

Murrindindi
Shire Council

NOTICE OF AN APPLICATION FOR PLANNING PERMIT

<i>The land affected by the application is located at:</i>	57 Snodgrass Street YEA, (Lot: 1 PS: 411681)
<i>The application is for a permit to:</i>	Two (2) lot subdivision
<i>The applicant for the permit is:</i>	MJD Building Group Pty Ltd
<i>The application reference number is:</i>	2024/86
<i>You may look at the application and any documents that support the application by visiting our website via the following web address:</i>	www.murrindindi.vic.gov.au/Planning Comment

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.

<i>The responsible authority will not decide on the application before:</i>	20 August 2024
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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.

Office Use Only



VicSmart? YES NO

Specify class of VicSmart application:

Application No.: _____ Date Lodged: / /

Planning Enquiries
Phone: (03) 5772 0317
Email: planning@murrindindi.vic.gov.au
Web: 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.

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

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 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.

Name: Same as applicant

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*

Name: Same as applicant

Title: First Name: Surname:

Organisation (if applicable):

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

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:

Unit No.: St. No.: St. Name:

Suburb/Locality: State: Postcode:

Owner's Signature (Optional): Date:

day / month / year

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.

Checklist

Have you:

<input type="checkbox"/>	Filled in the form completely?	
<input type="checkbox"/>	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?	
<input type="checkbox"/>	A full, current copy of title information for each individual parcel of land forming the subject site.	
<input type="checkbox"/>	A plan of existing conditions.	
<input type="checkbox"/>	Plans showing the layout and details of the proposal.	
<input type="checkbox"/>	Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.	
<input type="checkbox"/>	If required, a description of the likely effect of the proposal (for example, traffic, noise, environmental impacts).	
<input type="checkbox"/>	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.	
<input type="checkbox"/>	Completed the relevant council planning permit checklist?	
<input type="checkbox"/>	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

General information about the planning process is available at 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

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



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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 10434 FOLIO 445

Security no : 124116399359L
Produced 05/07/2024 02:23 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 411681F.
PARENT TITLE Volume 10382 Folio 104
Created by instrument PS411681F 18/03/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MJD BUILDING GROUP PTY LTD of 1 HARDNER ROAD MOUNT WAVERLEY VIC 3149
AY124024P 21/06/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY124025M 21/06/2024
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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS411681F FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY124024P (E)	TRANSFER	Registered	21/06/2024
AY124025M (E)	MORTGAGE	Registered	21/06/2024

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 57 SNODGRASS STREET YEA VIC 3717

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 21/06/2024

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS411681F
Number of Pages (excluding this cover sheet)	2
Document Assembled	05/07/2024 14:23

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PLAN OF SUBDIVISION

EDITION 1

PS 411681 F

Location of Land
 County: ANGLESEY
 Parish: YEA
 Township: YEA
 Section 1
 Crown Allotment: 7
 LTO base record: LITHO
 Title References:
 Vol 10382 Fol 104

Last Plan Reference:
 Postal Address: 126 HIGH STREET
 YEA 3717

AMG Co-ordinates: N 5880210
 (Of approx. centre of plan) E 359550 ZONE: 55

Council Certification and Endorsement
 Council Name: MURKINDINDI Ref: 98113

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 public open space under section 18 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 20/10/98

Vesting of Roads or Reserves

Identifier	Council/Body/Person
NII	NII

Notations

Depth Limitation: Does not apply Staging: This ~~is~~ is not a staged subdivision Planning Permit No.

Survey:- This plan is ~~is~~ not based on survey.
 To be completed where applicable.
 This survey has been connected to permanent marks no(s).
 In proclaimed Survey Area no.

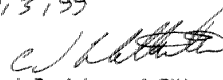
Easement Information

Legend: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)
 SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL LAND IN THIS PLAN.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE & SEWERAGE	3.66	THIS PLAN	LOTS ON THIS PLAN
E-1	PIPLINES OR ANCILLARY PURPOSE	3.66	THIS PLAN	GOULBURN VALLEY WATER AUTHORITY


LTO use only
 Statement of Compliance / Exemption Statement

Received
 Date 25/2/99

LTO use only
 PLAN REGISTERED
 TIME 2:20 pm
 DATE 18/3/99

 Assistant Registrar of Titles

Sheet 1 of 2 Sheets

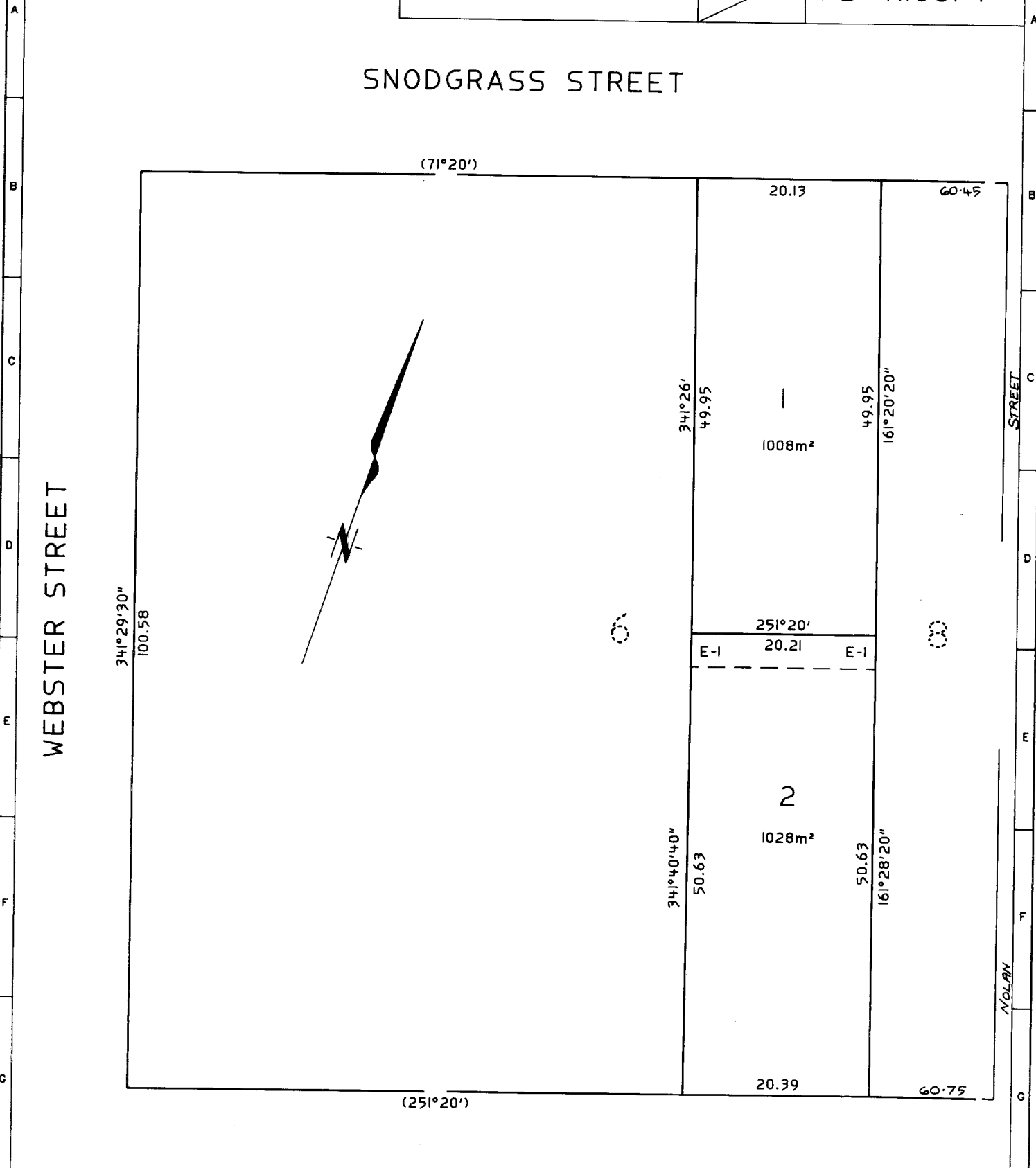
ERIKS ALLENS L.S.
 CONSULTING SURVEYOR
 142 COMO PARADE WEST
 PARKDALE 3194
 TEL. & FAX. (03) 9580 0396
 015 353 133

LICENSED SURVEYOR (PRINT) ERIKS ALLENS
 SIGNATURE  DATE 14/01/1998
 REF 1421/001 VERSION 1

DATE / /
 COUNCIL DELEGATE SIGNATURE
 Original sheet size A3

PLAN OF SUBDIVISION	Stage No.	Plan Number
		PS 411681 F

SNODGRASS STREET



HIGH STREET

SHEET 2 OF 2 SHEETS

ORIGINAL SCALE

SHEET SIZE A3 SCALE 1:400

LENGTHS ARE IN METRES

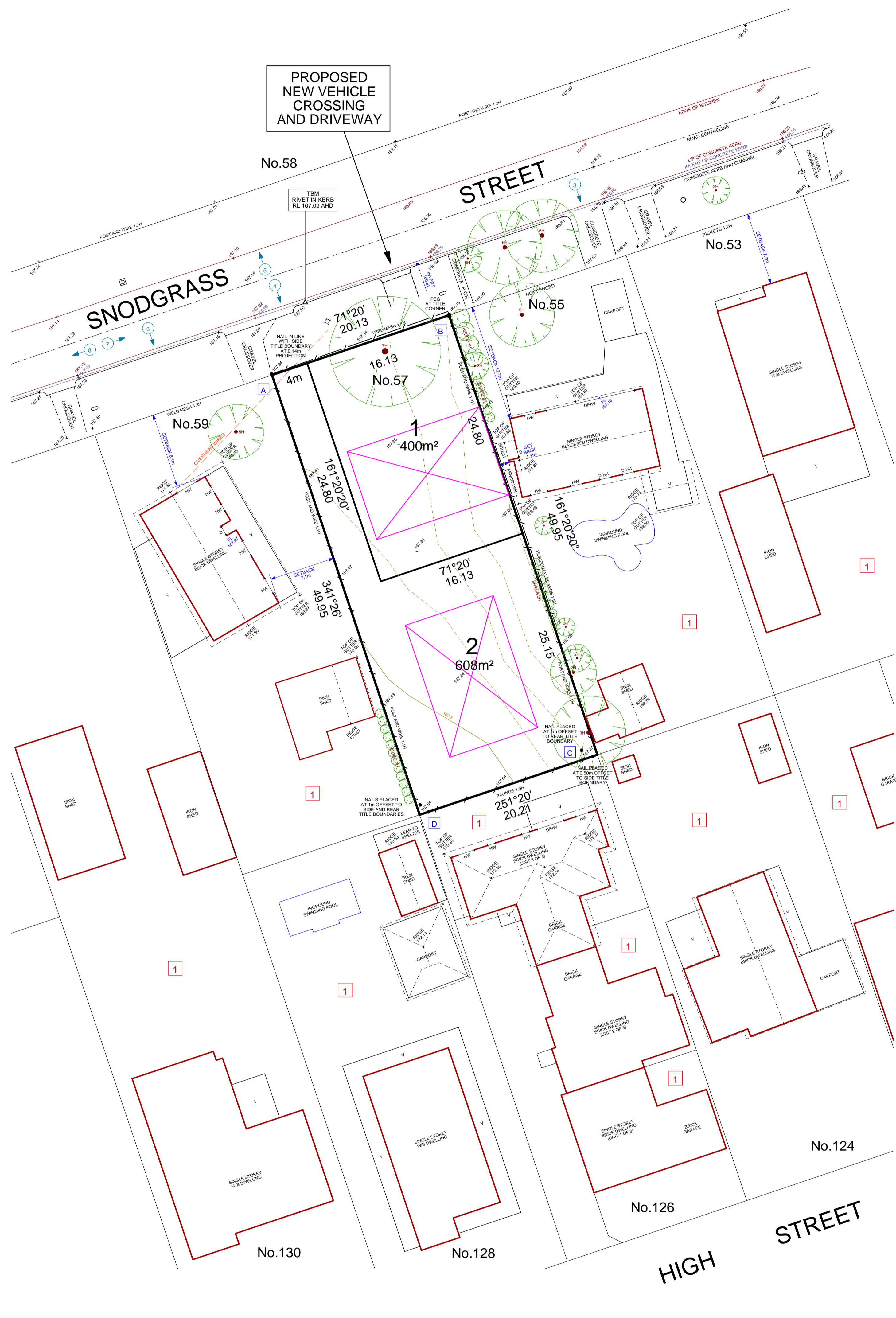
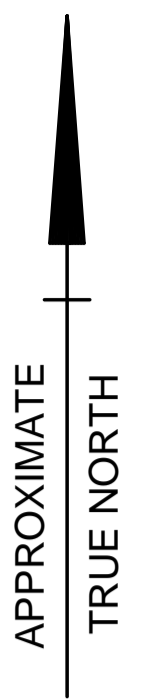
LICENSED SURVEYOR (PRINT) ERINS ALLENS

SIGNATURE [Signature] DATE 14/01/1998

REF 1421/001 VERSION

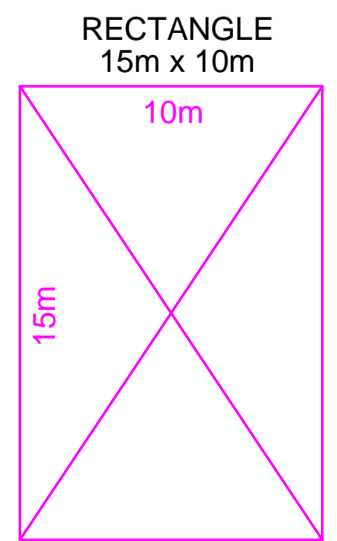
DATE 1/1/

COUNCIL DELEGATE SIGNATURE



- LEGEND**
- ④ PHOTOGRAPH VIEWPOINT
 - ⊕ ELECTRICITY PIT
 - ⊕ HYDRANT
 - ⊕ SIDE ENTRY PIT
 - ⊕ TELECOM PIT
 - ⊕ TELECOM PIT (LARGE)
 - ⊕ SEWERAGE PIT
 - ⊕ POLE AND LIGHT
 - ⊕ ELECTRIC POLE
 - ⊕ TRAFFIC SIGNAL POLE
 - ⊕ TRAFFIC SIGNAL / SERVICES PIT
 - ⊕ SHRUB
 - ⊕ SIGNIFICANT TREE AND HEIGHT
 - ⊕ LEVEL POSITION
 - ⊕ SURVEY MARK
 - ⊕ WATER METER
 - ⊕ CLOTHES LINE
 - ⊕ GAS METER / FITTING
 - ⊕ JUNCTION PIT
 - ⊕ SIGN
 - ⊕ STOP VALVE
 - ⊕ GRATED PIT
 - ⊕ UNKNOWN PIT
 - ⊕ UNKNOWN SERVICE/UTILITY
 - HW WINDOW/HABITABLE ROOM
 - W WINDOW
 - D DOOR
 - V VERANDA/PERGOLA
 - HW(L) WINDOW/HABITABLE ROOM (UPPER/LOWER) FLOOR
 - HW(G1/2) WINDOW/HABITABLE ROOM (GROUND/FIRST/SECOND) FLOOR
 - CONTOUR LINE
 - TITLE BOUNDARY
 - FENCE
 - STRUCTURE ON ADJOINING PROPERTY

EXPLANATORY NOTES:
 DATA ON THIS PLAN MAY ONLY BE MANIPULATED WITH THE PERMISSION OF B.R.SMITH SURVEYORS P/L
 ACCURACY OF DETAIL LOCATION ±0.05m
 ACCURACY OF REDUCED LEVELS ±0.02m
 LOCATION OF ABUTTING BUILDINGS AND ENVIRONS IS INDICATIVE ONLY UNLESS OTHERWISE SHOWN
 TREE SPREAD SHOWN ON THIS PLAN IS INDICATIVE ONLY
 ONLY SIGNIFICANT TREES HAVE BEEN LOCATED AND SHOWN ON THIS PLAN
 ONLY VISIBLE SERVICES ARE SHOWN ON THIS PLAN



1 P.O.S. PRIVATE OPEN SPACE

SUBDIVISION SCHEDULE

LOT	AREA
1	400m ²
2	608m ²

DATUM FOR AHD LEVELS: YEA PM 8 - RL 167.247 AHD

LAND SURVEYED: LOT 1, PS 411681F, V.10434 F.445	2.5 0 2.5 5 7.5 10
MUNICIPALITY: SHIRE OF MURRINDINDI	LENGTHS ARE IN METRES

LEVEL DATUM: AHD	SITE: 57 SNODGRASS STREET YEA
CONTOUR INTERVAL: 0.1m	
SURVEY DATE: 10/04/24	
SURVEYORS: MGS/BW	

PROPOSED SUBDIVISION

REFERENCE: 9771	ORIGINAL SCALE: 1:250	SHEET SIZE: A1	B.R.SMITH SURVEYORS 6/10-14 Railway Avenue, Ringwood East 3135 Ph:(03) 9870 6602 E:office@brsmith.com.au www.brsmith.com.au
V2-05/07/2024			

B.R.SMITH
SURVEYORS

B R Smith Surveyors P/L - Ph: 9870 6602
Suite 6, 1st Floor, 10-14 Railway Avenue
(P O Box 14), Ringwood East 3135
E: office@brsmith.com.au www.brsmith.com.au

SITE DESCRIPTION NEIGHBOURHOOD CONTEXT AND DESIGN RESPONSE

MUNICIPALITY: MURRINDINDI SHIRE COUNCIL
SUBJECT SITE: 57 SNODGRASS STREET, YEA
PROPOSED: 2 LOT SUBDIVISION
ZONING: GENERAL RESIDENTIAL ZONE
OVERLAYS: NIL
REFERENCE: 9771

INTRODUCTION

This report has been prepared in respect of a planning permit application for a two (2) lot subdivision of land, generally known as 57 Snodgrass Street, Yea.

The report will provide relevant information in respect of the application requirements of Clause 56 of the Murrindindi Planning Scheme and should be read in conjunction with the Site and Neighbourhood Context Plan (Ref No.9771) prepared by B R Smith Surveyors. A copy of this plan (showing the site and surrounding lot layout), Proposed Subdivision and Copy of Title are attached as Appendix A.

LEGAL DESCRIPTION

The subject site is legally described as:

- 57 Snodgrass Street, Yea
 - o V.10434 F.445
 - o Lot 1 on PS 411681F

There are no restrictive covenants affecting the site.

PLANNING SCHEME CONTROLS

The subject site is zoned General Residential under the Shire of Murrindindi Planning Scheme. We believe that the land is not affected by any existing Planning Scheme Overlay controls.

Generally, the adjoining and surrounding residential properties are zoned General Residential under the Shire of Murrindindi Planning Scheme.

The overall precinct is characterised by a mix of medium density, conventional and lower density residential subdivision. Medium density, conventional and lower density development have been identified in close proximity to the subject site.

No minimum lot size is specified in the General Residential Zone provisions.

Given the zoning of the subject site and adjoining properties and the existing form of residential development that has occurred on these properties, the proposed two (2) lot subdivision clearly has the potential to integrate with the existing neighbourhood and streetscape character.

SITE AND NEIGHBOURHOOD CONTEXT

SITE CONTEXT ANALYSIS

There is a distinct physical and visual relationship between the site and the surrounding residential properties. Existing residential development currently abuts each property boundary of the site.

The pattern of residential development in the wider neighbourhood is defined by a mix of typical suburban residential subdivision, larger allotments and medium density 'unit' development.

The site is located on the southern side of Snodgrass Street, west of Nolan Street, in the town of Yea.

The subject site is regular in shape, with an approximate width of 20.2 metres and length of 49.95 metres, with a total area of 1008m².

There are no existing easements affecting the site. The subject site is currently vacant.

Vehicular access is provided, to the site, via a concrete lay back in Snodgrass Street, at the north-west corner of the site.

The site is currently enclosed by a mixture of wire mesh, palings and post and wire fencing. The site has no significant tree cover. There are no significant outward views from the site.

The site has a gentle slope falling from a high point at the south-west corner to a low point in the north-west corner.

The land consists of limited native shrubs/trees, exotic plantings and grasses. The location of the vegetation has been marked on the Site and Neighbourhood Context Plan in Appendix A, clearly indicating that there is no physical impediment to subdivision or construction on the site.

A site inspection has revealed that no significant vegetation has been removed within the last twelve months.

The historical clearance of vegetation from the land to provide private open space areas has resulted in large areas that are now clear of any vegetation. The residential subdivision of this land will provide excellent potential for the siting of future dwellings and the establishment of appropriate canopy tree vegetation.

The land is connected to all infrastructure services including reticulated sewerage.

The creation of additional lots within this property will not be affected by any existing street trees, electricity poles, utility services or drainage pits.

NEIGHBOURHOOD CONTEXT ANALYSIS

The surrounding area is known as the township area of Yea. The town is comprised of mainly single storey dwellings on smaller lots which are surrounded by large farm land areas. The immediate neighbourhood is generally characterised by a mix of medium density, conventional and lower density residential subdivision. The neighbourhood comprises of mostly single storey weatherboard dwellings with pitched iron roofs. The streetscapes follow a straight, single lane, bitumen road (Snodgrass Street) lined with concrete kerbs and channels with mainly concrete and gravel vehicle crossovers for property access. The topography is moderately sloped and vegetated. Frontages are a mixture of fenced and unfenced.

The closest mains roads are Whittlesea-Yea Road (south-west), Goulburn Valley Highway (south) and Melba Highway (south-east).

Public Transport in the area is scarce. There are two bus routes that travel through Yea. One is a service from Alexandra to Seymour and the other is a service from Melbourne to Mansfield/Mt Buller.

Sport & recreational reserves are located within short driving and walking distances from the property. These include Yea G117 Bushland Reserve, Yea Golf Club, Yea Racecourse, Yea Swimming Pool, Pioneer Reserve, Yea Showgrounds, Railway Park, John Cummins Reserve and Yea Streamside Reserve.

Schools in close proximity include Yea Primary School and Yea High School.

There are no major shopping centres in Yea but there are a number of variety shops and complexes along High Street (Goulburn Valley Highway) that include a supermarket, various takeaway shops, hotels and cafes.

ADJOINING PROPERTIES

The site abuts two properties as follows:

55 Snodgrass Street

The property to the east consists of a single storey rendered dwelling with a closest offset of approximately 1.1 metres from the common boundary with the site. A carport is located to the eastern side of the property. A swimming pool is located to the rear of the dwelling and an iron shed is located at the south-west corner of the site, adjacent to the common boundary (with the subject site). The area between the neighbouring dwelling and the subject site is occupied by scattered small trees and grass, with screening shrubs along most of the common boundary.

59 Snodgrass Street

The property to the west consists of a single storey brick dwelling with a closest offset of approximately 7.1 metres to the common boundary with the site. An iron garage is located on the southern part of the site, adjacent to the common boundary.

NEIGHBOURHOOD CHARACTER ISSUES

The existing residential neighbourhood character is predominantly characterised by:

- A mix of medium density development, conventional development and larger residential lots
- A mix of single and double storey dwellings
- Some properties with significant native or remnant canopy vegetation
- Some cultivated garden plantings with no biological significance
- Areas of cultivated lawn
- Visually and physically dominant residential dwellings constructed adjacent to the existing property boundaries of the site

DESIGN RESPONSE

A permit is required under the General Residential Zone to subdivide land. This application proposes subdivision of the site into 2 lots, with areas of 400m² (lot 1) and 608m² (lot 2). Both lots have their own street frontage to Snodgrass Street.

The proposed layout makes use of the existing street frontage and creates generally rectangular to square shaped lots (lot 2 also having an axe handle shape for access to Snodgrass Street).

In terms of both the Clause 56 and Local Policy requirements, the proposed two (2) lot subdivision of the site is considered a sustainable form of development, which will produce an appropriate planning outcome in this established residential area.

The two (2) lot subdivision has been successfully derived from an analysis of the development opportunities and constraints of the site, in addition to satisfying the Rescode objectives outlined in Clause 56.

CLAUSE 56 – RESIDENTIAL SUBDIVISION

Purpose

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

A land subdivision: (2 lots)

- Must meet all of the objectives included in the clauses specified in the table
- Should meet all of the standards included in the clauses specified in the table

DESIGN RESPONSE ASSESSMENT – CLAUSE 56 OBJECTIVES & STANDARDS

Under Clause 32.01-2 Subdivision of the Murrindindi Planning Scheme, a Permit is required to subdivide land.

An application to subdivide land, other than an application to subdivide land into lots each containing an existing dwelling or car parking space, must comply with Clause 56 and;

- Must meet all of the objectives included in the clauses specified below.
- Should meet all of the standards included in the clauses specified below.
 - 2 lots must satisfy Clauses – 56.03-5; 56.04-2; 56.04-3; 56.04-5; 56.06-8 to 56.09-2

56.03-5 Neighbourhood character objective – Standard C6 – Complies with Standard

- This subdivision design response acknowledges the varied suburban character of this evolving local neighbourhood
- The local neighbourhood of the subject site has historically exhibited a lower density residential character, however this neighbourhood character has changed significantly over the last 5-10 years with the construction of medium density development on smaller lots
- While there are several larger properties remaining in this local neighbourhood, it would appear that, this lower density character is now rapidly disappearing and being replaced with conventional and medium density suburban scale lots and housing.
- The proposed two (2) lot subdivision will provide additional housing choice and diversity within this neighbourhood and represents a medium density infill subdivision which achieves a highly respectful sense of transition between the larger original lots and more intensive subdivision layouts.
- The proposed 400m² and 608m² lots will ensure that future dwellings are constructed with substantial boundary setbacks in a 'garden setting' and effectively preserves the vegetated streetscape character evident in this section of Snodgrass Street.

CLAUSE 56 - REPORT

- Given that a majority of properties along Snodgrass Street exhibit an established 'garden setting' character, the proposed two (2) lot design response provides maximum potential for vegetation to be retained, and new landscape planting to be undertaken in conjunction with any future dwellings on Lots 1 & 2.
- It is evident from the typically suburban context and built form which surrounds the subject site that the proposed two (2) lot subdivision will be easily absorbed into the local neighbourhood and will be basically imperceptible from the streetscape and abutting properties.

56.04-2 Lot area and building envelopes objective – Standard C8 – Complies with Standard

- The proposed subdivision ensures that Lot 1 (400m²) and Lot 2 (608m²) are capable of containing a rectangle of 10m x 15m as specified under this Standard.

56.04-3 Solar orientation of lots objective – Standard C9 – Complies with Standard

- The open configuration and substantial dimensions of both lots, proposed under this design response will ensure that the subdivision is capable of providing appropriate solar access opportunities for any future dwellings within lots 1 and 2.

56.04-5 Common area objectives – Standard C 11 – Not Relevant

- The provisions of this Standard are not relevant to the proposed subdivision design response, given that both lots exhibit direct frontage to Snodgrass Street (with no Common Property proposed).

56.06-8 Lot access objective – Standard C21 – Complies with Standard

- Both lots exhibit direct and individual frontage to the local street network and will be safely accessed/aggressed via an existing crossover (lot 2) and new driveway and crossover (lot 1) adjacent to the eastern property boundary.

56.07-1 Drinking water supply objectives - Standard C22 - Complies with Standard

- Reticulated water is available to the site. It is anticipated that the servicing authority will require new water tappings from Snodgrass Street to the frontage of Lots 1 & 2. The provision of drinking water to the site will be subject to the design and construction requirements of the relevant servicing authority.

56.07-2 Reused and recycled water objective - Standard C23 - Not Relevant

- The requirements of the relevant servicing authority regarding the provisions of re-used or recycled water to the site is unknown at this stage, however there is no specific Planning Scheme requirement for this outcome as part of a two (2) lot subdivision design response.

56.07-3 Waste water management objective - Standard C24 - Not Relevant

- Reticulated sewerage infrastructure is available to the subject site due to the conventional form of suburban development that has historically occurred in this local neighbourhood. Sewerage infrastructure in respect of Lots 1 & 2 will be designed and constructed in accordance with the requirements of the relevant servicing authority.

56.07-4 Urban run-off management objectives - Standard C25 - Not Relevant

- Legal Point of Discharge drainage works associated with the subdivision will be constructed in accordance with the Engineering requirements specified by the Responsible Authority. The conventional subdivision design will ensure that the principal of minimising potential environmental impacts due to drainage issues, can be effectively achieved.
- On site stormwater drainage disposal associated with future construction within the lots will be determined, approved and enforced by the relevant Building Surveyor

56.08-1 Site management objectives - Standard C26 - Complies with Standard Erosion and sediment

- The generally level topography will not generate any future erosion or sediment runoff issues associated with the creation of the lots due to the absence of any significant site works.
- Apart from some potential minor drainage works and new internal fencing, no major engineering works are required to create the proposed lots.

Dust

- The absence of any significant site works will ensure that dust does not become a factor for abutting and nearby properties.

Run-off

- While Lot 1 has existing legal point of discharge to the kerb in Snodgrass Street, it is anticipated that the creation of Lot 2 will require the installation of another legal point of discharge (for that lot).
- Run-off from any future construction will need to be retained on site to prevent silt and other material entering the road or adjoining properties.

Litter, concrete and other construction waste

- This two (2) lot subdivision will not generate litter or construction waste due to the minimal site works necessary to subdivide the site into separate lots.

Chemical contamination

- There is no known chemical contamination issues associated with this conventional two (2) lot infill subdivision.

Vegetation and natural features planned for retention

- Proposed Lot 1 contains a limited amount of canopy tree vegetation that would potentially need to be retained and protected under this subdivision approval.
- Limited canopy trees may need to be removed to facilitate construction within Lot 1, however this matter will be addressed prior to any future construction.

56.09-1 Shared trenching objective - Standard C27 - Complies with Standard

- It is anticipated that there will be no impediment to the provision of underground utility or infrastructure services to Lots 1 & 2.
- It is anticipated that shared trenching arrangements will be utilized, where possible, for this subdivision.
- Both of the proposed lots will utilise infrastructure that is already located within the subject site or road reserve.

56.09-2 Electricity, telecommunications and gas – Standard C28 – Complies with Standard

- Electricity services, reticulated water supply, sewerage, stormwater drainage and telecommunications facilities exist within Snodgrass Street and are available to both lots.

CONCLUSION

The two (2) lot subdivision represents an appropriate and sustainable planning outcome, given the existing site features, neighbourhood context and the form of residential development on adjoining properties. The proposal recognises the opportunities and constraints associated with the land and has responded with a subdivision configuration that respects the existing residential neighbourhood character.

There are no planning grounds that would preclude the granting of a Planning Permit for this two (2) lot subdivision and Murrindindi Shire Council should confidently support this design response as a representative example of respectful subdivision within an evolving local town neighbourhood.

APPENDIX A

TITLE SEARCH

TITLE RE-ESTABLISHMENT
SURVEY & FEATURE PLAN
SITE & NEIGHBOURHOOD CONTEXT PLAN

PROPOSED SUBDIVISION PLAN



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

VOLUME 10434 FOLIO 445

Security no : 124116399359L
Produced 05/07/2024 02:23 PM

LAND DESCRIPTION

Lot 1 on Plan of Subdivision 411681F.
PARENT TITLE Volume 10382 Folio 104
Created by instrument PS411681F 18/03/1999

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MJD BUILDING GROUP PTY LTD of 1 HARDNER ROAD MOUNT WAVERLEY VIC 3149
AY124024P 21/06/2024

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AY124025M 21/06/2024
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 set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE PS411681F FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NUMBER		STATUS	DATE
AY124024P (E)	TRANSFER	Registered	21/06/2024
AY124025M (E)	MORTGAGE	Registered	21/06/2024

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 57 SNODGRASS STREET YEA VIC 3717

ADMINISTRATIVE NOTICES

NIL

eCT Control 16089P NATIONAL AUSTRALIA BANK LTD
Effective from 21/06/2024

DOCUMENT END



Imaged Document Cover Sheet

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Document Type	Plan
Document Identification	PS411681F
Number of Pages (excluding this cover sheet)	2
Document Assembled	05/07/2024 14:23

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PLAN OF SUBDIVISION

EDITION 1

PS 411681 F

Location of Land

County: ANGLESEY
 Parish: YEA
 Township: YEA
 Section 1
 Crown Allotment: 7
 LTO base record: LITHO
 Title References:
 Vol 10382 Fol 104

Last Plan Reference:

Postal Address: 126 HIGH STREET
 YEA 3717

AMG Co-ordinates: N 5880210
 (Of approx. centre of plan) E 359550 ZONE: 55

Council Certification and Endorsement

Council Name: MURKINDINDI Ref: 98113

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 public open space under section 18 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 20/10/98

Vesting of Roads or Reserves

Identifier	Council/Body/Person
NII	NII

Notations

Depth Limitation: Does not apply

Staging This ~~is~~ is not a staged subdivision Planning Permit No.

Survey:- This plan is ~~is~~ not based on survey.

To be completed where applicable.

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)
 SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLIES TO ALL LAND IN THIS PLAN.

Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1	DRAINAGE & SEWERAGE	3.66	THIS PLAN	LOTS ON THIS PLAN
E-1	PIPLINES OR ANCILLARY PURPOSE	3.66	THIS PLAN	GOULBURN VALLEY WATER AUTHORITY

LTO use only
 Statement of Compliance / Exemption Statement

Received

Date 25/2/99

LTO use only

PLAN REGISTERED
 TIME 2:20 pm
 DATE 18/3/99

[Signature]
 Assistant Registrar of Titles

Sheet 1 of 2 Sheets

ERIKS ALLENS L.S.
 CONSULTING SURVEYOR
 142 COMO PARADE WEST
 PARKDALE 3194
 TEL. & FAX. (03) 9580 0396
 015 353 133

LICENSED SURVEYOR (PRINT) ERIKS ALLENS

SIGNATURE *[Signature]* DATE 14/01/1998

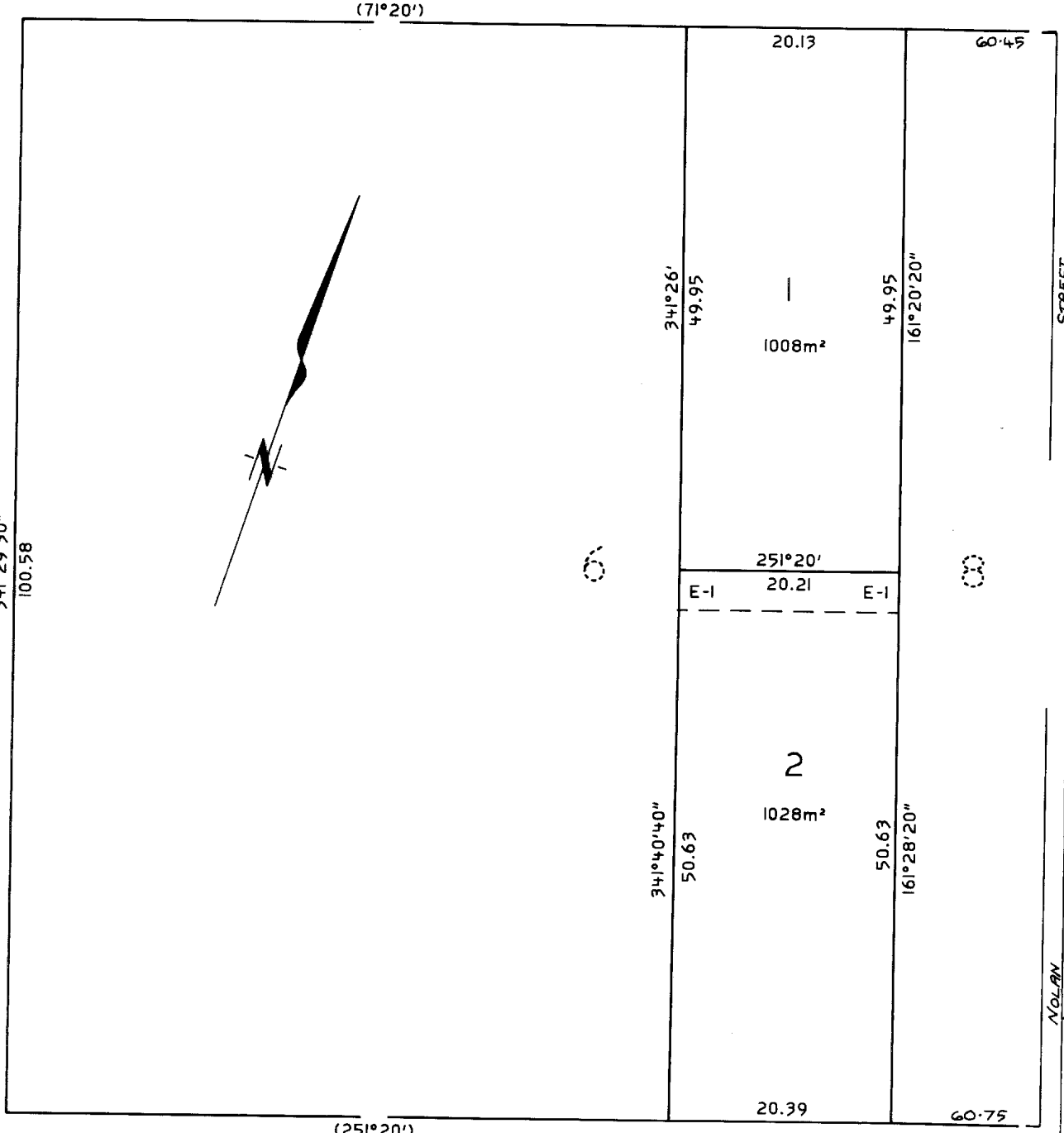
REF 1421/001 VERSION 1

DATE / /
 COUNCIL DELEGATE SIGNATURE

Original sheet size A3

PLAN OF SUBDIVISION	Stage No.	Plan Number
		PS 411681 F

SNODGRASS STREET



WEBSTER STREET

STREET

NOLAN

HIGH STREET

SHEET 2 OF 2 SHEETS

ORIGINAL SCALE

SHEET SIZE A3 SCALE 1:400

LENGTHS ARE IN METRES

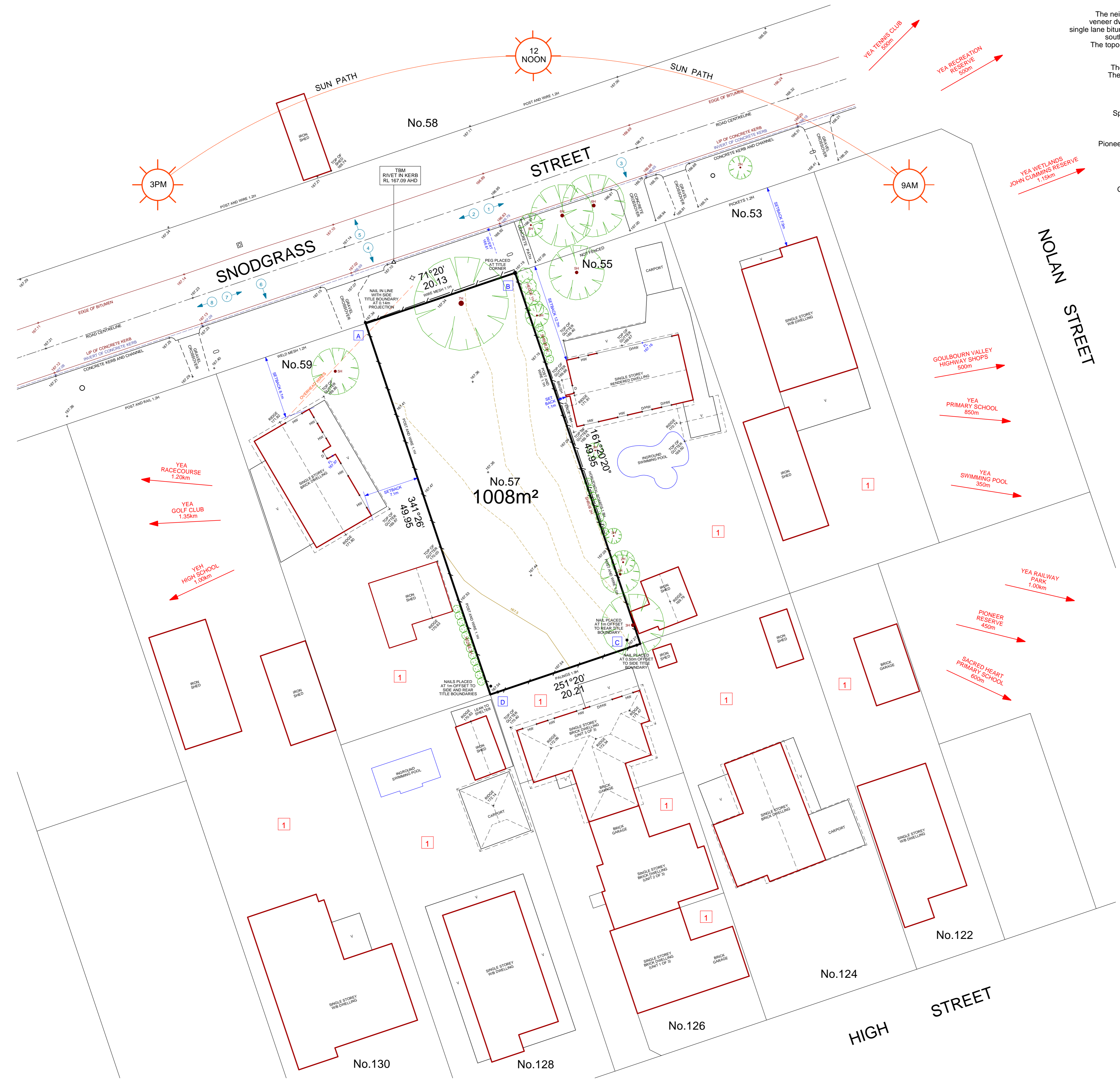
LICENSED SURVEYOR (PRINT) ERINS ALLENS

SIGNATURE [Signature] DATE 14/01/1998

REF 1421/001 VERSION

DATE 1/1/

COUNCIL DELEGATE SIGNATURE



NEIGHBOURHOOD DESCRIPTION

The neighbourhood comprises of mostly single storey brick and weatherboard veneer dwellings with aluminium pitched roofs. The streetscape follows a straight, single lane bitumen road (Snodgrass Street) lined with concrete kerbs and channels along the southern side with predominantly gravel crossovers for property access. The property is generally flat and moderately vegetated. Property frontages are fenced with a variety of different materials.

The property is located along the southern side of Snodgrass Street. The closest main road is the Goulbourn Valley Highway (to the south).

There are two bus services that pass through Yea. One from Melbourne to Masfield and the other, Melbourne to Alexandra.

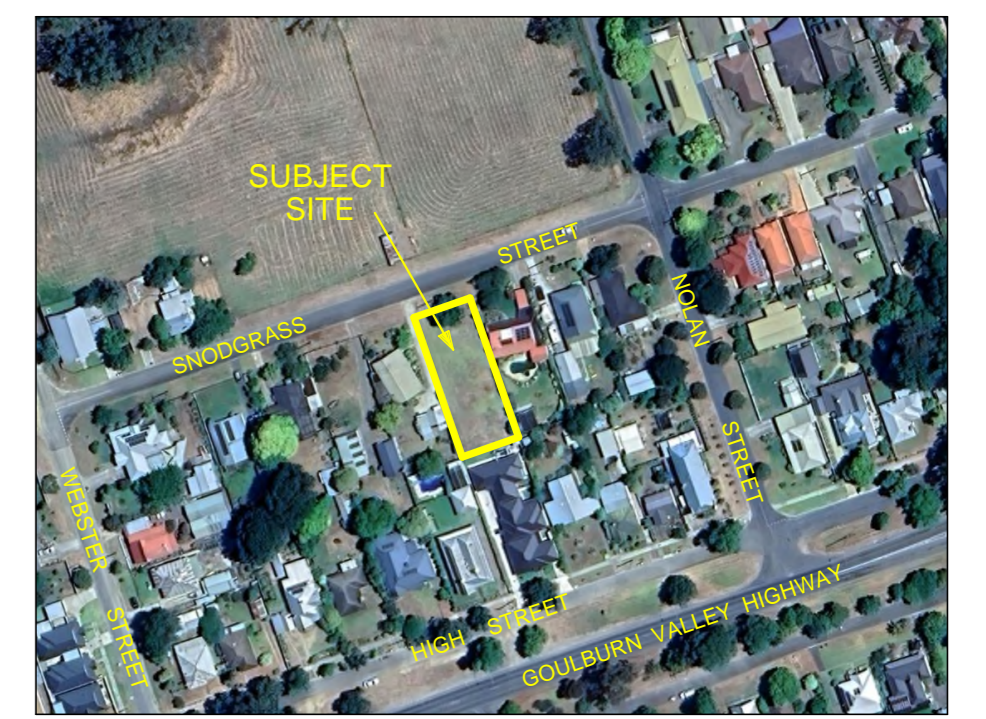
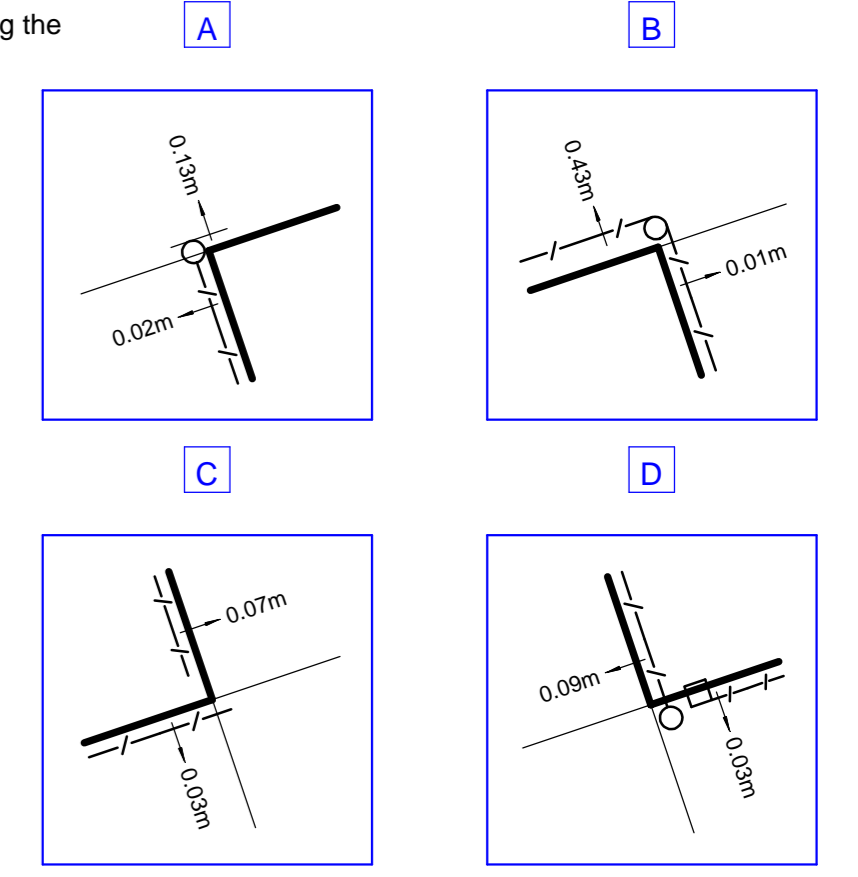
Sport and recreational reserves are located within short driving and short walking distances from the property.

These include Yea Tennis Club, Yea Recreation Reserve, Yea Wetlands John Cummins Reserve, Yea Railway Park, Pioneer Reserve, Yea Swimming Pool, Yea Golf Club and Yea Racecourse.

Schools in close proximity include Yea High School, Sacred Heart Primary School and Yea Primary School.

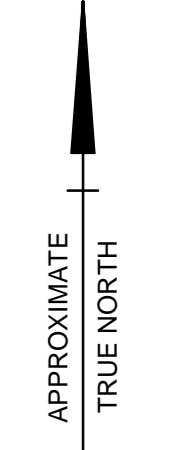
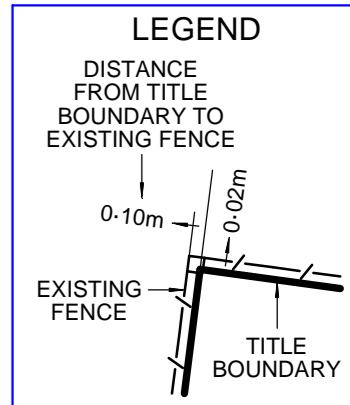
There is a large variety of shops along the Goulbourn Valley Highway within close proximity to the property.

RELATIONSHIP OF TITLE TO FENCING NOT SHOWN TO SCALE



LEGEND

- ➔ PHOTOGRAPH VIEWPOINT
- ⊕ ELECTRICITY PIT
- ⊕ HYDRANT
- ⊕ SIDE ENTRY PIT
- ⊕ TELECOM PIT
- ⊕ TELECOM PIT (LARGE)
- ⊕ SEWERAGE PIT
- ⊕ POLE AND LIGHT
- ⊕ ELECTRIC POLE
- ⊕ TRAFFIC SIGNAL POLE
- ⊕ TRAFFIC SIGNAL / SERVICES PIT
- 🌳 SHRUB
- 🌳 SIGNIFICANT TREE AND HEIGHT
- ⊕ LEVEL POSITION
- ⊕ SURVEY MARK
- ⊕ WATER METER
- ⊕ CLOTHES LINE
- ⊕ GAS METER / FITTING
- ⊕ JUNCTION PIT
- ⊕ SIGN
- ⊕ STOP VALVE
- ⊕ GRATED PIT
- ⊕ UNKNOWN PIT
- ⊕ UNKNOWN SERVICE/UTILITY
- ⊕ WINDOW/HABITABLE ROOM
- ⊕ WINDOW
- ⊕ DOOR
- ⊕ VERANDA/PERGOLA
- ⊕ HW/LU/L WINDOW/HABITABLE ROOM (UPPER/LOWER) FLOOR
- ⊕ HW/G/1/2 WINDOW/HABITABLE ROOM (GROUND/FIRST/SECOND) FLOOR
- CONTOUR LINE
- TITLE BOUNDARY
- FENCE
- STRUCTURE ON ADJOINING PROPERTY



EXPLANATORY NOTES:

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ACCURACY OF DETAIL LOCATION ±0.05m

ACCURACY OF REDUCED LEVELS ±0.02m

LOCATION OF ADJOINING BUILDINGS AND ENVIRONS IS INDICATIVE ONLY UNLESS OTHERWISE SHOWN

TREE SPREAD SHOWN ON THIS PLAN IS INDICATIVE ONLY

ONLY SIGNIFICANT TREES HAVE BEEN LOCATED AND SHOWN ON THIS PLAN

ONLY VISIBLE SERVICES ARE SHOWN ON THIS PLAN

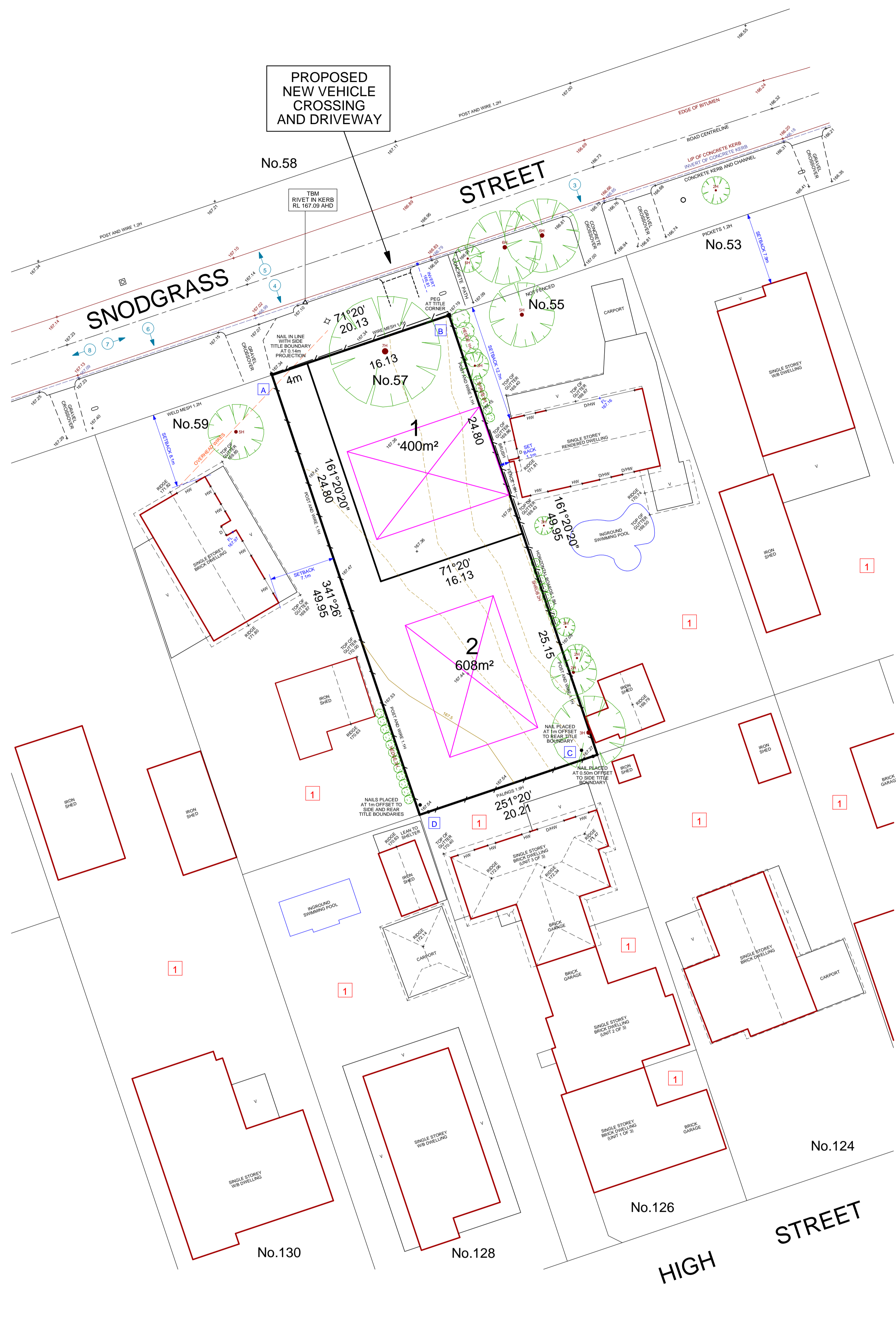
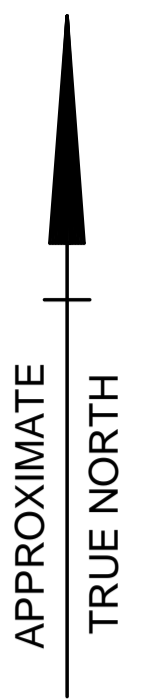
1 P.O.S. PRIVATE OPEN SPACE

DATUM FOR AHD LEVELS: YEA PM 8 - RL 167.247 AHD

LAND SURVEYED: LOT 1, PS 411681F, V.10434 F.445	2.5 0 2.5 5 7.5 10
MUNICIPALITY: SHIRE OF MURRINDINDI	LENGTHS ARE IN METRES
LEVEL DATUM AHD	SITE: 57 SNODGRASS STREET YEA
CONTOUR INTERVAL 0.1m	
SURVEY DATE 10/04/24	
SURVEYORS MGS/BW	

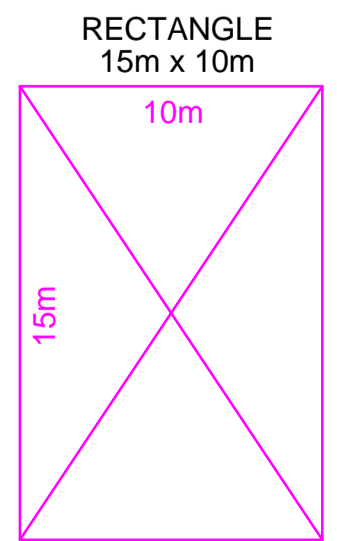
TITLE RE-ESTABLISHMENT SURVEY & FEATURE PLAN SITE & NEIGHBOURHOOD CONTEXT PLAN

REFERENCE 9771	ORIGINAL SCALE 1:250	SHEET SIZE A1	B.R.SMITH SURVEYORS 6/10-14 Railway Avenue, Ringwood East 3135 Ph:(03) 9870 6602 E:office@brsmith.com.au www.brsmith.com.au
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- LEGEND**
- ④ PHOTOGRAPH VIEWPOINT
 - ⊕ ELECTRICITY PIT
 - ⊕ HYDRANT
 - ⊕ SIDE ENTRY PIT
 - ⊕ TELECOM PIT
 - ⊕ TELECOM PIT (LARGE)
 - ⊕ SEWERAGE PIT
 - ⊕ POLE AND LIGHT
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 - ⊕ JUNCTION PIT
 - ⊕ SIGN
 - ⊕ STOP VALVE
 - ⊕ GRATED PIT
 - ⊕ UNKNOWN PIT
 - ⊕ UNKNOWN SERVICE/UTILITY
 - HW WINDOW/HABITABLE ROOM
 - W WINDOW
 - D DOOR
 - V VERANDA/PERGOLA
 - HW(L) WINDOW/HABITABLE ROOM (UPPER/LOWER) FLOOR
 - HW(G1/2) WINDOW/HABITABLE ROOM (GROUND/FIRST/SECOND) FLOOR
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 ONLY VISIBLE SERVICES ARE SHOWN ON THIS PLAN



SUBDIVISION SCHEDULE

LOT	AREA
1	400m ²
2	608m ²

DATUM FOR AHD LEVELS: YEA PM 8 - RL 167.247 AHD

LAND SURVEYED: LOT 1, PS 411681F, V.10434 F.445	2.5 0 2.5 5 7.5 10
MUNICIPALITY: SHIRE OF MURRINDINDI	LENGTHS ARE IN METRES

LEVEL DATUM: AHD	SITE: 57 SNODGRASS STREET YEA
CONTOUR INTERVAL: 0.1m	
SURVEY DATE: 10/04/24	
SURVEYORS: MGS/BW	

PROPOSED SUBDIVISION

REFERENCE 9771	ORIGINAL SCALE 1:250	SHEET SIZE A1	B.R. SMITH SURVEYORS 6/10-14 Railway Avenue, Ringwood East 3135 Ph: (03) 9870 6602 E: office@brsmith.com.au www.brsmith.com.au
V2-05/07/2024			