




Amend a Planning Permit Application

If you need help to complete this form, read MORE INFORMATION at the end 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 questions, please contact Council's planning department.

 This form cannot be used to:

- amend a permit or part of a permit if the Victorian Civil and Administrative Tribunal (VCAT) has directed under section 85 of the Act that the responsible authority must not amend that permit or that part of the permit (as the case requires); or
- amend a permit issued by the Minister under Division 6 of Part 4 of the Act (these applications must be made to the Minister under section 971 of the Act).

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

 Click for further information.


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

Street Address *

Unit No.:	St. No.: 1599	St. Name: Whanregarwen Road
Suburb/Locality: Molesworth VIC		Postcode: 3718

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.: 3	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input checked="" type="radio"/> Plan of Subdivision	No.: 438982P
OR					
B	Crown Allotment No.:		Section No.:		
Parish/Township Name:					

Planning Permit Details

What permit is being amended?*

Planning Permit No.:	2021/150
----------------------	----------


The Amended Proposal

 You must give full details of the amendment being applied for. Insufficient or unclear information will delay your application.

What is the amendment being applied for?*

- Indicate the type of changes proposed to the permit.
- List details of the proposed changes.

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

This application seeks to amend:	
<input type="checkbox"/> What the permit allows	<input checked="" type="checkbox"/> Plans endorsed under the permit
<input checked="" type="checkbox"/> Current conditions of the permit	<input type="checkbox"/> Other documents endorsed under the permit
Details: Please see attached cover letter for details of changes.	
 Provide plans clearly identifying all proposed changes to the endorsed plans, together with: any information required by the planning scheme, requested by Council or outlined in a Council checklist; and if required, include a description of the likely effect of the proposal.	

Development Cost

Estimate cost of development*

If the permit allows **development**, estimate the cost difference between the development allowed by the permit and the development to be allowed by the amended permit.

Cost of proposed amended development:	Cost of the permitted development:	Cost difference (+ or -):
\$ 700,000	\$ 700,000	\$ 0

Insert 'NA' if no development is proposed by the permit.

You may be required to verify this estimate.

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.

Have the conditions of the land changed since the time of the original permit application? Yes No

If yes, please provide details of the existing conditions.

Provide a plan of the existing conditions if the conditions have changed since the time of the original permit application. 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.



Applicant and Owner Details

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

Applicant *

The person who wants the permit.

Name:		
Title:	First Name:	Surname:
Organisation (if applicable): Conlan Hamilton (Croydon) Pty Ltd C/ Millar Merrigan		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:	St. No.:	St. Name: PO Box 247
Suburb/Locality: Croydon	State: VIC	Postcode: 3136

Please provide at least one contact phone number *

Contact information for applicant OR contact person below	
Business phone:	Email: f
Mobile phone:	Fax:

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.

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; that all the information in this application is true and correct; that all changes to the permit and plan have been listed as part of the amended proposal and that the owner (if not myself) has been notified of the permit application.	
Signature:	Date:: 11/07/2022

Need help with the Application?

If you need help to complete this form, read More Information at the end of this form or contact Council's planning department. General information about the planning process is available at planning.vic.gov.au

Contact Council's planning department to discuss the specific requirements for this application and obtain a checklist. Insufficient or unclear information may delay your application.

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

<input type="radio"/> No	<input type="radio"/> Yes	If 'Yes', with whom?:
		Date:



Checklist

Have you:

- Filled in the form completely?
- Paid or included the application fee?
- Attached all necessary supporting information and documents?
- Completed the relevant council planning permit checklist?
- Signed the declaration above?



Please refer to the planning fee schedule for the appropriate fee.

Lodgement

Post:

Murrindindi Shire Council PO Box 138 Alexandra VIC 3714

In person:

Alexandra – 28 Perkins Street

Kinglake – 19 Whittlesea-Kinglake Road

Yea – 15 The Semi Circle

Mobile Library and Customer Service van

Visit <https://www.murrindindi.vic.gov.au/Contact-Us/Contact-Details> - for opening times and van timetable

Contact information:

Phone: (03) 5772 0333

email: customer@murrindindi.vic.gov.au

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

VOLUME 10889 FOLIO 771

Security no : 124098889894N
Produced 11/07/2022 12:23 PM

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 438982P.

PARENT TITLES :

Volume 08177 Folio 943 Volume 10370 Folio 276 Volume 10374 Folio 158

Created by instrument PS438982P 26/07/2005

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

CONLAN HAMILTON (CROYDON) PTY LTD of 30-32 HOPETOUN ROAD PARK ORCHARDS VIC
3114
AU759967X 01/09/2021

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 PS438982P 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: 1565 WHANREGARWEN ROAD MOLESWORTH VIC 3718

OWNERS CORPORATIONS

The land in this folio is affected by
OWNERS CORPORATION 1 PLAN NO. PS438982P

DOCUMENT END

PLAN OF SUBDIVISION	STAGE No.	LTO USE ONLY EDITION 1	PLAN NUMBER PS 438982P
----------------------------	-----------	----------------------------------	----------------------------------

LOCATION OF LAND

PARISH: WHANREGARWEN
 TOWNSHIP: _____
 SECTION: _____
 CROWN ALLOTMENT: 45A,46. 45,46A,43D (PART)
 CROWN PORTION: _____
 LTO BASE RECORD: DCMB
 TITLE REFERENCE/S: V10370 F276 V10374 F158
 V8177 F943

LAST PLAN REFERENCE/S: LOT 4 ON TP010492G,
 LOT 1,2,4,3 ON TP132291L, LOT 1 ON TP813472L.
 POSTAL ADDRESS: WHANREGARWEN ROAD
 (At time of Subdivision) MOLESWORTH 3718

AMG Co-ordinates E 370315 ZONE: 55
 (Of approx centre of land N 5884405
 in plan)

COUNCIL CERTIFICATION AND ENDORSEMENT

COUNCIL NAME: MURRINDINDI SHIRE COUNCIL REF: **98139**

1. This plan is certified under Section 6 of the Subdivision Act 1988
~~2. This plan is certified under Section 11(7) of the Subdivision Act 1988~~
~~Date of original certification under Section 6~~
 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988.

OPEN SPACE

(i) A requirement for open space under Section 18 of the Subdivision Act 1988 has/has not been made
~~(ii) The requirement has been satisfied~~
~~(iii) The requirement is to be satisfied in Stage~~

Council Delegate
~~Council seal~~
 Date **07/08/2000**

~~Re-certified under Section 11(7) of the Subdivision Act 1988~~
~~Council Delegate~~
~~Council seal~~
~~Date~~

VESTING OF ROADS AND/OR RESERVES

IDENTIFIER	COUNCIL/BODY/PERSON
NIL	NIL

NOTATIONS

STAGING: THIS IS NOT A STAGED SUBDIVISION
 PLANNING PERMIT: 1998/139
 DEPTH LIMITATION: 15.24m **APPLIES TO CROWN ALLOTMENT 45.**
 SURVEY: THIS PLAN IS BASED ON SURVEY

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	TRANSMISSION OF ELECTRICITY	19.40	C/E J981159	S.E.C.V.
E-2	POWERLINE	14	THIS PLAN SECTION 98 OF THE ELECTRICITY INDUSTRY ACT 2000	SPI ELECTRICITY PTY LTD

LTO USE ONLY

STATEMENT OF COMPLIANCE/
EXEMPTION STATEMENT

RECEIVED

DATE **21-07-2005**

LTO USE ONLY

PLAN REGISTERED
 TIME **9:30AM**
 DATE **26-07-2005**

B. Greenland
 Assistant Registrar of Titles

SHEET 1 OF 4 SHEETS

H.J.MACEY

- LAND DEVELOPMENT CONSULTANTS
- LAND SURVEYORS
- ENGINEERS AND PLANNERS

395 HIGH STREET, ASHBURTON 3147
 TEL (03)9885 7400 FAX. (03)9885 3900
 MOBILE.0407 849 567

LICENSED SURVEYOR ROADY JOHN MACEY

SIGNATURE DATE 12/5/2000

REF 3823 VERSION 2

DATE **07/08/2000**

COUNCIL DELEGATE SIGNATURE

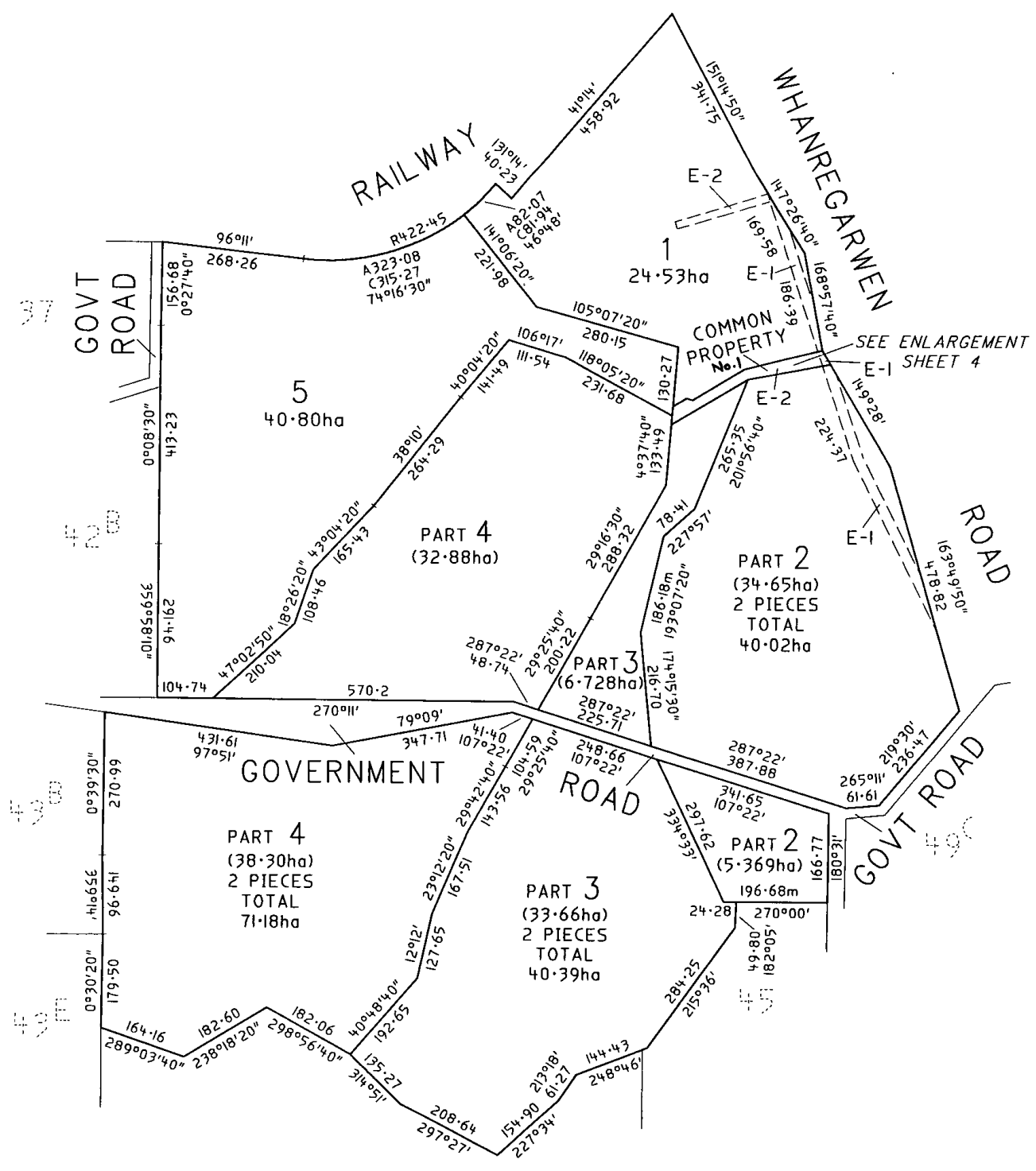
ORIGINAL SHEET SIZE A3

PS438982P

FOR CURRENT BODY CORPORATE DETAILS
SEE BODY CORPORATE SEARCH REPORT

PLAN OF SUBDIVISION	STAGE No	PLAN NUMBER PS 438982P
---------------------	----------	----------------------------------

APPROX TRUE NORTH



H.J.MACEY
 • LAND DEVELOPMENT CONSULTANTS
 • LAND SURVEYORS
 • ENGINEERS AND PLANNERS
 395 HIGH STREET, ASHBURTON 3147
 TEL (03)9885 7400 FAX (03)9885 3900
 MOBILE 0407 849 567

ORIGINAL	SCALE	LICENSED SURVEYOR	ROADY JOHN MACEY	SHEET 3 OF 4 SHEETS
SCALE SHEET SIZE 1:8000 A3	80 0 80 160 240 320 LENGTHS ARE IN METRES	SIGNATURE	DATE 12/5/2000 VERSION 2	DATE <u>07/08/2000</u> COUNCIL DELEGATE SIGNATURE

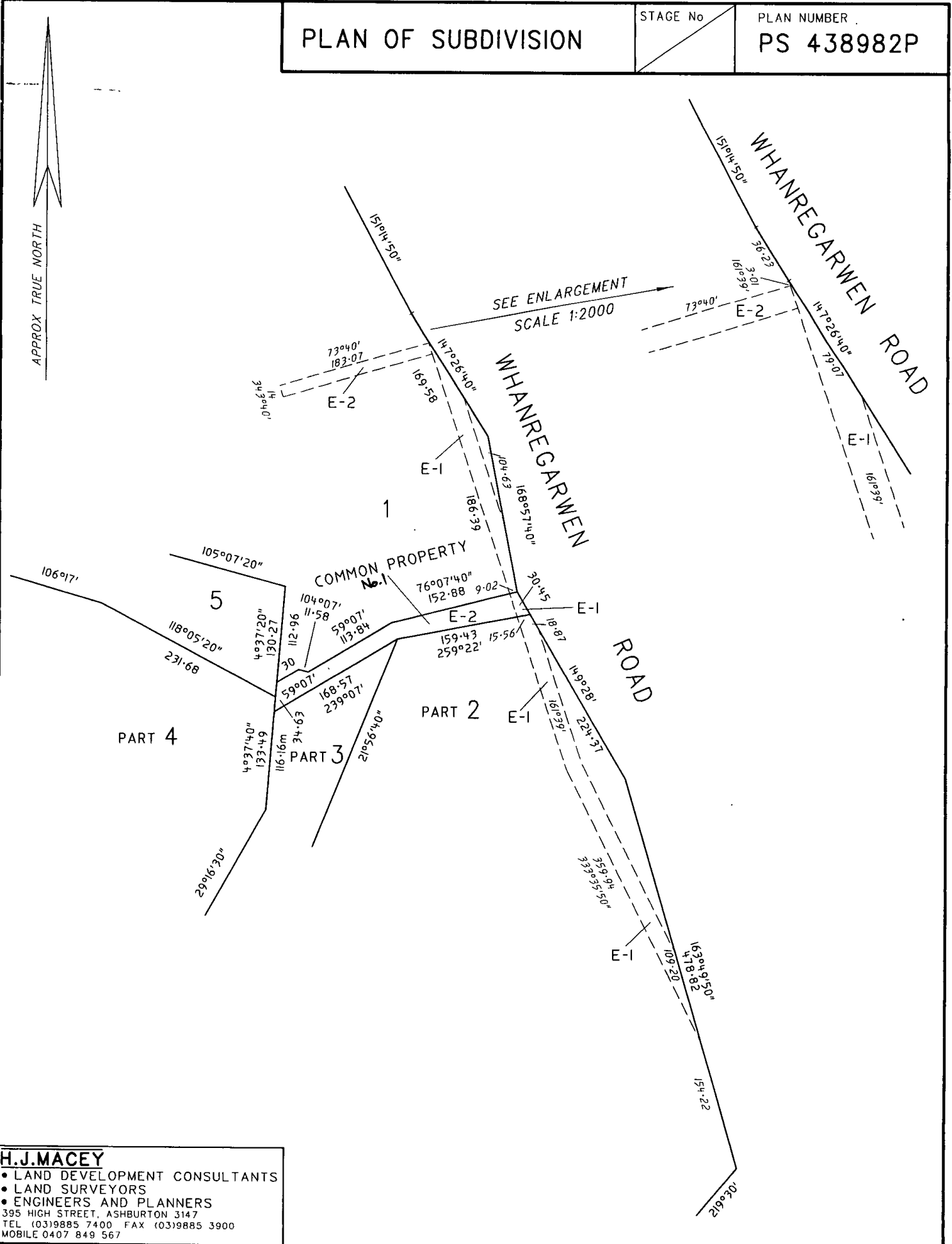
PLAN OF SUBDIVISION

STAGE No

PLAN NUMBER

PS 438982P

APPROX TRUE NORTH



H.J.MACEY

• LAND DEVELOPMENT CONSULTANTS
 • LAND SURVEYORS
 • ENGINEERS AND PLANNERS
 395 HIGH STREET, ASHBURTON 3147
 TEL (03)9885 7400 FAX (03)9885 3900
 MOBILE 0407 849 567

ORIGINAL

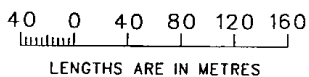
SCALE

LICENSED SURVEYOR

ROADY JOHN MACEY

SHEET 4 OF 4 SHEETS

SCALE 1:4000
 SHEET SIZE A3



SIGNATURE
 REF 3823

DATE 12/5/2000
 VERSION 2

DATE 07/08/2000
 COUNCIL DELEGATE SIGNATURE



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information. 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.

Produced: 11/07/2022 12:23:32 PM

OWNERS CORPORATION 1
PLAN NO. PS438982P

The land in PS438982P is affected by 1 Owners Corporation(s)

Land Affected by Owners Corporation:

Common Property 1, Lots 3 - 5.

Limitations on Owners Corporation:

Unlimited

Postal Address for Services of Notices:

BALHAM HILL WHANREGARWEN ROAD MOLESWORTH VIC 3718

PS438982P 26/07/2005

Owners Corporation Manager:

NIL

Rules:

Model Rules apply unless a matter is provided for in Owners Corporation Rules. See Section 139(3) Owners Corporation Act 2006

Owners Corporation Rules:

NIL

Additional Owners Corporation Information:

NIL

Notations:

NIL

Entitlement and Liability:

NOTE – Folio References are only provided in a Premium Report.

Land Parcel	Entitlement	Liability
Common Property 1	0	0
Lot 3	20	20
Lot 4	20	20
Lot 5	20	20
Total	60.00	60.00

From 31 December 2007 every Body Corporate is deemed to be an Owners Corporation. Any reference to a Body Corporate in any Plan, Instrument or Folio is to be read as a reference to an Owners Corporation.



Department of Environment, Land, Water & Planning

Owners Corporation Search Report

Produced: 11/07/2022 12:23:32 PM

OWNERS CORPORATION 1
PLAN NO. PS438982P

Statement End.

In reply quote: 27379/3.1 dg:hs
Document Id: 220628 - Secondary Access Request - Permit amendment

28 June 2022

Planning Department
murrindindi@murrindindi.vic.gov.au

Dear Cameron and Clara

Re: Planning Permit No: 2021/150
Application: Use and Development of land for a Dwelling

Further to the planning permit issued in May 2022, we hereby submit a permit amendment form for the proposed revisions as follows:

- Overall Site Layout Plan (ref: 27379P1_V3) to replace the approved V2.
- Vary the wording of Conditions 10 and 11 of the Planning Permit.

The site currently provides access via a crossing off Goulburn Valley Highway, which is required to be removed under the conditions 10 and 11 of the issued permit. Please refer to the photographs below for details of the location of the existing access to the site.



Photograph 1: Newly constructed access gate off Goulburn Valley Highway as per approved plans

Millar | Merrigan

Land Development Consultants



Photograph 2: Newly constructed access to the very left of the photograph and the existing access where the red vehicle is parked further along.

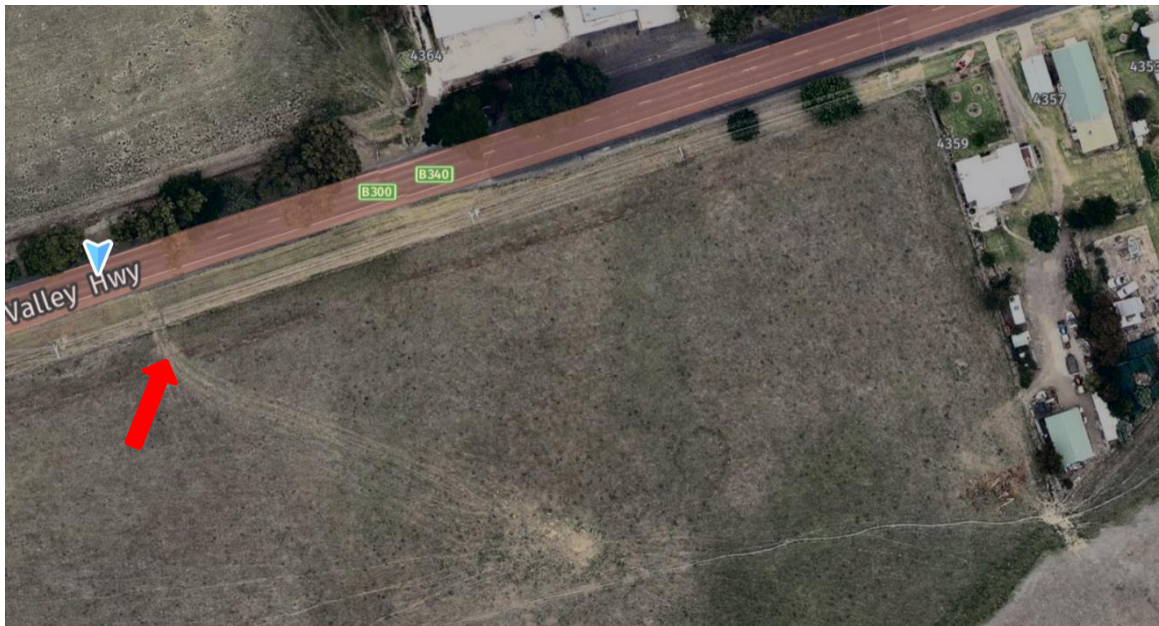


Photograph 3: Existing access to the subject site

As is apparent from the aerial image below, this access to the site has been in existence since at least 2010, when this aerial image was taken.

T (03) 8720 9500
F (03) 8720 9501
admin@millarmerrigan.com.au
millarmerrigan.com.au

Millar & Merrigan Pty Ltd ACN 005 541 668
Office 2/126 Merrindale Drive, Croydon, Victoria
Mail PO Box 247 Croydon, Victoria 3136
Ausdoc DX 13608 Croydon



Photograph 4: Existing access indicated on aerial image from 2010.

Source: Nearmaps

Our client has advised that the existing gated crossing from Goulburn Valley Highway is a requirement for CFA access to the site. A letter from the fire captain of Molesworth CFA has been received which states this existing access is required for better overall access to the site in the event of a bushfire, also allowing a staging point for large machinery, if needed. To use the proposed access point and traverse the dwelling site would add immeasurable time to their fire-fighting abilities. Please refer to the attached letter from Nicholas Fisher, Captain of the CFA Molesworth.

The planning permit has been issued with Conditions 10 and 11 that require only one access from Goulburn Valley Highway and that all others be removed, and the area reinstated. Correspondence from the Department of Transport (DOT) on 27 August 2021 requested that a proposed footpath between Goulburn Valley Highway and the proposed dwelling be removed as there is a table drain in the area and pedestrian access would be difficult. There was no mention of removal of existing access for vehicles. The letter from DOT is attached for reference. Accordingly, the footpath was removed from the proposed site layout plans.

It is therefore now requested that the planning permit wording for Conditions 10 and 11 be amended as follows:

- Department of Transport:

10. Only one access will be permitted from the subject land to Goulburn Valley Highway as shown on the plan (27379 P1 Version 2) appended to the application.

10. Only two access points from the subject land to Goulburn Valley Highway as shown on the plan (27379 P1 Version 3) appended to the application.

11. Unless otherwise agreed in writing, prior to commencement of the use the

Millar | Merrigan

Land Development Consultants

following works must be constructed to the satisfaction of and at no cost to the Head, Transport for Victoria:

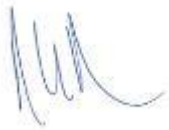
- i. The proposed access in accordance with VicRoads guideline drawing GD4010 Typical Access to Rural Properties to cater for the passenger vehicle as detailed in Table 2 - Access Setout Details.*
- ii. All disused or redundant accesses must be removed, and the area must be reinstated.*

Clause 11ii to be removed entirely.

We trust this is satisfactory and look forward to the progression of this amendment, if you have any queries, please contact the undersigned.

Yours faithfully

Millar | Merrigan



Land Development Manager

T (03) 8720 9500
F (03) 8720 9501
admin@millarmerrigan.com.au
millarmerrigan.com.au

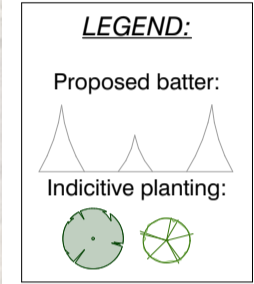
Millar & Merrigan Pty Ltd ACN 005 541 668
Office 2/126 Merrindale Drive, Croydon, Victoria
Mail PO Box 247 Croydon, Victoria 3136
Ausdoc DX 13608 Croydon



DEVELOPMENT SUMMARY:

Site Area:	11.4ha
Ground floor area (inc. garage & porch):	621m ²
Alfresco:	67m ²
Total floor area:	688m ² - 74sqgs
Site Coverage (buildings):	688m ² = 0.6%
(Total impervious area)	
Gravel Driveways & path:	516m ²
Permeable area:	99.4%

- NOTES:**
- This plan is to be read in conjunction with the Ground Floor Plan (27379P2), and the Building Elevations (27379P3). It has been prepared as part of a town planning submission.
 - Planning: The site is contained within the Farming Zone. It is covered by a Bushfire Management Overlay, Environmental Significance Overlay - Schedule 1, Flood Overlay, Land Subject to Inundation Overlay and Aboriginal Cultural Heritage Sensitivity.
 - Proposal: It is proposed to construct a single dwelling on a block.
 - Car Parking & Access: The proposed single storey dwelling has nine bedrooms and an attached triple garage. Access: A proposed concrete crossover will provide private access off Whanagarwen Road. An existing dirt crossover to the west provides additional access to the site.
 - Contours shown are to the Australian Height Datum.
 - A effluent fluent field is proposed for sewer and wastewater.



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.

Version	Description	Drafted	Checked	Issue Date
03	Amendments as per Council request	CB	MB	01/07/2022
02	Amendments as per Goulburn Broken Catchment Management Authority, department of transport and objection letters	CB	MB	17/09/2021
01	Prepared for planning purposes	CB	MB	22/07/2021

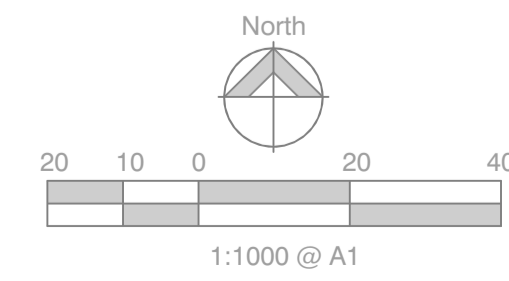
SUBJECT TO APPROVAL

Millar | Merrigan

Land Development Consultants

Civil Engineering
Land Surveying
Landscape Architecture
Project Management
Town Planning
Urban Design
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
 M(03) 8720 9500 R(03) 5134 8611
 www.millarmerrigan.com.au
 admin@millarmerrigan.com.au



OVERALL SITE LAYOUT PLAN
PROPOSED DEVELOPMENT

Lot 3, 1599 Whanagarwen Road, Molesworth
 Murrindindi Shire Council

27379 P1
 Version 03

GBCMA Ref: GBCMA-F-2022-00935
Contact Officer:
Council No: 2021/150



Date: 5 August 2022

planning@murrindindi.vic.gov.au

Planning Officer
Murrindindi Shire Council
Po Box 138,
Alexandra Vic 3714

Dear

**Planning Permit Application No. 2021/150
Permit amendment: Creation of two Access Points
Lot 3 TP10492, Parish Of Whanregarwen
4359 Goulburn Valley Highway Molesworth Vic 3718
Duncan van Rooyen**

I refer to your application of 19 July 2022, received by the Goulburn Broken CMA on 19 July 2022, regarding the above matter.

The Goulburn Broken CMA's assessment of the above information has determined that the proposed development location is covered by the Public Conservation And Resource Zone, Farming Zone and Environmental Significance Overlay - Schedule 1, Floodway Overlay, Land Subject To Inundation Overlay, Erosion Management Overlay, Heritage Overlay (Ho25), Bushfire Management Overlay in the Murrindindi Planning Scheme.

The Goulburn Broken CMA notes that this particular proposed permit amendment (condition 10 & 11) relates to matters associated with vehicle access from the Goulburn Valley Highway. This is a matter for Regional Roads Victoria.

In the light of the above information and pursuant to *Section 56* of the *Planning and Environment Act 1987*, the Goulburn Broken CMA **does not object** to the permit amendment.

Please note that the 100-year ARI flood is not the maximum possible flood. There is always a possibility that a flood larger in height and extent, than the 100-year ARI flood, may occur in the future.

If you have any queries, please contact Tom O'Dwyer on **(03) 5822 7700**. To assist in handling any enquiries please quote **GBCMA-F-2022-00935** in your correspondence. Please note that all electronic correspondence should be directed to planning@gbcma.vic.gov.au.

www.gbcma.vic.gov.au

**SHEPPARTON
Head Office**

168 Welsford Street
PO Box 1752
Shepparton VIC 3632
Tel: (03) 5822 7700
Fax: (03) 5831 6254

BENALLA

89 Sydney Road
PO Box 124
Benalla VIC 3672
Tel: (03) 5822 7700

YEA

5/10 High Street
Yea VIC 3717
Tel: (03) 5797 4400

Information contained in this correspondence is subject to the definitions and disclaimers below.

Definitions and Disclaimers

1. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the Authority's assessment, represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the Authority's GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or local government authority.
2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.
3. **AEP** as Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).
4. **ARI** as Average Recurrence Interval - is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100-year ARI flood will occur on average once every 100 years.
5. **AHD** as Australian Height Datum - is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
6. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
7. This letter has been prepared at the request of local government authority for the purpose of a Section 55 referral under the *Planning and Environment Act 1987*, for a proposed **Dwelling(s) Only** and is for the use only of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority's written approval of the form and context in which it will appear.
8. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.



cfa.vic.gov.au

Our patron, Her Excellency the Honourable Linda Dessau AC, Governor of Victoria

CFA Community Preparedness
8 Lakeside Drive Burwood East Vic 3151
Email: firesafetyreferrals@cfa.vic.gov.au

CFA Ref: 12000-881988-121265
Council Ref: 1/2021/150/2

29th July 2022

Murrindindi Shire Council
PO Box 138
ALEXANDRA VIC 3714
planning@murrindindi.vic.gov.au

Dear

LETTER OF ADVICE

Application No: 1/2021/150/2
Site Address: 1599 Whanregarwen Road, Molesworth
Proposal: Variation to conditions 10 & 11 of issued planning permit

I refer to correspondence dated 19th July 2022 seeking comments on the above application.

Conditions 10 & 11 are not CFA conditions; therefore CFA has no comments in relation to this matter.

Any decision to vary these conditions lies with other referral authorities and the responsible authority

The BMP has provided access in accordance with Table 5 to Clause 53.02-5

If you wish to discuss this matter in more detail, please do not hesitate to contact

Yours faithfully,

Fire Safety Coordinator
CFA Fire Risk, Research & Community Preparedness

cc:



Department of Transport

GPO Box 2392
Melbourne, VIC 3001 Australia
Telephone: +61 3 9651 9999
www.transport.vic.gov.au
DX 201292

Murrindindi Shire Council
28 Perkins Street
Alexandra VIC 3714

Dear Clara

PLANNING APPLICATION NO.: 2021/150
DEPARTMENT REFERENCE NO: PPR 37090/21-A
PROPERTY ADDRESS: 1599 WHANREGARWEN ROAD
MOLESWORTH VIC 3718

Section 55 – Refusal

Thank you for the referral dated 11 July 2022 of the above application to the Head, Transport for Victoria under Section 55 of the *Planning and Environment Act 1987*.

The application is to amend permit to alter Conditions 10 and 11 to allow additional access point to land in a Transport Zone.

Condition 10 permits a single access from the subject site to the Goulburn Valley Highway.

Condition 11 ensures that the approved access is constructed to current design standards and any existing accesses be removed.

We note that the proposed amendment to the planning permit would result in multiple access from the subject land to the Goulburn Valley Highway. Standard B14 of Clause 55.03-9 (Access Objectives) of Murrindindi Planning Scheme requires that the number of access points to a road in a Transport Zone should be minimised.

Accordingly, the Head, Transport for Victoria has considered this application and objects to the grant of an amended permit on the following grounds:

- a) The proposal will result in unacceptable road safety outcomes.
- b) The proposal will affect the operational efficiency of the transport network.

Please forward a copy of any decision to this office as required under the *Planning and Environment Act 1987*.

Should you have any enquiries regarding this matter, please contact | ner.ppr@roads.vic.gov.au.

via

Yours sincerely

Team Leader Statutory Planning
Under delegation from the Head, Transport for Victoria
10/08/2022

Cc: Permit applicant