



Application for Planning Permit and Certification

Supplied by 
Submitted Date 16/03/2023

Application Details

Application Type Planning Permit and Certification under the Subdivision Act
Version 1
Applicant Reference Number 1443
Responsible Authority Name Moyne Shire Council
Responsible Authority Reference Number(s) (Not Supplied)
SPEAR Reference Number S209931H

The Land

Primary Parcel 95 COMMERCIAL ROAD, KOROIT VIC 3282
Crown Allotment No 29
Section No 48
Parish Name YANGERY
SPI 29~48\PP3950
CPN 531766
Zone: 32.08 General Residential

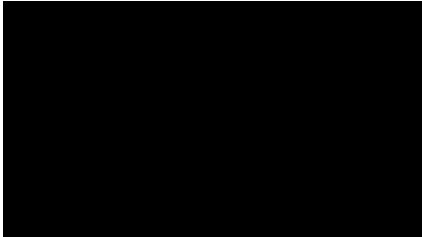
The Proposal

Subdivision Act (1988) Dealing Type Section 22 (Subdivision)
Plan Number PS914670G
Number of lots 2
Proposal Description two lot subdivision
Estimated cost of the development for which a permit is required \$ 0

Existing Conditions

Existing Conditions Description single dwelling 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.

Applicant Contact

Applicant Contact 

Applicant

Applicant 

[Redacted]

Owner

Owner 1

Owner 2

[Redacted]

Declaration

I, [Redacted], declare that the owner (if not myself) has been notified about this application.

I, [Redacted], declare that all the information supplied is true.

I, [Redacted] apply to have the attached plan of subdivision / consolidation certified under the Subdivision Act 1988 and to have advice of street numbers allocated.

**Authorised by
Organisation**

[Redacted]

HIGH STREET

MGA2020 ZONE 54



REVISION

REV 1. - D.O.I. 20/12/2022

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 PHOTOGRAMMETRY.
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.

SURVEYORS REF:

JOB:

1443

FILE:

1443_PROP_V1.DWG
1443_MGA2020.SEE

SHEET:

1 OF 1

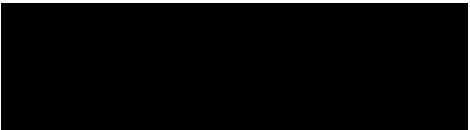

ORIGINAL SCALE 1:250 @ A3

2.5 0 2.5 5 7.5 10

LENGTHS ARE IN METRES

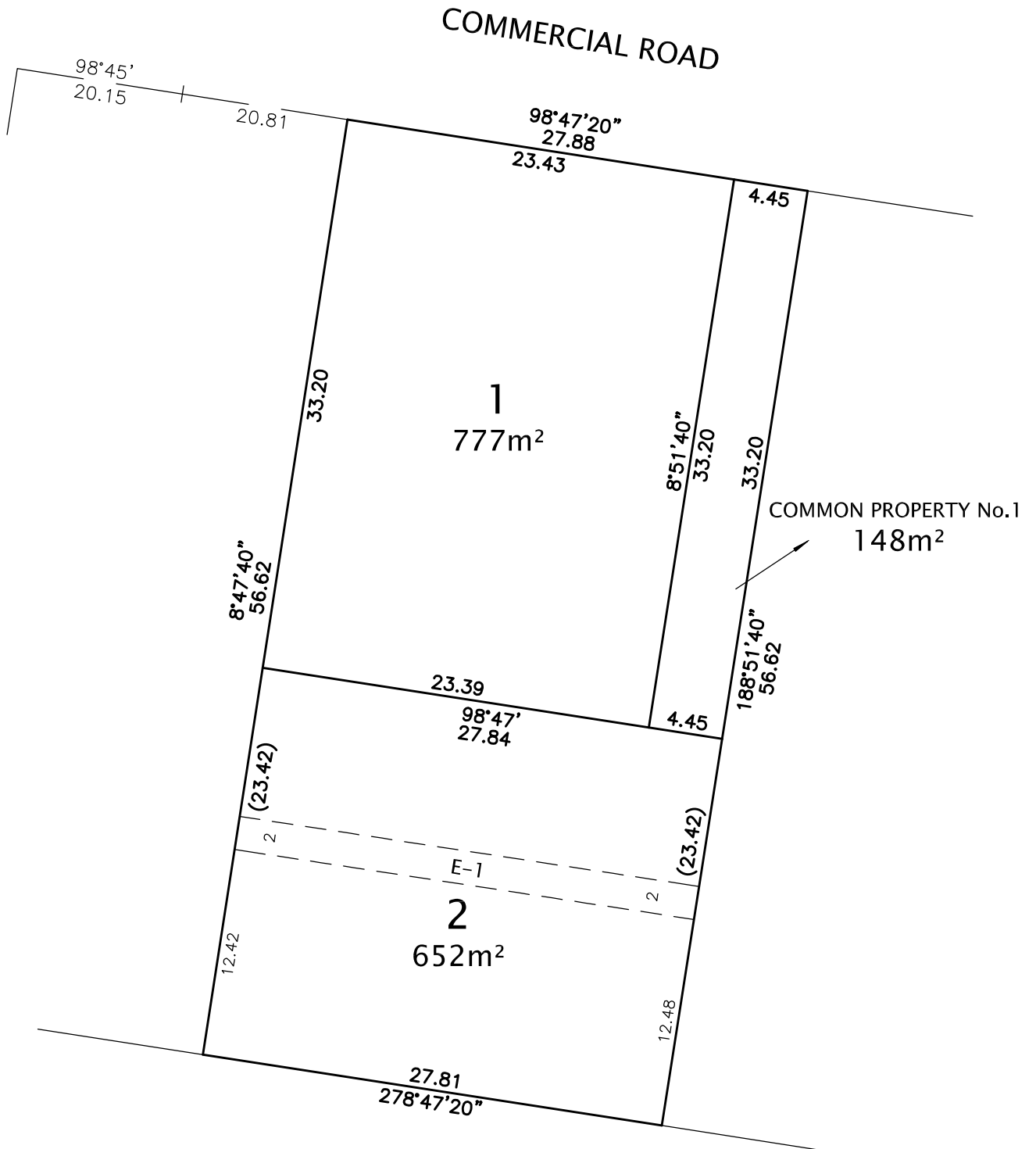
PARISH OF YANGERY
SECTION 48

CROWN ALLOTMENT 29
VOL 11174 FOL 865, TP914641B
95 COMMERCIAL ROAD, KOROIT

PLAN OF SUBDIVISION				EDITION 1		PS914670G	
LOCATION OF LAND PARISH: YANGERY TOWNSHIP: _____ SECTION: 48 CROWN ALLOTMENT: 29 CROWN PORTION: _____ TITLE REFERENCE: VOL. 11174 FOL. 865 LAST PLAN REFERENCE: TP 914641B POSTAL ADDRESS: 95 COMMERCIAL ROAD (at time of subdivision) KOROIT, 3282 MGA2020 CO-ORDINATES: E: 619 640 ZONE: 54 (of approx centre of land in plan) N: 5 760 835 GDA 2020				Council Name: Moyne Shire Council SPEAR Reference Number: S209931H			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		Lots on this plan may be affected by one or more Owners Corporation. See Owners Corporation search report(s) for details.			
Nil.		Nil.					
NOTATIONS							
DEPTH LIMITATION: 15 Metres below the surface.							
SURVEY: This plan is NOT 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			
E-1	SEWERAGE	2	TP 914641B	WANNON REGION WATER CORPORATION			
		SURVEYORS REF:  1443_PS_V1.DWG 1443_MGA2020.SEE		VERSION 1	ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3	

HIGH STREET

MGA2020 ZONE 54



SCALE
1:250

2.5 0 2.5 5 7.5 10
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 2

**PLANNING REPORT TO ACCOMPANY PLANNING (SUBDIVISION) PERMIT
APPLICATION
PROPOSED TWO (2) LOT SUBDIVISION
95 COMMERCIAL ROAD, KOROIT
SURVEYORS REF: [REDACTED]**

INTRODUCTION

The subject site is 95 Commercial Road, Koroit, located approximately 40 east of the High Street intersection.

The subject land consists of the single lot of 1429m², title Volume 11174 Folio 865, being CA 29 on TP914641.

The land is zoned General Residential with no other planning overlay affecting the site. The site is located within an area of aboriginal cultural heritage sensitivity. The application seeks to create two (2) new, independent lots as part of infill development therefore no cultural heritage assessment is made against this application.



Locality Diagram depicting varied allotments and infill development.

In accordance with the Moyne planning scheme requirements, the following assessment is made:-

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 site is located within the center of the established rural centre of Koroit.

The site consists of a single dwelling upon the northern portion of the site with the southern portion vacant.

The site is fenced on all sides.

The site is relatively flat and is not affected by inundation.

The site is currently serviced by all available services.

There is no substantial vegetation onsite or upon neighbouring.



Google Street View of the site looking south from Commercial Road

56.01-2: Subdivision Design Response

The proposal is consistent with the surrounding neighbourhood character of varying lot sizes, shapes and infill development within the area as shown on the locality diagram above.

The proposed vacant lot of 652m² shall sit comfortably within the neighbourhood of numerous other unit developments.

The proposal shall satisfy the need for mixed and varying sized housing stock for the area by way of infill development.

56.03 LIVABLE AND SUSTAINABLE COMMUNITIES

56.03-5: Neighbourhood Character Objective

The proposal is within an old area of progressive infill development.

The proposed development is consistent with and sits comfortably within the mixed and varying land parcels within the area. See enclosed plans and locality diagram for further detail.

56.04 LOT DESIGN

56.04-1: Lot Diversity and Distribution Objectives

The proposal seeks to create lots that offer diversity, whilst consistent with the varying sized land parcels emerging within the area.

56.04-2: Lot Area and Building Envelopes Objective

The proposed vacant lot is of sufficient size to satisfy the building envelope objective, both of the proposed lots are capable of satisfying lot area and coverage objectives.

56.04-3: Solar Orientation of Lots Objective

The lots are orientated to within 30° from the cardinal. The size of the proposed lots shall easily allow the orientation of a future dwelling to achieve sound solar efficiency.

56.04-5: Common Area Objectives

No common property is proposed.

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 the already existing infrastructure.

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

The current vehicle access points shall be via common property.

56.07 INTEGRATED WATER MANAGEMENT

56.07-1: Drinking Water Supply Objectives

Upon construction of any new dwelling it is anticipated that self collecting water storage tanks for personal use will be required. Town water is available to the site.

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

Sewerage services are available to each of the proposed lots and shall be connected to the satisfaction of the Water Authority and Responsible Authority.

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 site is capable up accepting storm water runoff to the adjoining road reserves.

56.08 SITE MANAGEMENT

56.08-1: Site Management Objectives

Minimal site works are required to affect 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.

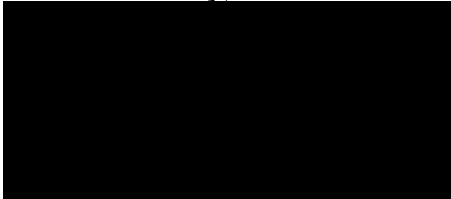
CONCLUSION

This proposal seeks to undertake a two (2) lot subdivision for further infill development that is consistent with prior infill developments within the area and shall allow for varying and sound residential development.

The proposed lots when further 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,



PLANNING PROPERTY REPORT

From www.planning.vic.gov.au at 16 March 2023 09:57 AM

PROPERTY DETAILS

Address: **95 COMMERCIAL ROAD KOROIT 3282**
Crown Description: **Allot. 29 Sec. 48 PARISH OF YANGERY**
Standard Parcel Identifier (SPI): **29-48\PP3950**
Local Government Area (Council): **MOYNE**
Council Property Number: **531766**
Planning Scheme: **Moyne**
Directory Reference: **Vicroads 510 D8**

www.moyne.vic.gov.au

[Planning Scheme - Moyne](#)

UTILITIES

Rural Water Corporation: **Southern Rural Water**
Urban Water Corporation: **Wannon Water**
Melbourne Water: **Outside drainage boundary**
Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **WESTERN VICTORIA**
Legislative Assembly: **SOUTH-WEST COAST**

OTHER

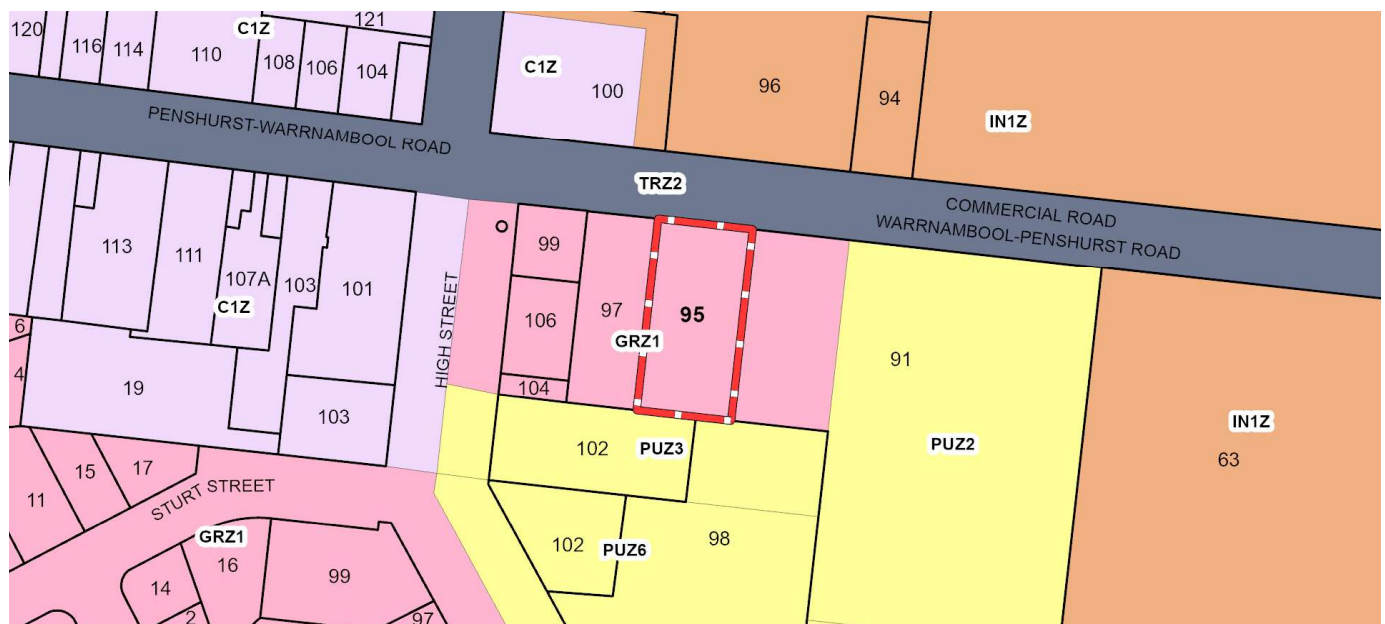
Registered Aboriginal Party: **Eastern Maar Aboriginal Corporation**

[View location in VicPlan](#)

Planning Zones

[GENERAL RESIDENTIAL ZONE \(GRZ\)](#)

[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)



C1Z - Commercial 1	GRZ - General Residential	IN1Z - Industrial 1
PUZ2 - Public Use-Education	PUZ3 - Public Use-Health & Community	PUZ6 - Public Use-Local Government
TRZ2 - Principal Road Network		

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

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Read the full disclaimer at <https://www.delwp.vic.gov.au/disclaimer>

Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

PLANNING PROPERTY REPORT: 95 COMMERCIAL ROAD KOROIT 3282

Page 1 of 5

Planning Overlay

None affecting this land - there are overlays in the vicinity

OTHER OVERLAYS

Other overlays in the vicinity not directly affecting this land

HERITAGE OVERLAY (HO)



HO - Heritage Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this property is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2018, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

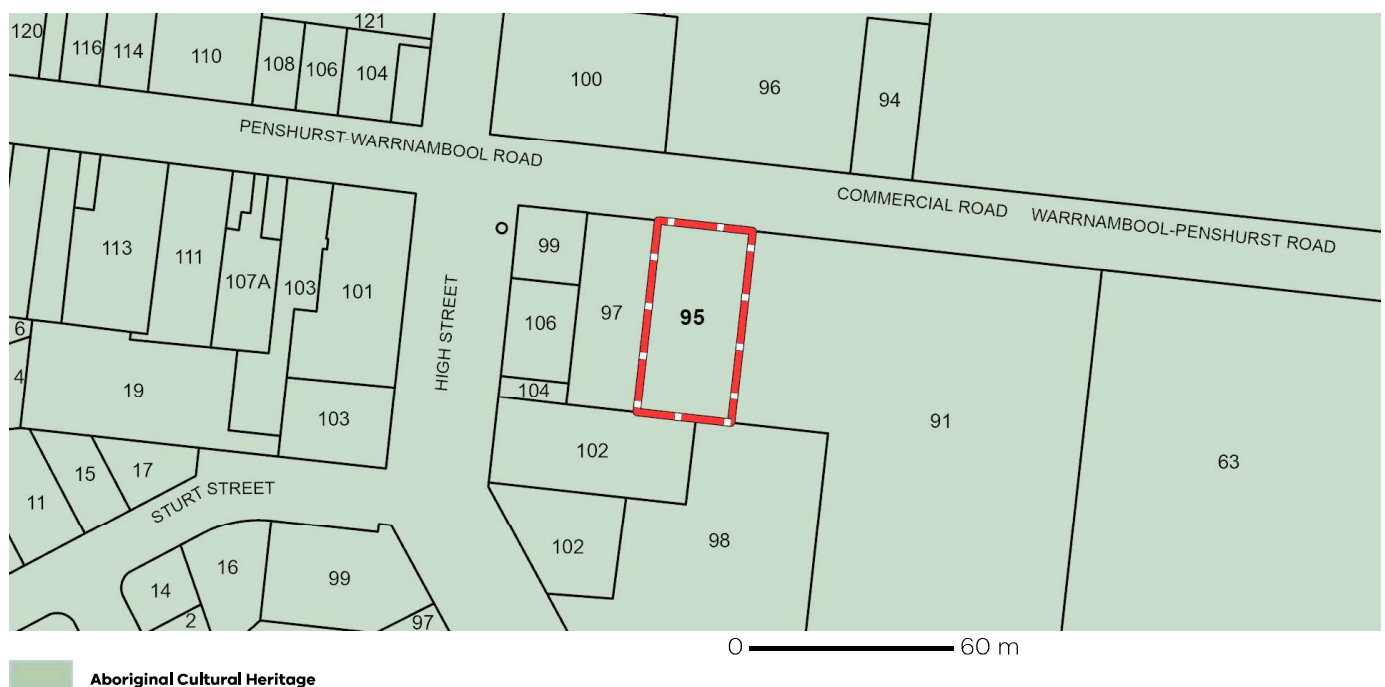
Under the Aboriginal Heritage Regulations 2018, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aqv.nrms.net.au/aqvQuestion1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, can also be found here - <https://www.aboriginalvictoria.vic.gov.au/aboriginal-heritage-legislation>



Further Planning Information

Planning scheme data last updated on 8 March 2023.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State and local policy, particular, general and operational provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting <https://www.planning.vic.gov.au>

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the **Planning and Environment Act 1987**. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates at Landata - <https://www.landata.vic.gov.au>

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit <https://mapshare.maps.vic.gov.au/vicplan>

For other information about planning in Victoria visit <https://www.planning.vic.gov.au>

Designated Bushfire Prone Areas

This property is in a designated bushfire prone area. Special bushfire construction requirements apply to the part of the property mapped as a designated bushfire prone area (BPA). Planning provisions may apply.

Where part of the property is mapped as BPA, if no part of the building envelope or footprint falls within the BPA area, the BPA construction requirements do not apply.

Note: the relevant building surveyor determines the need for compliance with the bushfire construction requirements.



Designated BPA are determined by the Minister for Planning following a detailed review process. The Building Regulations 2018, through adoption of the Building Code of Australia, apply bushfire protection standards for building works in designated BPA.

Designated BPA maps can be viewed on VicPlan at <https://mapshare.vic.gov.au/vicplan/> or at the relevant local council.

Create a BPA definition plan in [VicPlan](#) to measure the BPA.

Information for lot owners building in the BPA is available at <https://www.planning.vic.gov.au>.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>. Copies of the Building Act and Building Regulations are available from <http://www.legislation.vic.gov.au>. For Planning Scheme Provisions in bushfire areas visit <https://www.planning.vic.gov.au>.

Native Vegetation

Native plants that are indigenous to the region and important for biodiversity might be present on this property. This could include trees, shrubs, herbs, grasses or aquatic plants. There are a range of regulations that may apply including need to obtain a planning permit under Clause 52.17 of the local planning scheme. For more information see [Native Vegetation \(Clause 52.17\)](#) with local variations in [Native Vegetation \(Clause 52.17\) Schedule](#).

To help identify native vegetation on this property and the application of Clause 52.17 please visit the Native Vegetation Information Management system <https://nvim.delwp.vic.gov.au/> and [Native vegetation \(environment.vic.gov.au\)](https://www.environment.vic.gov.au) or please contact your relevant council.

You can find out more about the natural values on your property through NatureKit [NatureKit \(environment.vic.gov.au\)](https://www.environment.vic.gov.au)