will not result in damage or inconvenience to residents from urban run-off.</li> </ul>	✓ Standard ✓ Objective
<b>STANDARD C26: Site management</b>	

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<b>Response:</b> <ul style="list-style-type: none"><li>The site will be managed to the satisfaction of the responsible authority prior to and during any construction works.</li></ul>	<b>✓ Standard</b> <b>✓ Objective</b>
<b>STANDARD C27: Shared trenching</b>	
<b>Response:</b> <ul style="list-style-type: none"><li>Any new servicing will utilise shared trenching where possible.</li></ul>	<b>✓ Standard</b> <b>✓ Objective</b>
<b>STANDARD C28: Electricity, telecommunications and gas</b>	
<b>Response:</b> <ul style="list-style-type: none"><li>Services that are available to the site will be supplied to each lot in accordance with the requirements of the relevant authorities.</li></ul>	<b>✓ Standard</b> <b>✓ Objective</b>
<p>NB: Some matters covered by the objectives and standards can occur after a permit for the subdivision has been issued, through a condition of permit.</p> <p>Considering some matters at a later date allows planning assessment to occur at an appropriate time in the design and construction process and can provide for faster, more cost-effective decision making.</p>	

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