

**Murrindindi**  
Shire Council

## NOTICE OF AN APPLICATION FOR PLANNING PERMIT

|   |  |
|---|--|
| <b><i>The land affected by the application is located at:</i></b>   | <b>5 Aitken Street ALEXANDRA,<br/>(LOT: 1 TP: 515972, LOT: 2 TP:<br/>515972)</b>                                       |
| <b><i>The application is for a permit to:</i></b>   | <b>Two lot subdivision</b>   |
| <b><i>The applicant for the permit is:</i></b>  | <b>Linear Land Surveying Pty Ltd</b>   |
| <b><i>The application reference number is:</i></b>  | <b>2024/32</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/Planning<br/>Comment</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>06 May 2024</b> |
|--|--------------------|

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).



VicSmart?  YES  NO

Specify class of VicSmart application:

Application No.: \_\_\_\_\_ Date Lodged: / /

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)

# 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.

**i** Click for further information.

Clear Form

## 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 **i**

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

Street Address \*

|                            |            |                         |
|----------------------------|------------|-------------------------|
| Unit No.:                  | St. No.: 5 | St. Name: Aitken Street |
| Suburb/Locality: Alexandra |            | Postcode: 3714          |

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:



**⚠** 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.

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

2 - lot land subdivision

**☑** 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.

**i** 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 **i**

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.

Existing single storey weatherboard residence on a large Alexandra block (2033m<sup>2</sup>)

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

## Title Information **i**

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.

Name:  Title:  First Name:  Surname:

Organisation (if applicable):

Postal Address:  If it is a P.O. Box, enter the details here:

Please provide at least one contact phone number \*

Contact information for applicant OR contact person below

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

Contact person's details\* 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:

**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:  Same as applicant

Title:  First Name:  Surname:

Organisation (if applicable):

Postal Address:  If it is a P.O. Box, enter the details here:

**Information requirements**


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

Is the required information provided?

Yes  No

**Declaration i**

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.



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

Page 1 of 1

VOLUME 07958 FOLIO 007

Security no : 124112383479X  
Produced 05/02/2024 12:51 PM

**LAND DESCRIPTION**

Lots 1 and 2 on Title Plan 515972B.  
PARENT TITLE Volume 02430 Folio 838  
Created by instrument 2579992 12/08/1953

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
JUDY TURNER of 5 AITKEN STREET ALEXANDRA VIC 3714  
AT589610W 09/09/2020

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AT589611U 09/09/2020  
AUSTRALIA AND NEW ZEALAND BANKING GROUP 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 set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP515972B 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)

**ADMINISTRATIVE NOTICES**

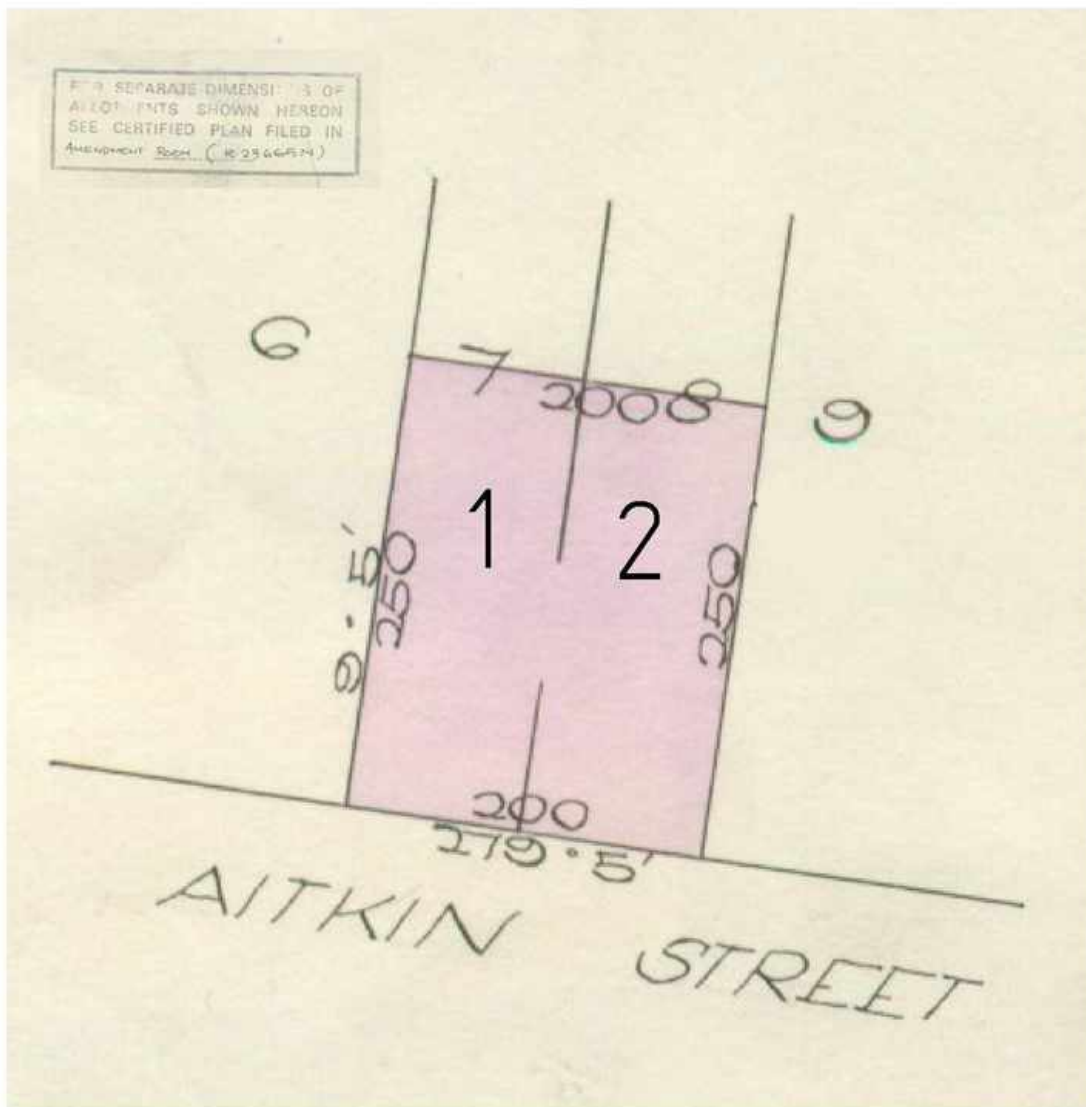
NIL

eCT Control 16165A AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED  
Effective from 09/09/2020

DOCUMENT END

|   |   |                   |
|---|---|-------------------|
| <b>TITLE PLAN</b>   | <b>EDITION 1</b>  | <b>TP 5159/2B</b> |
| <b>Location of Land</b><br>Parish: ALEXANDRA<br>Township: ALEXANDRA<br>Section: 34<br>Crown Allotment: 7(PT), 8(PT)<br>Crown Portion:<br><br>Last Plan Reference:<br>Derived From: VOL 7958 FOL 007<br>Depth Limitation: 100 FEET | <b>Notations</b><br><br>ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN |                   |

|   |  |
|---|--|
| <b>Description of Land / Easement Information</b> | THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT<br>COMPILED: 02/06/2000<br>VERIFIED: MP |
|---|--|



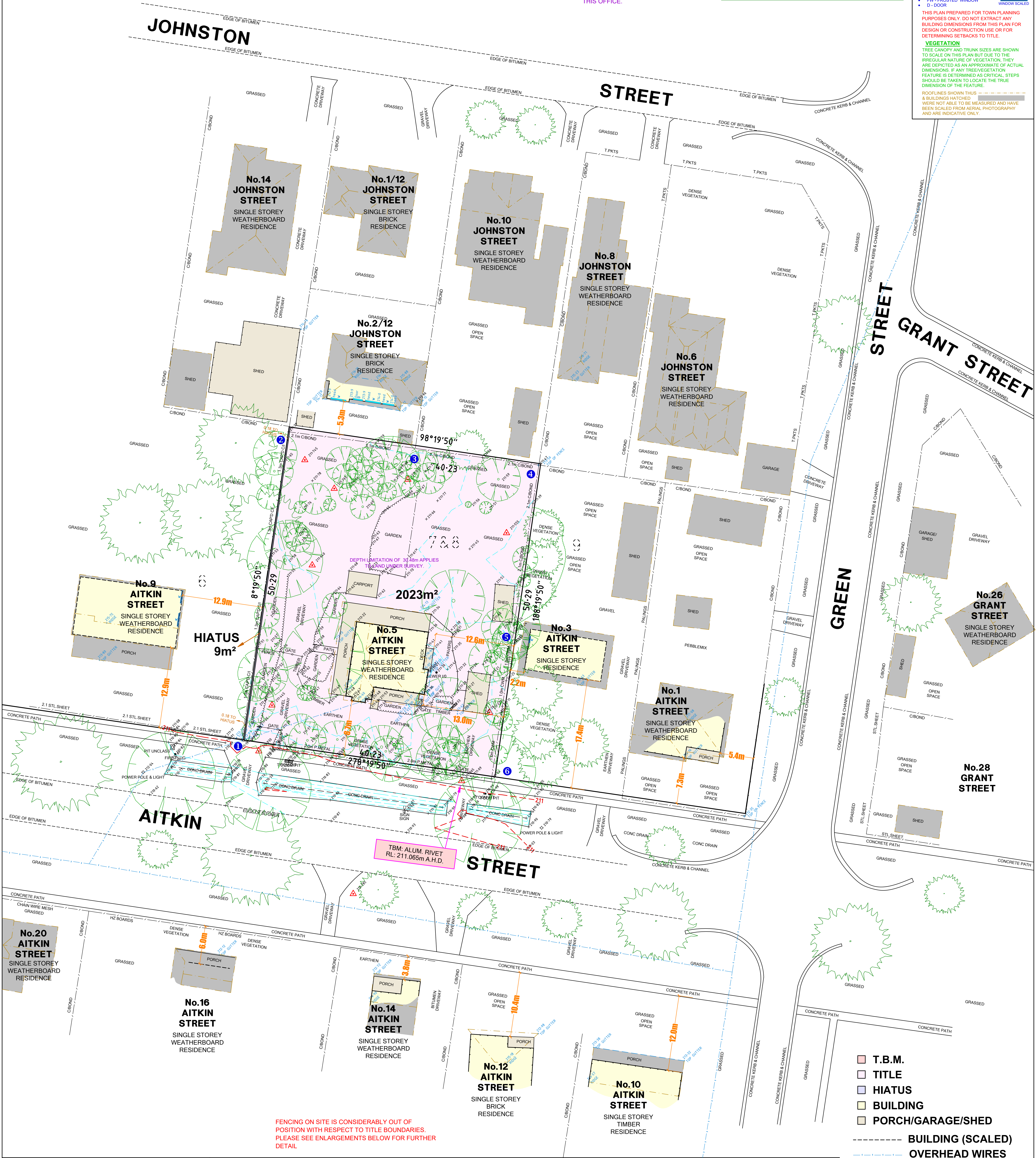
| TABLE OF PARCEL IDENTIFIERS   |  |
|---|--|
| WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962 |  |
| PARCEL 1 = CA 7 (PT)  |  |
| PARCEL 2 = CA 8 (PT)  |  |



**HIATUS NOTE:**  
 A HIATUS EXISTS BETWEEN THE LAND UNDER SURVEY AND LAND FIXED IN P5308316G. THE PROPOSED SUBDIVISION WILL ATTEMPT TO INCLUDE THIS LAND IN TITLE BASED ON THE OCCUPATION OF THIS LAND BY FENCING.  
 ANY QUESTION SHOULD BE DIRECTED TO THE LAND SURVEYOR IN THIS OFFICE.

**TREES SHOWN THUS HAVE BEEN SCALED FROM AERIAL PHOTO AND ARE APPROXIMATE ONLY**

**SURVEY NOTATIONS**  
**WINDOW INFORMATION**  
 ONLY MEASURABLE WINDOWS/DOORS DIRECTLY FACING THE SUBJECT SITE HAVE BEEN MEASURED AND HEIGHTS SHOWN ARE APPROXIMATE TO 0.1m. WINDOWS ABOVE GROUND FLOOR HAVE BEEN OFFSET FROM TRUE POSITION FOR PLAN CLARITY PURPOSES.  
 W - HABITABLE WINDOW WINDOW MEASURED  
 NH - NON HABITABLE WINDOW WINDOW MEASURED  
 FW - FROSTED WINDOW WINDOW SCALED  
 D - DOOR  
**THIS PLAN PREPARED FOR TOWN PLANNING PURPOSES ONLY. DO NOT EXTRACT ANY BUILDING DIMENSIONS FROM THIS PLAN FOR DESIGN OR CONSTRUCTION USE OR FOR DETERMINING SETBACKS TO TITLE.**  
**VEGETATION**  
 TREE CANOPY AND TRUNK SIZES ARE SHOWN TO SCALE ON THIS PLAN BUT DUE TO THE IRREGULAR NATURE OF VEGETATION, THEY ARE DEPICTED AS AN APPROXIMATE OF ACTUAL DIMENSIONS. IF ANY TREE/VEGETATION FEATURE IS DETERMINED AS CRITICAL, STEPS SHOULD BE TAKEN TO LOCATE THE TRUE DIMENSION OF THE FEATURE.  
**ROOFLINES SHOWN THUS & BUILDINGS HATCHED**  
 WERE NOT ABLE TO BE MEASURED AND HAVE BEEN SCALED FROM AERIAL PHOTOGRAPHY AND ARE INDICATIVE ONLY.

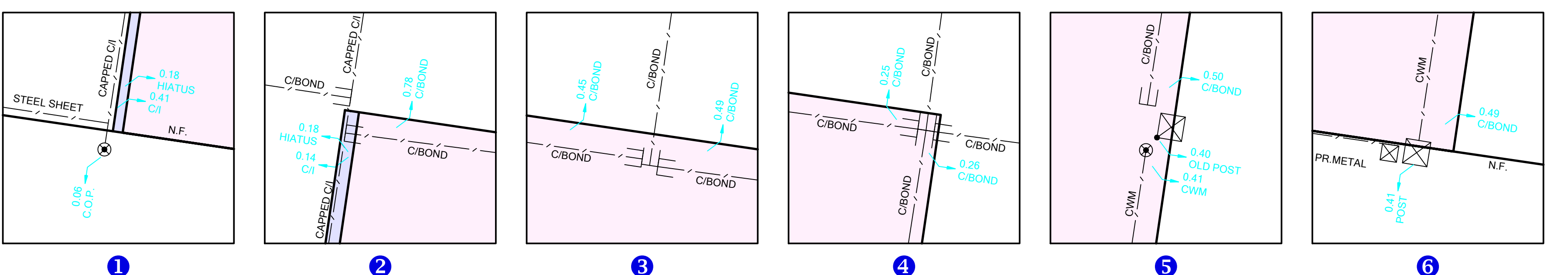


**FENCING ON SITE IS CONSIDERABLY OUT OF POSITION WITH RESPECT TO TITLE BOUNDARIES. PLEASE SEE ENLARGEMENTS BELOW FOR FURTHER DETAIL**

- T.B.M.
- TITLE
- HIATUS
- BUILDING
- PORCH/GARAGE/SHED
- BUILDING (SCALED)
- OVERHEAD WIRES

**CONDITION NOTATIONS**  
 • THIS SURVEY RE-ESTABLISHES TITLE IN ACCORDANCE WITH TITLE DIMENSION AND DOES NOT ATTEMPT TO DETERMINE POSSESSORY RIGHTS OF LAND AS FENCED.  
 • REFER TO TITLE FOR ANY ENCUMBRANCES, RESTRICTIONS, COVENANTS, EASEMENTS ETC.  
 • FENCE POSITIONS ARE IN TRUE POSITION IN RELATION TO TITLE.  
 • RE-ESTABLISHMENT DATUM: PMSB89.  
 • ONLY VISIBLE SURFACE FEATURES HAVE BEEN LOCATED AND NO UNDER GROUND SERVICES HAVE BEEN LOCATED UNLESS SPECIFICALLY SHOWN. LINEAR LAND SURVEYING CANNOT BE HELD RESPONSIBLE FOR FEATURES/SERVICES CONCEALED, BURIED OR UNDER CONSTRUCTION AT THE TIME OF SURVEY.  
 • STRUCTURES BELOW THE SURFACE LEVEL (IF ANY) INCLUDING FOOTINGS PROTRUDING INTO THE SITE FROM ADJOINING PROPERTIES HAVE NOT BEEN LOCATED BY THIS SURVEY. WE HAVE NOT EXCAVATED THE SITE TO DETERMINE THE EXISTENCE OF SUCH (IF ANY).  
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 • CONTIGUOUS INTERVAL: M400 - 10m.  
 • A.H.D. LEVEL DATUM HAS BEEN ESTABLISHED FROM PMSB (RL209.914) & PMSB (RL212.285).  
 • THIS PLAN HAS BEEN PROVIDED AS A HARD-COPY PLAN AND ALSO IN DIGITAL FORMAT. THE HARD-COPY TAKES PRECEDENCE OVER THE DIGITAL DATA AS NO GUARANTEE CAN BE GIVEN TO TRANSFER OF DATA TO ANOTHER SYSTEM.  
 • LINEAR LAND SURVEYING PTY. LTD. ACCEPTS NO RESPONSIBILITY FOR ANY LOSS OR DAMAGE HOWEVER SUFFERED TO ANY PERSON OR CORPORATION THAT MIGHT USE OR RELY ON THIS PLAN IN CONTRAVENTION OF THIS DISCLAIMER.

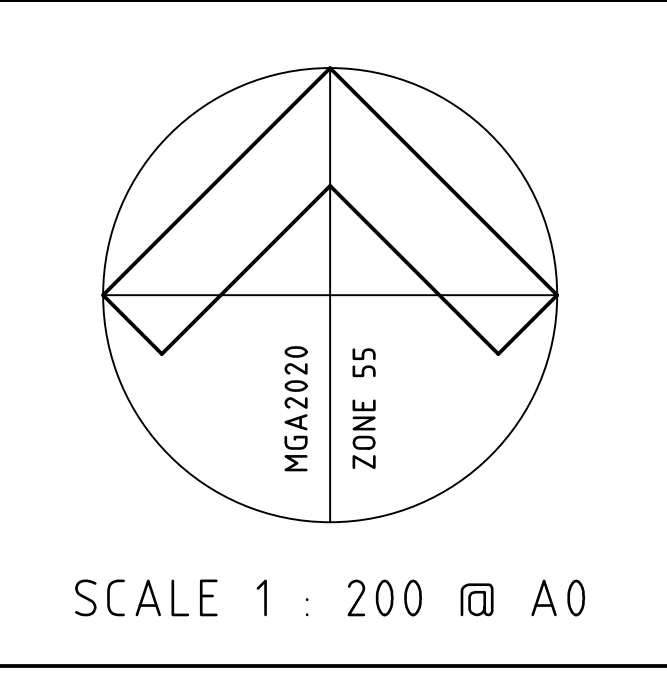
**ENLARGEMENTS**  
 (NOT TO SCALE)



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**RE-ESTABLISHMENT/FEATURE/LEVEL & SITE ANALYSIS SURVEY**  
**5 AITKIN STREET, ALEXANDRA**  
**LOT 1 & 2 ON TP515972B**  
**PART OF CROWN ALLOTMENT 7 & 8, SECTION 34**  
**PARTH OF ALEXANDRA**  
**COUNTY OF BOURKE**  
**C/T VOL.7958 FOL.007**

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 © COPYRIGHT - ALL RIGHTS RESERVED  
 THIS INFORMATION MAY NOT BE USED WITHOUT THE EXPRESS CONSENT OF LINEAR LAND SURVEYING PTY. LTD.  
 SURVEYED BY: J.C.B. DRAWN BY: J.C. CHECKED BY: S.J.B.  
 I, **SAMUEL J. BREWIN** of Suite 5, 31 Redland Drive, Vermont certify that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on **15 FEBRUARY 2024** that this plan is accurate and correctly represents the adopted boundaries and that the survey accords with that required by regulation 7(1) of the Surveying (Cadastral Surveyors) Regulations 2015.  
 Date: *Samuel J. Brewin LS2024*  
 Licensed Surveyor  
 Surveying Act 2004



**LINEAR LAND SURVEYING**  
 licensed land surveyors  
 development and planning consultants  
 METRO - Suite 5, 31 Redland Drive, VERMONT Vic. 3133  
 REGIONAL - 7 Bakers Lane, ALEXANDRA, Vic. 3714 (by appointment only)  
 Ph 03 9873 8888 Email: survey@linelandsurveying.com.au

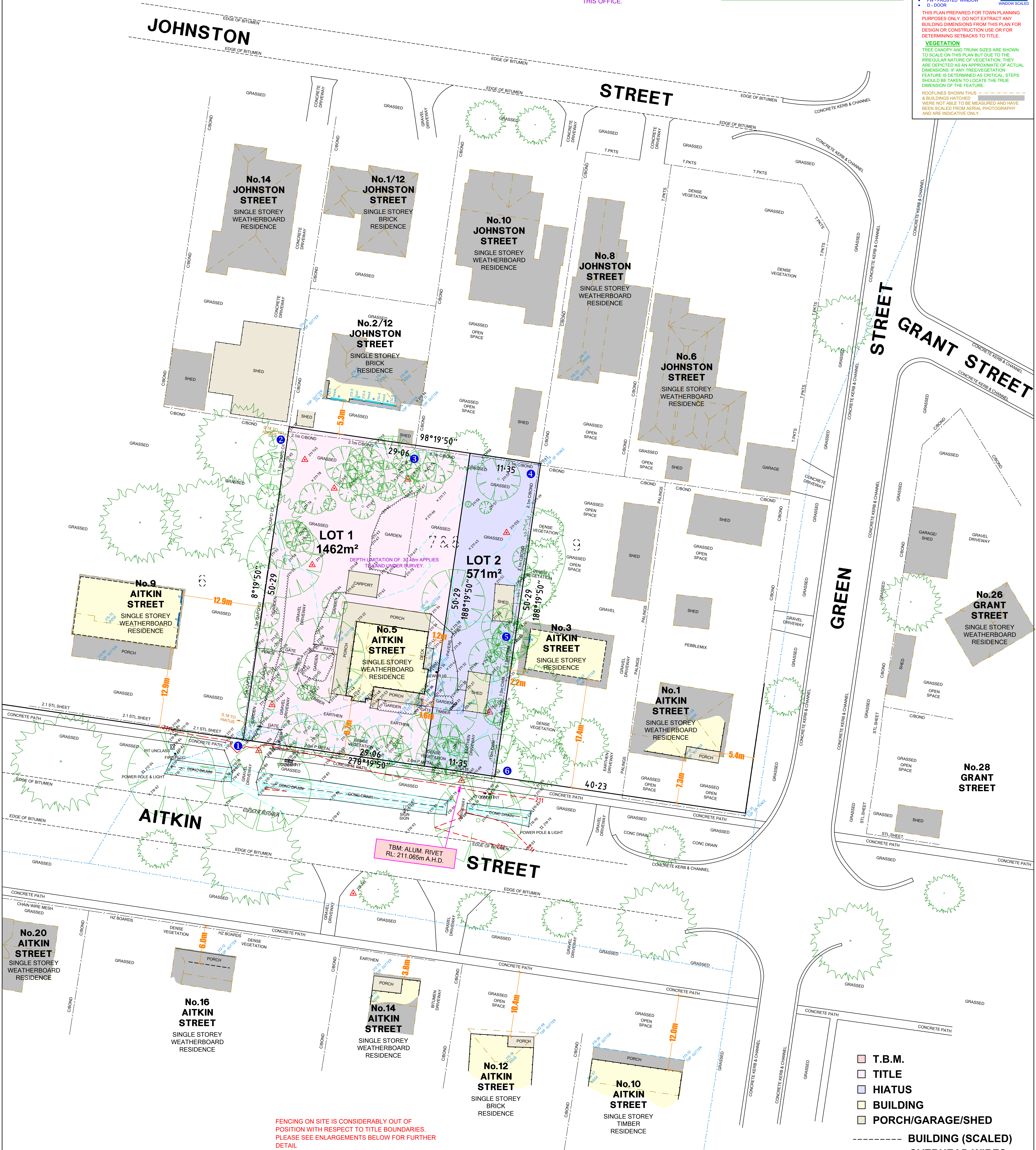
**REF: L.3319SA v01**



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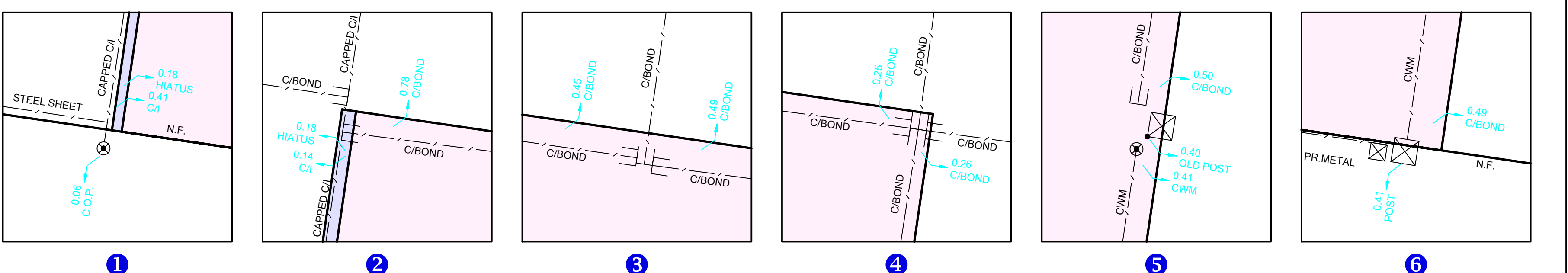


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**ENLARGEMENTS**  
(NOT TO SCALE)



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**C/T VOL.7958 FOL.007**

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REGIONAL - 7 Bakers Lane, ALEXANDRA, Vic. 3714 (by appointment only)  
Ph 03 9873 8888 Email: survey@linelandsurveying.com.au

SCALE 1 : 200 A0  
LENGTHS ARE IN METRES

REF: L.3319TP v01

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© COPYRIGHT - ALL RIGHTS RESERVED  
THIS INFORMATION MAY NOT BE USED WITHOUT THE EXPRESS CONSENT OF LINEAR LAND SURVEYING PTY. LTD.  
SURVEYED BY: J.C./B. DRAWN BY: J.C. CHECKED BY: S.J.B.  
S. SAMUEL J. BREWEN of Suite 5, 31 Redland Drive, Vermont certifies that this plan has been prepared from a survey made under my direction and supervision in accordance with the Surveying Act 2004 and completed on 15 FEBRUARY 2024 that this plan is accurate and correctly represents the adopted boundaries and that the survey accords with that required by regulation 7(1) of the Surveying (Cadastral Survey) Regulations 2015.  
Date: \_\_\_\_\_ Licensed Surveyor Surveying Act 2004



# PLAN OF SUBDIVISION

**EDITION 1**

**PS921775B**

## LOCATION OF LAND

**PARISH:** ALEXANDRA  
**TOWNSHIP:** ALEXANDRA  
**CROWN DESCRIPTION:** CA. 7 & 8, CROWN SECTION 34  
**TITLE REFERENCES:** VOL. 7958 FOL. 007  
**LAST PLAN REFERENCE:** LOT 1 ON TP515972  
**POSTAL ADDRESS:** 5 AITKEN STREET ALEXANDRA 3714 VIC  
 (at time of subdivision)

COUNCIL NAME: MURRINDINDI SHIRE COUNCIL

## VESTING OF ROADS AND/OR RESERVES

| IDENTIFIER | COUNCIL/BODY/PERSON |
|------------|---------------------|
| NIL        | NIL                 |

## NOTATIONS

**DEPTH LIMITATION:** 30.48

This is an ePlan

**SURVEY:**  
 This plan is based on survey.

## EASEMENT INFORMATION

LEGEND: A-Appurtenant Easement E-Encumbering Easement

| IDENTIFIER | PURPOSE | WIDTH (m) | ORIGIN | LAND BENEFITED/IN FAVOUR OF |
|------------|---------|-----------|--------|-----------------------------|
|            |         |           |        |                             |



**SURVEYORS FILE REF:** L3319

**ORIGINAL SHEET**  
**SIZE: A3**

**SHEET 1 OF 2**

**LICENSED SURVEYOR:** SAMUEL BREWIN

This plan is unregistered and may be subject to change.

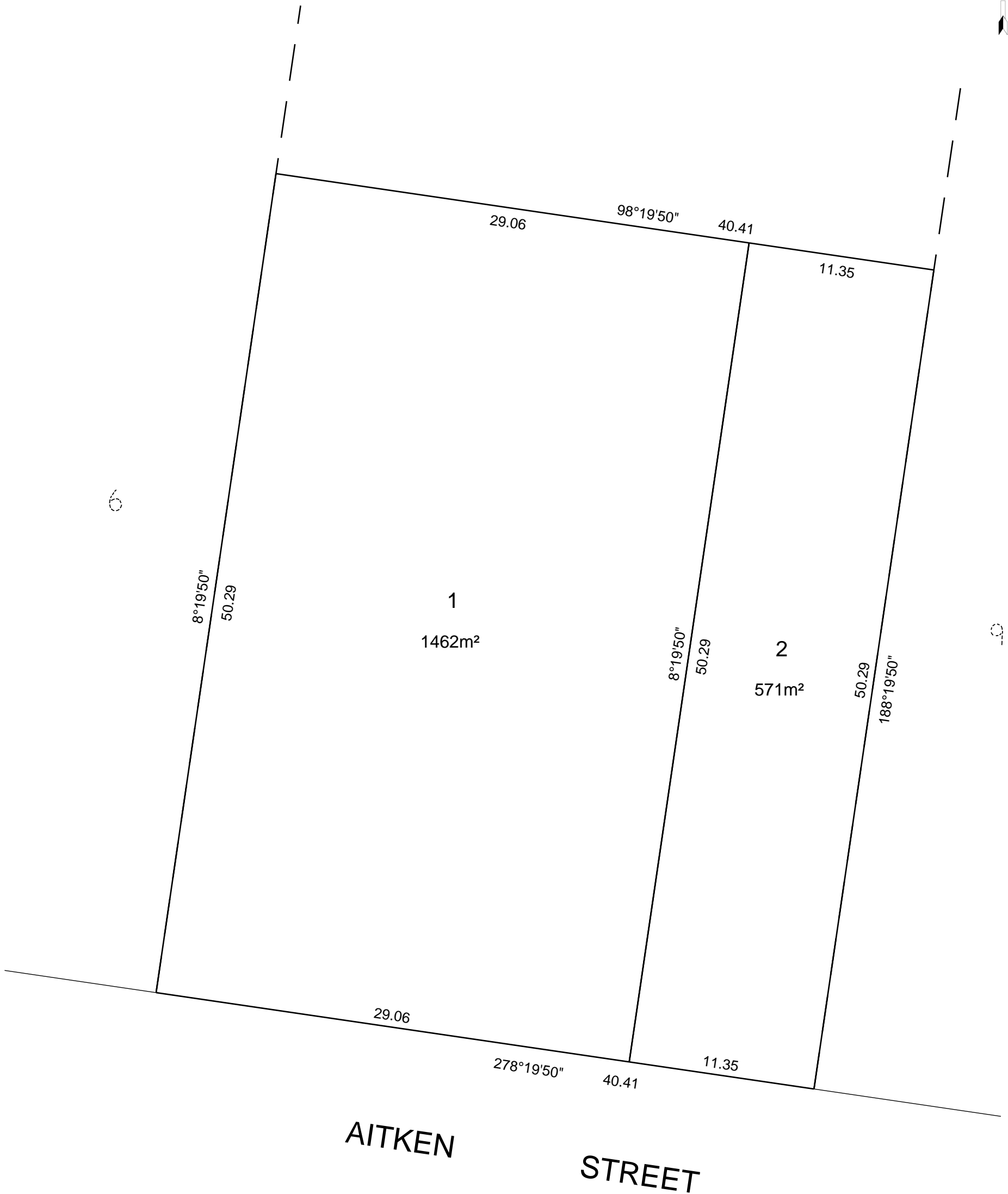
**VERSION 01**

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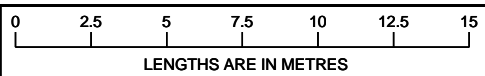


**PS921775B**

MGA2020 Zone65



**SCALE**  
1 : 250



**ORIGINAL SHEET**  
**SIZE: A3**

**SHEET 2**

**LICENSED SURVEYOR: SAMUEL BREWIN**

**VERSION 01**

This plan is unregistered and may be subject to change.

Plan generated date/time: 08/03/2024 02:30 PM



# 2 lot Land Subdivision

## Proposed 2 Lot “Land” Subdivision

Plan of Subdivision No. – PS921775B

Planning Permit & Certification Application

Property Address: 5 Aitken Street, Alexandra

Applicant: Linear Land Surveying



# 2 lot Land Subdivision

---

## Proposed 2 Lot “Land” Subdivision

### **Introduction**

This Planning Report has been prepared to support the application for a 2-lot residential land subdivision of General Residential (GRZ) land situated at 5 Aitken Street, Alexandra.

The land in this application can be found in TP515972B as Lots 1 & 2, currently possessing only a single storey weatherboard dwelling. While the current house is positioned in the centre of the block, there is a large section of unused land to the east ready to be subdivided, bringing it back to the original town planning ideology of possessing two Murrindindi resident’s rather than the one currently. The purpose of this application and suitability of the land in question is further highlighted by the attached plans of the current 2022m<sup>2</sup> site.

The proposal strongly aligns with State Planning Policy as well as the Vision and Objectives of the Murrindindi Planning Scheme.

### **Site Description – Zoning & Overlays**

#### **Zoning**

##### **General Residential (GRZ)**

As stated above in the introduction, 28 Aitken Street, Alexandra is located in a General residential zone (GRZ)

As per 32.05-5 Subdivision: a permit is required to subdivide land.

A subdivision of 2 lots is required to assess Clauses 56.03-5, 56.04-2, 56.04-3, 56.04-5, 56.06-8 to 56.09-2. This assessment has been completed in this Clause 56 Design Response section of this report.

#### **Overlays**

5 Aitken Street, Alexandra is restricted by no overlays.

### **State Planning Policy Framework**

The development responds favorably to several clauses in the State Planning Policy Framework, in particular:

*Clause 11.02-1S Supply of urban land - To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional, and other community uses.*

The proposal is consistent with this policy in that the existing parcel is large enough to be subdivided into 2 new parcels of land. The application provides an opportunity for a diverse range of new residential homes to be constructed.



## **Clause 56 Overview**

As per Clause 32.08-3 the matters to be addressed in this report for Clause 56 requirements for a subdivision of 2 lots are:

- 56.03-5 – Neighborhood character objective.
- 56.04-2 – Lot area and building envelopes objective.
- 56.04-3 – Solar orientation of lots objective.
- 56.04-5 – Common area objectives.
- 56.06-8 – Lot access objective.
- 56.09-2 - Electricity, telecommunications and gas objectives.

## **Clause 56 Overview**

The proposed 2-lot land subdivision is located on the northern side of Aitken Street and proposes to utilize both existing crossovers and driveways from main arterial road Aitken Street for each respective proposed lots.

Other parcels in the immediate vicinity possess the same vacancy of unused land and definitely withhold the potential for future development and re-alignment towards the Local Planning Policy Framework.

Please see existing site plan for further detail. The purpose of the land in this 2-lot subdivision is for residential use.

The site is located close to the following:

- The Main arterial road link is Goulburn Valley Highway.
- Alexandra showgrounds and recreation centre
- Alexandra Police station
- Alexandra Library
- Alexandra Primary school

## **56.01-1 & 01-2 Site Context / Design Response**

The enclosed Existing Site Feature and Level Survey of the site identifies the current site characteristics including but not restricted to levels & contours on the site, street trees, road frontages to Aitken and Green Street, characteristics of surrounding residential homes.

Aitken Street is an arterial sealed bitumen road utilizing an existing open earth drainage system running in the grassed nature strip alongside the designated walkway.

The attached Feature and Level plan shows both existing Lots 1 & 2 on TP515972B and proposed lots 1 & 2, dimensions, levels & contours, existing vegetation, street details, access, abutting residential sites and dwellings.

The proposed subdivision respects all constraints presented by this particular site.

## **Clause 56.03 Livable and Sustainable Communities**

### **56.03-5 Neighbourhood character objective**

A review of this clause has been completed and we believe that the proposed 2 lot land subdivision is in accordance with the existing neighbourhood character of Aitken, Green and surrounding streets in the vicinity.



The proposed lot sizes of 1462m<sup>2</sup> & 571m<sup>2</sup> compliment the abutting lot sizes in the area, providing additional diversity to the area and promotes to the future addition of superb free-standing homes. The existing neighbourhood feel of Aitken and Green Street will certainly be retained and strengthened with the construction of any new dwellings on the vacant proposed lot 2.

#### **Clause 56.04 Lot design**

##### **56.04-2 Lot area and building envelopes objective**

The lot design is limited by the constraints of the site including existing overall site dimensions, existing street layout, crossover locations, existing structure etc. These limitations have all been identified and the proposed subdivision layouts caters for these limitations favorably.

As per Standard C8, Proposed Lot 2 doesn't require the introduction of a building envelope due to its ability to contain a consistent 10m x 15m rectangle.

There is no common area in this application.

#### **Clause 56.06 Access and mobility management**

##### **56.06.8 Lot Access Objective**

There are no new roads being created. All access is from the existing arterial road Aitken Street. Drainage and surface run-off will be captured by existing open earth drain running along Aitken Street. Any future individual homes will be directed to the legal point of discharge as directed by council engineers as a planning permit development condition.

Both existing crossovers will be utilized in the 2-lot land subdivision. The existing parcel of land known as '5 Aitken Street' contains 2 original crown allotment frontages, presumably the origin of each crossover.

#### **Clause 56.07 Integrated Water Management**

##### **56.07-1 Drinking water supply**

The site will be connected to the towns mains drinking water as currently available in the street with each site separately supplied by mains to each lot as required by Standard C22.

##### **56.07-2 Reused & Recycled water**

For this subdivision this standard cannot be achieved – Standard C23 is not applicable.

##### **56.07-3 Waste Water Management**

Each lot will be meet the requirements set out in Standard C24 and be consistent with the domestic waste water management plan adopted by Murrindindi City Council.

##### **56.08 Site Management**

For this subdivision site management measures are not applicable as no works will be needed to meet any requirements.

#### **Clause 56.09 Utilities**

##### **56.09- 1 & 2 Shared Trenching, electricity, telecommunications, and gas objectives**

Any existing tapings will be made available as applicable to a lot and a separate set of tapings applied for the other lot. This will ensure separate connections and metering is available to each allotment.



Standards C27 and C28 are to be utilized as appropriate for shared trenching and the supply of water, electricity and telecommunications if extensions should be necessary.

### **Public Open Space**

#### **Clause 53.01**

A person who proposes to subdivide land must make a contribution to the council for public open space in an amount specified in the schedule to this clause (being a percentage of the land intended to be used for residential, industrial or commercial purposes, or a percentage of the site value of such land, or a combination of both). If no amount is specified, a contribution for public open space may still be required under section 18 of the Subdivision Act 1988.

Under Clause 53.03-1 this application is exempt because “It subdivides land into two lots and the council considers it unlikely that each lot will be further subdivided.”.

### **Conclusion**

As previously mentioned above, the primary purpose of this application is to subdivide the existing large lot of 2033m<sup>2</sup> into 2 new residential lots capable of neighbourhood correct free standing residential homes. The proposed subdivision will blend into the existing streetscape of Aitken Street without question.

The subdivision complies with State and Local planning policies and strategies, and with the requirements of the zoning. It is therefore considered appropriate for endorsement by Murrindindi Shire Council.