



Office Use Only

VicSmart? ☐ YES ☐ NO

Specify class of VicSmart application:

Application No.: Date Lodged: / /

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:.....

Classes of VicSmart application are listed in zones, overlays , particular provisions and the schedule to Clause 59.15

Pre-application Meeting

Has there been a pre-application meeting with a Council planning officer?

☐ No ☒ Yes

If 'Yes', with whom?: Emma Leech

Date: March 2026 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.: 111 St. Name: Boundary Road

Suburb/Locality: Mortlake Postcode: 3272

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.: 5 Section No.: 12

Parish/Township Name: Mortlake

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? *

Development and subdivision of 5 dwellings, removal of 4 canopy trees, and alteration of access onto TRZ2. Refer to planning reports.

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 \$ 2.5M

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.

Vacant

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.

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant *

The person who wants the permit.

Please provide at least one contact phone number *

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

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:	
Organisation (if applicable): Lifestyle Town Planning	
Postal Address:	If it is a P.O. Box, enter the details here:
Unit No.:	

Contact information for applicant OR contact person below	
Business phone:	
	Fax:

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:

Name:		Same as applicant ☐
Title: First Name: Surname:		
Postal Address:		If it is a P.O. Box, enter the details here:
Unit No.:		
Owner's Signature (Optional):		Date: day / month / year

Information requirements

Is the required information provided?

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

☒ Yes ☐ No

Declaration

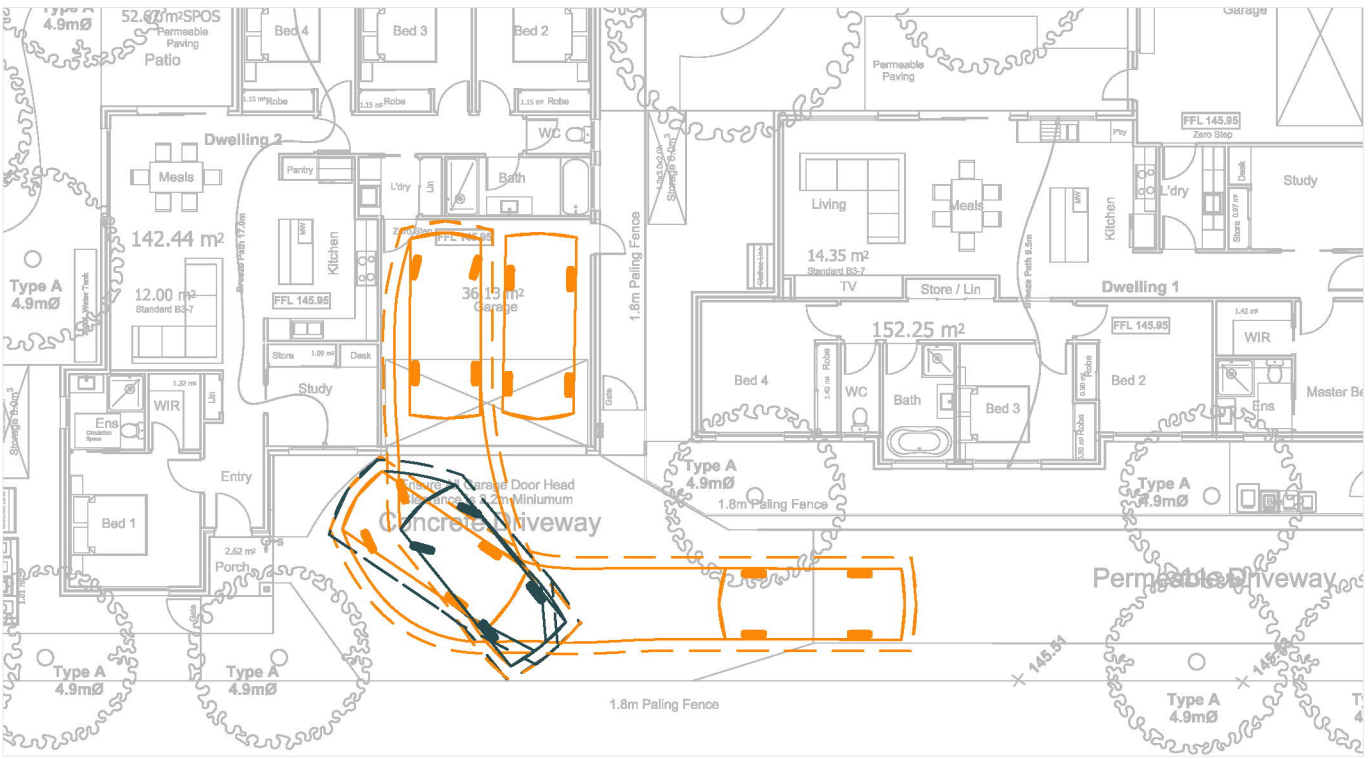
This form must be signed by the applicant *

 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.

Date: 28/07/26

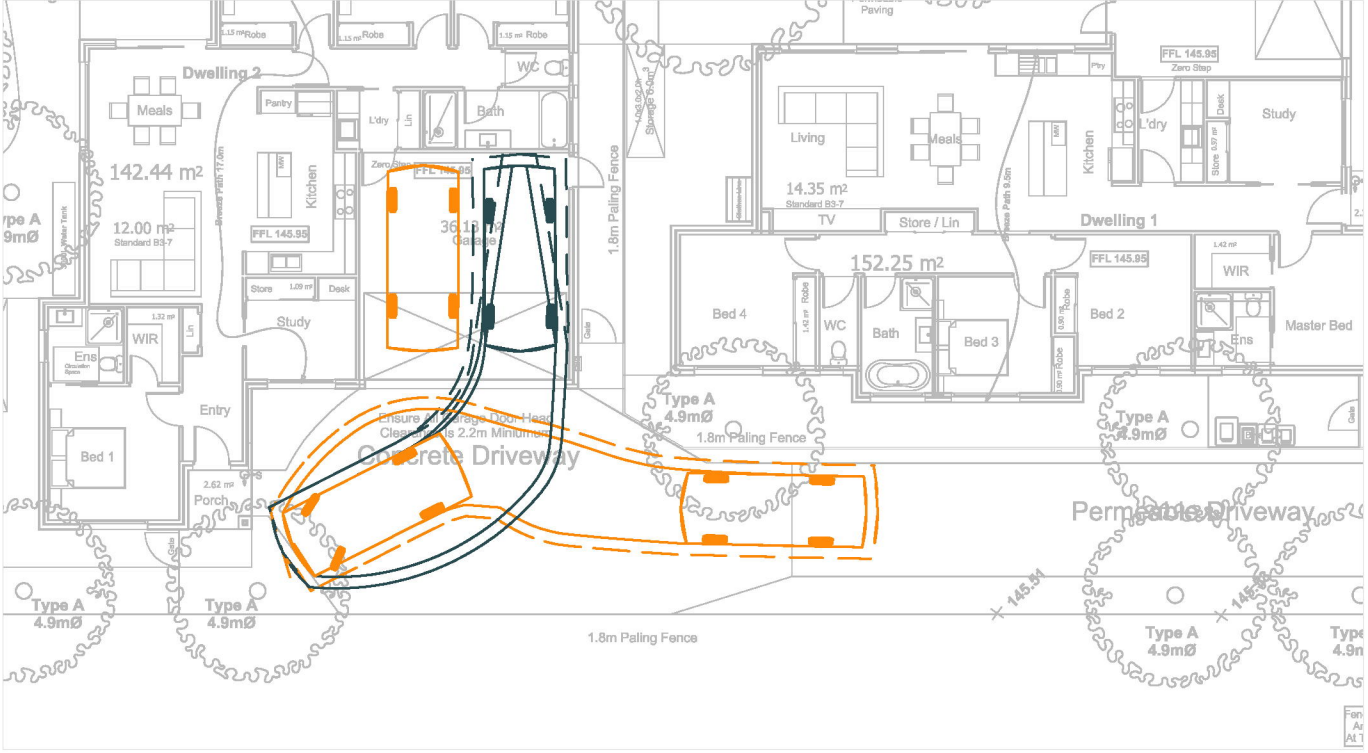
day / month / year



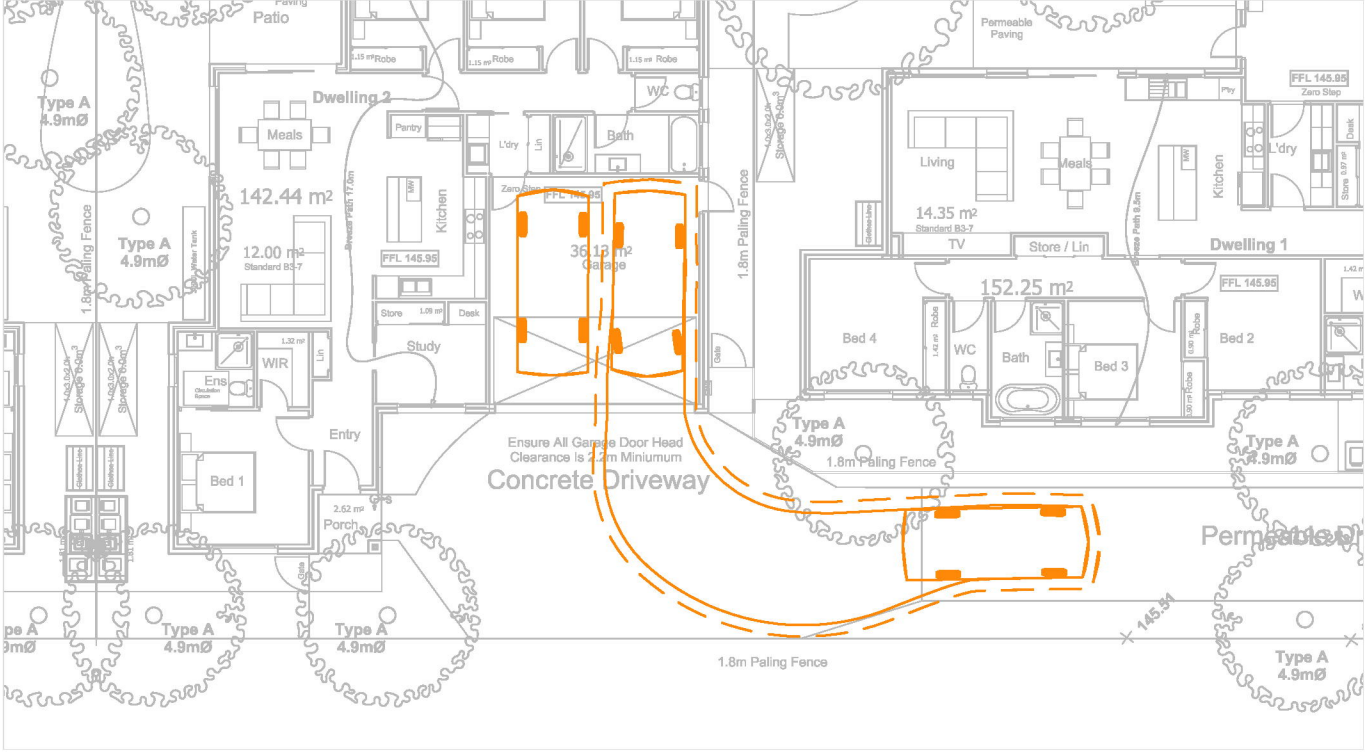
Entry Manoeuvre



Exit Manoeuvre



Entry Manoeuvre



Exit Manoeuvre

Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h

B85

Width : 1870 mm

Track : 1770 mm

Lock to Lock : 6.0s

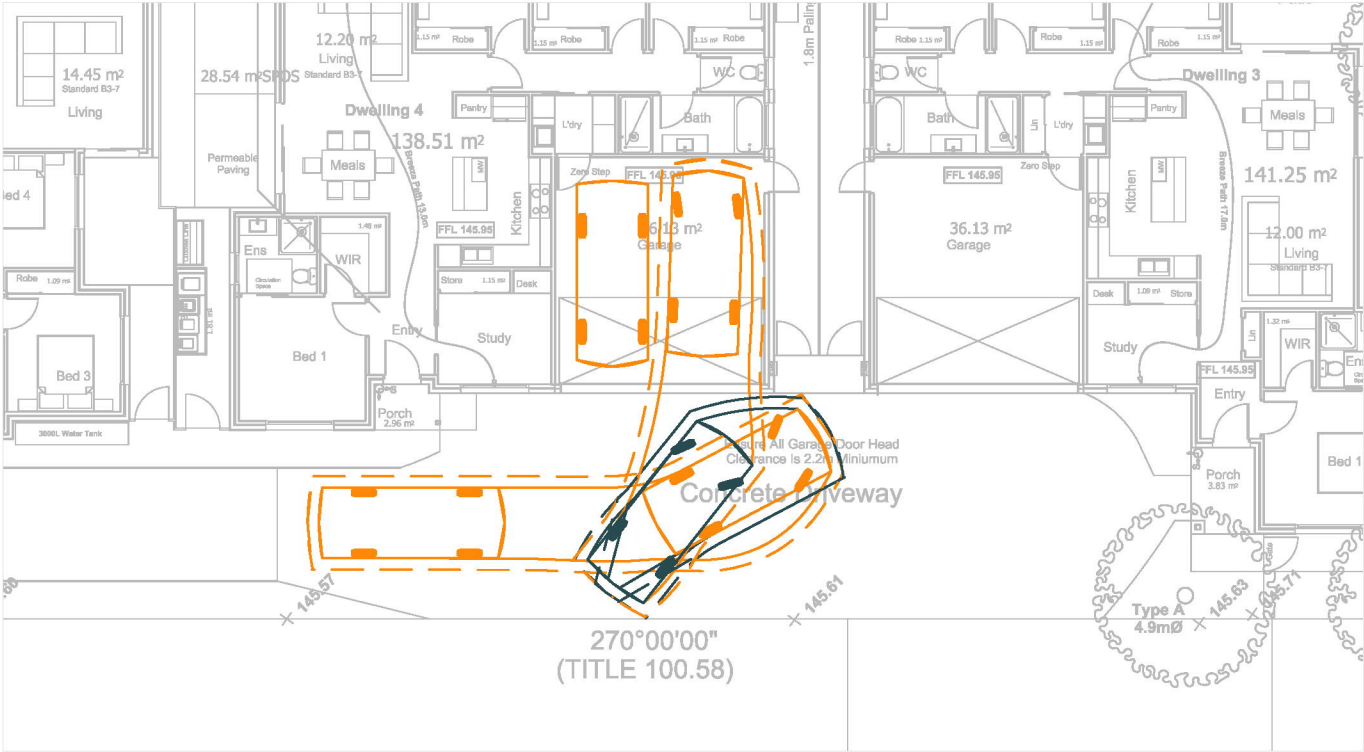
Steering Angle : 34.1

Height : 2100 mm

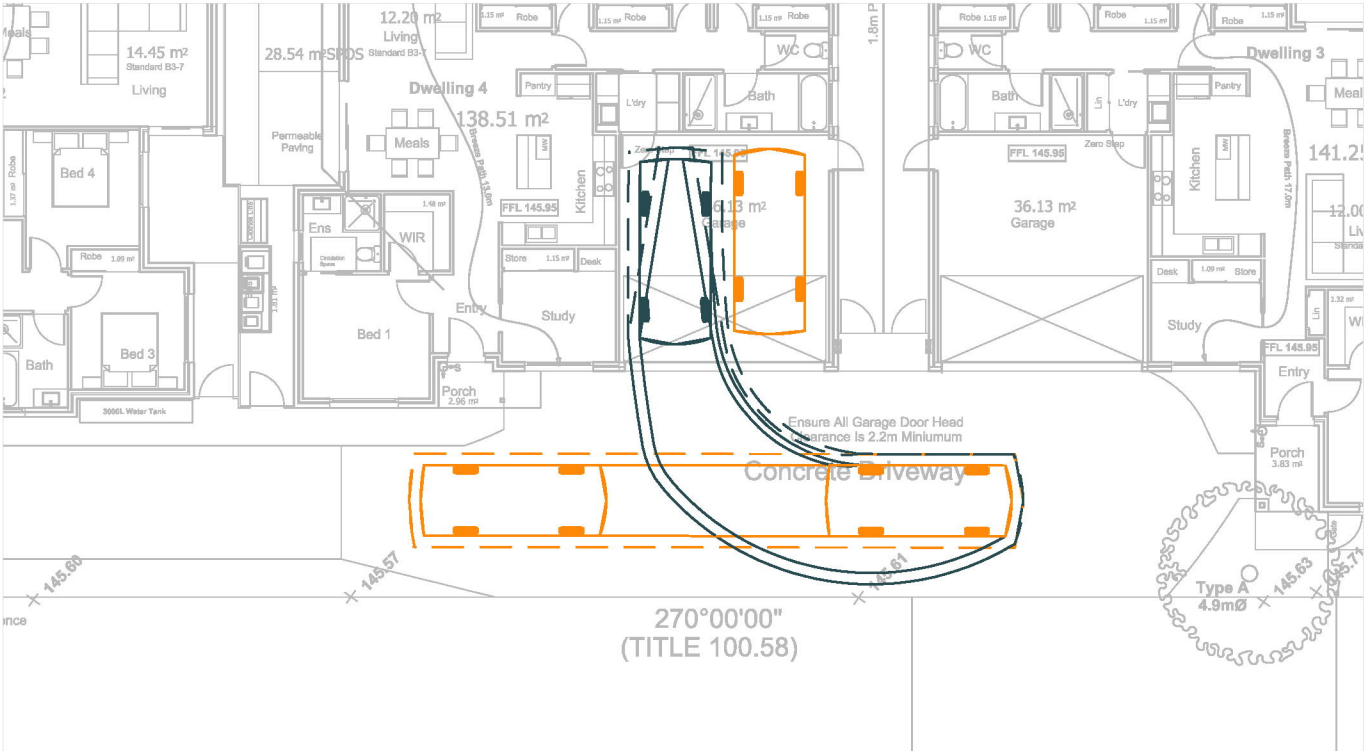


111 Boundary Road, Mortlake
Residential Development
Swept Path Assessment

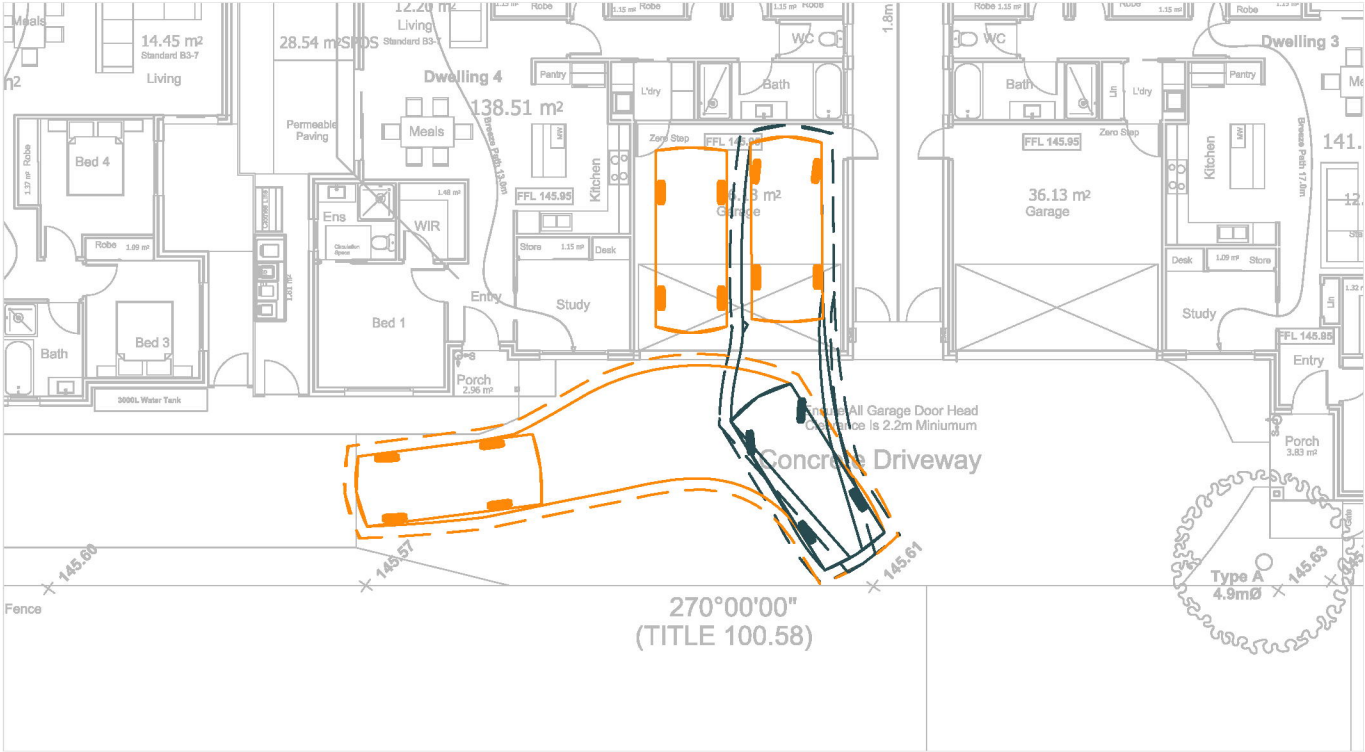
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DATE: 14/07/2026
DWG NO: 1726 S01B
SCALE at A3: 1:200



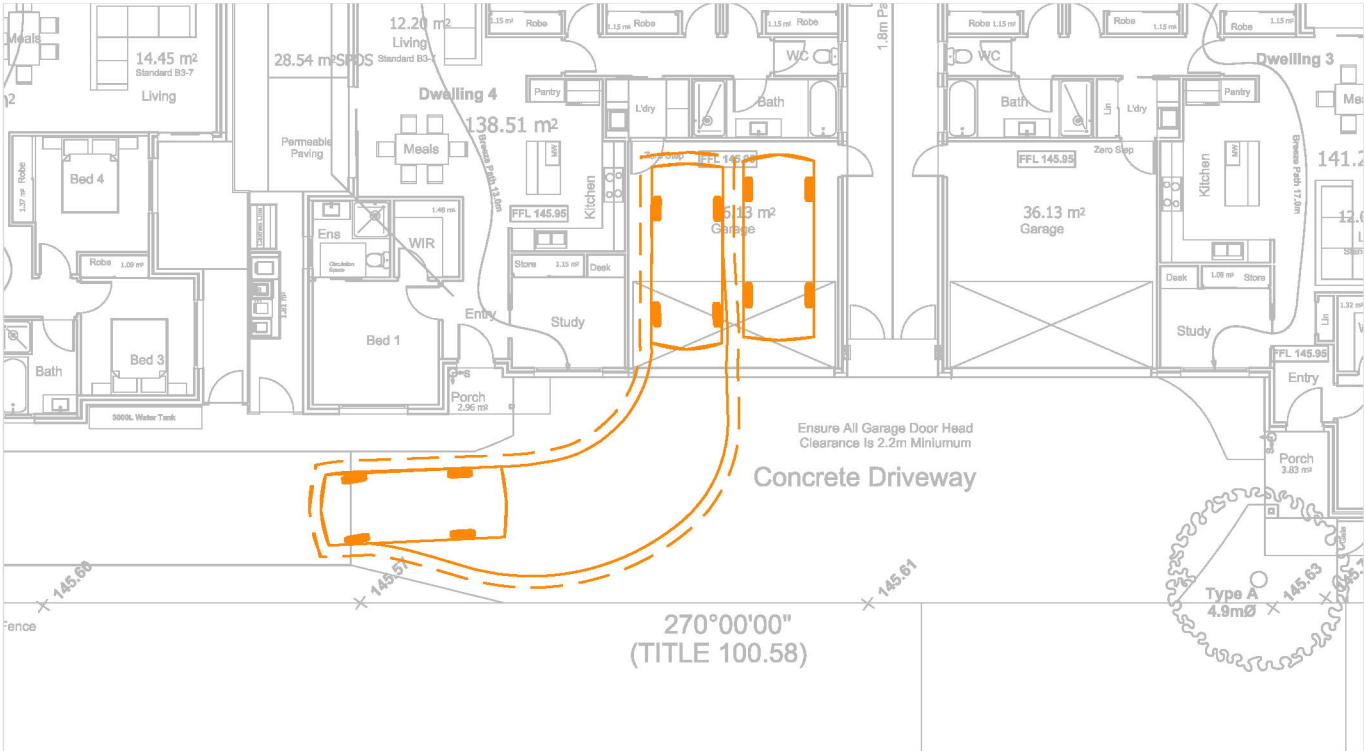
Entry Manoeuvre



Entry Manoeuvre



Exit Manoeuvre



Exit Manoeuvre

Vehicle Envelope

300mm Clearance

Reverse Manoeuvre

Min. Design Speed 5km/h

B85

4910

920 2800

Width : 1870 mm

Track : 1770 mm

Lock to Lock : 6.0s

Steering Angle : 34.1

Height : 2100 mm



111 Boundary Road, Mortlake

Residential Development

Swept Path Assessment

DRAWN: LG

DATE: 14/07/2026

DWG NO: 1726 S01B

SCALE at A3: 1:200

111

BOUNDARY ROAD

MORTLAKE



PROPOSED UNIT DEVELOPMENT

- 01 - Cover Page
- 02 - Existing Site Description Plan
- 03 - Proposed Site Secription Plan
- 04 - Proposed Floor Plans
- 05 - Proposed Elevations
- 06 - Tree Canopy Plan / Garden Area Plan
- 07 - Roof Catchment Plan
- 08 - 3Ds Images



				PROJECT NAME AND ADDRESS: PROPOSED: UNIT DEVELOPMENT			
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				N°:	REVISION / ISSUE	DATE:	111 BOUNDARY ROAD MORTLAKE VIC 3272
				DATE: NOV 2025		SHEET: 01 OF 9	
				SCALE: 1 : 100		SHEET SIZE: A0	
				DRAWN BY: F.Sella		Drawing No: 2025-48	

HYLAND STREET

MILL STREET N

NO: 69

NO: 137

NO: 67

NO: 115

21 JUNE

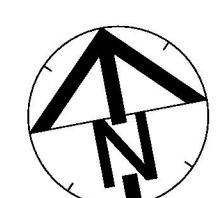
23 SEP

22 DEC

BOUNDARY ROAD

NO: 109

NO:107
VACANT SITE



PROPOSED SITE DESCRIPTION PLAN

SCALE 1:150

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N°:	REVISION / ISSUE	DATE:
1	Town Planning	27-7-26

PROJECT NAME AND ADDRESS:

PROPOSED:
UNIT DEVELOPMENT

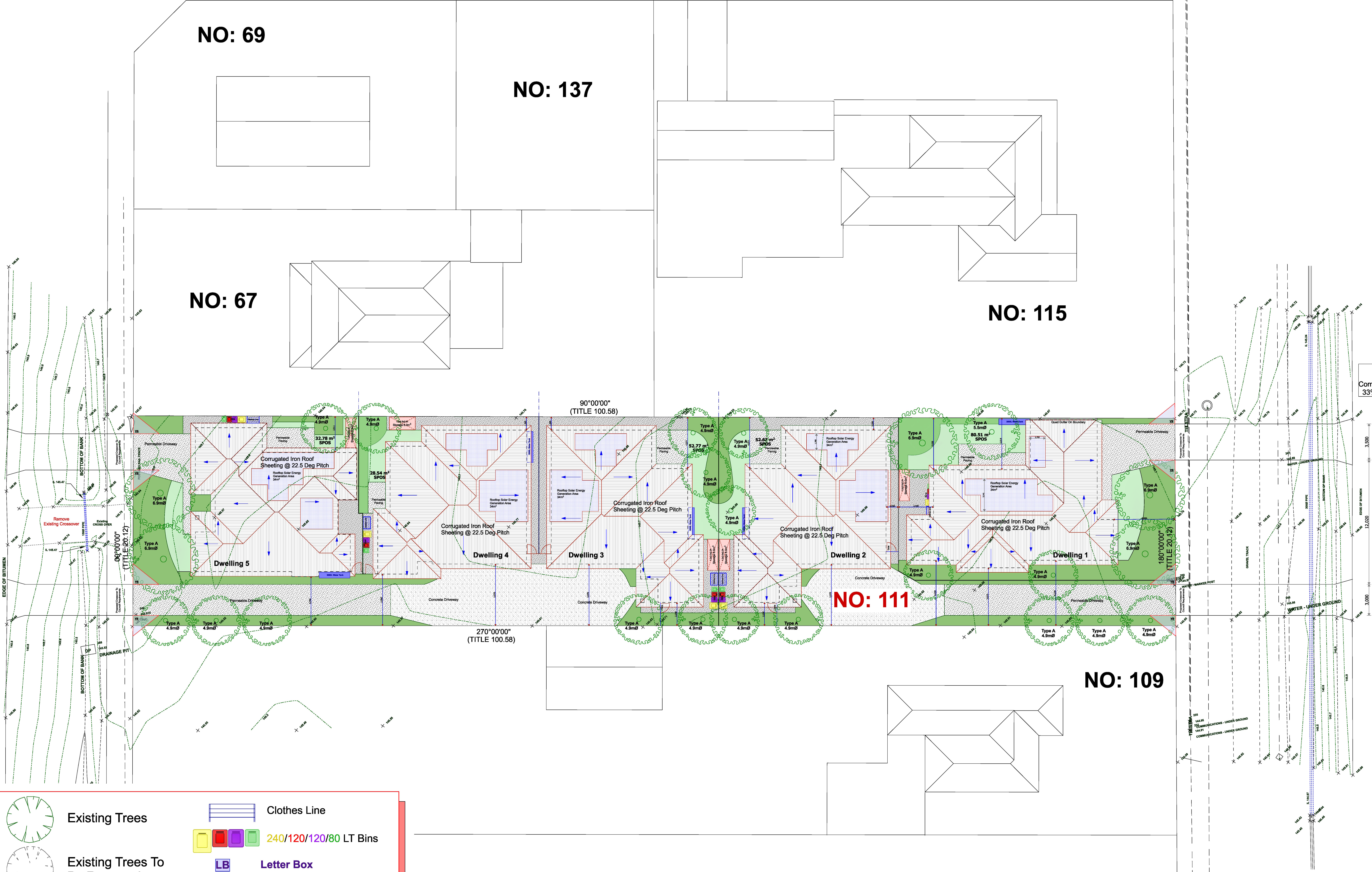
AT:
111 BOUNDARY ROAD
MORTLAKE VIC 3272

DATE:	NOV 2025	SHEET: 02 OF 9
SCALE:	1 : 100	SHEET SIZE: A0
DRAWN BY:	F.Sella	Drawing No: 2025-48

MILL STREET

HYLAND STREET

BOUNDARY ROAD

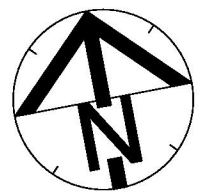
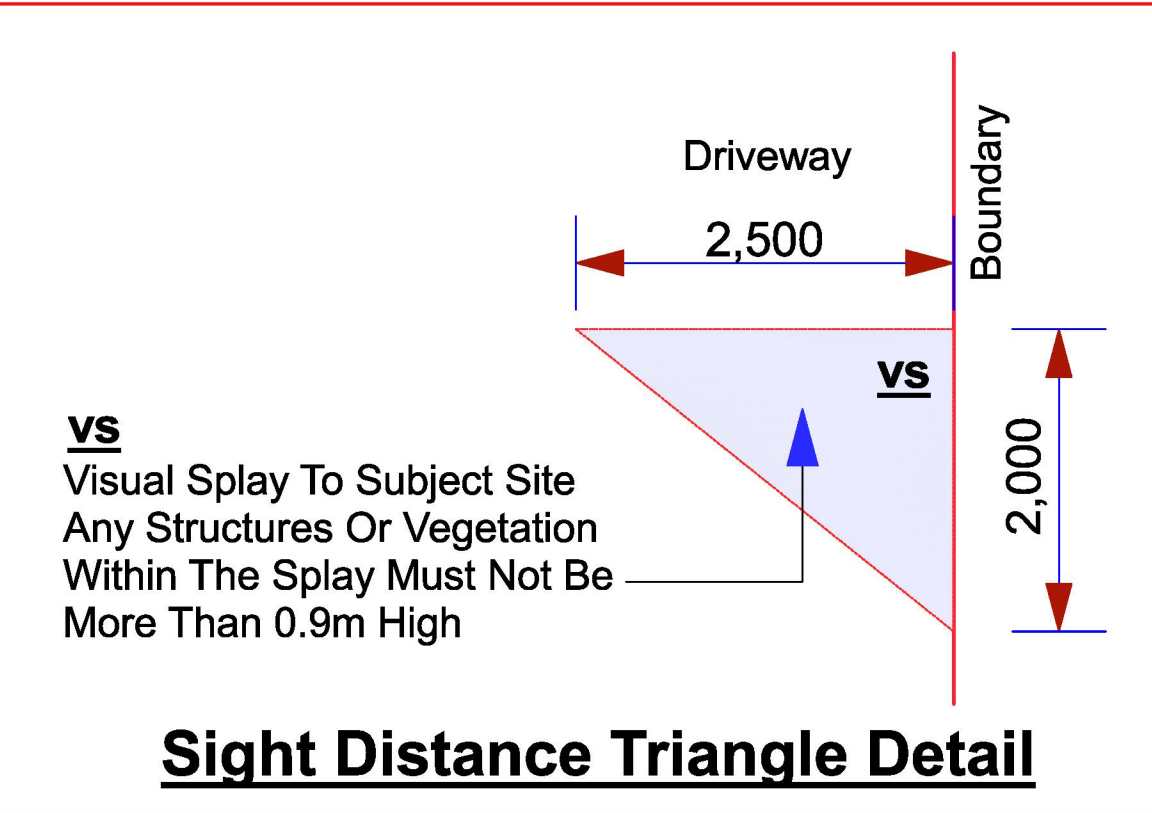


Standard B2-6 Access
Street Frontage = 20.06m
Combined Crossover Width = 6.5m
33% of Street Frontage 6.6198m

LEGEND

- Areas Allocated To Landscaping
- Lawn
- Gravel Topping
- Selected Concrete Paving
- Selected Permeable Driveway & Paving
- XX00L Water Tank
- Existing Trees
- Existing Trees To Be Removed
- Proposed Mature Trees
- Proposed Planting
- Storage Area 6m3 Min.
- Clothes Line
- 240/120/120/80 LT Bins
- Letter Box
- Electrical Meter Box
- Hot Water Service
- Water Meter
- 32A-40A Electric Vehicle Charging Infrastructure
- Denotes: Sensor Connected To Porch Light
- Water Tank Connected To Toilets & Laundry

NO:107
VACANT SITE



PROPOSED SITE PLAN / ROOF PLAN
SCALE 1:150

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1	Town Planning	27-7-26
N°:	REVISION / ISSUE	DATE:

PROJECT NAME AND ADDRESS:

PROPOSED:
UNIT DEVELOPMENT

AT:
111 BOUNDARY ROAD
MORTLAKE VIC 3272

DATE: NOV 2025
SCALE: 1 : 100
DRAWN BY: F.Sella

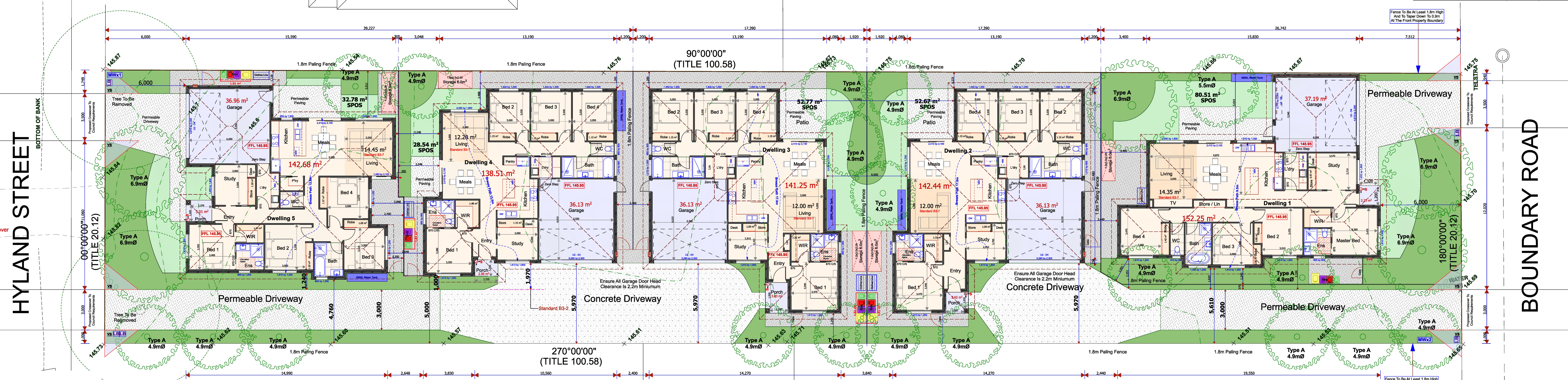
SHEET: 03 OF 9
SHEET SIZE: A0
Drawing No: 2025-48

NO: 137

NO: 67

NO: 115

AREAS:		
SITE AREA:	2035m ²	
REQUIRED GARDEN AREA:	@ 35% = 712.25m ²	
PROPOSED GARDEN AREA:	713.9m ²	
DWELLING 1		
TOTAL LIVING:	152.3m ²	
GARAGE:	37.2m ²	
PORCH:	2.3m ²	
GRAND TOTAL:	191.6m²	20.6 Sqs
Private Open Space:		
S.P.O.S	80.5m ²	
TOTAL PRIVATE OPEN SPACE:	80.5m²	
DWELLING 2		
TOTAL LIVING:	145.7m ²	
GARAGE:	36.1m ²	
PORCH:	3.5m ²	
GRAND TOTAL:	142.4m²	15.3 Sqs
Private Open Space:		
S.P.O.S	52.7m ²	
TOTAL PRIVATE OPEN SPACE:	287.4m²	
DWELLING 3		
TOTAL LIVING:	141.3m ²	
GARAGE:	36.1m ²	
PORCH:	3.8m ²	
GRAND TOTAL:	181.2m²	19.5 Sqs
Private Open Space:		
S.P.O.S	52.7m ²	
TOTAL PRIVATE OPEN SPACE:	105.5m²	
DWELLING 4		
TOTAL LIVING:	138.5m ²	
GARAGE:	36.1m ²	
PORCH:	1.7m ²	
GRAND TOTAL:	176.3m²	18.9 Sqs
Private Open Space:		
S.P.O.S	58.5m ²	
TOTAL PRIVATE OPEN SPACE:	75.8m²	
DWELLING 5		
TOTAL LIVING:	143.0m ²	
GARAGE:	36.9m ²	
PORCH:	3.0m ²	
GRAND TOTAL:	182.9m²	20.9 Sqs
Private Open Space:		
S.P.O.S	30.4m ²	
TOTAL PRIVATE OPEN SPACE:	153.0m²	
TOTAL SITE COVERAGE:	913.9m²	44.9 %
IMPERMEABLE SURFACES:	1,224.9 m²	60.1 %
PERMEABILITY:		38.9 %



LEGEND

- Areas Allocated To Landscaping

Lawn

Gravel Topping

Selected Concrete Paving

Selected Permeable Driveway & Paving

XX00L Water Tank
- Existing Trees

Existing Trees To Be Removed

Proposed Mature Trees

Proposed Planting

Storage Area 6m3 Min.
- Clothes Line

240/120/120/80 LT Bins

Letter Box

Electrical Meter Box

Hot Water Service

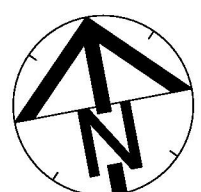
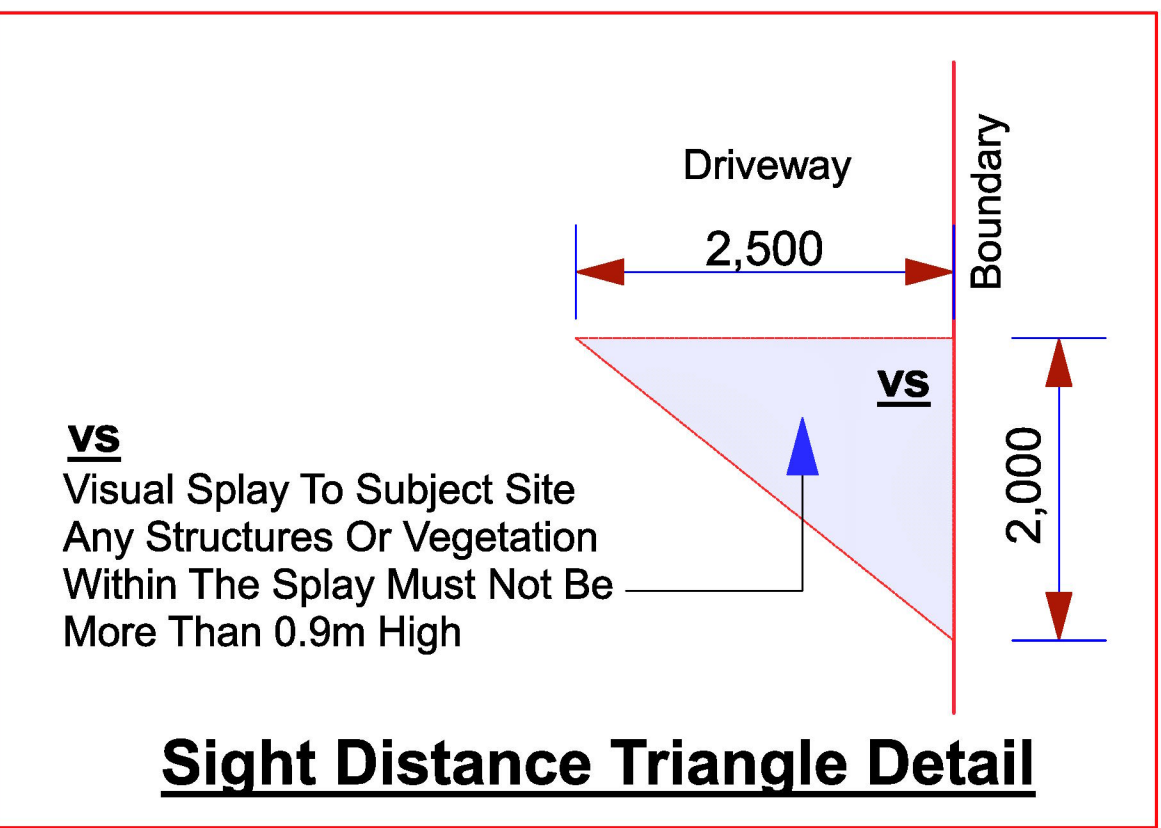
Water Meter

32A-40A Electric Vehicle Charging Infrastructure

Denotes: Sensor Connected To Porch Light

Each Dwelling Includes An Internal Waste And Recycling Storage Space Of At Least 0.07 Cubic Metres With A Minimum Depth Of 250 Millimetres.

NO: 109



PROPOSED SITE PLAN / FLOOR PLAN
SCALE 1:100

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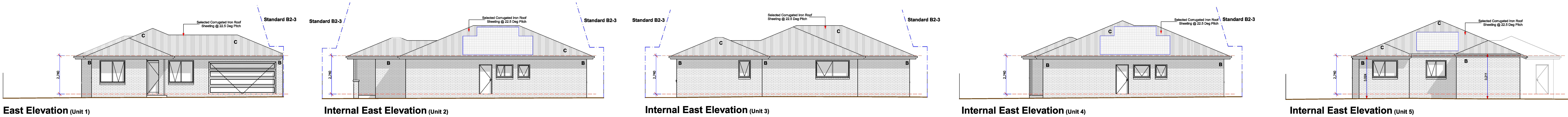
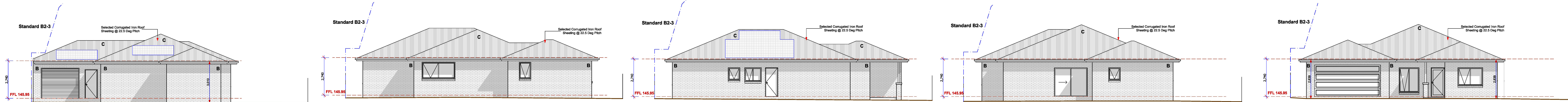
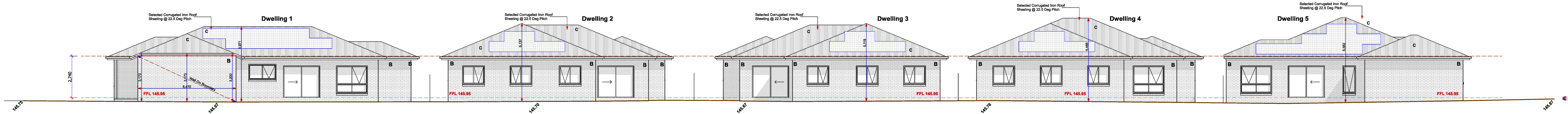
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PROJECT NAME AND ADDRESS:		
PROPOSED: UNIT DEVELOPMENT		
AT: 111 BOUNDARY ROAD MORTLAKE VIC 3272		
1	Town Planning	27-7-26
N°:	REVISION / ISSUE	DATE:

DATE: NOV 2025
SCALE: 1 : 100
DRAWN BY: F.Sella

SHEET: 04 OF 9
SHEET SIZE: A0
Drawing No: 2025-48



Colour & Materials Schedule



(B): Selected Brickwork

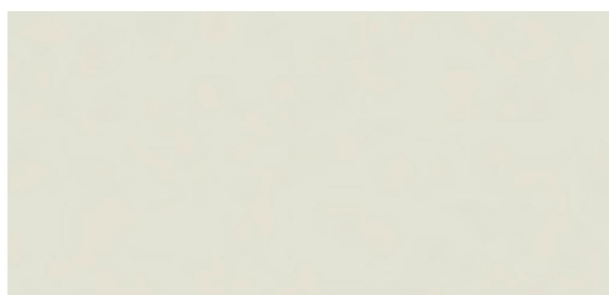
Range:



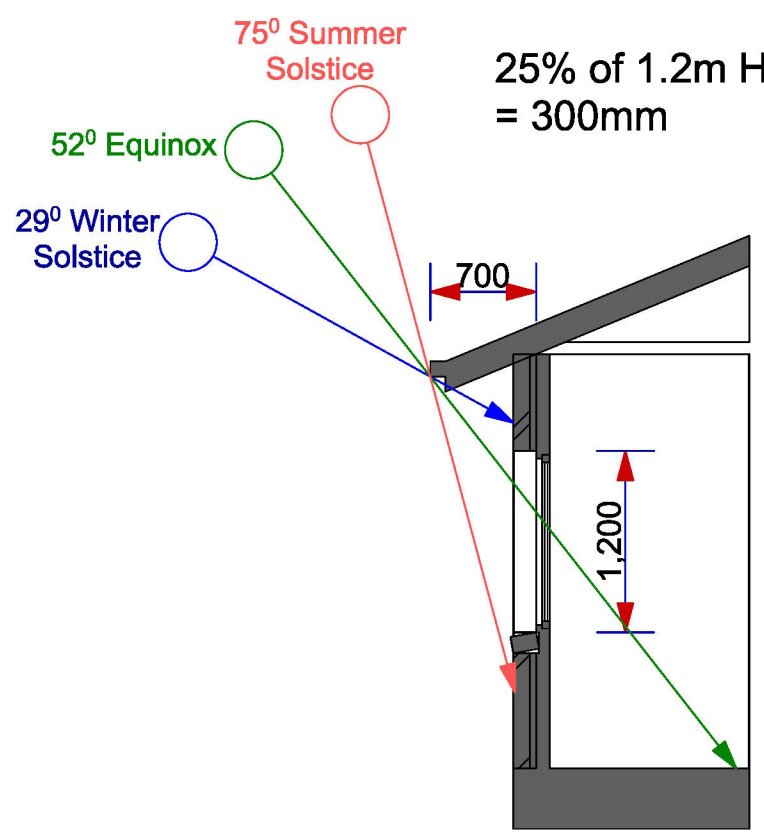
(C): Corrugated Iron Roof Sheeting
Colour: Surfmist



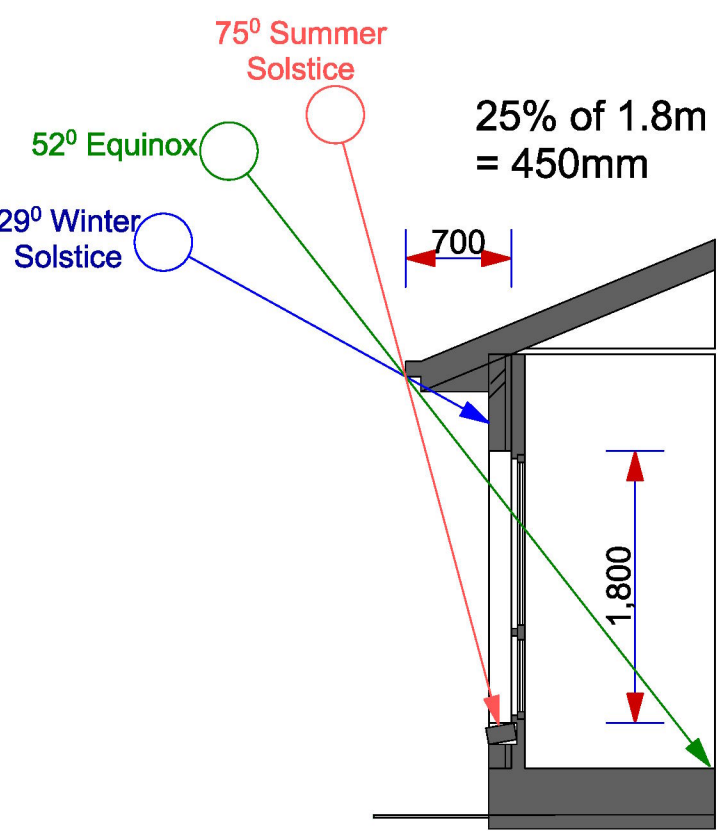
Windows & Doors
Colour: Traffic White



Garage Doors, Meter Box
Water Tanks:
Colour: Surfmist

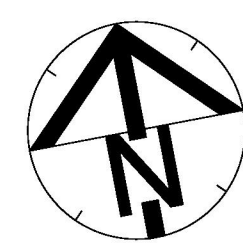
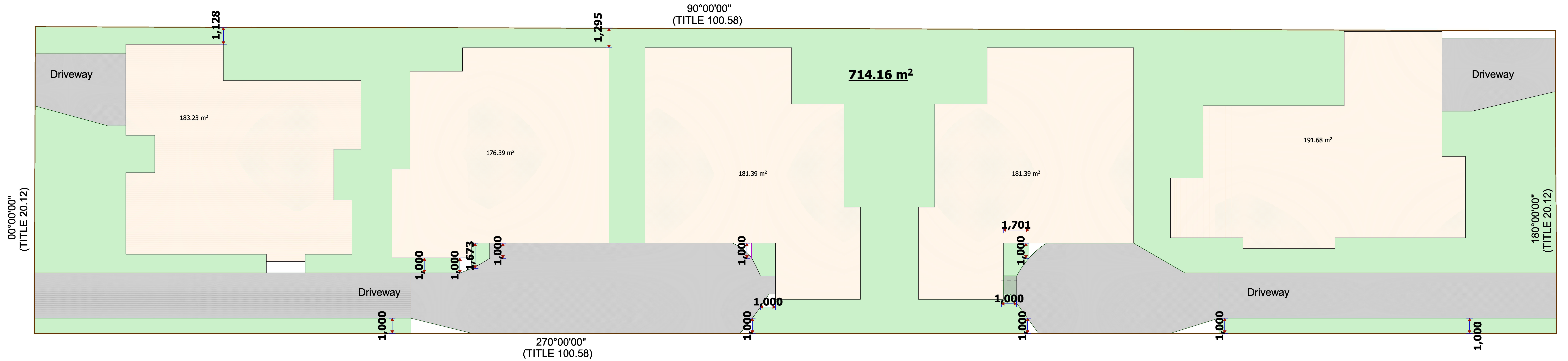


Typical Shade Device To North-Facing Windows



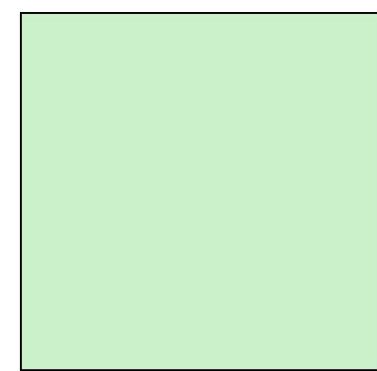
Typical Shade Device To North-Facing Windows

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1			Town Planning			AT: 111 BOUNDARY ROAD MORTLAKE VIC 3272		
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						SHEET: 05 OF 9		
						SCALE: 1 : 100		
						DRAWN BY: F.Sella		
						Drawing No: 2025-48		



Garden Area Plan

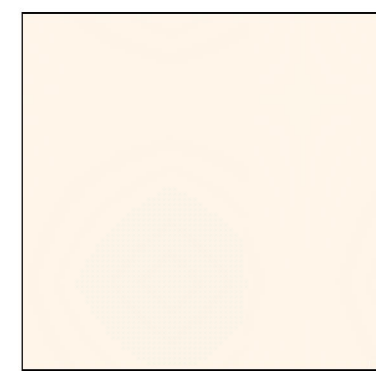
SCALE 1:100



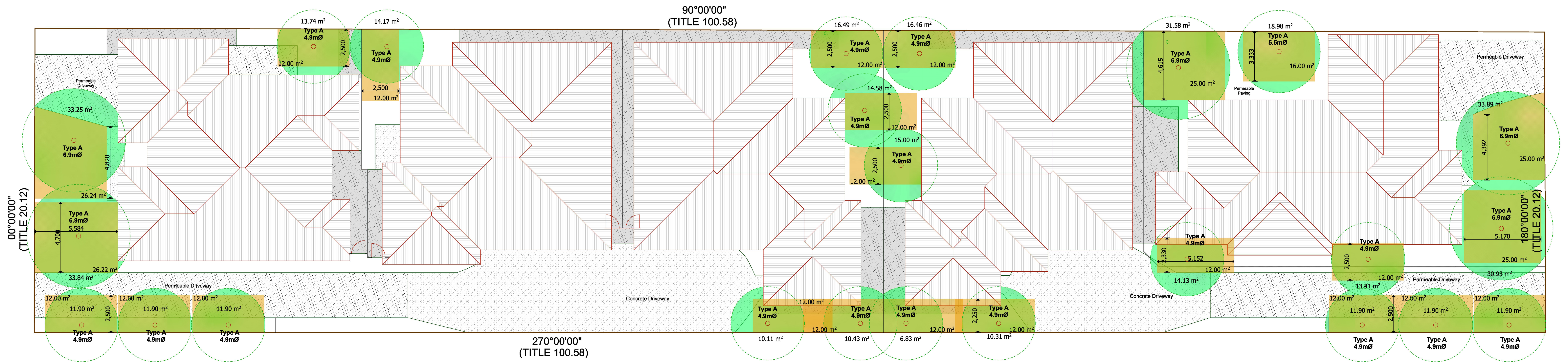
Clause 32.09-4 Garden Area (35%)
Site Area = 2035.0m²
Required Garden Area = 712.25m²
Garden Area Provided = 714.2m²



Selected Driveway

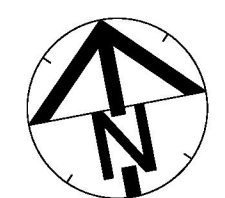


Building Footprint
Clear Of Any Roof
Or Structure



TREE CANOPY AREA
Required = 407m²
Proposed = 417.1m²
= 20.4%

Minumim Deep
Soil Area



TREE CANOPY PLAN

SCALE 1:100

Canopy Site Coverage Standard B2-7					Site Area = 2035m ² @ 20% = Required 407m ²
Tree Type / Quantity	Mature Canopy Diam	Mature Canopy Cover Area	Deep Soil Area	Soil Plan Dimension	Total Minimum Canopy Cover
Type A x 19	4.9 Metres	19.8m ² x 18 = 352.8m ²	12m ²	2.5m	227.0m ²
Type A x 1	5.5 Metres	23.8m ²	16m ²	3.0m	19.0m ²
Type A x 5	6.9 Metres	38.9m ² x 5 = 194.5m ²	26m ²	3.5m	163.5m ²
					409.5m ² Minimum

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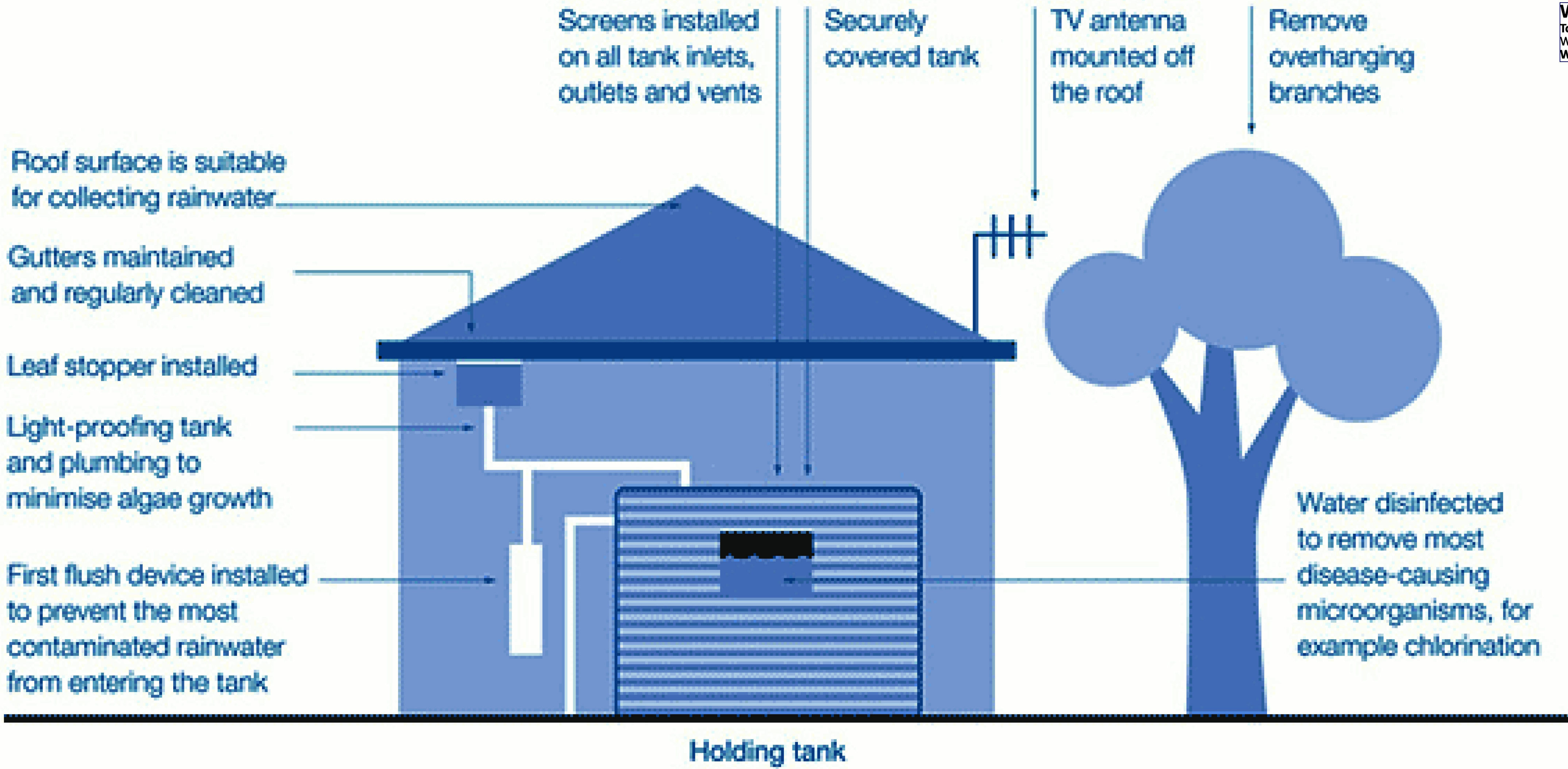
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1	Town Planning	27-7-26
N°:	REVISION / ISSUE	DATE:

PROJECT NAME AND ADDRESS:
PROPOSED:
UNIT DEVELOPMENT

AT:
111 BOUNDARY ROAD
MORTLAKE VIC 3272

DATE:	NOV 2025	SHEET: 06 OF 9
SCALE:	1 : 100	SHEET SIZE: A0
DRAWN BY:	F.Sella	Drawing No: 2025-48



Water Tanks:
Toilets
Water Tanks Are To Be Connected To Toilets For Flushing
Washing Machine Stormwater Reuse

Project # DE0837FB
Unit Devoipment
Salvatore Nicolazzo - sal@2scaledesign.com.au
111 Boundary Rd, Mortlake VIC 3272, Australia
07 July 2026 9:44 a.m.



Unit Devoipment

The proposed stormwater treatments provide 'deemed to comply' compliance with the minimum planning requirement for total nitrogen but does not comply with all the relevant objectives for management of stormwater flows on-site.

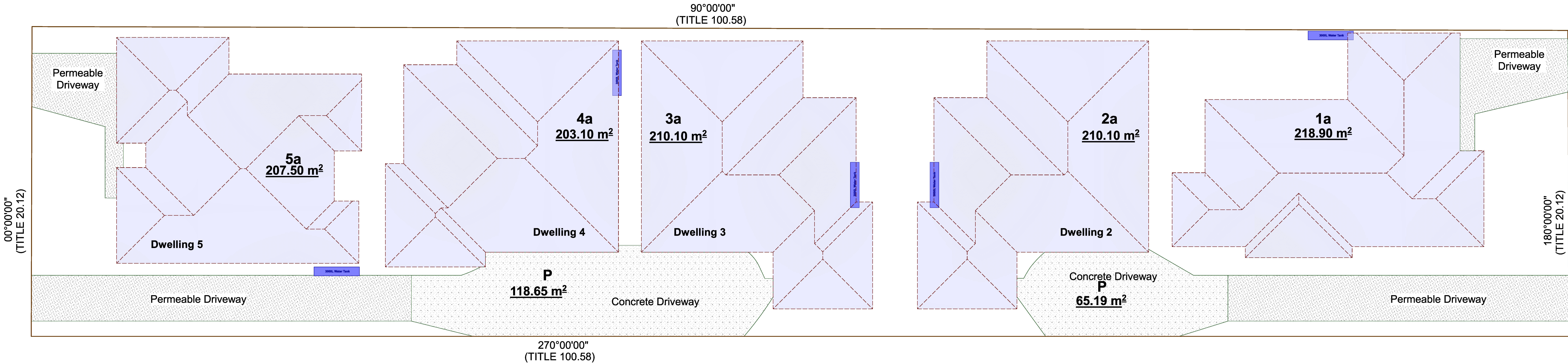
101%
SCORE

Project details

Name	Unit Devoipment
Project ID	DE0837FB
Street address	111 Boundary Rd, Mortlake VIC 3272, Australia
Municipality	Moyne
Site area	2035 m ²
Planning Number	

Flow and pollutant load reductions

Item		Target	
Mean annual runoff volume harvested or evapotranspired (%)	43%	>27%	✓
Mean annual runoff volume infiltrated or filtered (%)	0%	>9%	✗
Total suspended solids (%)	61%	>80%	✗
Total phosphorus (%)	55%	>45%	✓
Total nitrogen (%)	45%	>45%	✓
Total gross pollutants (%)	83%	>70%	✓

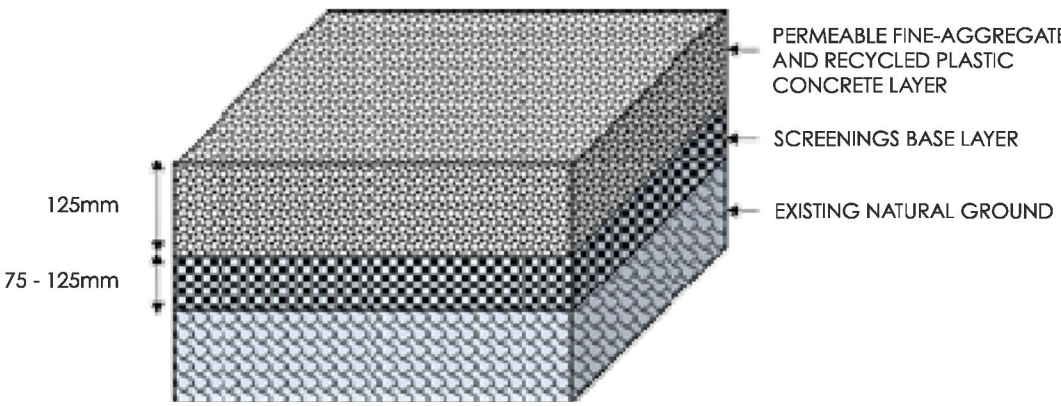


Proposed Roof Catchment Plan
SCALE 1:00

UNIT 1	UNIT 2	UNIT 3	UNIT 4	UNIT 5	
1a ROOF 3000LT WATER TANK = 218.9 m ²	2a ROOF 3000LT WATER TANK = 210.1 m ²	3a ROOF 3000LT WATER TANK = 210.1 m ²	4a ROOF 3000LT WATER TANK = 203.1 m ²	5a ROOF 3000LT WATER TANK = 207.5 m ²	P CONCRETE PAVING NO TREATMENT = 18.20 m ²

Technical Information

- Infiltration rates exceeding 30,000 mm/hr, which is more than twice the industry standard.
- Complies with Australian Standard AS 4586:2013 for Slip Resistance with a Classification of P5.
- At 125mm thick, General Mass Limits (GML) of up to 10 tonne can be carried.



Colour Range

While care is taken to correctly represent the final installed product, specifications and colours may vary without notice. Other colours are available upon request.



Maintenance

WaterPave offers a full maintenance programme to keep its Permeable paving system performing at its optimum flow rates all year 'round.

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N°:	REVISION / ISSUE	DATE:	

DATE: NOV 2025

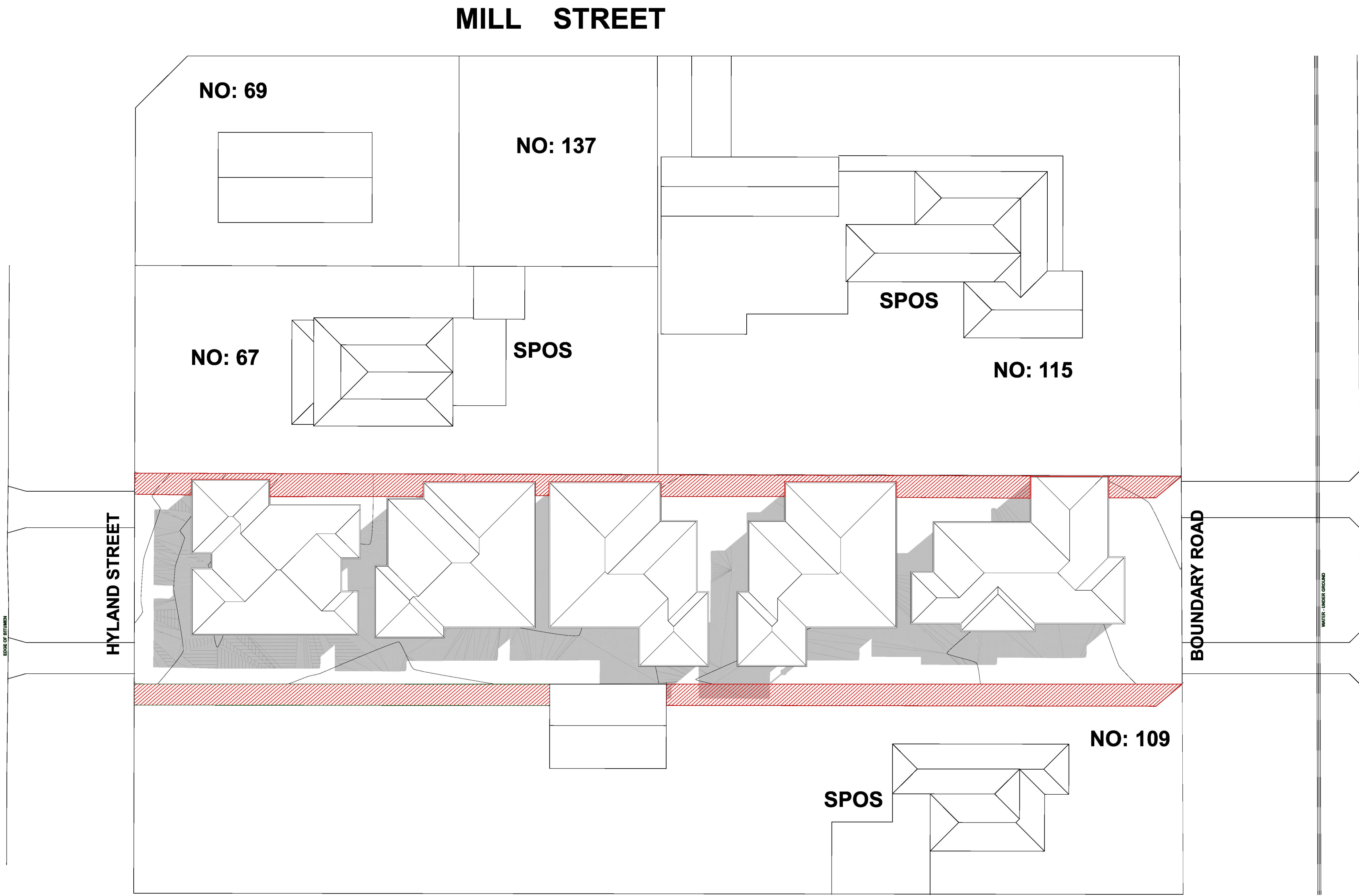
SHEET: 07 OF 9

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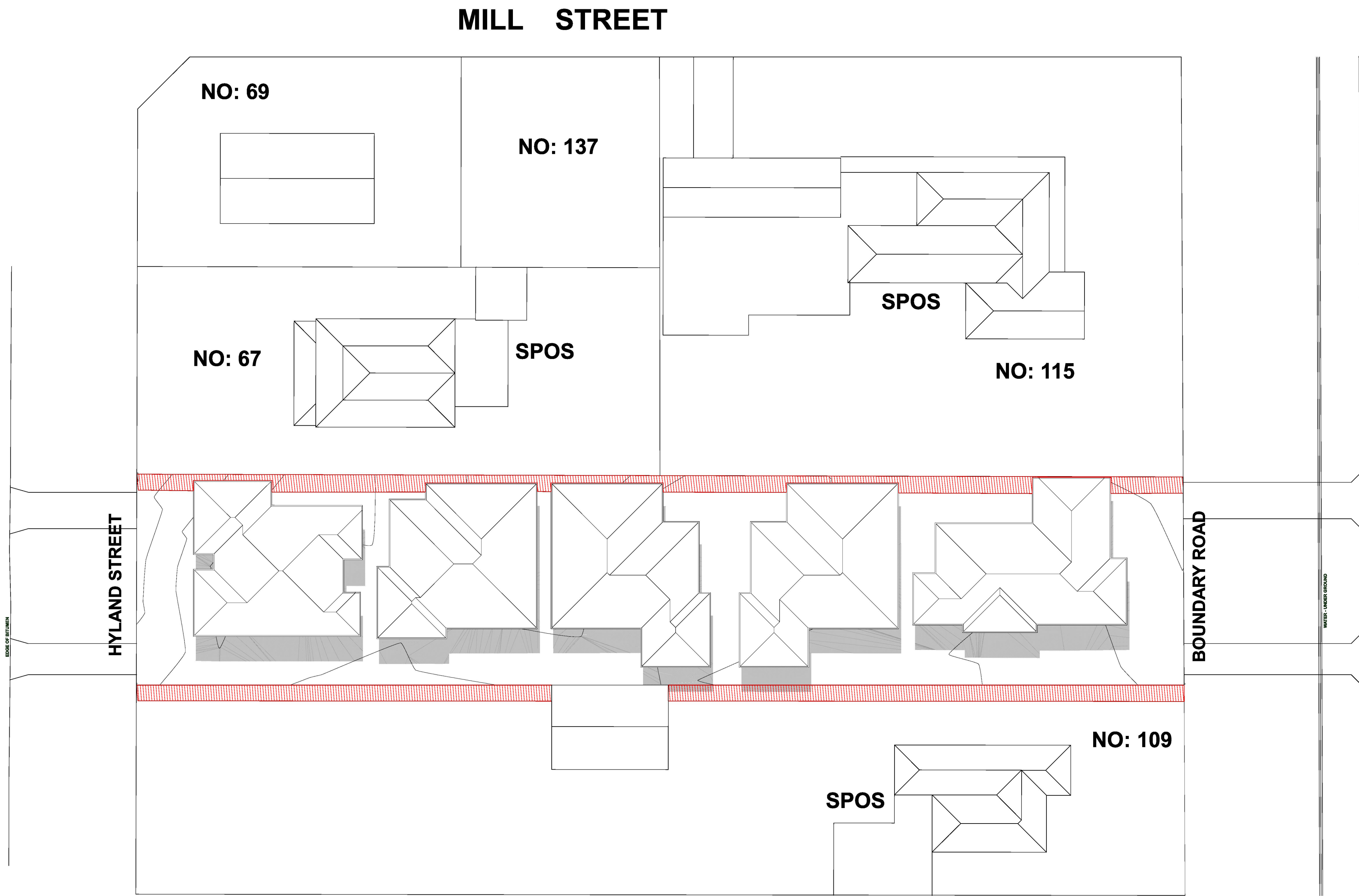
SHEET SIZE: A0

DRAWN BY: F.Sella

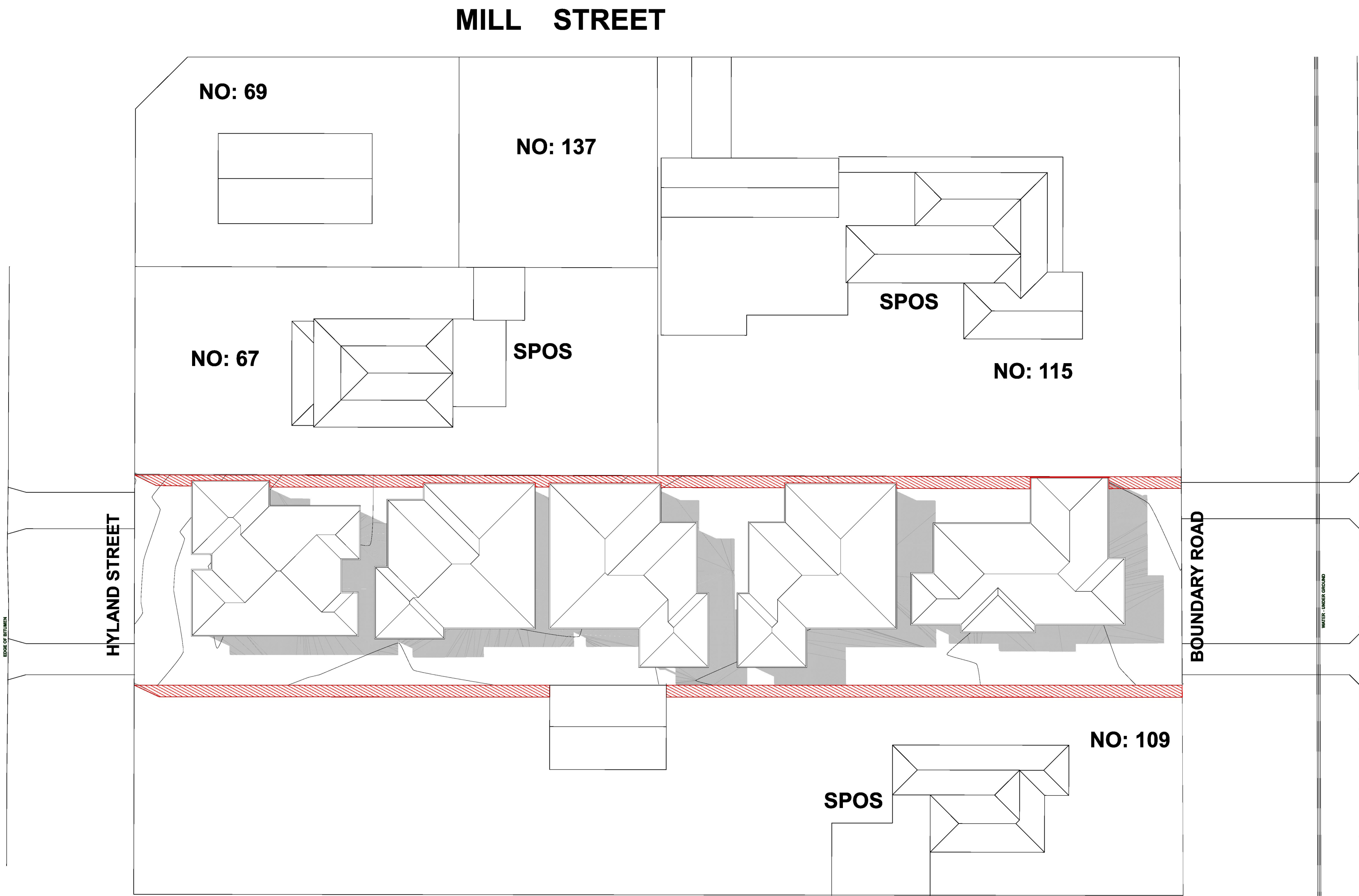
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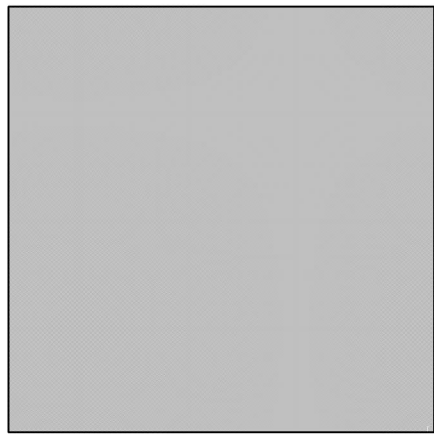
9AM Shadow Diagram



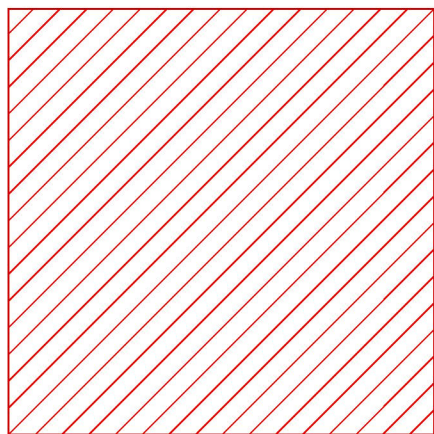
12PM Shadow Diagram



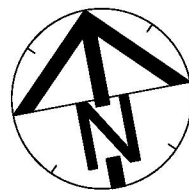
3PM Shadow Diagram



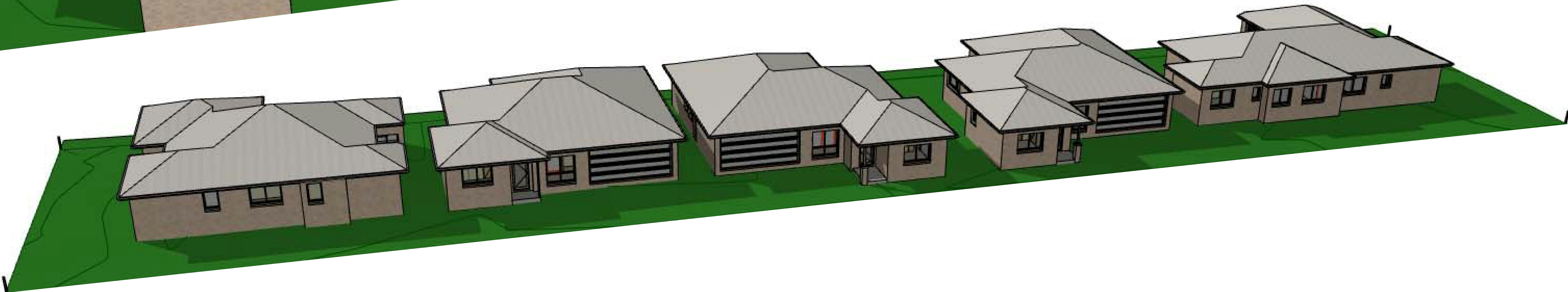
PROPOSED DWELLINGS SHADOW



PROPOSED FENCE SHADOW



SEPTEMBER EQUINOX SHADOW DIAGRAMS
SCALE 1:250



2SCALEdesign

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2Scale Design P/L
M: 0419 007 622
Email: falko@2scale.design.com.au
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Building Practitioner

1	Town Planning	27-7-26
N°:	REVISION / ISSUE	DATE:

PROJECT NAME AND ADDRESS:

PROPOSED:
UNIT DEVELOPMENT

AT:
111 BOUNDARY ROAD
MORTLAKE VIC 3272

DATE: NOV 2025	SHEET: 09 OF 9
SCALE: 1 : 100	SHEET SIZE: A0
DRAWN BY: F.Sella	Drawing No: 2025-48

Document Set ID: 1800732
Version: 1, Version Date: 28/07/2025

OWNERS CORPORATION SCHEDULE

PS938780P

Owners Corporation No.

1

Plan No.

PS938780P

Land affected by Owners Corporation

Lots:

ALL OF THE LOTS IN THE TABLE BELOW

Common Property No.:

1

Limitations of Owners Corporation:

UNLIMITED

Notations

Totals		
	Entitlement	Liability
This schedule	100	100
Previous stages	0	0
Overall Total	100	100

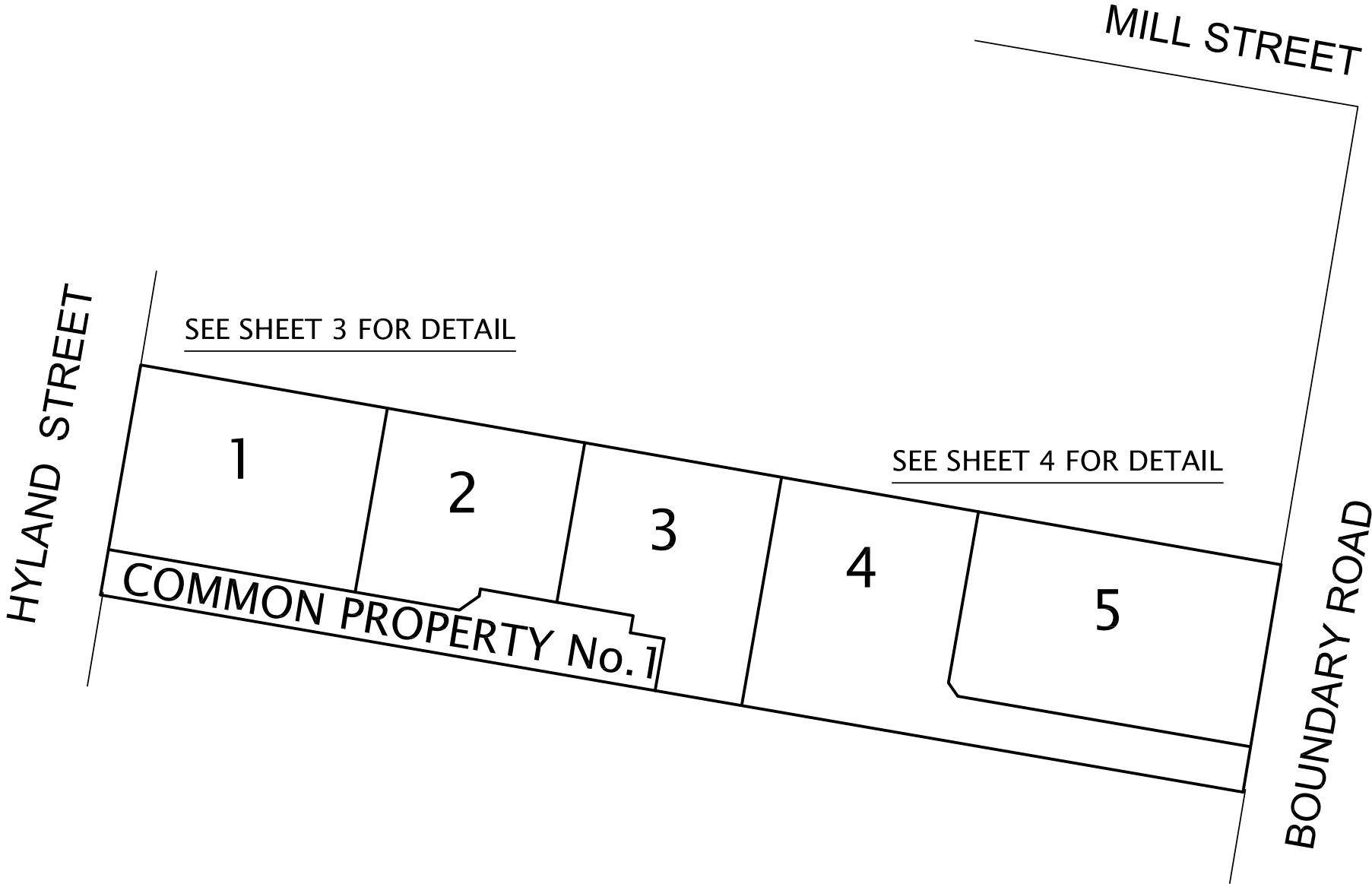
Lot Entitlement and Lot Liability

[illegible]

				SURVEYORS FILE REFERENCE: 1836								SHEET 7	
												ORIGINAL SHEET SIZE: A3	
				SURVEYORS NAME: TREVOR WAYNE McDOWELL VERSION NO. 2									

PLAN OF SUBDIVISION				EDITION 1		PS938780P	
LOCATION OF LAND PARISH: WANGOOM TOWNSHIP: MORTLAKE SECTION: 12 CROWN ALLOTMENT: 5 CROWN PORTION: _____ TITLE REFERENCE: VOL. FOL. LAST PLAN REFERENCE: TP10265 POSTAL ADDRESS: 111 BOUNDARY ROAD (at time of subdivision) MORTLAKE 3272 MGA2020 CO-ORDINATES: E: 659 100 ZONE: 54 (of approx centre of land in plan) N: 5 784 200 GDA 2020				COUNCIL NAME: CORANGAMITE SHIRE COUNCIL			
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: 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			
JOSEPH LAND SURVEYING PTY LTD ABN 27 744 943 042 P.O.BOX 5113, WARRNAMBOOL 3280 PHONE (03) 5562 2066		SURVEYORS REF: 1840		1840_PS_V1.DWG 1840_MGA2020.SEE VERSION 1		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 5

MGA2020 ZONE 54



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

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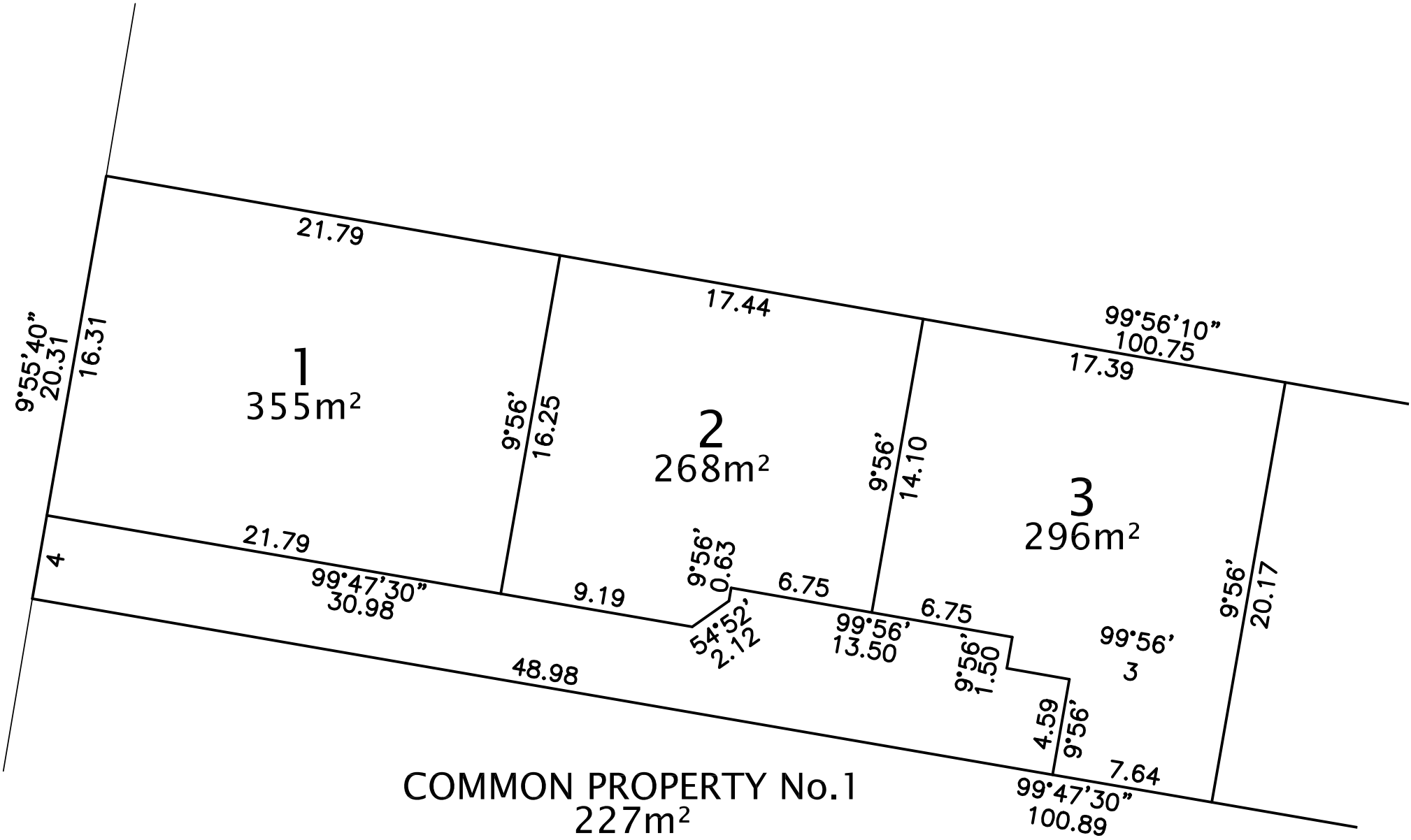
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LENGTHS ARE IN METRES

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SHEET 2

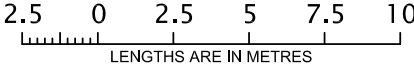
MGA2020 ZONE 54

HYLAND STREET



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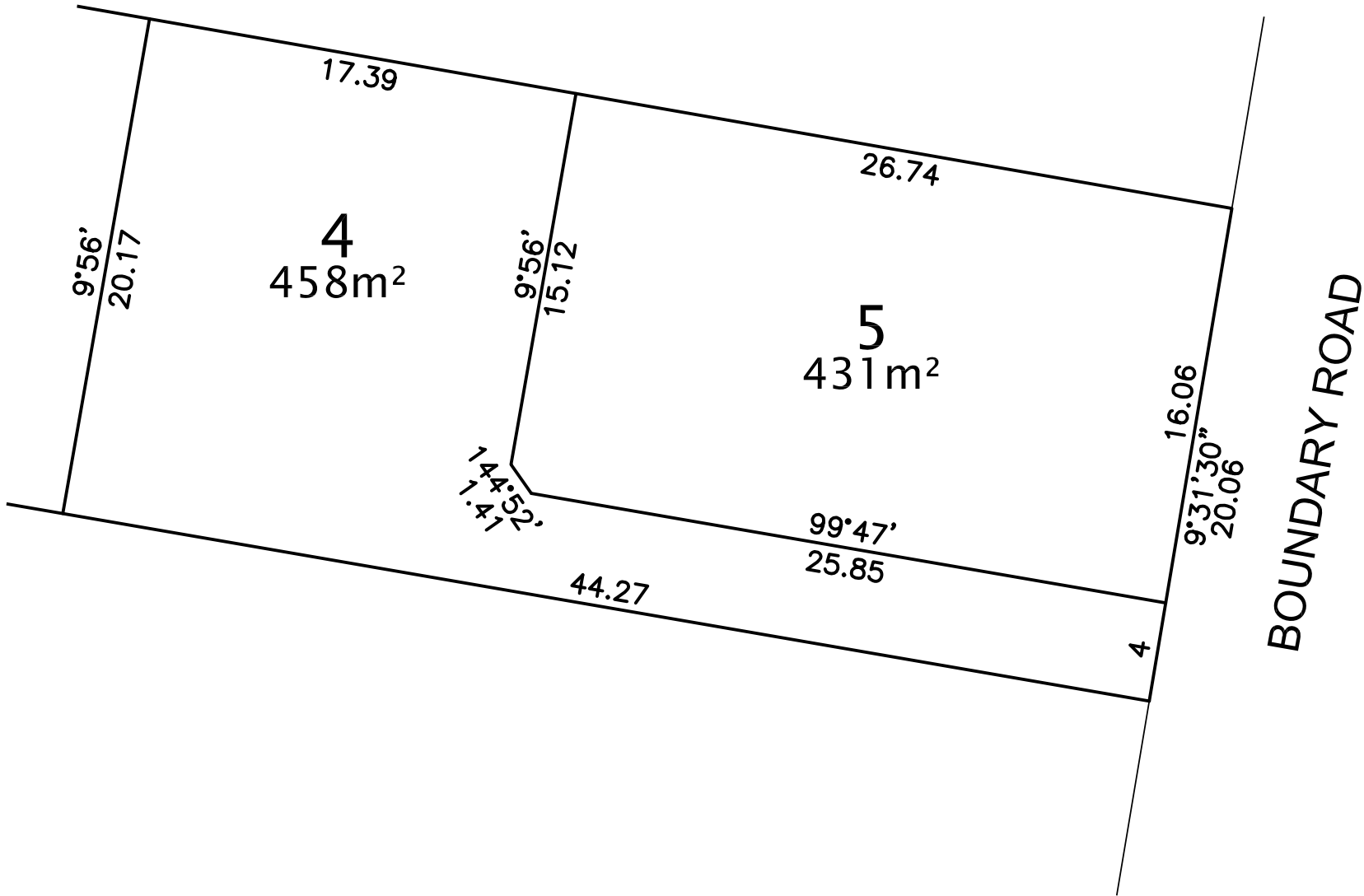
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ORIGINAL SHEET
SIZE: A3

SHEET 3

MGA2020 ZONE 54



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SCALE
1:250

2.5 0 2.5 5 7.5 10
LENGTHS ARE IN METRES

ORIGINAL SHEET
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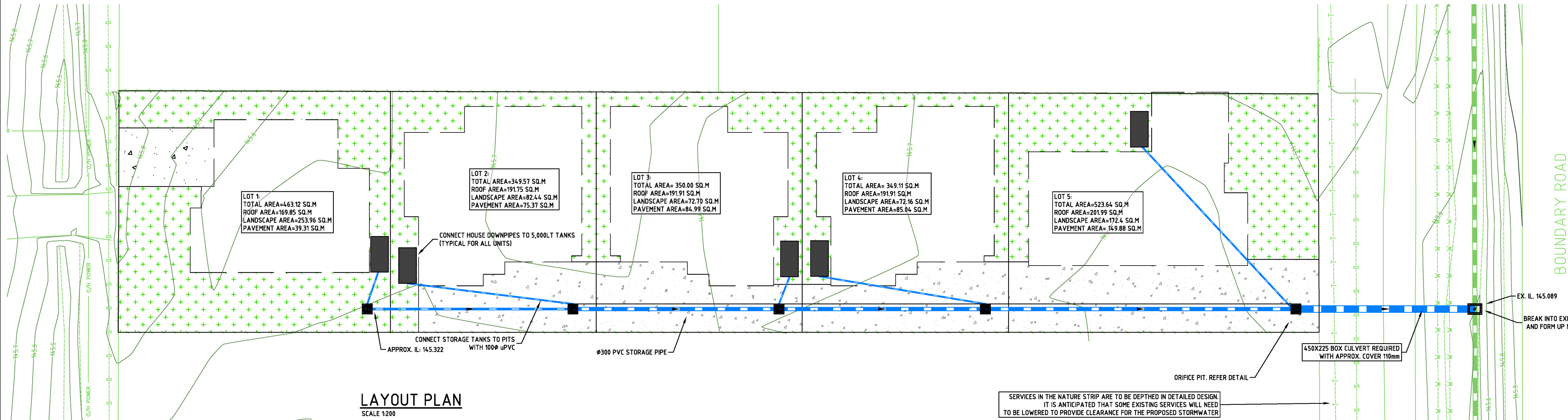
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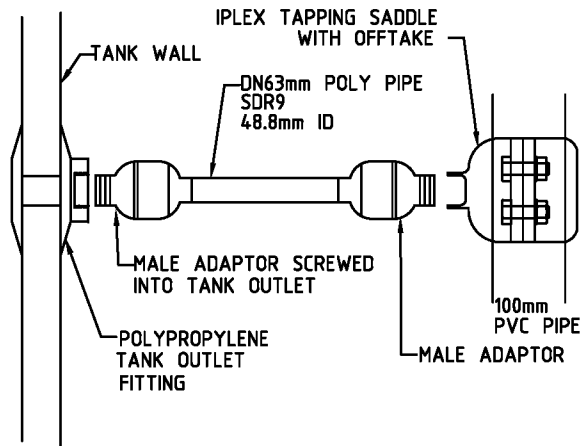
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LENGTHS ARE IN METRES

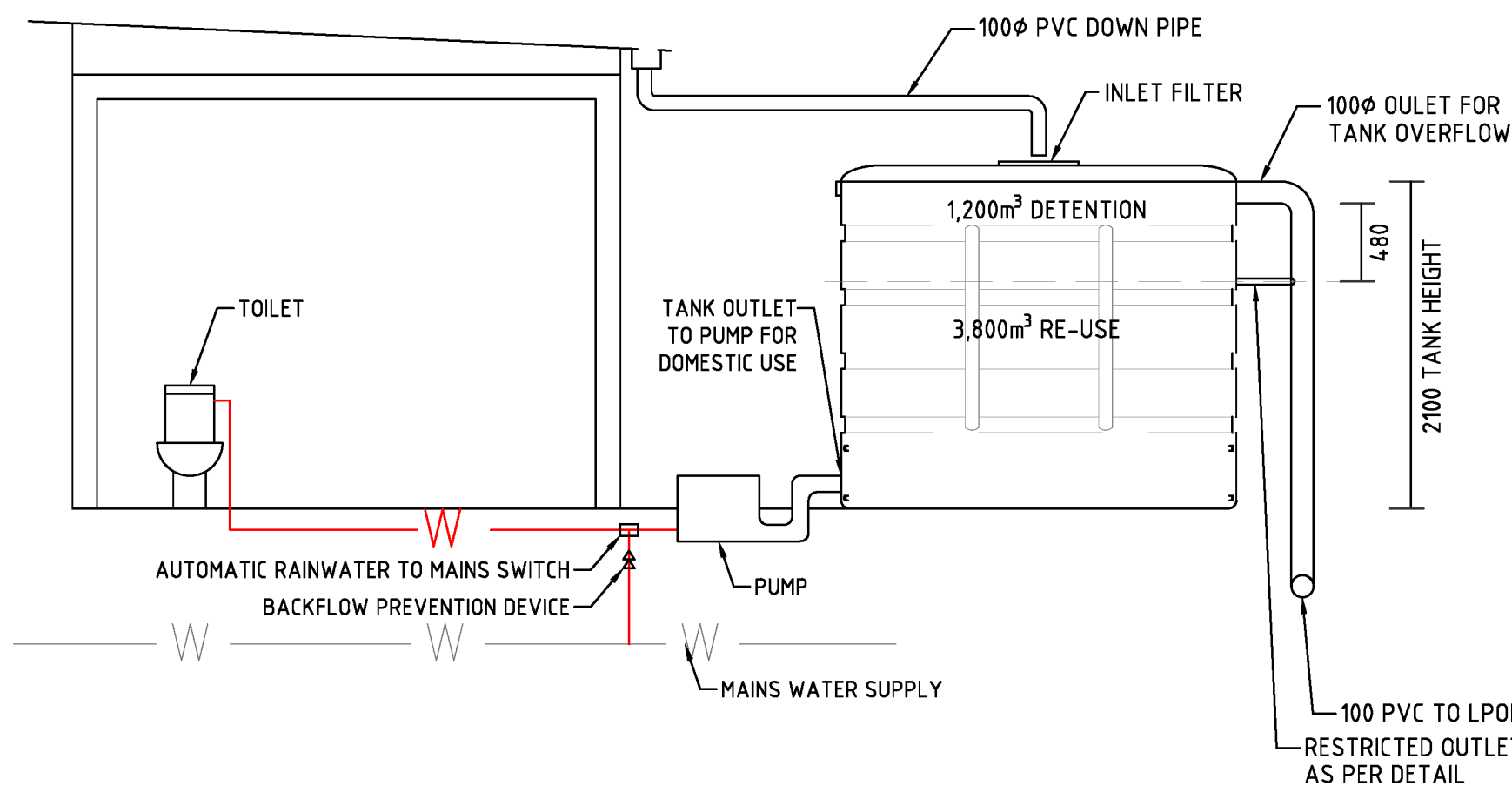
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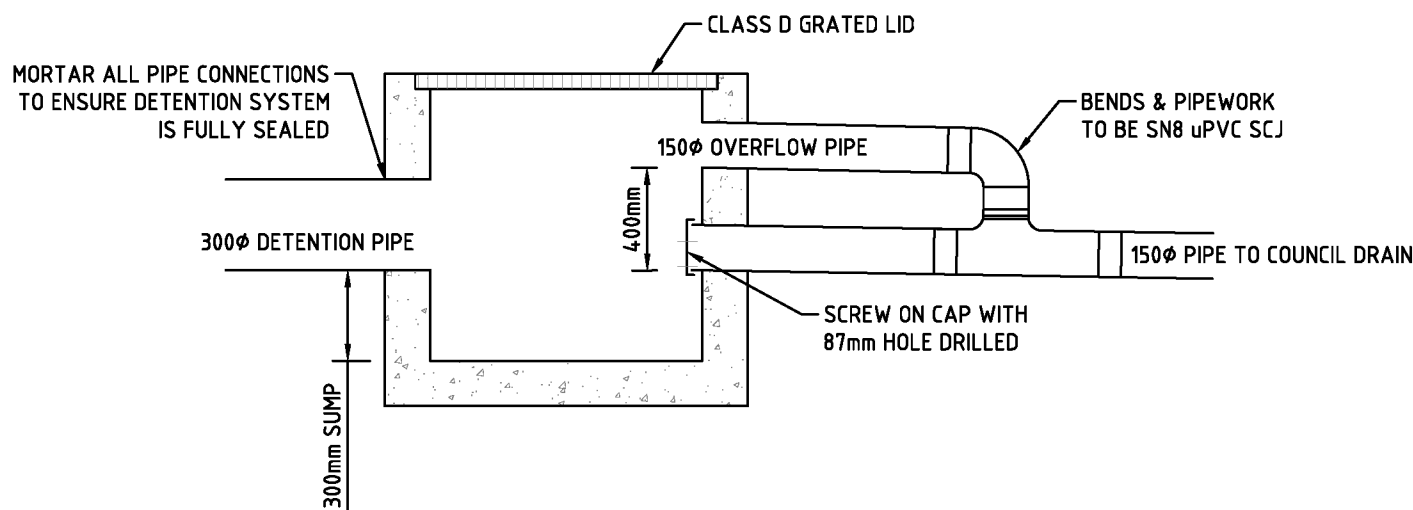
LAYOUT PLAN
SCALE 1:200



TANK ORIFICE DETAIL
NTS



TANK DETAIL
NTS



ORIFICE PIT DETAIL
SCALE 1:25

LEGEND

AREA OF BITUMEN	
AREA OF CONCRETE	
AREA OF LANDSCAPE	
AREA OF ROOFTOPS	
GAS	
LEVELS-SURFACE LEVEL	
LEVELS-INVERT LEVEL	
LEVEL-FLOOR LEVEL	
KERB & CHANNEL	
KERB OUTLETS FROM HOUSE DRAINS	
POWER CABLE (OVERHEAD)	
POWER CABLE (UNDERGROUND)	
SEWER	
SEWER PROPERTY BRANCH	
STORMWATER DRAIN-AG	
STORMWATER DRAIN-DETAIL	
STORMWATER DRAIN-CHARGED	
STORMWATER DRAIN-INDICATIVE	
TELECOMMUNICATIONS	
WATER	
WATER SUPPLY (COLD)	

PROPOSED

EXISTING

CIVIL NOTES

- C11. ALL DIMENSIONS ARE IN METRES UNLESS SHOWN OTHERWISE
- C12. REMOVE ALL GRASS, TOPSOIL, TREE AND SHRUB ROOTS ETC FROM ALL AREAS TO BE PAVED/OR FILLED.
- C13. FILLING REQUIRED TO THE UNDERSIDE OF THE PAVEMENT SUB-BASE COURSE SHALL BE CLASS 3, 40mm FINE CRUSHED ROCK OR APPROVED MATERIAL, COMPACTED IN MAXIMUM 150 mm LAYERS TO 95% MODIFIED DRY DENSITY COMPACTION TO AS1289.
- C14. DRAINAGE, SERVICES AND CONDUIT TRENCHES UNDER ROADS, FOOTPATHS, ANY PART OF THE TRACKS AND BUILDINGS ARE TO BE BACKFILLED IN ACCORDANCE WITH IDM SD 310.
- C15. THE LOCATION OF EXISTING UNDERGROUND SERVICES SHOWN ARE INDICATIVE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL AUTHORITIES TO DETERMINE THE LOCATIONS OF UNDERGROUND SERVICES PRIOR TO THE COMMENCEMENT OF DRAINAGE INSTALLATION. ANY CLASH OF THE DRAIN WITH A SERVICE IS TO BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL ENSURE THAT SERVICES ARE FULLY PROTECTED DURING CONSTRUCTION. ANY SERVICES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- C16. SERVICES OTHER THAN THOSE SHOWN ON THE DRAWINGS MAY EXIST. THE CONTRACTOR IS TO ALLOW IN THE TENDER PRICE FOR THE ALTERATION TO SERVICES WITHIN THE SITE, INCLUDING THE ADJUSTMENT OF PIT COVER LEVELS AND THE REMOVAL OR SEALING OF UNWANTED SERVICES.
- C17. EXPOSED SUBGRADE AREAS SHALL BE PROOF ROLLED UNDER THE SUPERVISION OF THE CONSTRUCTION ENGINEER IN ACCORDANCE WITH THE IDM AND SOFT AREAS DETECTED SHALL BE EXCAVATED AND BACKFILLED AS DIRECTED.
- C18. FINE CRUSHED ROCK BASE COURSES ARE TO BE COMPACTED IN LAYERS TO 98% BASE COURSE & 97% SUB-BASE COURSE MODIFIED DRY DENSITY COMPACTION.
- C19. MINIMUM CONCRETE STRENGTH TO BE $F'c = 25 \text{ MPa}$.
- C110. PROVIDE 75mm DEEP TOoled JOINTS IN KERBS, KERB AND CHANNEL AT 2.5m MAXIMUM CENTRES.
- C111. PROVIDE 0.3m RADIUS TO KERBS AT INTERNAL CORNERS UNLESS NOTED OTHERWISE.
- C112. SAWCUT EXISTING PAVEMENTS WHERE REQUIRED FOR INSTALLATION OF NEW KERBS AND WHERE NEW WORK IS TO MATCH EXISTING.
- C113. WORKS IN THE ROAD RESERVE OR COUNCIL EASEMENTS ARE TO BE INSPECTED BY MOYNE SHIRE COUNCIL.
- C114. THE CONTRACTOR SHALL AT ALL TIMES DURING THE CURRENCY OF THE WORK PROTECT THE PUBLIC FROM THE WORKS, PLANT, TRENCHES ETC. OCCASIONED BY THE WORKS BY THE USE OF BARRICADES AND BARRIERS. SUCH PROTECTIVE MEASURES WILL BE SUBJECT TO THE APPROVAL OF MOYNE SHIRE COUNCIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY ARISING FROM THE NEGLIGENCE OR INSUFFICIENCY OF SUCH PRECAUTIONS.
- C115. THE CONTRACTOR IS ADVISED THAT THE MINES (TRENCHES) REGULATIONS 1982 WILL APPLY TO THIS PROJECT. THE CONTRACTOR IS REQUIRED TO SATISFY AND/OR PUT INTO EFFECT ALL REQUIREMENTS OF THOSE REGULATIONS AND THOSE OF THE OFFICE OF MINERALS AND ENERGY.
- C116. THE WORKS SHOWN HEREIN ARE SUBJECT TO THE SUPERVISION OF THE PRINCIPAL'S APPOINTED SUPERINTENDENT/CLERK OF WORKS.
- C117. CARE IS TO BE TAKEN TO PROTECT THE EXISTING FENCES, TREES, BUILDINGS AND OTHER ITEMS TO BE RETAINED FROM ANY DAMAGE.
- C118. UNWANTED PITS AND PIPES ARE TO BE REMOVED AND THE TRENCH IS TO BE BACKFILLED IN ACCORDANCE WITH IDM SD 310
- C119. THE CONTRACTOR SHALL INSPECT THE SITE AND DETERMINE THE EXISTING PAVING, PITS, PIPES, SERVICES, TREES, KERBS, SPOON DRAINS, CONCRETE, BUILDINGS ETC. THAT ARE TO BE REMOVED AND HE SHALL ALLOW IN HIS TENDER PRICE FOR ALL COSTS ASSOCIATED WITH THE NECESSARY REMOVAL.
- C120. IN AREAS WHERE THERE IS TO BE STRUCTURAL FILLING UNDER BUILDINGS OR PAVEMENT, STRIP SITE OF UPPER ROOT MATTER TO DESIGN LEVELS AND PROOF ROLLED IN ACCORDANCE WITH THE IDM. SOFT AREAS DETECTED SHALL BE EXCAVATED AND BACKFILLED AS DIRECTED. ALL FILLING OVER 300mm DEPTH WITH IN THE ROAD RESERVE MUST BE UNDERTAKEN IN ACCORDANCE WITH AS3798 TO THE SATISFACTION OF THE MOYNE SHIRE COUNCIL.
- C121. SURPLUS SPOIL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE, TO THE MUNICIPAL TIP OR A SITE APPROVED UNDER COUNCILS PLANNING AND ENVIRONMENT ACT AND THE EP. ACT.
- C122. THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE AMOUNT OF MATERIAL THAT IS AVAILABLE FROM SITE EXCAVATION WORK THAT IS SUITABLE FOR USE AS STRUCTURAL FILLING AND SHALL ALLOW IN HIS PRICE FOR THE SUPPLY OF CLASS 3 FINE CRUSHED ROCK TO MAKE UP ANY SHORTFALL OF MATERIAL.
- C123. A ROAD OPENING PERMIT MUST BE OBTAINED FROM THE MOYNE SHIRE COUNCIL PRIOR TO COMMENCEMENT OF ANY WORKS C124. ALL TRENCHES ARE TO BE BACKFILLED IN ACCORDANCE WITH I.D.M STANDARD DWG SD310
- C125. UNLESS NOTED OR SHOWN OTHERWISE ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INFRASTRUCTURE DESIGN MANUAL (I.D.M) STANDARD DRAWINGS
- C126. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE STORMWATER MANAGEMENT REPORT WRITTEN BY THE CSE GROUP

A	ISSUED FOR COMMENT	08/01/2026
REV.	DESCRIPTION	DATE

APPROVED
Date __/__/__

DESIGNED	TG
DRAWN	PL
SCALE	1:200
DATE	DEC 2025

PROJECT TITLE	PROPOSED UNIT DEVELOPEMENT 111 BOUNDARY ROAD MORTLAKE
DRAWING TITLE	STORMWATER LAYOUT & DETAILS

NORTH
PROJECT No. 2025.233
SHEET SW1
REV. A

BOUNDARY RD, MORTLAKE

STORMWATER MANAGEMENT PLAN

111 BOUNDARY ROAD
MORTLAKE

8/01/2026
Version: 1

Document History

Rev. No.	Description of Revision
1	First Report

Date Issued
08/01/2026

Disclaimer:

This report and the results shown and recommendations made herein are based upon the information, drawings, samples, tests and measurements referred to. The CSE Group, its consultants and agents accepts no liability for any damages, charges, costs or expenses in respect of or in relation to injury or death of any person or damage to any property or of other loss whatsoever arising either directly or indirectly from the use of this report, the carrying out of recommendations contained herein or the use of any goods or materials referred to.

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Attachments

<u>Sheet No.</u>	<u>Description</u>
SW1	Site Plan

1.0 INTRODUCTION

The 5 unit development at **111 Boundary Road, Mortlake** approximately 1km, north east of the Mortlake CBD. The current allotment is 101 metres by 20 metres with a total area of 2035 metres square. The property is to be subdivided into 5 lots with a single storey dwelling constructed on each lot. Lot 1 (to the west) will have access onto Hyland Street and lots 2 – 5 will have access onto Boundary Road via a shared driveway. Stormwater detention is investigated for the lots to limit development flows to pre-development levels for a 20% AEP rainfall event.

2.0 EXISTING CONDITIONS

Existing underground drainage assets are located east of the property along Boundary Road. The property is very flat with minimal fall to the east.

3.0 DESIGN REQUIREMENTS

It is anticipated that the proposed site will be required to meet the following conditions:

- Underground drainage to the legal point of discharge or retention system.
- On-site detention of stormwater to limit outflows to pre-development conditions in a 20% AEP rainfall event.
- All stormwater to be designed in accordance with the Infrastructure Design Manual & AS/NZS 3500.
- Meet or exceed Best Practice Environmental Management Guidelines (BPEMG):
 - 80% Reduction in Suspended Solids
 - 45% Reduction in Total Phosphorus
 - 45% Reduction in Total Nitrogen
 - 70% Reduction in Gross Pollutants

4.0 DESIGN & DISCUSSION

The stormwater system has been developed with the Major/Minor approach to meet the intent of the IDM and AR&R guidelines. It is intended to keep minor storm runoff within the drainage system and minimize surface water. In this instance it is proposed to use above ground on site storage tanks on each lot plus underground pipe storage located in the drainage network underneath the shared driveway, prior to discharge to the council drainage system. Discharge rates will be limited to predevelopment conditions via an orifice outlet on both the above and below ground tanks.

4.1 *Pre-development Runoff*

The site is a greenfield site with trees and grass covering the entire area. Therefore, a pre development runoff coefficient of 0.25 will be used

The Rational Method is used to determine the pre-development runoff for a 20% AEP event with a **5 minute** time of concentration and a **0.25** runoff coefficient. Allowable runoff for the new allotments combined is calculated as below

- Existing lot = $2035m^2 * 0.25 * \frac{76.7 \frac{mm}{hr}}{3600} = 10.8 \text{ litres / second}$

4.2 Coefficient of Runoff for Development

The Coefficient of Runoff of the development has been calculated in accordance with the infrastructure design manual and the following:

- Landscaped Areas – 0.25
- Residential roof areas – 0.95
- Residential Road Reserves – 0.75
- Paved Areas – 0.95

4.3 Proposed Outfall – Legal Point of Discharge

- All lots will discharge through the pipe network proposed underneath the shared driveway. The network will discharge to a new stormwater pit proposed on the existing stormwater pipe east of the property at Boundary Road.

4.4 Minor Storm Event - 20% AEP

As noted previously it is proposed to restrict minor flows to predevelopment conditions using on site detention with orifice controls prior to discharging to the council drainage system. Each dwelling will have its own detention tank that will discharge via an orifice outlet to the drainage system in the shared driveway. This drainage system will be oversized to act as a detention tank with an orifice pit located at the end. It will also capture the surface runoffs from lots 2-5 for detention. Lot 1 will surface flows will be undetained.

4.4.1 Effective area

Lot 1 Dwelling - $0.95 * 169.9m^2 = 161.4m^2$
Lot 2 Dwelling - $0.95 * 191.8m^2 = 182.2m^2$
Lot 3 Dwelling - $0.95 * 191.9m^2 = 182.3m^2$
Lot 4 Dwelling - $0.95 * 191.9m^2 = 182.3m^2$
Lot 5 Dwelling - $0.95 * 201.99m^2 = 191.9m^2$

Detained driveway area: $395.28m^2 * 0.95 = 375.52m^2$
Detained Landscape area: $399.71m^2 * 0.25 = 99.93m^2$
Un-detained driveway area: $39.31m^2 * 0.95 = 37.35m^2$
Un-detained Landscape area: $253.96m^2 * 0.25 = 63.49m^2$

Total un-detained effective area = $37.35 + 63.49 = 100.8m^2$

Total detained effective area = $161.4m^2 + 182.2 + 182.3 + 182.3 + 191.9 + 99.93 + 375.52 = 1375.5m^2$

4.4.2 Post development flow

Post development un-detained flow = $100.8m^2 * \frac{76.7\frac{mm}{hr}}{3600} = 2.15\frac{L}{s}$

Post development detained flow = $1375.5m^2 * \frac{76.7\frac{mm}{hr}}{3600} = 29.31\frac{L}{s}$

$$\text{Total flow} = 2.15 + 29.31 = 31.5 \frac{\text{L}}{\text{s}}$$

Total flow is greater than pre-development flow of 10.8L/s. Therefore, storage must be adopted.

Flows from all lots must be limited. This will be achieved using a stormwater tank for each lot connected to the dwelling roof drainage and oversized pipes in the underground drainage.

$$\begin{aligned} \text{Allowable discharge} &= \text{Predevelopment flows} - \text{undetained flows} \\ Q_{\text{allowable}} &= 10.8 - 2.15 = 8.65 \text{L/sec} \end{aligned}$$

Allowable discharge will have to be balanced between tank storage/discharge. Notionally the balance was found with lots discharging 1.2 L/s per tank with the remainder controlled by the outlet orifice.

4.5 Above Ground Tanks

It is proposed to capture runoff from the roofs in above ground tanks. Unit 5 has the largest roof at 202m² and therefore it will be used for sizing. It is proposed to restrict flows from each of the above ground tanks to 1.2L/sec. The detention volume for the minor storm event has been calculated using Boyds Method with the outflow restricted to 1.2L/sec as shown in the table below.

Time (mins)	Intensity (I)(20%AEP) mm/h	Inflow rate m ³ /sec	Restricted Outflow rate m ³ /sec	Total Volume of inflow m ³	Total Volume of Storage Required m ³
5	80.10	0.00427	0.00120	1.28	0.921
6	74.60	0.00398	0.00120	1.43	1.000
10	59.10	0.00315	0.00120	1.89	1.170
15	47.50	0.00253	0.00120	2.28	1.199
20	40.20	0.00214	0.00120	2.57	1.131
25	35.00	0.00187	0.00120	2.80	0.999
30	31.20	0.00166	0.00120	2.99	0.834

The maximum amount of storage occurs at a time of concentration of 15 minutes where a volume of 1.2m³ is required.

It is proposed to install 5,000L tank with 1,200L as detention and the remaining 3,800L to be used to flush toilets. Discharge rates from the tanks are to be controlled using an orifice pipe installed at the outlet.

Because the height of the tank is 2.1m the invert of the orifice pipe should be located below the invert of the 100mm overflow pipe by the following distance.

$$h = \frac{\text{detention volume}}{\text{tank volume}} \times \text{tank height}$$

$$h = \frac{1.2}{5.0} \times (2.1 - 0.1) \equiv 0.48\text{m}$$

The center of the orifice pipe will therefore be installed at 480mm below the 100mm overflow.

The size of the orifice pipe has been calculated below:

$$A = \frac{Q}{C_d \sqrt{2 \times g \times h}}$$
$$A = \frac{0.0012}{0.8 \sqrt{2 \times 9.81 \times 0.48}}$$
$$A = 0.000489m^2$$

Q= 0.0012 discharge rate (m³/sec)
C_d= 0.8 (pipe outlet co-efficient)
G= 9.81m/sec²
H= 0.48m

$$\text{Diameter of orifice} = d = \sqrt{\frac{4 \times A}{\pi}} = \sqrt{\frac{4 \times 0.000489}{\pi}} = 0.0495m$$

Therefore, the outlet orifice pipe should be 49.5mm diameter. It is proposed to install a DN 63 SDR 9 Polyethylene pipe (48.8mm internal diameter).

4.1 Below Ground Detention System

It is proposed to detain the runoff from the landscape and driveway access in an underground tank comprised of a length of pipe with a restricted outlet.

The allowable discharge rate is equal to the pre-development flow minus the un-detained flows and the flows from the 5 tanks.

$$\begin{aligned} Q_{\text{allowable}} &= Q_{\text{pre-dev}} - Q_{\text{undet}} - Q_{\text{tanks}} \\ &= 10.8 - 2.15 - (1.2 \times 5) \\ &= 2.65 \text{ L/sec} \end{aligned}$$

The detention volume for the minor storm event has been calculated using Boyds Method with the outflow restricted to 2.65L/sec.

Time (mins)	Intensity (I)(20%AEP) mm/h	Inflow rate m ³ /sec	Restricted Outflow rate m ³ /sec	Total Volume of inflow m ³	Total Volume of Storage Required m ³
5	80.10	0.01057	0.00265	3.17	2.376
6	74.60	0.00984	0.00265	3.54	2.590
10	59.10	0.00780	0.00265	4.68	3.089
15	47.50	0.00627	0.00265	5.64	3.256
20	40.20	0.00530	0.00265	6.37	3.185
25	35.00	0.00462	0.00265	6.93	2.952
30	31.20	0.00412	0.00265	7.41	2.640

The maximum amount of storage occurs at a time of concentration of 15 minutes where a volume of 3.2m³ is required.

It is proposed to install 61m of 300dia pipe to act as a storage tank providing 4.3m³.

Discharge rates from the underground tank are to be controlled to the allowable 2.65L/s while also allowing the 1.2L/s from the tanks to flow through totalling 8.65L/s. The restriction device will consist of a screw on cap with a hole drilled in it.

The size of the orifice hole has been calculated below:

$$A = \frac{Q}{C_d \sqrt{2 \times g \times h}}$$

$$A = \frac{0.00865}{0.6 \sqrt{2 \times 9.81 \times 0.30}}$$

$$A = 0.00594 \text{ m}^2$$

Q= 0.00865 discharge rate (m³/sec)
C_d= 0.6 (plate outlet co-efficient)
G= 9.81m/sec²
H= 0.3m (assumed head)

$$\text{Diameter of orifice} = d = \sqrt{\frac{4 \times A}{\pi}} = \sqrt{\frac{4 \times 0.00594}{\pi}} = 0.0870 \text{ m}$$

Therefore, the outlet orifice hole should be drilled at 87.0mm diameter.

4.2 Stormwater Quality Treatment

In accordance with the planning permit the stormwater design will meet the objectives outlined in the CSIRO 'WSUD Engineering Procedures' publication of the following reductions:

- Suspended Solids 80%
- Phosphorus 45%
- Nitrogen 45%
- Gross Pollutants 70%

System Design

A stormwater tank will be installed that will provide a water supply to the toilet on the new houses. A typical system is shown on drawing SW01.

Using collected rainwater reduces the total volume of stormwater runoff from the site and therefore reduces pollutant discharges. An inlet filter is to be used to catch the suspended solids, which through routine maintenance will be cleaned & pollutants removed.

The percentage reduction of pollutants is calculated using the following formula:

$$\text{Percentage Reduction} = \frac{\text{Reliability} \times \text{Reuse Demand}}{\text{Rainfall Demand}}$$

Reliability

It is important to ensure that the tank provides a reliable source of water to meet the re-use demand. Tank reliability is influenced by:

- Supply (rainfall & roof area)
- Demand (types of indoor use & occupancy)
- Storage Size

Reliability is assessed by conducting a continuous modelling approach using long records of rainfall data. This report uses modelling by MusicX. Modelling has determined the reliability for the site as 95.9%. The output from this software is shown below. The calculations have been based on a proposed 5,000Lt retention tank. The system will also have a mains water backup to ensure continued supply during drier periods.

Reuse Demand

It is proposed to connect the toilets & laundry to the tank system. It is assumed that a 2 bedroom house will be constructed on the site with an occupancy of 3 people.

In accordance with the 'WSUD Engineering Procedures' Table 12.2 the reduction in water demand is:

- Toilets = 12.8kL/person/year
- Laundry = 17kL/person/year

Total Demand = $(12.8 + 17) \times 3 = 89.4\text{kL/year}$

Results

Figure 2 below shows the results of the modelling which exceeds Councils requirements.

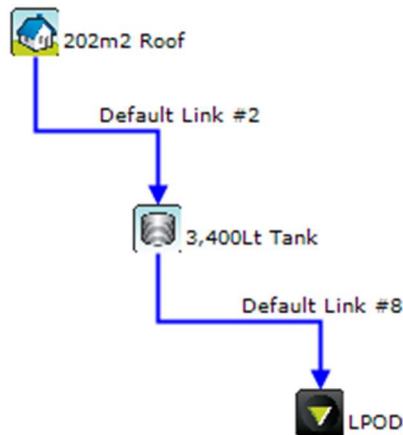


Figure 1 (MusicX Model)

	Source	Residual Loads	% Reduction	BPEMG % Targets
Flow (ML/yr)	0.119	0.0513	56.8	-
Total Suspended Solids (kg/yr)	23.8	3.74	84.3	80
Total Phosphorus (kg/yr)	0.0487	0.0122	75.0	45
Total Nitrogen (kg/yr)	0.339	0.126	63.0	45
Gross Pollutants (kg/yr)	5.13	0.0000	100.0000	70

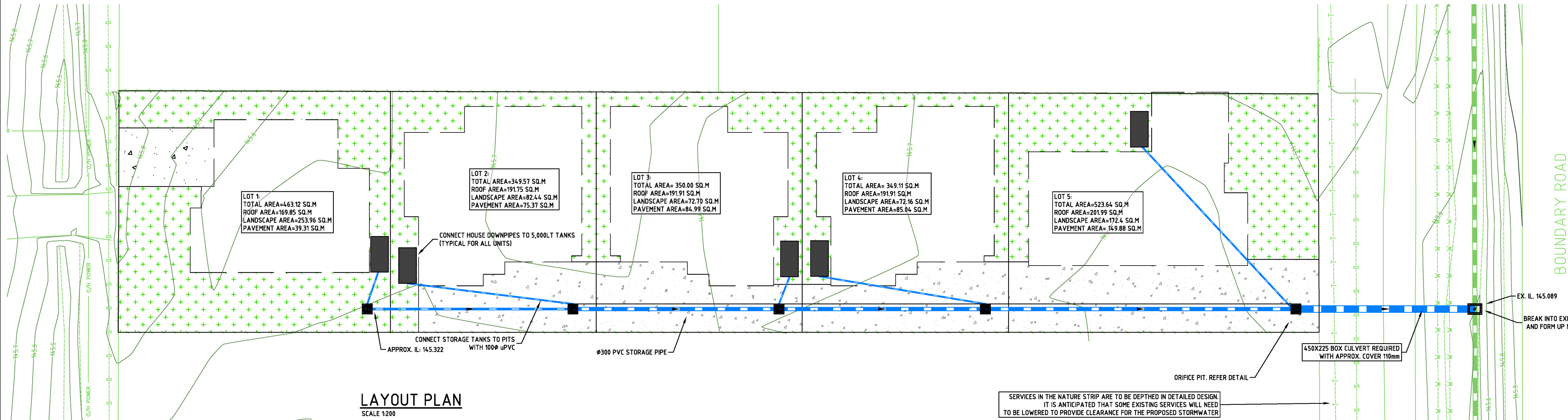
Figure 2 (MusicX Results)

5.0 CONCLUSION & RECOMENDATIONS

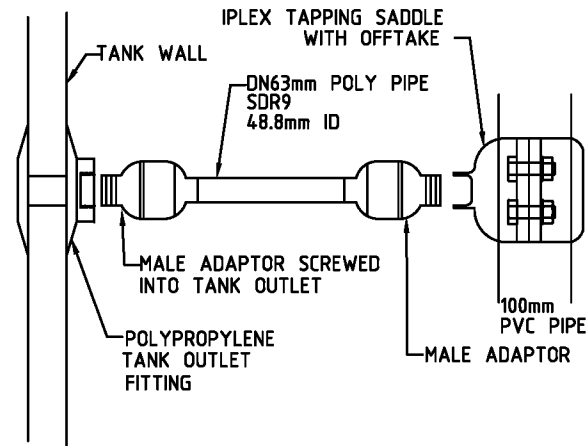
The Stormwater Management Plan for **111 Boundary Road, Mortlake** requires the following works:

- All Lots
 - Connect all roof water down pipes by charged 90mm diameter stormwater pipe to a 5,000 litre rainwater tank on each Unit
 - 1,200Lt for detention
 - 3,800Lt for laundry & toilet reuse
 - Connect overflow/discharge pipe as 100mm diameter uPVC no flatter than 1 in 100 to the drainage network underneath the shared driveway.
 - Install 61m of 300mm diameter pipe for the driveway drainage network to act as storage
 - Install an orifice plate with a 87mm orifice in the orifice pit
 - Connect orifice pit outlet to council drainage

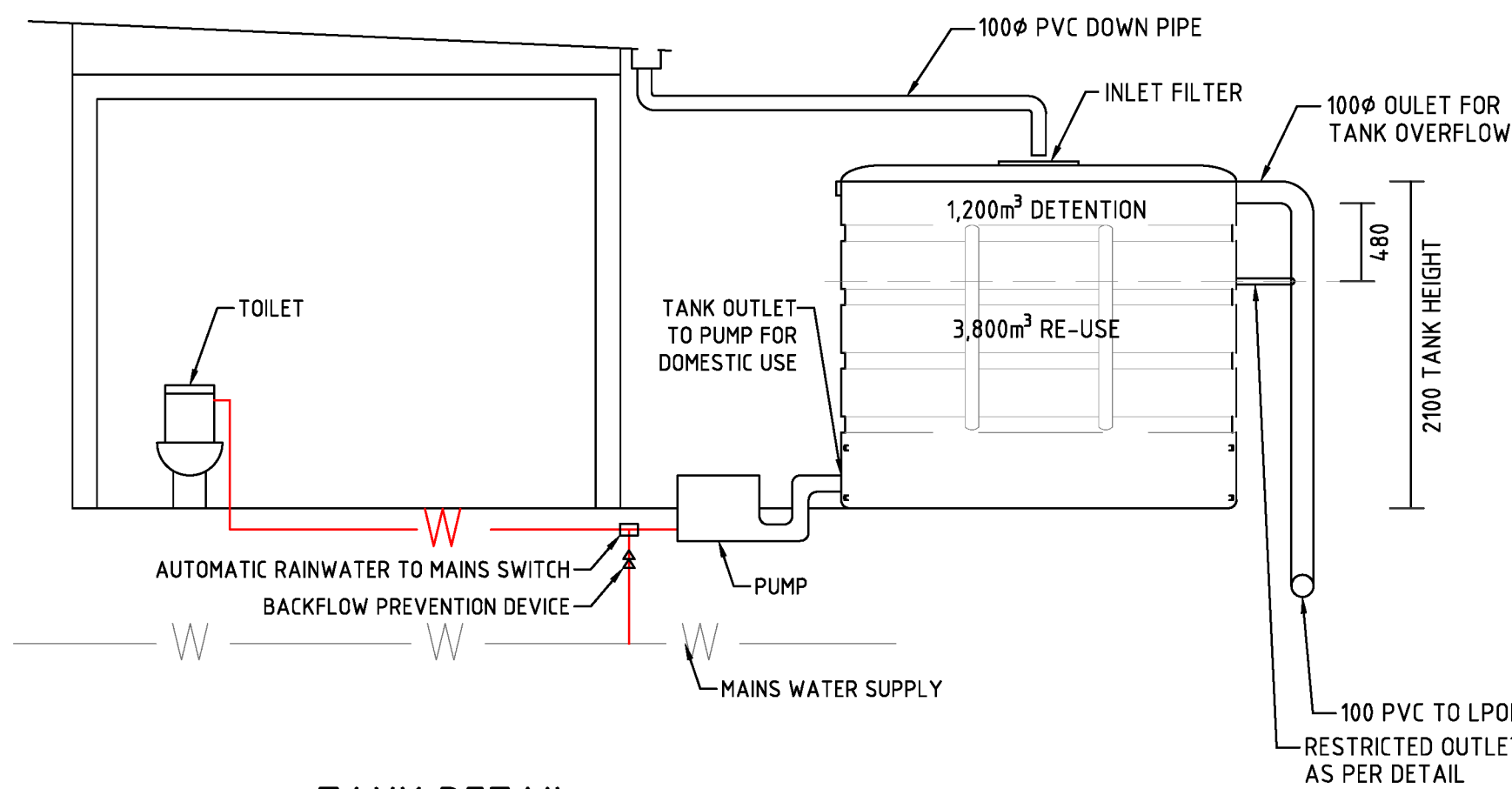
--- END OF REPORT ---



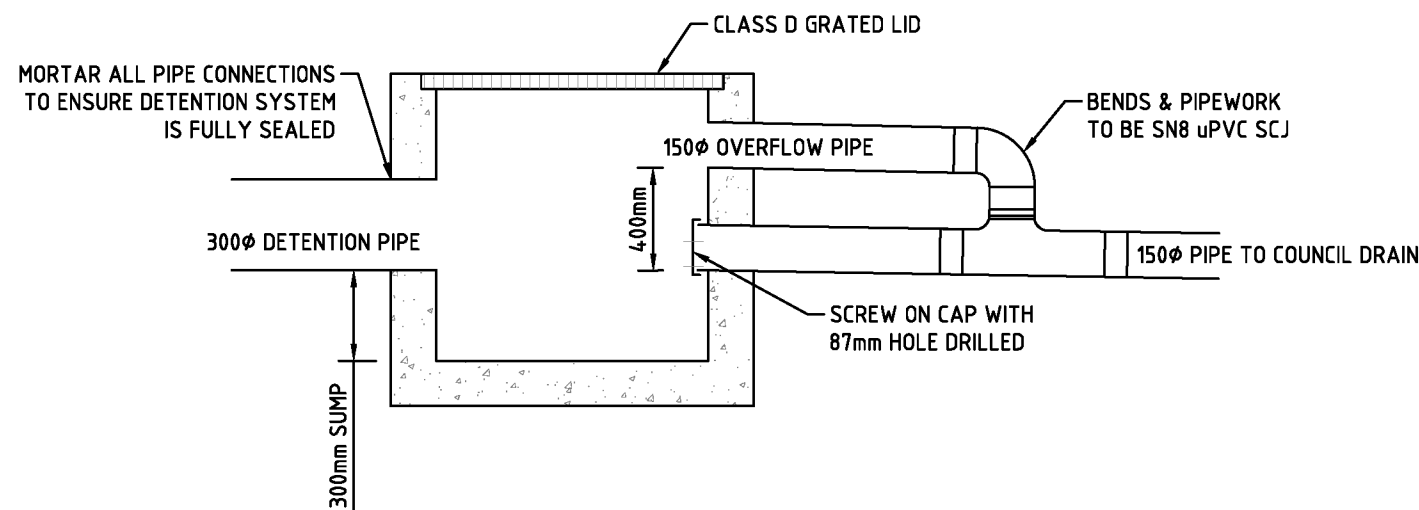
LAYOUT PLAN
SCALE 1:200



TANK ORIFICE DETAIL
NTS



TANK DETAIL
NTS



ORIFICE PIT DETAIL
SCALE 1:25

LEGEND

AREA OF BITUMEN	
AREA OF CONCRETE	
AREA OF LANDSCAPE	
AREA OF ROOFTOPS	
GAS	
LEVELS-SURFACE LEVEL	
LEVELS-INVERT LEVEL	
LEVEL-FLOOR LEVEL	
KERB & CHANNEL	
KERB OUTLETS FROM HOUSE DRAINS	
POWER CABLE (OVERHEAD)	
POWER CABLE (UNDERGROUND)	
SEWER	
SEWER PROPERTY BRANCH	
STORMWATER DRAIN-AG	
STORMWATER DRAIN-DETAIL	
STORMWATER DRAIN-CHARGED	
STORMWATER DRAIN-INDICATIVE	
TELECOMMUNICATIONS	
WATER	
WATER SUPPLY (COLD)	

PROPOSED

EXISTING

CIVIL NOTES

- C11. ALL DIMENSIONS ARE IN METRES UNLESS SHOWN OTHERWISE
- C12. REMOVE ALL GRASS, TOPSOIL, TREE AND SHRUB ROOTS ETC FROM ALL AREAS TO BE PAVED/OR FILLED.
- C13. FILLING REQUIRED TO THE UNDERSIDE OF THE PAVEMENT SUB-BASE COURSE SHALL BE CLASS 3, 40mm FINE CRUSHED ROCK OR APPROVED MATERIAL, COMPACTED IN MAXIMUM 150 mm LAYERS TO 95% MODIFIED DRY DENSITY COMPACTION TO A51287.
- C14. DRAINAGE, SERVICES AND CONDUIT TRENCHES UNDER ROADS, FOOTPATHS, ANY PART OF THE TRACKS AND BUILDINGS ARE TO BE BACKFILLED IN ACCORDANCE WITH IDM SD 310.
- C15. THE LOCATION OF EXISTING UNDERGROUND SERVICES SHOWN ARE INDICATIVE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL AUTHORITIES TO DETERMINE THE LOCATIONS OF UNDERGROUND SERVICES PRIOR TO THE COMMENCEMENT OF DRAINAGE INSTALLATION. ANY CLASH OF THE DRAIN WITH A SERVICE IS TO BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY. THE CONTRACTOR SHALL ENSURE THAT SERVICES ARE FULLY PROTECTED DURING CONSTRUCTION. ANY SERVICES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- C16. SERVICES OTHER THAN THOSE SHOWN ON THE DRAWINGS MAY EXIST. THE CONTRACTOR IS TO ALLOW IN THE TENDER PRICE FOR THE ALTERATION TO SERVICES WITHIN THE SITE, INCLUDING THE ADJUSTMENT OF PIT COVER LEVELS AND THE REMOVAL OR SEALING OF UNWANTED SERVICES.
- C17. EXPOSED SUBGRADE AREAS SHALL BE PROOF ROLLED UNDER THE SUPERVISION OF THE CONSTRUCTION ENGINEER IN ACCORDANCE WITH THE IDM AND SOFT AREAS DETECTED SHALL BE EXCAVATED AND BACKFILLED AS DIRECTED.
- C18. FINE CRUSHED ROCK BASE COURSES ARE TO BE COMPACTED IN LAYERS TO 98% BASE COURSE & 97% SUB-BASE COURSE MODIFIED DRY DENSITY COMPACTION.
- C19. MINIMUM CONCRETE STRENGTH TO BE $F'c = 25 \text{ MPa}$.
- C110. PROVIDE 75mm DEEP TOoled JOINTS IN KERBS, KERB AND CHANNEL AT 2.5m MAXIMUM CENTRES.
- C111. PROVIDE 0.3m RADIUS TO KERBS AT INTERNAL CORNERS UNLESS NOTED OTHERWISE.
- C112. SAWCUT EXISTING PAVEMENTS WHERE REQUIRED FOR INSTALLATION OF NEW KERBS AND WHERE NEW WORK IS TO MATCH EXISTING.
- C113. WORKS IN THE ROAD RESERVE OR COUNCIL EASEMENTS ARE TO BE INSPECTED BY MOYNE SHIRE COUNCIL.
- C114. THE CONTRACTOR SHALL AT ALL TIMES DURING THE CURRENCY OF THE WORK PROTECT THE PUBLIC FROM THE WORKS, PLANT, TRENCHES ETC. OCCASIONED BY THE WORKS BY THE USE OF BARRICADES AND BARRIERS. SUCH PROTECTIVE MEASURES WILL BE SUBJECT TO THE APPROVAL OF MOYNE SHIRE COUNCIL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY ARISING FROM THE NEGLIGENCE OR INSUFFICIENCY OF SUCH PRECAUTIONS.
- C115. THE CONTRACTOR IS ADVISED THAT THE MINES (TRENCHES) REGULATIONS 1982 WILL APPLY TO THIS PROJECT. THE CONTRACTOR IS REQUIRED TO SATISFY AND/OR PUT INTO EFFECT ALL REQUIREMENTS OF THOSE REGULATIONS AND THOSE OF THE OFFICE OF MINERALS AND ENERGY.
- C116. THE WORKS SHOWN HEREIN ARE SUBJECT TO THE SUPERVISION OF THE PRINCIPAL'S APPOINTED SUPERINTENDENT/CLERK OF WORKS.
- C117. CARE IS TO BE TAKEN TO PROTECT THE EXISTING FENCES, TREES, BUILDINGS AND OTHER ITEMS TO BE RETAINED FROM ANY DAMAGE.
- C118. UNWANTED PITS AND PIPES ARE TO BE REMOVED AND THE TRENCH IS TO BE BACKFILLED IN ACCORDANCE WITH IDM SD 310
- C119. THE CONTRACTOR SHALL INSPECT THE SITE AND DETERMINE THE EXISTING PAVING, PITS, PIPES, SERVICES, TREES, KERBS, SPOON DRAINS, CONCRETE, BUILDINGS ETC. THAT ARE TO BE REMOVED AND HE SHALL ALLOW IN HIS TENDER PRICE FOR ALL COSTS ASSOCIATED WITH THE NECESSARY REMOVAL.
- C120. IN AREAS WHERE THERE IS TO BE STRUCTURAL FILLING UNDER BUILDINGS OR PAVEMENT, STRIP SITE OF UPPER ROOT MATTER TO DESIGN LEVELS AND PROOF ROLLED IN ACCORDANCE WITH THE IDM. SOFT AREAS DETECTED SHALL BE EXCAVATED AND BACKFILLED AS DIRECTED. ALL FILLING OVER 300mm DEPTH WITH IN THE ROAD RESERVE MUST BE UNDERTAKEN IN ACCORDANCE WITH AS3798 TO THE SATISFACTION OF THE MOYNE SHIRE COUNCIL.
- C121. SURPLUS SPOIL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE, TO THE MUNICIPAL TIP OR A SITE APPROVED UNDER COUNCILS PLANNING AND ENVIRONMENT ACT AND THE EP. ACT.
- C122. THE CONTRACTOR SHALL BE RESPONSIBLE TO DETERMINE THE AMOUNT OF MATERIAL THAT IS AVAILABLE FROM SITE EXCAVATION WORK THAT IS SUITABLE FOR USE AS STRUCTURAL FILLING AND SHALL ALLOW IN HIS PRICE FOR THE SUPPLY OF CLASS 3 FINE CRUSHED ROCK TO MAKE UP ANY SHORTFALL OF MATERIAL.
- C123. A ROAD OPENING PERMIT MUST BE OBTAINED FROM THE MOYNE SHIRE COUNCIL PRIOR TO COMMENCEMENT OF ANY WORKS C124. ALL TRENCHES ARE TO BE BACKFILLED IN ACCORDANCE WITH I.D.M STANDARD DWG SD310
- C125. UNLESS NOTED OR SHOWN OTHERWISE ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE INFRASTRUCTURE DESIGN MANUAL (I.D.M) STANDARD DRAWINGS
- C126. THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE STORMWATER MANAGEMENT REPORT WRITTEN BY THE CSE GROUP

A	ISSUED FOR COMMENT	08/01/2026
REV.	DESCRIPTION	DATE

APPROVED
Date __/__/__

DESIGNED	TG
DRAWN	PL
SCALE	1:200
DATE	DEC 2025

PROJECT TITLE	PROPOSED UNIT DEVELOPEMENT 111 BOUNDARY ROAD MORTLAKE
DRAWING TITLE	STORMWATER LAYOUT & DETAILS

NORTH
PROJECT No. 2025.233
SHEET SW1
REV. A

Clause 56 - ResCode Assessment – **Subdivision – 3-15 Lots**

Proposal- Subdivision of land into 5 lots

Address of Land – 111 Boundary Road Mortlake

Date 24/07/26

CLASS OF SUBDIVISION	OBJECTIVES AND STANDARDS TO BE MET
3-15 lots	All except clauses 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.

Title & Objective	Complies / Does Not Comply / Variation Required
56.01-1 SUBDIVISION SITE AND CONTEXT DESCRIPTION The site and context description may use a site plan, photographs or other techniques and must accurately describe: In relation to the site: • Site shape, size, dimensions and orientation. • Levels and contours of the site. • Natural features including trees and other significant vegetation, drainage lines, water courses, wetlands, ridgelines and hill tops. • The siting and use of existing buildings and structures. • Street frontage features such as poles, street trees and kerb crossovers. • Access points. • Location of drainage and other utilities. • Easements. • Any identified natural or cultural features of the site. • Significant views to and from the site. • Noise and odour sources or other external influences. • Soil conditions, including any land affected by contamination, erosion, salinity, acid sulphate soils or fill. • Any other notable features or characteristics of the site. • Adjacent uses.	✓ Complies A separate planning report has been submitted to support this assessment together with plans which detail the site context, features, contours and existing pattern of subdivision and land uses. The design response adequately responds to the site context and includes dimensioned plans and photographs and geotechnical reports. The design response will facilitate further development of the land zoned General Residential.

- Any other factor affecting the capacity to develop the site including whether the site is affected by inundation. An application for subdivision of 3 or more lots must also describe in relation to the surrounding area: - The pattern of subdivision. - Existing land uses. - The location and use of existing buildings on adjacent land. - Abutting street and path widths, materials and detailing. - The location and type of significant vegetation 56.01-2 SUBDIVISION DESIGN RESPONSE The design response must explain how the proposed design: - Derives from and responds to the site and context description. - Responds to any site and context features for the area identified in a local planning policy or a Neighbourhood Character Overlay. - Responds to any relevant objective, policy, strategy or plan set out for the area in this scheme. - Meets the relevant objectives of Clause 56. The design response must include a dimensioned plan to scale showing the layout of the subdivision in context with the surrounding area. If in the opinion of the responsible authority this requirement is not relevant to the assessment of an application, it may waive or reduce the requirement. An application for subdivision of 60 or more lots must also include a plan that meets the requirements of Standard C2. The plan must also show the: - Proposed uses of each part of the site. - Natural features of the site and identify any features proposed to be altered. - Proposed integrated water management system. - Proposed staging of the subdivision	✓ Complies The design response is that of varied density residential allotments with existing services and infrastructure provided. Access is gained from Boundary Road and Hyland Street. Refer to the plans of subdivision. The subdivision is responsive to the site constraints and is in accordance with a proposed development.
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56.02 POLICY IMPLEMENTATION 56.02-1 STRATEGIC IMPLEMENTATION OBJECTIVE To ensure that the layout and design of a subdivision is consistent with and implements any objective, policy, strategy or plan for the area set out in this scheme. Standard C1 An application must be accompanied by a written statement that describes how the subdivision is consistent with and implements any relevant growth area, activity centre, housing, access and mobility, community facilities, open space and recreation, landscape (including any native vegetation precinct plan) and urban design objective, policy, strategy or plan for the area set out in this scheme.	- N/A
56.03 LIVEABLE AND SUSTAINABLE COMMUNITIES 56.03-1 COMPACT AND WALKABLE NEIGHBOURHOODS OBJECTIVES To create compact neighbourhoods that are oriented around easy walking distances to activity centres, schools and community facilities, public open space and public transport. To allow easy movement through and between neighbourhoods for all people.	- N/A

Standard C2 A subdivision should implement any relevant growth area or any approved land-use and development strategy, plan or policy for the area set out in this scheme. An application for subdivision must include a plan of the layout of the subdivision that: ▪ Meets the objectives (if relevant to the class of subdivision specified in the zone) of: ○ Clause 56.03-2 Activity centres ○ Clause 56.03-3 Planning for community facilities ○ Clause 56.04-1 Lot diversity and distribution ○ Clause 56.06-2 Walking and cycling network ○ Clause 56.06-3 Public transport network ○ Clause 56.06-4 Neighbourhood street network ▪ Shows the 400 metre street walking distance around each existing or proposed bus stop, 600 metres street walking distance around each existing or proposed tram stop and 800 metres street walking distance around each existing or proposed railway station and shows the estimated number of dwellings within those distances. ▪ Shows the layout of the subdivision in relation to the surrounding area. ▪ Is designed to be accessible for people with disabilities.	
56.03-2 ACTIVITY CENTRE OBJECTIVE To provide for mixed-use activity centres, including neighbourhood activity centres, of appropriate area and location. Standard C3 A subdivision should implement any relevant activity centre strategy, plan or policy for the area set out in this scheme. Subdivision should be supported by activity centres that are: • Accessible by neighbourhood and regional walking and cycling networks. • Served by public transport that is connected to the regional public transport network.	The subdivision is within easy walking distance to the centre of Mortlake and public transport such as it is and the road network.

• Located at public transport interchange points for the convenience of passengers and easy connections between public transport services. • Located on arterial roads or connector streets. • Of appropriate size to accommodate a mix of uses that meet local community needs. • Oriented to support active street frontages, support street-based community interaction and pedestrian safety.	
56.03-3 PLANNING FOR COMMUNITY FACILITIES OBJECTIVE To provide appropriately located sites for community facilities including schools, libraries, preschools and childcare, health services, police and fire stations, recreation and sports facilities. Standard C4 A subdivision should: • Implement any relevant regional and local community facility strategy, plan or policy for the area set out in this scheme. • Locate community facilities on sites that are in or near activity centres and public transport. School sites should: • Be integrated with the neighbourhood and located near activity centres. • Be located on walking and cycling networks. • Have a bus stop located along the school site boundary. • Have student drop-off zones, bus parking and on-street parking in addition to other street functions in abutting streets. • Adjoin the public open space network and community sporting and other recreation facilities. • Be integrated with community facilities. • Be located on land that is not affected by physical, environmental or other constraints. Schools should be accessible by the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne. Primary schools should be located on connector streets and not on arterial roads. New State Government school sites must meet the requirements of the Department of Education and abut at least two streets with sufficient widths to provide	There is not overarching policy for community facilities.

student drop-off zones, bus parking and on-street parking in addition to other street functions.	
56.03-4 BUILT ENVIRONMENT OBJECTIVE To create urban places with identity and character. Standard C5 The built environment should: • Implement any relevant urban design strategy, plan or policy for the area set out in this scheme. • Provide living and working environments that are functional, safe and attractive. • Provide an integrated layout, built form and urban landscape. • Contribute to a sense of place and cultural identity. An application should describe the identity and character to be achieved and the elements that contribute to that identity and character.	- N/A
56.03-5 NEIGHBOURHOOD CHARACTER OBJECTIVE To design subdivisions that respond to neighbourhood character. Standard C6 Subdivision should: • Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme. • Respond to and integrate with the surrounding urban environment. • Protect significant vegetation and site features.	N/A
56.04 LOT DESIGN 56.04-1 LOT DIVERSITY AND DISTRIBUTION OBJECTIVES To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services.	✓ Complies The proposed is a continuation of a proposed development proposal. The proposed subdivision is on appropriately zoned land that supports increased densities. The site is well connected by road, public transport and active transport links which are already in place. The subdivision will provide additional land for future development.

To provide higher housing densities within walking distance of neighbourhood centres. To achieve increased housing densities in designated growth areas. To provide a range of lot sizes to suit a variety of dwelling and household types. Standard C7 A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme. Lot sizes and mix should achieve the average net residential density specified in any zone or overlay that applies to the land or in any relevant policy for the area set out in this scheme. A range and mix of lot sizes should be provided including lots suitable for the development of: • Single dwellings. • Two dwellings or more. • Higher density housing. • Residential buildings and Retirement villages. Unless the site is constrained by topography or other site conditions, lot distribution should provide for 95 per cent of dwellings to be located no more than 400 metre street walking distance from the nearest existing or proposed bus stop, 600 metres street walking distance from the nearest existing or proposed tram stop and 800 metres street walking distance from the nearest existing or proposed railway station. Lots of 300 square metres or less in area, lots suitable for the development of two dwellings or more, lots suitable for higher density housing and lots suitable for Residential buildings and Retirement villages should be located in and within 400 metres street walking distance of an activity centre.	✓ Complies The accompanying development proposal sets out mixed lot sizes each will connectivity to road, walking and cycling networks in Mortlake.
56.04-2 LOT AREA AND BUILDING ENVELOPES OBJECTIVE	✓ Complies

To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.

Standard C8

An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows:

- That the lots are consistent or contain building envelope that is consistent with a development approved under this scheme, or
- That a dwelling may be constructed on each lot in accordance with the requirements of this scheme.

Lots of between 300 square metres and 500 square metres should:

- Contain a building envelope that is consistent with a development of the lot approved under this scheme, or
- If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10 metres by 15 metres, or 9 metres by 15 metres if a boundary wall is nominated as part of the building envelope.

If lots of between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north unless there are significant physical constraints that make this difficult to achieve.

Lots greater than 500 square metres should be able to contain a rectangle measuring 10 metres by 15 metres, and may contain a building envelope.

A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless:

- The objectives of the relevant standards are met, and
- The building envelope is shown as a restriction on a plan of subdivision registered under the *Subdivision Act 1988*, or is specified as a covenant in an agreement under Section 173 of the Act.

The subdivision follows the development proposal which demonstrates compliance with Clause 55.

Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope: • The building envelope must meet Standards A10 and A11 of Clause 54 in relation to the adjoining lot, and • The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement. Lot dimensions and building envelopes should protect: • Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations. • Existing or proposed easements on lots. • Significant vegetation and site features	
56.04-3 SOLAR ORIENTATION OF LOTS OBJECTIVE To provide good solar orientation of lots and solar access for future dwellings. Standard C9 Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation. Lots have appropriate solar orientation when: • The long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south. • Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north. • Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street.	✓ Complies The proposed residential lots have sufficient dimensions to achieve good solar access to comfortably achieve the standard.
56.04-4 STREET ORIENTATION OBJECTIVE To provide a lot layout that contributes to community social interaction, personal safety and property security. Standard C10	✓ Complies All proposed lots have access to fully constructed roads with the street orientation objective and standard met.

Subdivision should increase visibility and surveillance by: • Ensuring lots front all roads and streets and avoid the side or rear of lots being oriented to connector streets and arterial roads. • Providing lots of 300 square metres or less in area and lots for 2 or more dwellings around activity centres and public open space. • Ensuring streets and houses look onto public open space and avoiding sides and rears of lots along public open space boundaries. • Providing roads and streets along public open space boundaries.	
56.04-5 COMMON AREA OBJECTIVES To identify common areas and the purpose for which the area is commonly held. To ensure the provision of common area is appropriate and that necessary management arrangements are in place. To maintain direct public access throughout the neighbourhood street network. Standard C11 An application to subdivide land that creates common land must be accompanied by a plan and a report identifying: • The common area to be owned by the body corporate, including any streets and open space. • The reasons why the area should be commonly held. • Lots participating in the body corporate. • The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.	✓ Complies The common property will be managed via standard body corporate arrangements. Refer body corporate arrangements submitted with the application.
URBAN LANDSCAPE 56.05-1 INTEGRATED URBAN LANDSCAPE OBJECTIVES To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas.	✓ Complies The proposed lots are adequately proportioned to accommodate landscaping at development stage as shown on the development plans..

To incorporate natural and cultural features in the design of streets and public open space where appropriate.

To protect and enhance native habitat and discourage the planting and spread of noxious weeds.

To provide for integrated water management systems and contribute to drinking water conservation.

Standard C12

An application for subdivision that creates streets or public open space should be accompanied by a landscape design.

The landscape design should:

- Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area set out in this scheme.
- Create attractive landscapes that visually emphasise streets and public open spaces.
- Respond to the site and context description for the site and surrounding area.
- Maintain significant vegetation where possible within an urban context.
- Take account of the physical features of the land including landform, soil and climate.
- Protect and enhance any significant natural and cultural features.
- Protect and link areas of significant local habitat where appropriate.
- Support integrated water management systems with appropriate landscape design techniques for managing urban run-off including wetlands and other water sensitive urban design features in streets and public open space.
- Promote the use of drought tolerant and low maintenance plants and avoid species that are likely to spread into the surrounding environment.
- Ensure landscaping supports surveillance and provides shade in streets, parks and public open space.
- Develop appropriate landscapes for the intended use of public open space including areas for passive and active recreation, the exercising of pets, playgrounds and shaded areas.
- Provide for walking and cycling networks that link with community facilities.
- Provide appropriate pathways, signage, fencing, public lighting and street furniture.

• Create low maintenance, durable landscapes that are capable of a long life. • The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs.	
56.05-2 PUBLIC OPEN SPACE PROVISION OBJECTIVES To provide a network of quality, well-distributed, multi-functional and cost-effective public open space that includes local parks, active open space, linear parks and trails, and links to regional open space. To provide a network of public open space that caters for a broad range of users. To encourage healthy and active communities. To provide adequate unencumbered land for public open space and integrate any encumbered land with the open space network. To ensure land provided for public open space can be managed in an environmentally sustainable way and contributes to the development of sustainable neighbourhoods. Standard C13 The provision of public open space should: • Implement any relevant objective, policy, strategy or plan (including any growth area precinct structure plan) for open space set out in this scheme. • Provide a network of well-distributed neighbourhood public open space that includes: • Local parks within 400 metres safe walking distance of at least 95 percent of all dwellings. Where not designed to include active open space, local parks should be generally 1 hectare in area and suitably dimensioned and designed to provide for their intended use and to allow easy adaptation in response to changing community preferences. • Additional small local parks or public squares in activity centres and higher density residential areas. • Active open space of a least 8 hectares in area within 1 kilometre of 95 percent of all dwellings that is: • Suitably dimensioned and designed to provide for the intended use, buffer areas around sporting fields and passive open space • Sufficient to incorporate two football/cricket ovals	- N/A

• Appropriate for the intended use in terms of quality and orientation • Located on flat land (which can be cost effectively graded) • Located with access to, or making provision for, a recycled or sustainable water supply • Adjoin schools and other community facilities where practical • Designed to achieve sharing of space between sports. • Linear parks and trails along waterways, vegetation corridors and road reserves within 1 kilometre of 95 percent of all dwellings. Public open space should: • Be provided along foreshores, streams and permanent water bodies. • Be linked to existing or proposed future public open spaces where appropriate. • Be integrated with floodways and encumbered land that is accessible for public recreation. • Be suitable for the intended use. • Be of an area and dimensions to allow easy adaptation to different uses in response to changing community active and passive recreational preferences. • Maximise passive surveillance. • Be integrated with urban water management systems, waterways and other water bodies. • Incorporate natural and cultural features where appropriate.	
56.06 ACCESS AND MOBILITY 56.06-1 INTEGRATED MOBILITY OBJECTIVES To achieve an urban structure where compact and walkable neighbourhoods are clustered to support larger activity centres on the Principal Public Transport Network in Metropolitan Melbourne and on the regional public transport network outside Metropolitan Melbourne. To provide for walking (including persons with impaired mobility), cycling, public transport and other motor vehicles in an integrated manner. To contribute to reduced car dependence, improved energy efficiency, improved transport efficiency, reduced greenhouse gas emissions and reduced air pollution.	- N/A

Standard C14 An application for a subdivision must include a plan of the layout of the neighbourhood that meets the objectives of: • Clause 56.06-2 Walking and cycling network. • Clause 56.06-3 Public transport network. • Clause 56.06-4 Neighbourhood street network.	
56.06-2 WALKING AND CYCLING NETWORK OBJECTIVES To contribute to community health and well-being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors. To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists. To reduce car use, greenhouse gas emissions and air pollution. Standard C15 The walking and cycling network should be designed to: • Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme. • Link to any existing pedestrian and cycling networks. • Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces. • Provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces. • Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport and other regional activities and for regional recreational cycling. • Ensure safe street and road crossings including the provision of traffic controls where required. • Provide an appropriate level of priority for pedestrians and cyclists. • Have natural surveillance along streets and from abutting dwellings and be designed for personal safety and security particularly at night. • Be accessible to people with disabilities.	✓ Complies The site is within walking or cycling distance to the Mortlake CBD and link open space corridors and recreation areas nearby.
56.06-3 PUBLIC TRANSPORT NETWORK OBJECTIVES	- N/A

To provide an arterial road and neighbourhood street network that supports a direct, efficient and safe public transport system. To encourage maximum use of public transport. Standard C16 The public transport network should be designed to: • Implement any relevant public transport strategy, plan or policy for the area set out in this scheme. • Connect new public transport routes to existing and proposed routes to the satisfaction of the relevant public transport authority. • Provide for public transport links between activity centres and other locations that attract people using the Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne. • Locate regional bus routes principally on arterial roads and locate local bus services principally on connector streets to provide: ○ Safe and direct movement between activity centres without complicated turning manoeuvres. ○ Direct travel between neighbourhoods and neighbourhood activity centres. ○ A short and safe walk to a public transport stop from most dwellings.	
56.06-4 NEIGHBOURHOOD STREET NETWORK OBJECTIVE To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network. Standard C17 The neighbourhood street network must: • Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, shared paths, footpaths and public transport routes. • Provide clear physical distinctions between arterial roads and neighbourhood street types. • Comply with the Head, Transport for Victoria's arterial road access management policies. • Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport.	✓ Complies The proposed subdivision will link to the existing active transport and vehicular transport network.

- Provide safe and efficient access to activity centres for commercial and freight vehicles.
- Provide safe and efficient access to all lots for service and emergency vehicles.
- Provide safe movement for all vehicles.
- Incorporate any necessary traffic control measures and traffic management infrastructure.

The neighbourhood street network should be designed to:

- Implement any relevant transport strategy, plan or policy for the area set out in this scheme.
- Include arterial roads at intervals of approximately 1.6 kilometres that have adequate reservation widths to accommodate long term movement demand.
- Include connector streets approximately halfway between arterial roads and provide adequate reservation widths to accommodate long term movement demand.
- Ensure connector streets align between neighbourhoods for direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles.
- Provide an interconnected and continuous network of streets within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles.
- Provide an appropriate level of local traffic dispersal.
- Indicate the appropriate street type.
- Provide a speed environment that is appropriate to the street type.
- Provide a street environment that appropriately manages movement demand (volume, type and mix of pedestrians, cyclists, public transport and other motor vehicles).
- Encourage appropriate and safe pedestrian, cyclist and driver behaviour.
- Provide safe sharing of access lanes and access places by pedestrians, cyclists and vehicles.
- Minimise the provision of culs-de-sac.
- Provide for service and emergency vehicles to safely turn at the end of a dead-end street.
- Facilitate solar orientation of lots.
- Facilitate the provision of the walking and cycling network, integrated water management systems, utilities and planting of trees.
- Contribute to the area's character and identity.
- Take account of any identified significant features.

56.06-5 WALKING AND CYCLING NETWORK DETAIL OBJECTIVES To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well-constructed and accessible for people with disabilities. To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles. Standard C18 Footpaths, shared paths, cycle paths and cycle lanes should be designed to: • Be part of a comprehensive design of the road or street reservation. • Be continuous and connect. • Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots. • Accommodate projected user volumes and mix. • Meet the requirements of Table C1. • Provide pavement edge, kerb, channel and crossover details that support safe travel for pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound. • Provide appropriate signage. • Be constructed to allow access to lots without damage to the footpath or shared path surfaces. • Be constructed with a durable, non-skid surface. • Be of a quality and durability to ensure: ○ Safe passage for pedestrians, cyclists, footpath bound vehicles and vehicles. ○ Discharge of urban run-off. ○ Preservation of all-weather access. ○ Maintenance of a reasonable, comfortable riding quality. ○ A minimum 20 year life span. • Be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with disabilities	✓ Complies Footpaths are not required within the subdivision.
56.06-6 PUBLIC TRANSPORT NETWORK DETAIL OBJECTIVES To provide for the safe, efficient operation of public transport and the comfort and convenience of public transport users.	- N/A

To provide public transport stops that are accessible to people with disabilities. Standard C19 Bus priority measures must be provided along arterial roads forming part of the existing or proposed Principal Public Transport Network in Metropolitan Melbourne and the regional public transport network outside Metropolitan Melbourne to the requirements of the relevant roads authority. Road alignment and geometry along bus routes should provide for the efficient, unimpeded movement of buses and the safety and comfort of passengers. The design of public transport stops should not impede the movement of pedestrians. Bus and tram stops should have: • Surveillance from streets and adjacent lots. • Safe street crossing conditions for pedestrians and cyclists. Safe pedestrian crossings on arterial roads and at schools including the provision of traffic controls as required by the roads authority. • Continuous hard pavement from the footpath to the kerb. • Sufficient lighting and paved, sheltered waiting areas for forecast user volume at neighbourhood centres, schools and other locations with expected high patronage. • Appropriate signage. Public transport stops and associated waiting areas should be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with physical disabilities.	
56.06-7 NEIGHBOURHOOD STREET NETWORK DETAIL OBJECTIVE To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users. Standard C20	✓ Complies No new streets are required.

The design of streets and roads should:

- Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met.
- Provide street blocks that are generally between 120 metres and 240 metres in length and generally between 60 metres to 120 metres in width to facilitate pedestrian movement and control traffic speed.
- Have verges of sufficient width to accommodate footpaths, shared paths, cycle paths, integrated water management, street tree planting, lighting and utility needs.
- Have street geometry appropriate to the street type and function, the physical land characteristics and achieve a safe environment for all users.
- Provide a low-speed environment while allowing all road users to proceed without unreasonable inconvenience or delay.
- Provide a safe environment for all street users applying speed control measures where appropriate.
- Ensure intersection layouts clearly indicate the travel path and priority of movement for pedestrians, cyclists and vehicles.
- Provide a minimum 5 metre by 5 metre corner splay at junctions with arterial roads and a minimum 3 metre by 3 metre corner splay at other junctions unless site conditions justify a variation to achieve safe sight lines across corners.
- Ensure streets are of sufficient strength to:
 - Enable the carriage of vehicles.
 - Avoid damage by construction vehicles and equipment.
- Ensure street pavements are of sufficient quality and durability for the:
 - Safe passage of pedestrians, cyclists and vehicles.
 - Discharge of urban run-off.
 - Preservation of all-weather access and maintenance of a reasonable, comfortable riding quality.
- Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority.
- Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span.
- Provide pavement edges, kerbs, channel and crossover details designed to:

○ Perform the required integrated water management functions. ○ Delineate the edge of the carriageway for all street users. ○ Provide efficient and comfortable access to abutting lots at appropriate locations. ○ Contribute to streetscape design. • Provide for the safe and efficient collection of waste and recycling materials from lots. • Be accessible to people with disabilities. • Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met. Where the widths of connector streets do not comply with the requirements of Table C1, the requirements of the relevant public transport authority must be met. A street detail plan should be prepared that shows, as appropriate: • The street hierarchy and typical cross-sections for all street types. • Location of carriageway pavement, parking, bus stops, kerbs, crossovers, footpaths, tactile surface indicators, cycle paths and speed control and traffic management devices. • Water sensitive urban design features. • Location and species of proposed street trees and other vegetation. • Location of existing vegetation to be retained and proposed treatment to ensure its health. • Any relevant details for the design and location of street furniture, lighting, seats, bus stops, telephone boxes and mailboxes.	
56.06-8 LOT ACCESS OBJECTIVE To provide for safe vehicle access between roads and lots. Standard C21 Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads authority. Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less	✓ Complies All proposed lots have direct access to road frontages.

should be provided via rear or side access lanes, places or streets. The design and construction of a crossover should meet the requirements of the relevant road authority.	
56.07 INTEGRATED WATER MANAGEMENT 56.07-1 DRINKING WATER SUPPLY OBJECTIVES To reduce the use of drinking water. To provide an adequate, cost-effective supply of drinking water. Standard C22 The supply of drinking water must be: • Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority. • Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.	✓ Complies Reticulated services are available for connection to all proposed lots.
56.07-2 REUSED AND RECYCLED WATER OBJECTIVE To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water. Standard C23 Reused and recycled water supply systems must be: • Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Health. • Provided to the boundary of all lots in the subdivision where required by the relevant water authority.	✓ Complies Rainwater tanks will be a requirement for the development of each individual lot.
56.07-3 WASTE WATER MANAGEMENT OBJECTIVE To provide a waste water system that is adequate for the maintenance of public health and the management of effluent in an environmentally friendly manner. Standard C24 Waste water systems must be:	✓ Complies The sewer has been installed and is available for connection to all proposed allotments.

• Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority and the Environment Protection Authority. • Consistent with a domestic waste water management plan adopted by the relevant council. Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.	
56.07-4 STORMWATER MANAGEMENT OBJECTIVES To minimise damage to properties and inconvenience to residents from urban run-off. To ensure that the street operates adequately during major storm events and provides for public safety. To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off. Standard C25 The stormwater management system must be: • Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority. • Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of stormwater is proposed. • Designed to meet the current best practice performance objectives for stormwater quality as contained in the <i>Urban Stormwater - Best Practice Environmental Management Guidelines</i> (Victorian Stormwater Committee, 1999). • Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts. • Designed to contribute to cooling, improving local habitat and providing attractive and enjoyable spaces. The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.	✓ Complies A stormwater management plan has been submitted to Council.

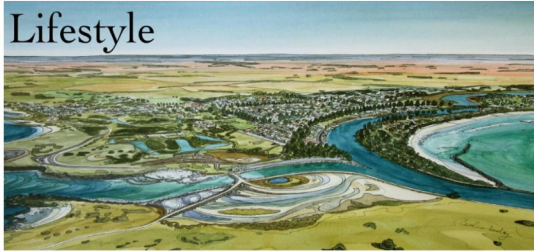
For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard: • Stormwater flows should be contained within the drainage system to the requirements of the relevant authority. • Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall. For storm events greater than 20% AEP and up to and including 1% AEP standard: • Provision must be made for the safe and effective passage of stormwater flows. • All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority. • Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria $d_a V_{ave} < 0.35 \text{ m}^2/\text{s}$ (where, d_a = average depth in metres and V_{ave} = average velocity in metres per second). The design of the local drainage network should: • Ensure stormwater is retarded to a standard required by the responsible drainage authority. • Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, stormwater should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge. • Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner. • Include water sensitive urban design features to manage stormwater in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs. Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.	
56.08 SITE MANAGEMENT 56.08-1 SITE MANAGEMENT OBJECTIVES	✓ Complies Any construction involved with the subdivision or future subdivisions will be managed via permit conditions to protect the environment.

To protect drainage infrastructure and receiving waters from sedimentation and contamination. To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works. To encourage the reuse of materials from the site and recycled materials in the construction of subdivisions where practical. Standard C26 A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing: • Erosion and sediment. • Dust. • Run-off. • Litter, concrete and other construction wastes. • Chemical contamination. • Vegetation and natural features planned for retention. Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.	
56.09 UTILITIES 56.09-1 SHARED TRENCHING OBJECTIVES To maximise the opportunities for shared trenching. To minimise constraints on landscaping within street reserves. Standard C27 Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.	✓ Complies Any construction involved with the subdivision or future subdivisions will be managed via permit conditions to enable shared trenching.
56.09-2 ELECTRICITY, TELECOMMUNICATIONS AND GAS OBJECTIVES To provide public utilities to each lot in a timely, efficient and cost effective manner.	✓ Complies Mains electricity and sewerage is available for any development to connect to.

To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources. Standard C28 The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority. Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged. The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority. Where proposed to be connected, a reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency.	
56.09-3 FIRE HYDRANTS OBJECTIVE To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely, effectively and efficiently. Standard C29 Fire hydrants should be provided: • A maximum distance of 120 metres from the rear of the each lot. • No more than 200 metres apart. Hydrants and fire plugs must be compatible with the relevant fire service equipment. Where the provision of fire hydrants and fire plugs does not comply with the requirements of standard C29, fire hydrants must be provided to the satisfaction of the relevant fire authority.	✓ Complies Fire hydrants are not required.
56.09-4 PUBLIC LIGHTING OBJECTIVE	✓ Complies No additional public lighting is required.

To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles. To provide pedestrians with a sense of personal safety at night. To contribute to reducing greenhouse gas emissions and to saving energy. Standard C30 Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be well used at night to assist in providing safe passage for pedestrians, cyclists and vehicles. Public lighting should be designed in accordance with the relevant Australian Standards. Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings.	
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Lifestyle



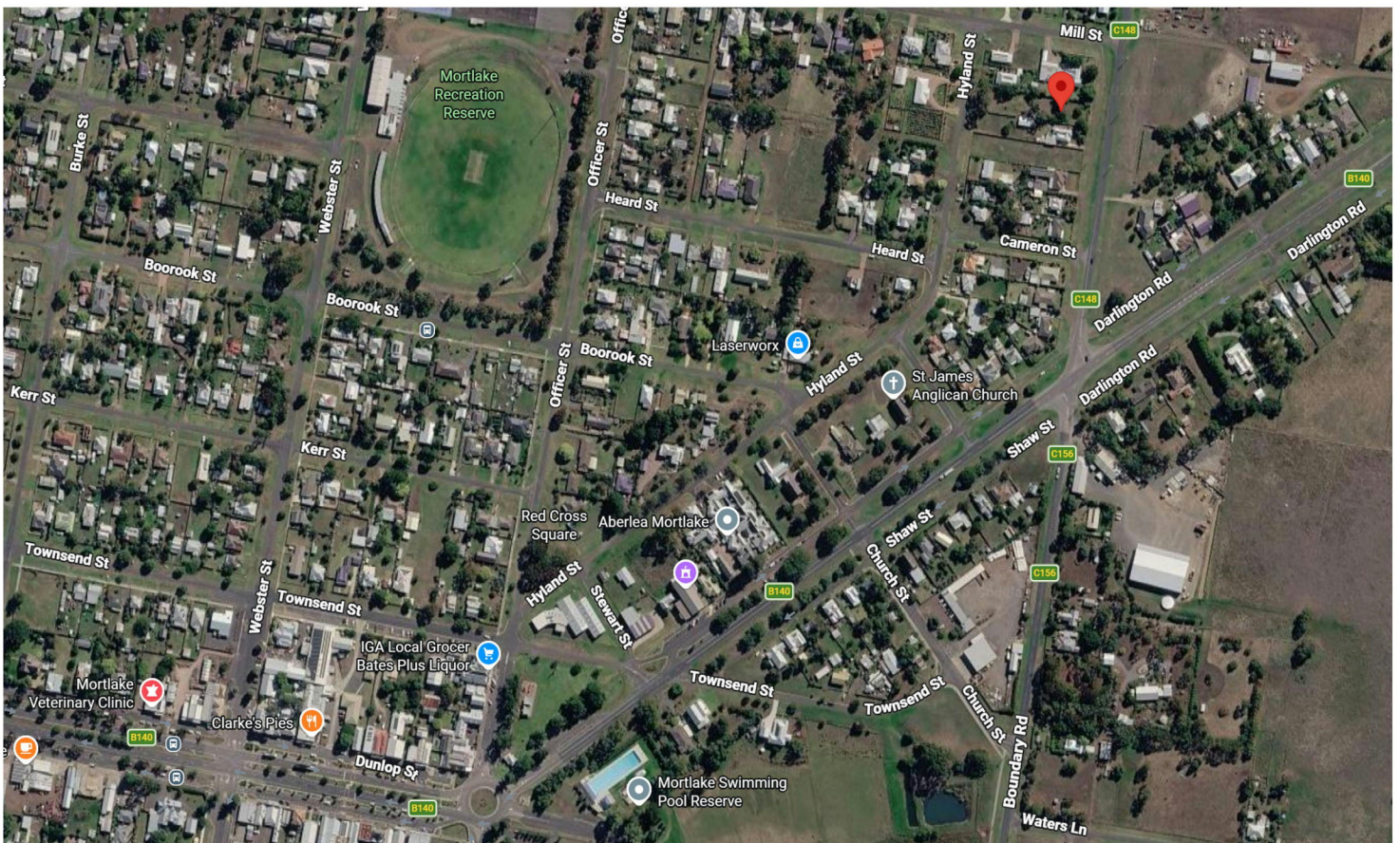
Town Planning & Services

Planning Report

CA 5 Sect 12 Township of
Mortlake Parish of Mortlake –
111 Boundary Road Mortlake
3272, Vic.

Development of 5 dwellings,
subdivision into 5 lots and
common property, creation of
access in TRZ2 and removal of
canopy trees.

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DISCLAIMER

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DOCUMENT CONTROL

This document has been prepared to aid the submission of a planning permit application for development and subdivision at 111 Boundary Road Mortlake, Vic. 3272.

1. PROPOSAL

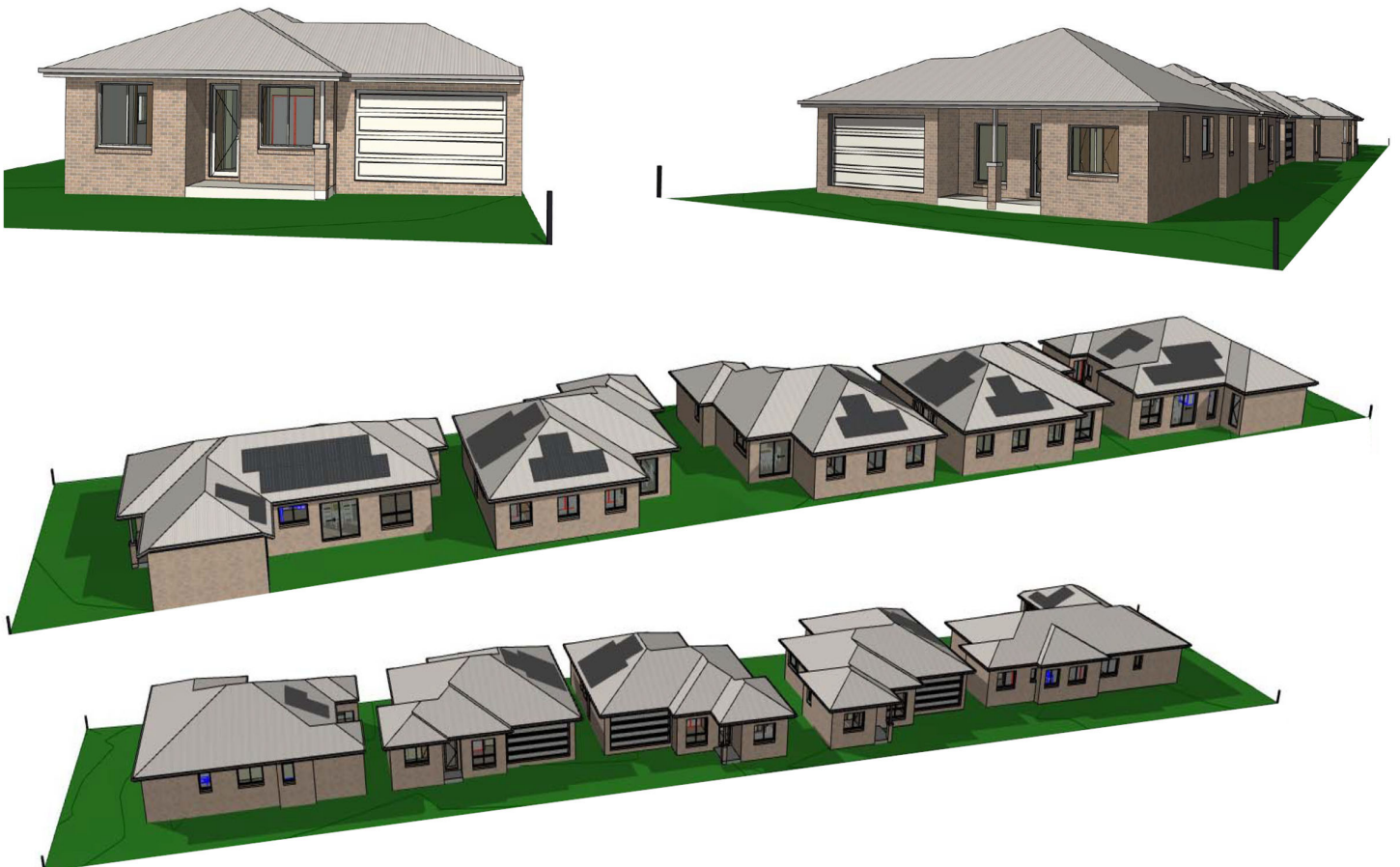
Planning approval is sought to remove 4 canopy trees from the site and to construct 5 dwellings and subdivide the land into 5 lots and common property creating a new access onto Boundary Road (TRZ2).

The site has frontage to both Boundary Road and Hyland Street with the proposal having 2 dwellings accessed from Boundary Road and 3 dwellings accessed from Hyland Street.

The dwellings will all be single storied with 4/5 bedrooms each with slightly varied floor plans and external appearances although all dwellings will have a double garage. Each dwelling will be finished externally in facing brickwork to be selected with aluminium windows coloured "Traffic White" under a corrugated iron roof covering in "Surfmist" and will have maximum heights which vary from 5.056m to 5.680m allowing for a small extent of excavation.

The combined building site coverage for all dwellings will be 913.9 sqm or 44.9% leaving 713.9 sqm or 35% of the 2,035 sqm site for open space and garden with all dwellings having a minimum of between 75 sqm and 282 sqm of private open space.

Driveways will be a mix of concrete and permeable surfaces which will achieve a permeability of 39.9% across the development.





SCALE 1:100

Clause 32.09-4 Garden Area (35%)
 Site Area = 2035.0m²
 Required Garden Area = 712.25m²
 Garden Area Provided = 713.9m²

Selected Compact
Gravel Driveway

Building Footprint
Clear Of Any Roof
Or Structure



SCALE 1:100

TREE CANOPY AREA
Required = 407m²
Proposed = 417.1m²
= 20.4%

Minimum Depth
Soil Area

Canopy Site Coverage Standard B-2.7		Site Area = 20.35m ² @ 20% = Required 407m ²			
Tree Type / Quantity	Mature Canopy Class	Mature Canopy Cover Area	Deep Soil Area	Soil Plan Dimension	Total Minimum Canopy Cover
Type A x 19	4.5 Metres	19.9m ² x 19 = 378.4m ²	12m ²	2.5m	237.4m ²
Type A x 1	5.5 Metres	23.9m ²	3.0m ²	1.9m	19.9m ²
Type A x 5	6.5 Metres	38.9m ² x 5 = 194.5m ²	25m ²	3.5m	192.7m ²

AECOM

The subdivision aspect of the application comprises:

Lot 1 – 16.31m x 21.79m – 355 sqm.

Lot 2 – 16.25m (max) x 17.44m (max) – 268 sqm.

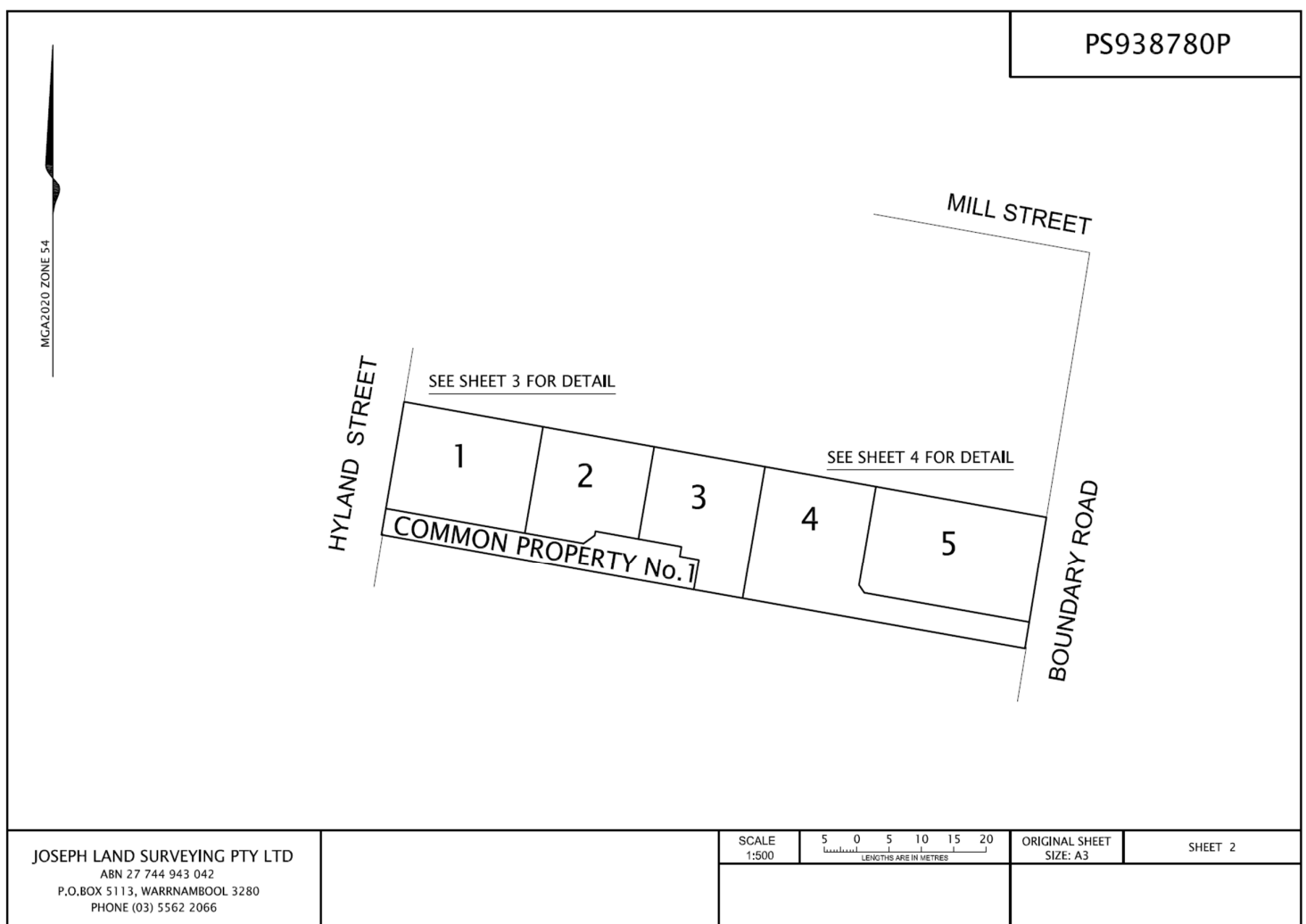
Lot 3 – 20.17m (max) 14.10m (min) x 17.39m (max) – 296 sqm.

Lot 4 – 20.17m (max) x 17.39m – 458 sqm.

Lot 5 – 16.06m x 26.74m – 431 sqm.

Common property – 227sqm.

Total 2,035 sqm





SCALE 1:250

2.5 0 2.5 5 7.5 10

LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 3



SCALE 1:250

2.5 0 2.5 5 7.5 10

LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE: A3

SHEET 4

2. SITE ANALYSIS EXISTING CONDITIONS

The site is undeveloped and has an overall area of approximately 2,035 sqm situated on the western side of Boundary Road with frontage also to Hyland Street to the west. There is a minor discrepancy on title which reads 2,025 sqm however the site has been surveyed and 2,035 is the correct figure. Access to the Boundary Road frontage is via an unsealed service road while the Hyland Street frontage is via an existing sealed crossover. The site is generally flat with single storied dwellings on the two abutting allotments to the north and south. The site is enclosed by a mix of timber paling, Colorbond and post and wire fencing.

There are a number of trees on the site of varying species, ages and condition, all of which will be removed, the "Canopy Trees" excluding "Boundary Trees" requiring a permit for removal. There is an open swale drain along the Hyland Street frontage, no footpath crossover, or kerb and channel drainage along the Boundary Road frontage. There is a sewerage connection in Boundary Road near to the front of the site

The prevailing character in the area is mostly single storied residential development with well vegetated gardens with a wide grassed roadside verge and dwellings with varied front setbacks and some with informal vehicle crossovers. Most lots have been subdivided.

LASSI image as at 10/07/26



Looking south along Boundary Road (C148)



Subject site from Boundary Road frontage looking west



Boundary Road frontage looking west



Looking north along Boundary Road



Hyland Street frontage looking east.



3. PLANNING CONTROLS

Zone

General Residential Zone (GRZ1).



Overlays

None.

Permit requirements

- **Clause 32.08-3** - A permit is required to subdivide land. Five (5) lot subdivisions must meet the following:

Class of subdivision	Objectives and standards to be met
60 or more lots	All except clause 56.03-5.
16 – 59 lots	All except clauses 56.03-1 to 56.03-3, 56.03-5, 56.06-1 and 56.06-3.
3 – 15 lots	All except clauses 56.02-1, 56.03-1 to 56.03-4, 56.03-5 (unless the land is in the Neighbourhood Character Overlay), 56.05-2, 56.06-1, 56.06-3 and 56.06-6.
2 lots	Clauses 56.03-5 (only if the land is in the Neighbourhood Character Overlay), 56.04-2, 56.04-5, 56.06-8 and 56.07-4.

- A permit is required at **Clause 32.08-7** to construct two or more dwellings on a lot.
- A permit is required for the removal of canopy trees at **Clause 52.37**.
- No permit is required to remove native vegetation as the site is less than 0.4ha.
- A permit is required to create access to a TRZ2 at **Clause 52.29-2**.

A separate Clause 55 and Clause 56 assessment have been undertaken and submitted with the application.

4. PLANNING ASSESSMENT

Clause 32.08 GENERAL RESIDENTIAL ZONE

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To encourage development that respects the neighbourhood character of the area.

To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Clause 32.08-13

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

General

The Municipal Planning Strategy and the Planning Policy Framework.

The purpose of this zone. The objectives set out in a schedule to this zone.

Any other decision guidelines specified in a schedule to this zone.

The impact of overshadowing on existing rooftop solar energy systems on dwellings on adjoining lots in a General Residential Zone, Mixed Use Zone, Neighbourhood Residential Zone, Residential Growth Zone or Township Zone.

Subdivision

The pattern of subdivision and its effect on the spacing of buildings.

For subdivision of land for residential development, the objectives and standards of Clause 56.

ASSESSMENT

The proposed subdivision is consistent with the purpose of the zone in that it creates additional lots that broadly fit with the neighbourhood character of the area albeit at a higher density. The proposal provides diversity of housing choice with the benefit of existing infrastructure such as reticulated services and existing transport links, and road frontage. There is a bus service available in Mortlake which connects to Warrnambool railway station and surrounding districts.

The pattern of subdivision is quite uniform with the proposed lot being smaller than the prevailing pattern but not to the extent of being anomalous.

The proposed vehicular access points are in keeping with the prevailing character and do not occupy more than 30% of the frontage.

An assessment of the proposal against the objectives and standards of Clause 55 and Clause 56 has been undertaken which confirms each proposed lot meets the required standards and objectives and does not impact on solar access for adjoining properties.

The proposal meets the decision guidelines in the following ways:

- The proposed allotments are suitably sized and orientated to meet Clause 55 and Clause 56.
- Off street car parking is available for all lots.
- Each lot has its own identity in keeping with the pattern of development, adjacent buildings and streetscape.
- Whilst the proposed densities are greater than the prevailing densities, they are within accepted densities within the GRZ with strong policy support.



Clause 52.06

CAR PARKING

Purpose

To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.

To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.

To support sustainable transport alternatives to the motor car.

To promote the efficient use of car parking spaces through the consolidation of car parking facilities.

To ensure that car parking does not adversely affect the amenity of the locality.

To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

52.06-2

18/12/2025

VC277

Provision of car parking spaces

Before:

- *a new use commences; or*
- *the floor area or site area of an existing use is increased; or*
- *an existing use specified in Table 1 to clause 52.06-5 is increased by the corresponding measure specified in Table 1 to clause 52.06-5,*

the minimum number of car parking spaces required under clause 52.06-5 or in a schedule to the Parking Overlay for a use must be provided to the satisfaction of the responsible authority in one or more of the following ways:

- *on the land; or*
- *in accordance with a permit issued under clause 52.06-3; or*
- *in accordance with a financial contribution requirement specified in a schedule to the Parking Overlay.*

If Table 1 to clause 52.06-5, or a schedule to the Parking Overlay, specifies a maximum car parking requirement, the maximum requirement must not be exceeded except in accordance with a permit issued under clause 52.06-3.

ASSESSMENT

Each dwelling requires 1.2 spaces which has been provided on the plans showing a double garage for each dwelling.

Clause 52.29

LAND ADJACENT TO THE PRINCIPAL ROAD NETWORK

Purpose

To ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.

To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.

Clause 52.29-6

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in clause 65, the responsible authority must consider:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The views of the relevant road authority.*
- *The effect of the proposal on the operation of the road and on public safety.*
- *Any policy made by the relevant road authority pursuant to schedule 2, clause 3 of the Road Management Act 2004 regarding access between a controlled access road and adjacent land.*

ASSESSMENT

The proposed access has excellent site distances and is not anticipated to adversely impact on the principal road network. Referral to the road authority is anticipated to be supportive.

Clause 56

RESIDENTIAL SUBDIVISION

Purpose

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To create liveable and sustainable neighbourhoods and urban places with character and identity.

To achieve residential subdivision outcomes that appropriately respond to the site and its context for:

*Metropolitan Melbourne growth areas. Infill sites within established residential areas.
Regional cities and towns.*

To ensure residential subdivision design appropriately provides for:

Policy implementation.

Liveable and sustainable communities.

Residential lot design. Urban landscape.

Access and mobility management.

Integrated water management.

Site management.

Utilities.

ASSESSMENT

Refer to the Clause 55 and Clause 56 assessment provided separately. The assessments confirm the proposed subdivision meets all required objectives and all standards with no variations sought.

Clause 52.17

NATIVE VEGETATION

Purpose

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):

- 1. Avoid the removal, destruction or lopping of native vegetation.*
- 2. Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.*
- 3. Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.*

To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

ASSESSMENT

An exemption to obtaining a permit is sought as the site area is less than 0.4ha as set out in the table below from Clause 52.17-7. The total site area of the allotment is 2,035 sqm.

Site area	Native vegetation that is to be removed, destroyed or lopped on land, together with all contiguous land in one ownership, which has an area of less than 0.4 hectares. This exemption does not apply to native vegetation on a roadside or rail reservation.
Emergency works	Native vegetation that is to be removed, destroyed, or lopped: ■ in an emergency by, or on behalf of, a public authority or municipal council to create an emergency access associated with emergency works; or ■ where it presents an immediate risk of personal injury or damage to property. Only that part of the vegetation that presents the immediate risk may be removed, destroyed or lopped under this exemption.

Clause 52.37

CANOPY TREES

Purpose

To protect and enhance canopy tree cover to support greener and cooler residential areas.

To maximise the retention of existing canopy tree cover where no development is proposed.

To ensure that development is designed to maximise the retention and long-term health of existing and new canopy trees and contributes to increasing canopy tree cover.

To balance the retention of existing canopy trees and residential development to meet the housing needs of Victoria's growing population.

To encourage canopy tree cover that is site and climate responsive and supports the local environment.

Clause 52.37-7

Decision guidelines

Before deciding on an application the responsible authority must consider, as appropriate:

General

- *The purpose of the clause 52.37.*
- *The extent to which the existing and new canopy trees contribute to a greener environment and reduce urban heat.*
- *The existing, proposed or likely future development of the site and adjacent land.*
- *The species, type and growth characteristics of existing and new canopy trees.*

- *Whether existing or new canopy tree will adversely impact or be impacted by pedestrian and vehicle access to the site, easements, overhead power cables, buried infrastructure such as sewer pipes, building foundations and other structures.*
- *Any physical constraints, such as topography, soil and drainage conditions which may prevent the planting or growth of the required number of trees.*
- *The impact of existing or new canopy trees on solar access to windows on the site and any existing solar energy system.*
- *If the site is in a designated bushfire prone area as determined under section 192A of the Building Act 1993, the need to create a defendable space to reduce the risk of bushfire to life and property.*

Removal of canopy trees

- *The health and stability of the canopy tree proposed to be removed.*
- *Whether the canopy tree is causing, or at risk of causing, damage to an existing building, works or infrastructure.*
- *The number, size and location of the canopy trees to be retained on the site.*
- *If the removal of the canopy tree is associated with the development of the site, whether the proposed development has been sited or designed to minimise the impact on canopy trees.*
- *The cumulative impact of reducing existing canopy trees, if canopy trees on the site have been removed, destroyed or lopped within the past 12 months.*

New canopy trees

- *The suitability of the proposed deep soil areas or planter soil volume or depth. A deep soil area may be shared with other canopy trees and other vegetation where it does not affect the viability of the canopy tree growth.*
- *Whether the species of the canopy tree is suited to the soil conditions of the site.*
- *Whether landscaping or design measures are required to provide structural protection of buildings.*

52.37-1

15/09/2025

VC289

Meaning of terms

In clause 52.37:

- *canopy tree means a tree that has:*
 - *a height of more than 5 metres above ground level; and*
 - *a trunk circumference of more than 0.5 metres, measured at 1.4 metres above ground level; and*
 - *a canopy diameter of at least 4 metres;*

ASSESSMENT

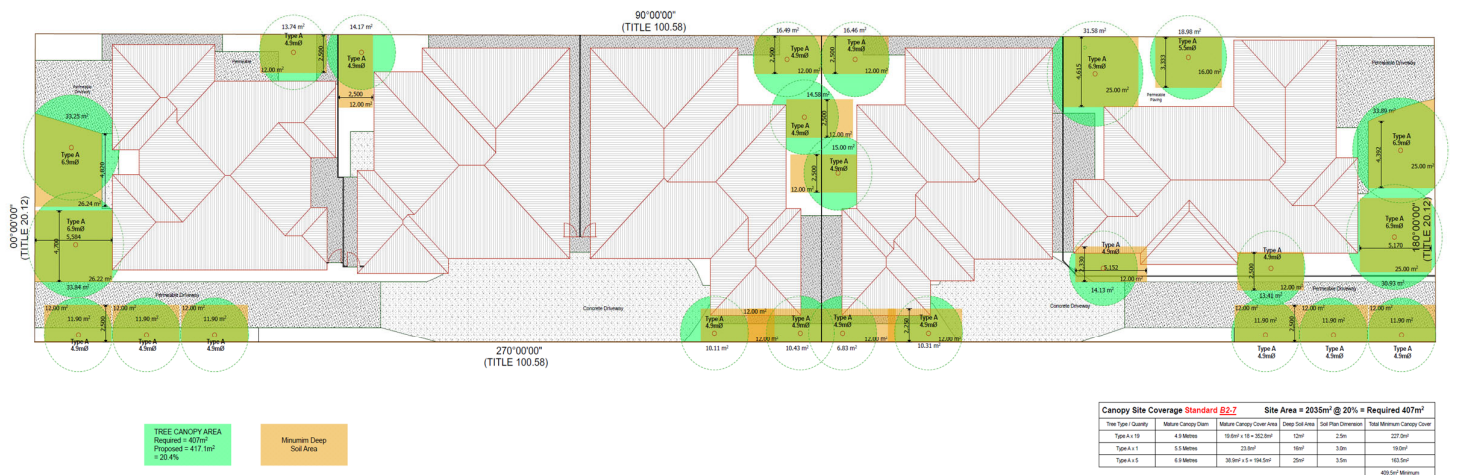
As shown in the photographs provided there are 10 trees on the site. Of the 10 trees, a permit is required to remove 2 canopy trees which is unavoidable in order to develop the site for safety and practical reasons.

Replacement canopy trees of 20.4% of the site is proposed exceeding the minimum requirement.

Canopy trees requiring a permit for removal



Replacement canopy trees



TREE CANOPY PLAN
SCALE 1:100



Clause 53.18

STORMWATER MANAGEMENT IN URBAN DEVELOPMENT

Purpose

To ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

Clause 53.18-7

Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- Any relevant water and stormwater management objective, policy or statement set out in this planning scheme.*
- The capacity of the site to incorporate stormwater retention and reuse and other water sensitive urban design features.*
- Whether the development has utilised alternative water sources and/or incorporated water sensitive urban design.*
- Whether stormwater discharge from the site will adversely affect water quality entering the drainage system.*
- The capacity of the drainage network to accommodate additional stormwater.*
- Whether the stormwater treatment areas can be effectively maintained.*
- Whether the owner has entered into an agreement to contribute to off-site stormwater management in lieu of providing an on-site stormwater management system.*

ASSESSMENT

A stormwater management plan has been prepared and submitted with the application.

MUNICIPAL PLANNING STRATEGY

Clause 02.03-1

03/10/2024

C69moyn

Settlement

Settlement hierarchy

The settlement pattern of the Shire comprises of several urban centres and many small settlements, located on the coast and within productive agricultural areas. Maintenance of a clear distinction between urban and rural areas is essential to efficient township development and continued agricultural production.

The district towns and predominant service centres are Port Fairy, Koroit and Mortlake. There are also the small service towns of Peterborough and Macarthur, and smaller villages and hamlets including Caramut, Cudgee, Ellerslie, Framlingham, Garvoc, Grassmere, Hawkesdale, Hexham, Illowa West, Killarney, Kirkstall, Mailors Flat, Nullawarre, Orford, Panmure, Purnim, Southern Cross, Towilla Way, Winslow, Woolsthorpe, Woorndoo and Yambuk. These smaller settlements provide an important community focus, and, in some instances, a local convenience shopping role.

Each settlement within the Shire has a different capacity and role in providing for growth and services to their respective local community. Those settlements with larger populations and a greater variety of services have a greater opportunity to accommodate growth. However, settlements that lack appropriate servicing infrastructure such as reticulated sewerage or have environmental constraints may have a low or constrained growth potential until such time as servicing limitations, such as effluent treatment and disposal, can be overcome or provided.

Mortlake

Mortlake is located at the foot of Mount Shadwell. It is a service centre for the surrounding farming country and the northern part of the Shire, providing a range of community and recreational facilities. It has excellent road access to other regional centres, including Warrnambool, Geelong and Hamilton. There is a regional livestock exchange and a regional quarry nearby, and a 550 megawatt (MW) gas-fired power station 12 kilometres to the west of the town. There are a number of historic bluestone buildings within Mortlake considered to be some of the finest in the State.

Strategic directions

- *Direct growth to settlements in accordance with their role and function specified in the Moyne Shire settlement hierarchy at Table 1.*
- *Encourage growth within clearly established boundaries of settlements to protect their character and adjoining farmland, and ensure that the environmental and landscape values are not compromised.*
- *Support Port Fairy as the primary district town for Moyne Shire and its role in accommodating a medium level of growth.*
- *Maintain and build Port Fairy as an economically sustainable settlement that provides jobs and services for the local community and continues to contribute to the regional economy through tourism.*
- *Preserve the cultural and historic character of Koroit, and strengthen its economic, social and cultural base in a sustainable manner.*
- *Promote Mortlake as an agribusiness, retail and service centre for the surrounding region.*
- *Maintain Peterborough as a small coastal town on the Great Ocean Road.*
- *Ensure stormwater and wastewater systems in Mailors Flat are effective.*
- *Strengthen Macarthur's economic and social functions in a sustainable manner.*
- *Discourage the expansion of Hawkesdale in areas within the buffer of the Hawkesdale Wind Farm.*
- *Contain growth and development in the villages and hamlets within the existing Township Zone, Low Density Residential Zone, and Rural Living Zone areas of the settlements.*

Table 1: Moyne Shire Settlement Hierarchy

Settlement status	Expansion and infill capacity	Name of settlement
District Town Settlements with large and diverse populations. These towns provide a variety of services to surrounding settlements. Variety of housing and moderate employment base. Popular visitor and retirement destinations	■ Moderate growth capacity. ■ Identified potential for some growth beyond urban zoned land and through infill development within defined settlement boundaries.	Port Fairy Koroit Mortlake

ASSESSMENT

The proposal is supported by the Clause as the site is located within reasonable walking or cycling distance to the centre of Mortlake and has existing infrastructure. These aspects lend weight to the proposal to make good use of surplus land without detriment to amenity.

Clause 02.03-6

03/11/2023

C70moyn

Housing

The population of the Shire is growing, however, it is ageing and household size is declining. A significant proportion of dwellings in the coastal towns are not permanently occupied, serving as holiday homes. This contributes to a lack of affordable worker accommodation, particularly during peak tourism periods.

Housing affordability and availability of long-term rental stock is declining in the Shire, and there is limited dwelling diversity, due to a low proportion of medium density and small dwellings in urban areas.

There is a need to provide well-located and accessible housing in the Shire to accommodate demand and attract new residents. However, housing growth is subject to infrastructure constraints, and can compromise environmental, heritage, landscape and neighbourhood character values.

The development of housing between settlements and in sensitive locations, such as areas of environmental or landscape significance, including the coastline, is an issue.

Ad hoc low density residential and rural living development has the potential to fragment productive agricultural land, cause land use conflicts and create demand for higher level services and infrastructure in rural areas. While a dwelling is generally needed to provide for

proper farming, dwellings should be limited to those that genuinely and permanently support agricultural production.

Strategic directions

- *Encourage population growth within all areas of the Shire.*
- *Encourage a range of accommodation opportunities in settlements, including medium density housing, to suit the needs of the Shire's residents.*
- *Facilitate aged and special care accommodation within the Shire.*
- *Support residential development densities that protect the heritage value and neighbourhood character of settlements.*
- *Direct rural living development to areas already zoned for this purpose within and on the periphery of existing settlements to enable access to available community facilities and physical infrastructure.*
- *Discourage rural residential development in areas of agricultural, cultural heritage, environmental or landscape value.*

ASSESSMENT

The proposal is consistent with the clause as it provides a modest increase in density, housing choice to cater for population growth in keeping with the single storey character of the neighbourhood.

PLANNING POLICY FRAMEWORK

Clause 11.02

MANAGING GROWTH

Clause 11.02-1S

Supply of urban land

Objective

To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Strategies

Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.

Ensure that sufficient land is available to meet forecast demand.

Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.

Planning for urban growth should consider:

- *Opportunities for the consolidation, redevelopment and intensification of existing urban areas.*
- *Neighbourhood character and landscape considerations.*

- *The limits of land capability and natural hazards and environmental quality.*
- *Service limitations and the costs of providing infrastructure.*

Monitor development trends and land supply and demand for housing and industry.

Maintain access to productive natural resources and an adequate supply of well-located land for energy generation, infrastructure and industry.

Restrict rural residential development that would compromise future development at higher densities.

ASSESSMENT

The proposal represents infill development to cater for population growth and to support key work housing in Mortlake which is in short supply. The land is serviced for water, electricity and sewerage, and has road frontage and excellent accessibility.

Clause 16.01-1S Housing supply

Objective

To facilitate well-located, integrated and diverse housing that meets community needs.

Strategies

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Encourage the development of well-designed housing that:

- *Provides a high level of internal and external amenity.*
- *Incorporates universal design and adaptable internal dwelling design.*

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

ASSESSMENT

As discussed previously, the proposal is an almost textbook example of how infill development can be achieved in line with local and state government policies.

Clause 16.01-2S
Housing affordability

Objective

To deliver more affordable housing closer to jobs, transport and services.

Strategies

Improve housing affordability by:

- *Ensuring land supply continues to be sufficient to meet demand.*
- *Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.*
- *Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.*
- *Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.*

Increase the supply of well-located affordable housing by:

- *Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.*
- *Ensuring the redevelopment and renewal of public housing stock better meets community needs.*

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

ASSESSMENT

The proposed dwellings are anticipated to be suitable for the affordable housing market and are conveniently situated close to the centre of Mortlake.

Clause 65.02

APPROVAL OF AN APPLICATION TO SUBDIVIDE LAND

Before deciding on an application to subdivide land, the responsible authority must also consider, as appropriate:

- *The suitability of the land for subdivision.*
- *The existing use and possible future development of the land and nearby land.*
- *The availability of subdivided land in the locality, and the need for the creation of further lots.*
- *The effect of development on the use or development of other land which has a common means of drainage. The subdivision pattern having regard to the physical characteristics of the land including existing vegetation.*
- *The density of the proposed development.*

- *The area and dimensions of each lot in the subdivision.*
- *The layout of roads having regard to their function and relationship to existing roads.*
- *The movement of pedestrians and vehicles throughout the subdivision and the ease of access to all lots.*
- *The provision and location of reserves for public open space and other community facilities.*
- *The staging of the subdivision.*
- *The design and siting of buildings having regard to safety and the risk of spread of fire.*
- *The provision of off-street parking.*
- *The provision and location of common property.*
- *The functions of any body corporate.*
- *The availability and provision of utility services, including water, sewerage, drainage, electricity and gas.*
- *If the land is not sewered and no provision has been made for the land to be sewered, the capacity of the land to treat and retain all sewage and sullage within the boundaries of each lot.*
- *Whether, in relation to subdivision plans, native vegetation can be protected through subdivision and siting of open space areas.*
- *The impact the development will have on the current and future development and operation of the transport system.*

This clause does not apply to a VicSmart application.

ASSESSMENT

The application is considered to meet the requirements of Clause 65 in the following ways:

- The land is of a suitable size and topography to be developed and subdivided. The subdivision and development represents infill development that is consistent with the prevailing neighbourhood character.
- The future use will be residential which is compatible with surrounding land uses.
- There is a shortage of readily available affordable new homes in the area. This proposal contributes to that land supply in an orderly planned fashion.
- The proposal is generally consistent with the pattern of subdivision, lot sizes and density of the area.
- Off street parking is catered for.
- All services are available to each lot.
- The creation of an additional lots is not considered to have any impact on transport, or the current or future development of the area.

5. CONCLUSION

The proposal represents a low density compact infill development and offers a subtle increase in housing supply and potentially affordable housing in suitably serviced and zoned land.

The proposed dwellings are of a contemporary style which will be well connected to existing infrastructure and transport links. The proposal has been assessed against the requirements

of the General Residential Zone, and the Standards and Objectives of Clause 55 and Clause 56 and found to be compliant.

The proposal is consistent with the PPF, LPPF and the requirements of Clause 65 and well supported by the local and state planning policies, it is therefore respectfully requested the application be considered favourably.

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EDITION 2		TITLE PLAN			TP 10265T	
Location of Land Parish : MORTLAKE Township : MORTLAKE Crown Allotment: 5 Section : 12 Crown Portion : - Base record : DCMB (RURAL) Last Plan Reference : --- Title References : --- Depth Limitation : NIL				Notations		
Easement Information					THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES Checked by : <i>Assistant Registrar of Titles</i> Date 21, 7, 98	
E - Encumbering Easement R - Encumbering Easement (ROAD) A - Appurtenant Easement						
Easement Reference	Purpose / Authority	Width (Metres)	Origin	Land benefitted / In favour of		
NIL						

LENGTHS ARE IN METRES	SCALE	SHEET SIZE A3	DEALING CODE : 26D	FILE No. AP 85572W
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Townhouse and Low-Rise Code

Written Statement checklist – 111 Boundary Road Mortlake

Under clause 55.01 (Application requirements) of the planning scheme an application must be accompanied by “a written statement outlining which standards are met and which are not met. If a standard is not met, the written statement must include an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines”.

This checklist can be used to complete the written statement.

Where all the applicable standards shaded in grey are met, an objector has no right of appeal.

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B2-1 Street setback (Clause 55.02-1)	Yes	No, if standard met	The proposed front setback from Boundary Road for dwelling 1 is 6m. The setback from Hyland Street for dwelling 5 is also 6m which meets the standard.

Standard B2-2 Building height (Clause 55.02-2)	Yes	No, if standard met	The maximum building height for each dwelling is less than 9m.
Standard B2-3 Side and rear setbacks (Clause 55.02-3)	Yes	No, if standard met	Dwellings that are not on the boundary (or within 200m) are setback at least 1m. Wall heights are less than 3.6m (2.74m).
Standard B2-4 Walls on boundaries (Clause 55.02-4)	Yes	No, if standard met	There are no walls on boundaries exceeding 10m.

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines																																				
Standard B2-5 Site coverage (Clause 55.02-5)	Yes	No, if standard met	Site coverages are 44.9% where 65% is required.																																				
Standard B2-6 Access (Clause 55.02-6)	Yes	No, if standard met	Site frontage to Boundary Road and Hyland Street is 20.6m with combined crossover widths of 6.5m which is 33% of the frontage, which meets the standard of less than 40%.																																				
Standard B2-7 Tree canopy (Clause 55.02-7)	Yes	No, if standard met	The combined unsubdivided site 2035 sqm which requires 20% of the site for canopy trees. A landscape plan has been provided. Refer to table below. <table><tr><th colspan="3">Canopy Site Coverage Standard <u>B2-7</u></th><th colspan="3">Site Area = 2035m² @ 20% = Required 407m²</th></tr><tr><th>Tree Type / Quantity</th><th>Mature Canopy Diam</th><th>Mature Canopy Cover Area</th><th>Deep Soil Area</th><th>Soil Plan Dimension</th><th>Total Minimum Canopy Cover</th></tr><tr><td>Type A x 19</td><td>4.9 Metres</td><td>19.6m² x 18 = 352.8m²</td><td>12m²</td><td>2.5m</td><td>227.0m²</td></tr><tr><td>Type A x 1</td><td>5.5 Metres</td><td>23.8m²</td><td>16m²</td><td>3.0m</td><td>19.0m²</td></tr><tr><td>Type A x 5</td><td>6.9 Metres</td><td>38.9m² x 5 = 194.5m²</td><td>25m²</td><td>3.5m</td><td>163.5m²</td></tr><tr><td colspan="5"></td><td>409.5m² Minimum</td></tr></table>	Canopy Site Coverage Standard <u>B2-7</u>			Site Area = 2035m ² @ 20% = Required 407m ²			Tree Type / Quantity	Mature Canopy Diam	Mature Canopy Cover Area	Deep Soil Area	Soil Plan Dimension	Total Minimum Canopy Cover	Type A x 19	4.9 Metres	19.6m ² x 18 = 352.8m ²	12m ²	2.5m	227.0m ²	Type A x 1	5.5 Metres	23.8m ²	16m ²	3.0m	19.0m ²	Type A x 5	6.9 Metres	38.9m ² x 5 = 194.5m ²	25m ²	3.5m	163.5m ²						409.5m ² Minimum
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Type A x 5	6.9 Metres	38.9m ² x 5 = 194.5m ²	25m ²	3.5m	163.5m ²																																		
					409.5m ² Minimum																																		

Standard B2-8 Front fences (Clause 55.02-8)	Yes	No, if standard met	No front fences are proposed.
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Standard B3-1 Dwelling diversity (Clause 55.03-1)	☐ Yes ☐ No	No, irrespective of whether the standard is met or not.	N/A
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Standard B3-2 Parking location (Clause 55.03-2)	Yes	No, irrespective of whether the standard is met or not.	The parking arrangements are well distanced from habitable rooms exceeding 1m from the access with sill heights of 1.5m.
Standard B3-3 Street integration (Clause 55.03-3)	Yes	No, irrespective of whether the standard is met or not.	The proposed dwellings address the street to the front (Boundary Road and Hyland Street). Internal dwellings address the common property to the front.
Standard B3-4 Entry (Clause 55.03-4)	Yes	No, irrespective of whether the standard is met or not.	The proposed dwellings have a covered entrance porch exceeding 1.44 sqm and 1.2m in height.

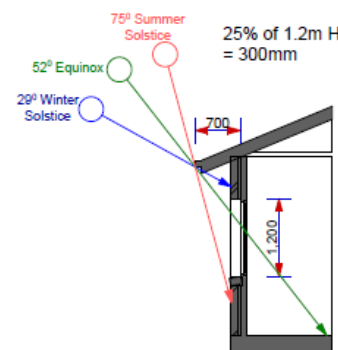
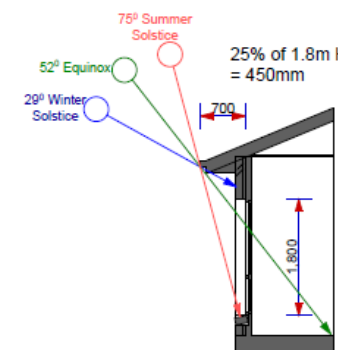
Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines																																																						
Standard B3-5 Private open space (Clause 55.03-5)	Yes	No, irrespective of whether the standard is met or not.	Refer to the table below. <table><tr><th colspan="3">AREAS:</th></tr><tr><td>SITE AREA: REQUIRED GARDEN AREA: PROPOSED GARDEN AREA:</td><td colspan="2">2035m2 @ 35% = 712.25m² 713.9m²</td></tr><tr><td>DWELLING 1 TOTAL LIVING: GARAGE: PORCH:</td><td>152.3m² 37.2m² 2.3m²</td><td rowspan="4">20.6 Sqs</td></tr><tr><td>GRAND TOTAL:</td><td>191.6m²</td></tr><tr><td>Private Open Space: S.P.O.S</td><td>80.5m²</td></tr><tr><td>TOTAL PRIVATE OPEN SPACE:</td><td>228.1m²</td></tr><tr><td>DWELLING 2 TOTAL LIVING: GARAGE: PORCH:</td><td>145.7m² 36.1m² 3.5m²</td><td rowspan="4">15.3 Sqs</td></tr><tr><td>GRAND TOTAL:</td><td>142.4m²</td></tr><tr><td>Private Open Space: S.P.O.S</td><td>52.7m²</td></tr><tr><td>TOTAL PRIVATE OPEN SPACE:</td><td>287.4m²</td></tr><tr><td>DWELLING 3 TOTAL LIVING: GARAGE: PORCH:</td><td>141.3m² 36.1m² 3.8m²</td><td rowspan="4">19.5 Sqs</td></tr><tr><td>GRAND TOTAL:</td><td>181.2m²</td></tr><tr><td>Private Open Space: S.P.O.S</td><td>52.7m²</td></tr><tr><td>TOTAL PRIVATE OPEN SPACE:</td><td>105.5m²</td></tr><tr><td>DWELLING 4 TOTAL LIVING: GARAGE: PORCH:</td><td>138.5m² 36.1m² 1.7m²</td><td rowspan="4">18.9 Sqs</td></tr><tr><td>GRAND TOTAL:</td><td>176.3m²</td></tr><tr><td>Private Open Space: S.P.O.S</td><td>58.5m²</td></tr><tr><td>TOTAL PRIVATE OPEN SPACE:</td><td>75.8m²</td></tr><tr><td>DWELLING 5 TOTAL LIVING: GARAGE: PORCH:</td><td>143.0m² 36.9m² 3.0m²</td><td rowspan="4">20.9 Sqs</td></tr><tr><td>GRAND TOTAL:</td><td>182.9m²</td></tr><tr><td>Private Open Space: S.P.O.S</td><td>30.4m²</td></tr><tr><td>TOTAL PRIVATE OPEN SPACE:</td><td>153.0m²</td></tr><tr><td>TOTAL SITE COVERAGE: IMPERMEABLE SURFACES: PERMEABILITY:</td><td>913.9m² 1,224.9 m²</td><td>44.9 % 60.1 % 39.9 %</td></tr></table>	AREAS:			SITE AREA: REQUIRED GARDEN AREA: PROPOSED GARDEN AREA:	2035m2 @ 35% = 712.25m² 713.9m²		DWELLING 1 TOTAL LIVING: GARAGE: PORCH:	152.3m² 37.2m² 2.3m²	20.6 Sqs	GRAND TOTAL:	191.6m²	Private Open Space: S.P.O.S	80.5m²	TOTAL PRIVATE OPEN SPACE:	228.1m²	DWELLING 2 TOTAL LIVING: GARAGE: PORCH:	145.7m² 36.1m² 3.5m²	15.3 Sqs	GRAND TOTAL:	142.4m²	Private Open Space: S.P.O.S	52.7m²	TOTAL PRIVATE OPEN SPACE:	287.4m²	DWELLING 3 TOTAL LIVING: GARAGE: PORCH:	141.3m² 36.1m² 3.8m²	19.5 Sqs	GRAND TOTAL:	181.2m²	Private Open Space: S.P.O.S	52.7m²	TOTAL PRIVATE OPEN SPACE:	105.5m²	DWELLING 4 TOTAL LIVING: GARAGE: PORCH:	138.5m² 36.1m² 1.7m²	18.9 Sqs	GRAND TOTAL:	176.3m²	Private Open Space: S.P.O.S	58.5m²	TOTAL PRIVATE OPEN SPACE:	75.8m²	DWELLING 5 TOTAL LIVING: GARAGE: PORCH:	143.0m² 36.9m² 3.0m²	20.9 Sqs	GRAND TOTAL:	182.9m²	Private Open Space: S.P.O.S	30.4m²	TOTAL PRIVATE OPEN SPACE:	153.0m²	TOTAL SITE COVERAGE: IMPERMEABLE SURFACES: PERMEABILITY:	913.9m² 1,224.9 m²	44.9 % 60.1 % 39.9 %
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Standard B3-6 Solar access to open space (Clause 55.03-6)	Yes	No, irrespective of whether the standard is met or not.	All SPOS is situated on the north side and is setback in excess of 2m + 0.9mh from the boundary on the north side.
Standard B3-7 Functional layout (Clause 55.03-7)	Yes	No, irrespective of whether the standard is met or not.	All bedroom 1's have dimensions of 3.5m x 3.4m. All other bedrooms have minimum dimensions of 3m.

Standard B3-8 Room depth (Clause 55.03-8)	Yes	No, irrespective of whether the standard is met or not.	All living kitchen dining rooms are dual aspect with ceiling heights of 2.7m.
Standard B3-9 Daylight to new windows (Clause 55.03-9)	Yes	No, irrespective of whether the standard is met or not.	Habitable rooms have a 3m light court.
Standard B3-10 Natural ventilation (Clause 55.03-10)	Yes	No, irrespective of whether the standard is met or not.	Windows are openable with a breeze path of at least 5m and not exceeding 18m.
Standard B3-11 Storage (Clause 55.03-11)	Yes	No, irrespective of whether the standard is met or not.	Each dwelling as a minimum of 18 sqm of storage including 12 m3 of internal and 6m3 of external storage plus the garage.

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B3-12 Accessibility for apartment developments (Clause 55.03-12)	☐ Yes ☐ No	No, irrespective of whether the standard is met or not.	N/A
Standard B4-1 Daylight to existing windows (Clause 55.04-1)	Yes	No, if standard met	There is a light court exceeding 3 sqm between existing windows.
Standard B4-2 Existing north-facing windows (Clause 55.04-2)	Yes	No, if standard met	North facing windows of existing dwellings are not impacted.
Standard B4-3 Overshadowing secluded open space (Clause 55.04-3)	Yes	No, if standard met	There is minimal overshadowing of secluded open space as shown on the plans.
Standard B4-4 Overlooking (Clause 55.04-4)	Yes	No, if standard met	Overlooking standards are met due to the low dwelling heights and proposed fencing.

Standard B4-5 Internal views (Clause 55.04-5)	Yes	No, irrespective of whether the standard is met or not.	Internal overlooking is mitigated by existing fencing and setback distances which exceed the standard.
Standard B5-1 Permeability and stormwater management (Clause 55.05-1)	Yes	No, irrespective of whether the standard is met or not.	There is a legal point of discharge in front of the site and a proposed permeability of 39% of the combined site (20% required).

Standard	Is standard fully met?	Does an objector have a right of appeal?	If the standard is not met, provide a written statement that includes an explanation of how the development meets the corresponding objective having regard to the corresponding decision guidelines
Standard B5-2 Overshadowing domestic solar energy systems (Clause 55.05-2)	Yes	No, if standard met	There are setbacks of distances well beyond what is required.
Standard B5-3 Rooftop solar energy generation area (Clause 55.05-3)	Yes	No, irrespective of whether the standard is met or not.	Rooftop solar area is 34 sqm (34 sqm required).
Standard B5-4 Solar protection to new north-facing windows (Clause 55.05-4)	Yes	No, irrespective of whether the standard is met or not.	New north facing windows are shaded by eaves shown dashed on the plans with a dimension of a minimum of 0.25 of the window height.  Typical Shade Device To North-Facing Windows  Typical Shade Device To North-Facing Windows
Standard B5-5 Waste and recycling (Clause 55.05-5)	Yes	No, irrespective of whether the standard is met or not.	Waste and recycling bins can be kept in the garage which has 1.8 sqm of storage and a height of 1.8m or in the waste bin areas shown on the plans meeting the minimum dimensions of 1.8 sqm 0.8m depth and 1.8m high.

Standard B5-6 Noise impacts (Clause 55.05-6)	Yes	No, irrespective of whether the standard is met or not.	There are no mechanical noise impacts applicable.
Standard B5-7 Energy efficiency for apartment developments (Clause 55.05-7)	☐ Yes ☐ No	No, irrespective of whether the standard is met or not.	N/A

Tree removal plan



CANOPY TREE ASSESSMENT for

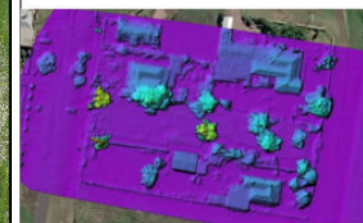
111 BOUNDARY ROAD
MORTLAKE 3272

SITE CANOPY TREE MAP

- Site trees
- ▬ Subject lot

CBH

- 1m
- 1m-2m
- 2m-4m
- 4m-5m



0 10 20
Meters

Number	Tree name	cbh
1	Eucalyptus cladocalyx	4.1m
2	Eucalyptus cladocalyx	5.5m
3	Eucalyptus cladocalyx	1m
4	Eucalyptus cladocalyx	3.3m
5	Acacia melanoxylon	1.8m
6	Fraxinus angustifolia	1.4
7	Fraxinus angustifolia	3.2m
8	Fraxinus angustifolia	2m
9	Fraxinus angustifolia	1m
10	Quercus sp.	1.3m

IS MY TREE A CANOPY TREE UNDER CLAUSE 52.37?



Mill Street

Mill Street

Hyland Street

CANOPY TREE ASSESSMENT for

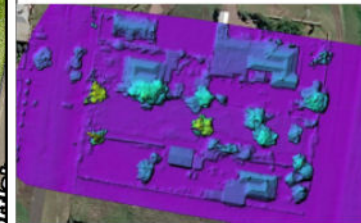
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SITE CANOPY TREE MAP

- Site trees
- ▬ Subject lot

CBH

- 1m
- 1m-2m
- 2m-4m
- 4m-5m



IS MY TREE A CANOPY TREE UNDER CLAUSE 52.37?



Number	Tree name	cbh
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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © Open
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