



Application for Planning Permit and Certification

Supplied by [REDACTED]
Submitted Date 22/07/2024

Application Details

Application Type Planning Permit and Certification under the Subdivision Act
Version 1
Applicant Reference Number 1647
Responsible Authority Name Moyne Shire Council
Responsible Authority Reference Number(s) (Not Supplied)
SPEAR Reference Number [REDACTED]

The Land

Primary Parcel 36 GIPPS STREET, PORT FAIRY VIC 3284
Lot 1/Plan TP592120
SPI 1\TP592120
CPN 506207

Zone: 32.08 General Residential

Overlay: 43.01 Heritage
43.02 Design and Development

Parcel 2 11 WISHART STREET, PORT FAIRY VIC 3284
Lot 1/Plan TP850609
SPI 1\TP850609
CPN 507703

Zone: 32.08 General Residential

Overlay: 43.01 Heritage
43.02 Design and Development

The Proposal

Subdivision Act (1988) Dealing Type Section 22 (Subdivision)
Plan Number PS922608R
Number of lots 2
Proposal Description two lot subdivision of two existing titles into to new lots
Estimated cost of the development for which a permit is required \$ 0

Existing Conditions

Existing Conditions Description single dwelling on each of the existing allotments and vacant land.
Title Information - Does the proposal breach an encumbrance on Title? Encumbrances on title, such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope do not apply.



PROPOSED PLAN OF SUBDIVISION

NOTATIONS

1. WARNINGS AS TO DIMENSIONS: THIS PLAN IS NOT BASED ON SURVEY.
2. LOT AREAS AND DIMENSIONS SUBJECT TO APPROVAL BY LOCAL AUTHORITIES.
3. FEATURES SHOWN ON THIS PLAN HAVE BEEN DERIVED FROM PHOTOGRAMETRY.
4. THIS PLAN HAS BEEN PREPARED FOR TOWN PLANNING PURPOSES ONLY.
5. NO RESPONSIBILITY TAKEN FOR THE RESULTANT ACTIONS OF THE USE OF THIS PLAN FOR OTHER THAN IT'S INTENDED PURPOSE.
6. THIS PLAN MAY NOT BE COPIED WITHOUT THE INCLUSION OF THESE NOTATIONS.

REVISION

REV 1. - D.O.I. 21/06/2024

SURVEYORS REF:

JOB:	FILE:	SHEET:
1647	1647_PROP_V1.DWG 1129_MGA.SEE	1 OF 1

ORIGINAL SCALE 1:500 @ A3

5 0 5 10 15 20

LENGTHS ARE IN METRES

JOSEPH LAND SURVEYING PTY LTD
 ABN 27 744 943 042
 P.O.BOX 5113, WARRNAMBOOL 3280
 PHONE (03) 5562 2066

**36 GIPPS STREET &
 11 WISHART STREET**

LOT 1 ON TP592120V
 LOT 1 ON TP850609A

PLAN OF SUBDIVISION

EDITION 1

PS922608R

LOCATION OF LAND

PARISH: BELFAST

TOWNSHIP: PORT FAIRY

PART OF ATKINSON'S CROWN SPECIAL SURVEY (PT)

TITLE REFERENCE: VOL. 02659 FOL. 635
VOL. 02377 FOL. 262

LAST PLAN REFERENCE: LOT 1 ON TP 592120V
LOT 1 ON TP 850609A

POSTAL ADDRESS: 36 GIPPS STREET & 11 WISHART STREET
(at time of subdivision) PORT FAIRY, 3284

MGA2020 CO-ORDINATES: E: 608 215 ZONE: 54
(of approx centre of land in plan) N: 5 750 530 GDA 2020

Council Name: Moyne Shire Council

SPEAR Reference Number: S233940H

VESTING OF ROADS AND/OR RESERVES

NOTATIONS

IDENTIFIER	COUNCIL/BODY/PERSON
Nil.	Nil.

NOTATIONS

DEPTH LIMITATION: Does not apply.

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). _____

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
_____	_____	_____	_____	_____

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SURVEYORS REF: **1647** 1647_PROP_V1.DWG
1129_MGA.SEE VERSION **1**

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 2

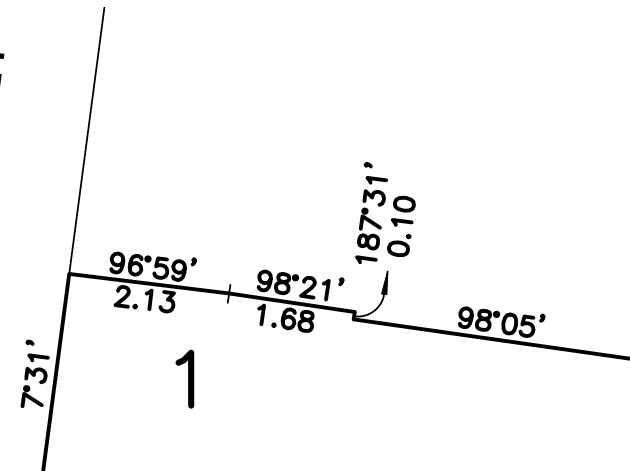
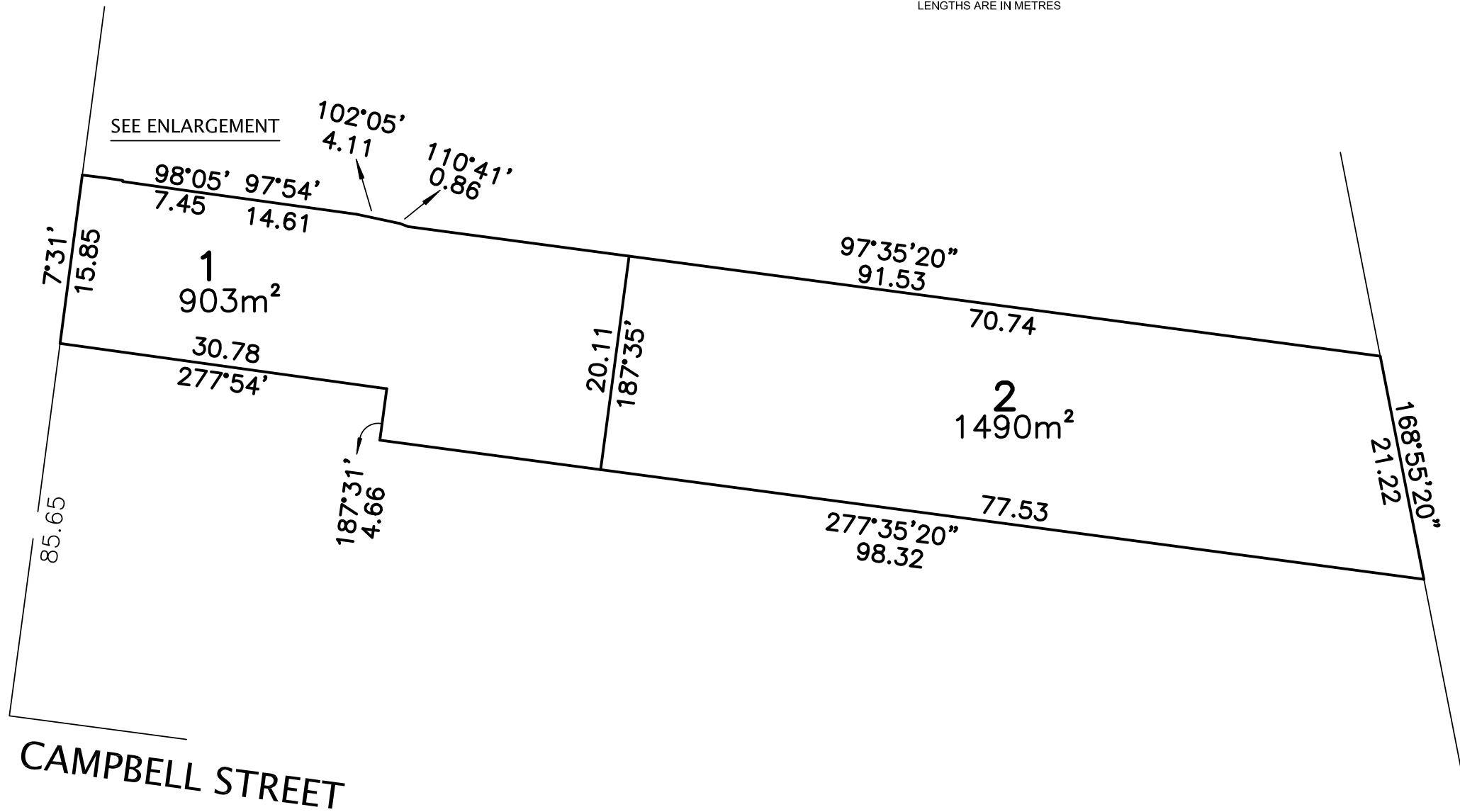
MGA2020 ZONE 54

WISHART STREET

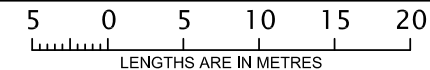
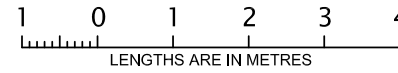
WISHART STREET

GIPPS STREET

CAMPBELL STREET



ENLARGEMENT SCALE 1:100 @ A3



Surveyors Ref: 1647

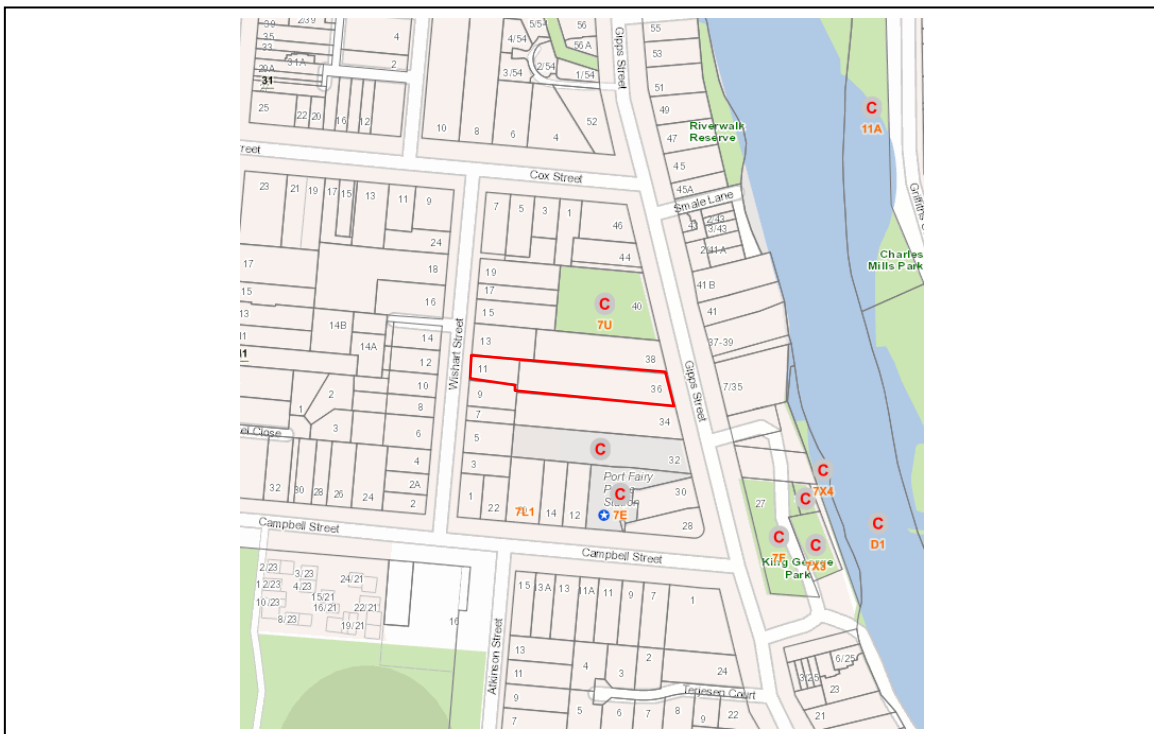
**PLANNING REPORT TO ACCOMPANY PLANNING PERMIT FOR
TWO (2) LOT SUBDIVISION
36 GIPPS STREET & 11 WISHART STREET, PORT FAIRY**

INTRODUCTION

The subject site consists of two independent but adjoining sites. The first being 36 Gipps Street located on the western side of Gipps Street approximately 80m north of the Campbell Street intersection is formally known as Volume 2659 Folio 635, lot 1 on TP592120V with a single dwelling located upon approximately 1600m².

The second shares the western boundary of 36 Gipps and is located at 11 Wishart Street being on the eastern side approximately 80m north of the Campbell Street intersection with a single dwelling located upon approximately 480m².

The proposal seeks to re-subdivide the existing allotments to effectively relocate the existing common boundary to transfer approximately 400m² from the Gipps Street title to the Wishart Street title.



Subject site highlighted within the surrounding neighbourhood of varying lot sizes and infill development.

PLANNING SCHEME REQUIREMENTS

The site is zone GRZ1 is within DDO10 and HO51 and is within an area of Aboriginal cultural heritage significance.

DDO10

Subdivision Requirements are considered satisfied in that:

- Street frontages are not altered;
- Subdivision layout basically retains the existing pattern of development;
- No new crossovers are required.

HO51

It is considered this precinct control is not applicable as:

- no built changes are proposed;
- no street scape works are required.

Aboriginal Heritage

The application is for a two lot subdivision therefore no cultural heritage assessment is required as part of this application.

Clause 16: Housing

The proposed subdivision is located within an old, established residential area with varying land sizes, with both ongoing and recent 'infill' developments within the immediate area. The site is located along the constructed streets

The site is within close proximity to public open space and is easily accessible to public community facilities and public transport.

Clause 32.05-13: Decision Guidelines

The proposed lots shall not be out of character for the area, lot frontages shall remain as is.

Water and electricity and all other services are available to the site.

The proposed lot layout is a practical one allowing ample solar orientation and space for future landscaping.

The scale of the development is consistent with existing allotments to the north.

The proposed lots shall not affect the adjoining land uses.

The proposed lots shall have no traffic impact upon the already constructed access points, both of which have excellent sighting distances.

No new vehicle cross overs shall be required.

CLAUSE 56 SUBDIVISION SITE AND CONTEXT DESCRIPTION

RESPONSE 56.01 SUBDIVISION SITE AND CONTEXT DESIGN RESPONSE

56.01-1: Subdivision Site and Context Description

The western portion of 36 Gipps the site is vacant and underutilized and shall be well suited to the inclusion of 11 Wishart Street.

The site is fenced on all sides, the site is relatively flat.

Please refer to plans for endorsement and LCA for further site details.

56.01-2: Subdivision Design Response

The proposal seeks to create two independent lots with direct access to the fronting roads. The proposal sits comfortably within the surrounding neighborhood of varying lot sizes, frontages and infill development.

56.03 LIVABLE AND SUSTAINABLE COMMUNITIES

56.03-5: Neighbourhood Character Objective

The proposal is consistent with the surrounding neighbourhood character of varying lot sizes and infill development.

The frontages of the site shall remain as is.

The proposed development sits comfortably within the surrounding neighbourhood character of lot of varying size and infill development

56.04 LOT DESIGN

56.04-2: Lot Area and Building Envelopes Objective

It is considered the proposal shall have a beneficial outcome in that a portion of vacant land shall be able to be introduced to the Wishart Street title providing increased open space in creating site coverage areas.

The new common boundary is a practical one retaining sound solar access and areas of private open living space.

No other changes shall be made to site frontages etc or the appearance of either lot from their respective street frontages. Please refer to site plans for endorsement for further details.

56.04-3: Solar Orientation of Lots Objective

The lots are orientated at less than 30° from the cardinal. The size of the proposed lots shall allow the orientation of future residences to achieve sound solar efficiency.

56.04-5: Common Area Objectives

The proposal does not seek to create common property.

56.05 URBAN LANDSCAPE

56.05-1: Integrated Urban Landscape Objectives

The proposal does not create new streets or public open space. The site is ideally located within short walking distance to public open space and facilities.

56.06 ACCESS AND MOBILITY

56.06-2: Walking and Cycling Network Objective

It is considered many parts of this standard are not relevant to the proposed infill development due to existing infrastructure in place.

56.06-4 Neighbourhood Street Network Objective

Not applicable, existing infrastructure is in place within surrounding streets.

56.06-5 Walking and Cycling Network Detail Objectives

As above.

56.06-7 Neighbourhood Street Network Detail Objectives

No further road infrastructure / construction shall be required by the proposal. Any new vehicle crossovers shall be constructed to the relevant authorities requirements.

56.06-8: Lot Access Objectives

No new access points are required.

56-07 INTEGRATED WATER MANAGEMENT

56.07-1: Drinking Water Supply Objectives

Reticulated water will be provided to the satisfaction of the Water Authority and Responsible Authority.

56.07-2: Reused and Recycled Water Objective

The size of the proposed lots are capable of the collection and storage of rain water. Any proposal to reuse and recycle water shall be designed, constructed and managed in accordance with the local responsible authorities.

56.07-3: Waste Water Management Objective

Reticulate sewerage is available to the site.

56.07-4: Urban Run-off Management Objectives

The proposed lots are capable of retaining rain water via tanks and permeable areas to reduce the effect of storm water runoff.

The significant size of the lots shall allow for the onsite retention of additional storm water.

56.08 SITE MANAGEMENT

56.08-1: Site Management Objectives

Minimal site works are required to effect the proposed subdivision. Site management shall be undertaken to the satisfaction of the responsible authority to limit the loss of amenity to adjoining areas.

56.09 UTILITIES

56.09-1: Shared Trenching Objectives

To be undertaken upon the advice and satisfaction of service providers and local responsible authority requirements.

56.09-2: Electricity, Telecommunications and Gas Objectives

Services shall be provided as per service providers and local responsible authority requirements.

CONCLUSION

This proposal seeks to undertake a two (2) lot subdivision of existing allotments to simply transfer approximately 400m² between adjoining titles as per the plans for endorsement.

The proposed layout is consistent within the immediate area and shall allow for varying and sound residential development.

The proposed vacant lots when developed with a residence will present a high quality living environment for future residents and property owners.

It is considered that the subdivision proposal is justified and satisfies the intent of the planning scheme.

Yours faithfully,

