



3 Looking south across the site.

INTERFACES:
 -Low density housing is located on all boundaries and much of this interface is lined with screening vegetation which is situated within a township zone.

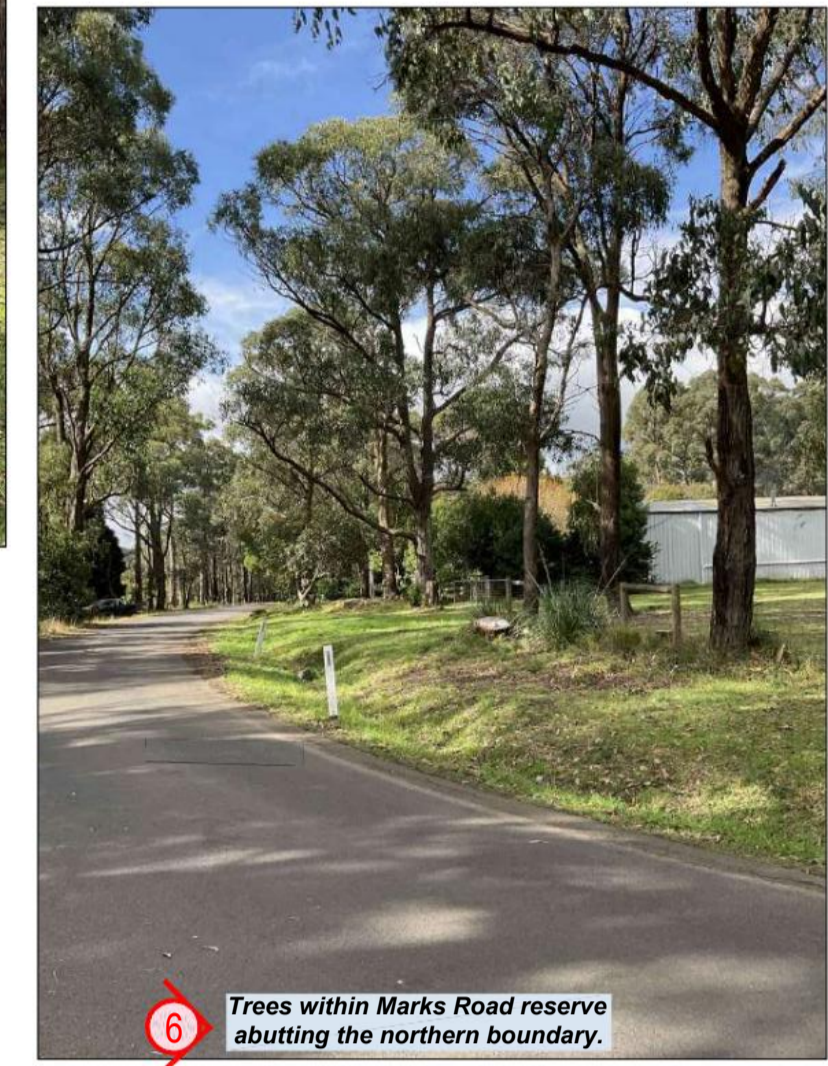


4 Neighbouring properties along Pratts Road.

VEGETATION:
 -Majority of the site consists of grassed lawns with trees generally situated along boundaries.
 -The southern and eastern boundaries are lined with screening vegetation most of which is planted within the neighbouring properties.
 -The northern and western boundaries of the site are lined with large gum trees most of which are situated within the road reserves of both Pratts road and Marks Road.



5 Trees within the site along the northern and western boundaries.



6 Trees within Marks Road reserve abutting the northern boundary.

SLOPE, VIEWS & NOISE:
 -Topography generally falls from the south-east to north-west.
 -No known contaminated soil.
 -No known cut or fill.
 -Views of the site are available from Marks Road.
 -No significant views from the site.
 -There are no significant noise or odour sources present.



2 Existing dwelling on the site.



STREETSCAPES:
 Pratts Road and Marks Road are both double lane bitumen roads featuring open swale drainage and overhead electricity lines.
 -Crossings along both Pratts Road and Marks Road are generally made from gravel.

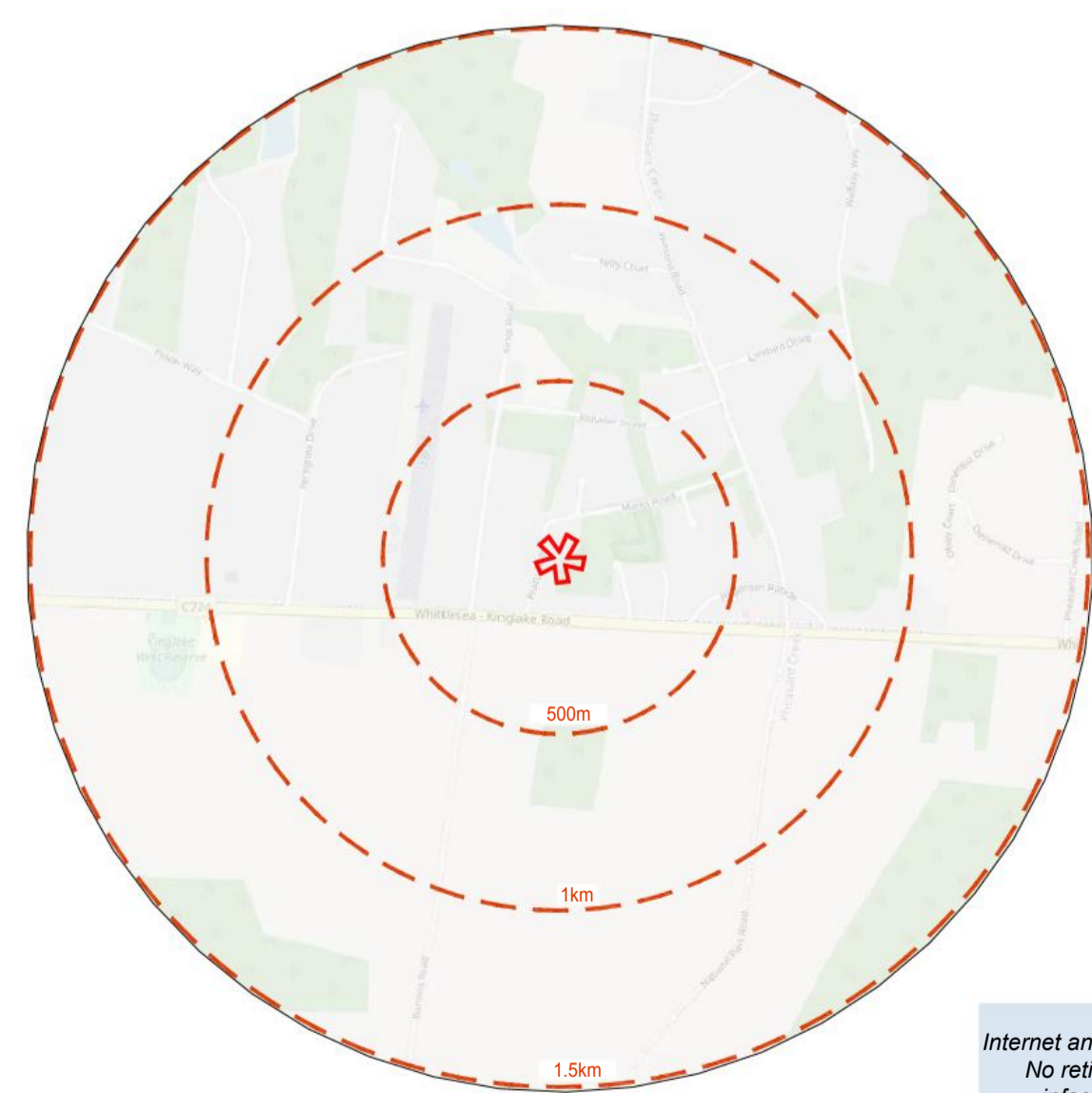


7 Looking south along Pratts Road in front of the site.



1 Existing sheds within the site.

LOCATION:
 -550m Kinglake West Town Centre
 -1km Kinglake West Primary School
 -1.2km Kinglake West Reserve



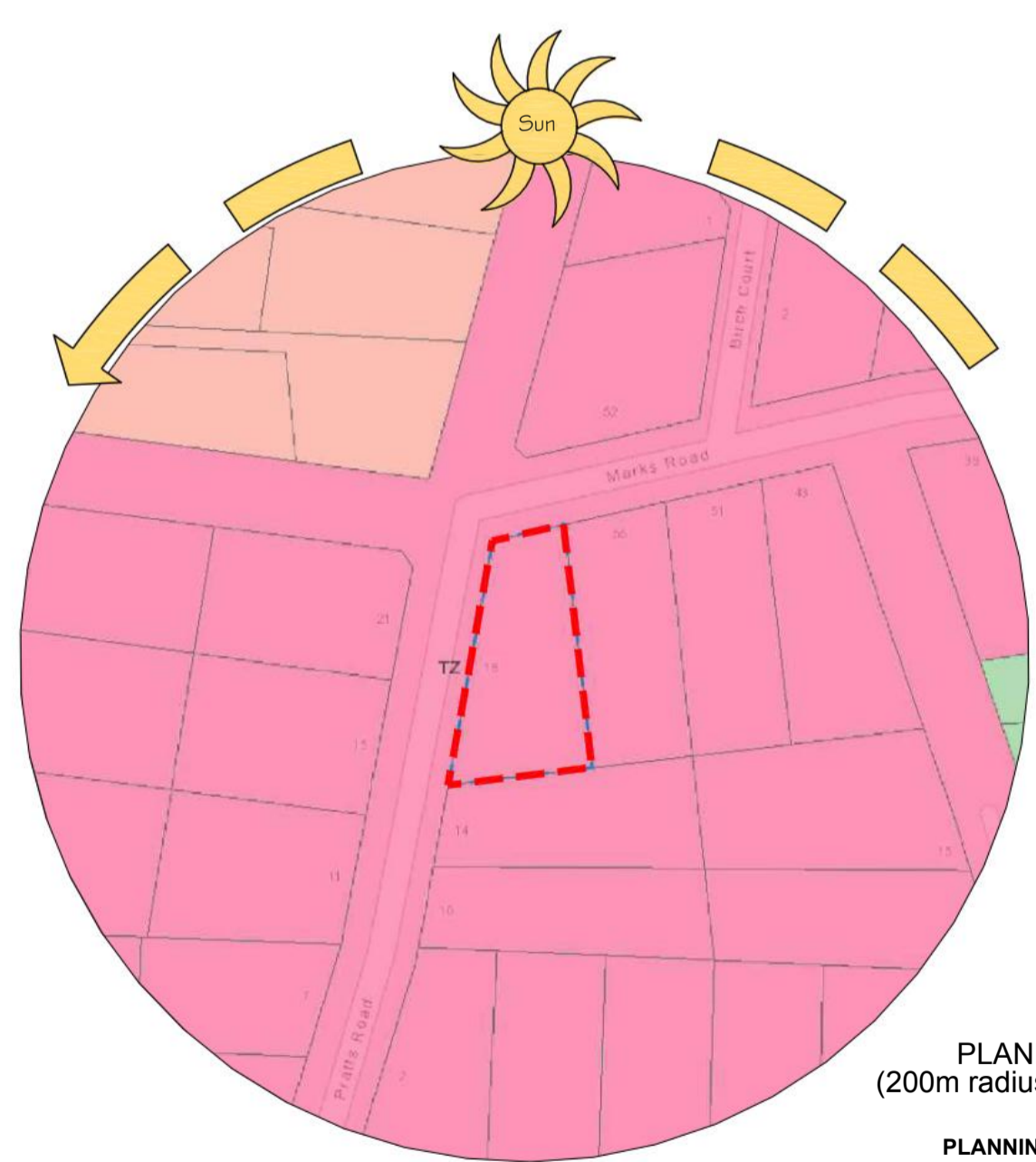
LOCALITY PLAN (1.5km radius from site)

INFRASTRUCTURE:
 Internet and electricity are supplied to the site.
 No reticulated sewerage gas or water infrastructure is present on the site.

The thick dashed lines shown on this plan represent site boundaries as shown in TP688136V. Site boundaries have not been determined by this survey and the figure shown is indicative only. The location of site and easement boundaries should not be relied upon for any purpose.

LEGEND

- Tree
- Contours to AHD, 0.2m intervals within site 5m in neighbourhood
- Services: electrical pole, sign, property outlet point
- Gravel
- Views to site



PLANNING MAP (200m radius from site)

PLANNING CONTROLS:
 Schedule to the Township Zone - (TZ)
 Bushfire Management Overlay - (BMO)

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FOR APPROVAL

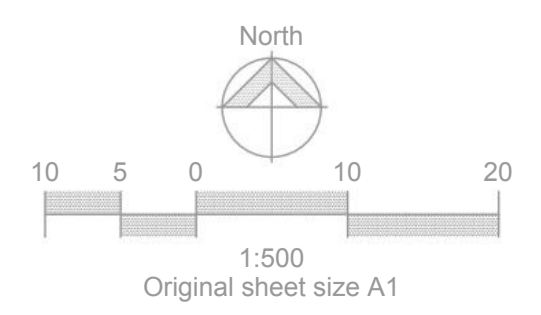
| No. | Revision Description | Drawn | Checked | Date |
|-----|--|-------|---------|----------|
| 1 | Submitted to council as part of planning application | JSLY | KS | May 2023 |

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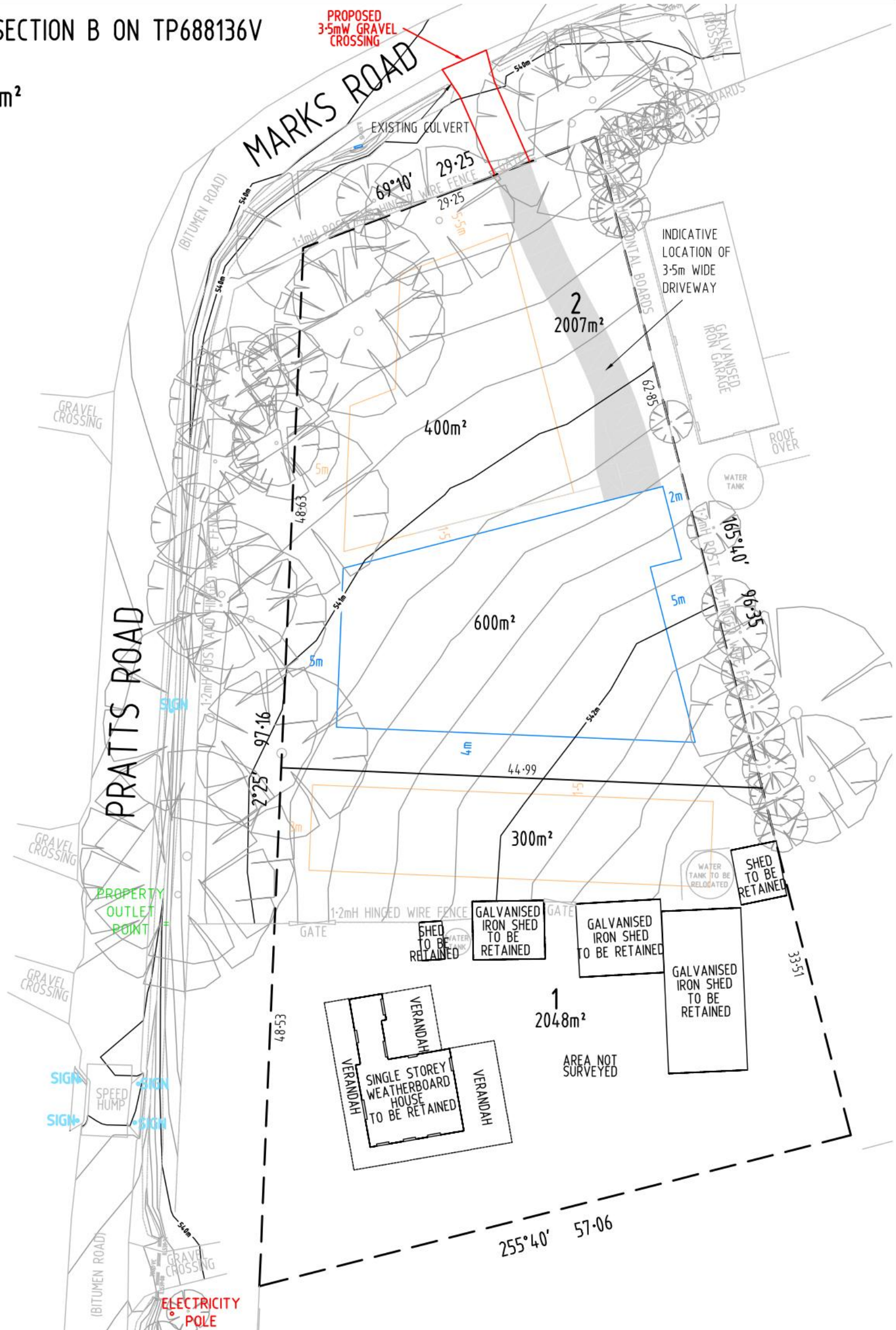
SITE & CONTEXT DESCRIPTION

PROPOSED SUBDIVISION

18 Pratts Road, Kinglake West
 Murrindindi Shire Council

29923P1
 VERSION 1
 SHEET 1 OF 1

CROWN ALLOTMENT 25 SECTION B ON TP688136V
 C/T: VOL.08274 FOL.712
 TOTAL SITE AREA: 4055m²

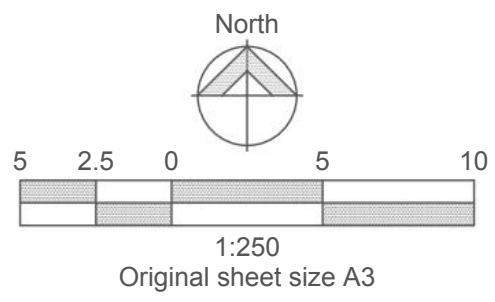


- TREE TO BE RETAINED
- INDICATIVE DRIVEWAY
- PROPOSED BUILDING ENVELOPE WITH 4 BEDROOM MAXIMUM RESTRICTION
- PROPOSED EFFLUENT ENVELOPE

THE THICK DASHED LINES SHOWN ON THIS PLAN REPRESENT SITE BOUNDARIES AS SHOWN IN TP688136V. SITE BOUNDARIES HAVE NOT BEEN DETERMINED BY THIS SURVEY AND THE FIGURE SHOWN IS INDICATIVE ONLY. THE LOCATION OF SITE AND EASEMENT BOUNDARIES SHOULD NOT BE RELIED UPON FOR ANY PURPOSE.

| No. | Revision Description | Drawn | Checked | Date |
|-----|--|-------|---------|-----------|
| 1. | Prepared as part of planning application | JSLY | AHW | June 2023 |

DIMENSIONS HEREON ARE SUBJECT TO SURVEY.
 THIS PLAN IS SUBJECT TO THE APPROVAL OF VARIOUS STATUTORY AUTHORITIES.
 CONTOURS SHOWN HEREON HAVE BEEN INTERPOLATED FROM ON-SITE LEVELS TAKEN IN METRES AND DECIMALS TO THE AUSTRALIAN HEIGHT DATUM ON 05/05/2023.
 CONTOUR VERTICAL INTERVAL 0.20 METRES.
 IMPLIED EASEMENTS UNDER SECTION 12 (2) OF THE SUBDIVISION ACT 1988 TO APPLY TO ALL OF THE LAND IN THE PLAN.



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PROPOSED SUBDIVISION
 18 Pratts Road, Kinglake West
 Murrundindi Shire Council
 29923P2
 Version 1
 Sheet 1 of 1

FOR DISCUSSION PURPOSES

Land Development Consultants

The proposal is wholly in accordance with the intent and requirements of the Township Zone which supports infill development and subdivision.

The lots are generous in size and in keeping with the surrounding land use pattern. It results in a lot density of 1:2027.5sqm which is considered generous. Given the sizes, each lot achieves appropriate solar access.

The existing dwelling and outbuildings will be retained within lot 1 ensuring the street character and setback to Pratts Road is maintained.

One of the existing water tanks will be relocated.

Proposed lot 2 is well dimensioned to cater for future residential uses and contains a building envelope as demonstrated.

Effluent envelopes are provided on each lot to provide onsite waste water treatment and replace the existing septic tank system for the dwelling.

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The subject site is located within the Bushfire Management Overlay, and the proposal does not prejudice the intent of the overlay. A building envelope is provided that meets the vegetation setbacks required for the defensible space provisions. There is ample space available on each lot for extensive future landscaping that must meet the landscaping for bushfire guidelines.

Trees on neighbouring properties and within the abutting road reserves will not be affected by future development ensuring a treed backdrop is maintained.

The subdivision creates a new lot to face Marks Road, creating an active frontage and increasing surveillance over the public realm.

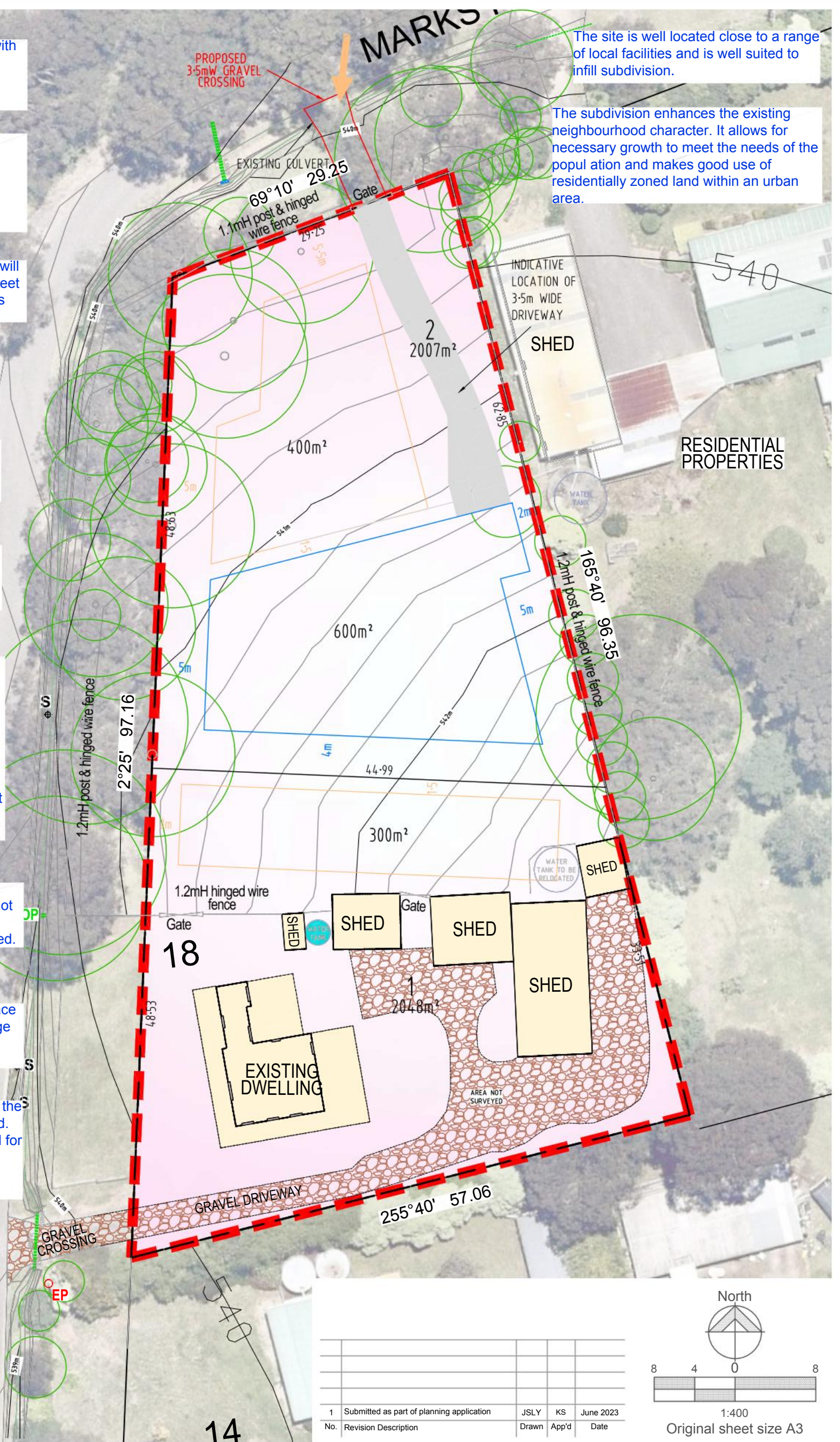
Lot 1 will continue to gain access from the existing gravel crossing off Pratts Road. A new 3.5m wide crossing is proposed for lot 2 on Marks Road where an existing culvert is located over the open swale drainage.

A proposed crossover and indicative driveway off Marks Road meet the requirements for CFA truck access.

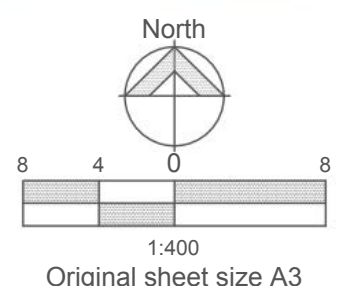
The site is well positioned to provide generous separation to the higher risk forest vegetation to the north and north-west, resulting in a good opportunity for a future development that can protect human life.

The site is well located close to a range of local facilities and is well suited to infill subdivision.

The subdivision enhances the existing neighbourhood character. It allows for necessary growth to meet the needs of the population and makes good use of residentially zoned land within an urban area.



| No. | Revision Description | Drawn | App'd | Date |
|-----|---|-------|-------|-----------|
| 1 | Submitted as part of planning application | JSLY | KS | June 2023 |



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DESIGN RESPONSE PLAN
PROPOSED SUBDIVISION

18 Pratts Road, Kinglake West
Murrindindi Shire Council

29923P3
VERSION 1
SHEET 1 OF 1

FOR APPROVAL

Land Development Consultants

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