

Notice of Application for a Planning Permit

The land affected by the application is located at:	L1 TP402709 V5121 F033 105 Woori Yallock Road, Cockatoo VIC 3781
The application is for a permit to:	Subdivision of land into two (2) lots and subdivide land adjacent to a road in Transport Zone 2

A permit is required under the following clauses of the planning scheme:

32.09-3	Subdivide land,
43.02-3	Subdivide land
44.06-2	Subdivide land
52.29-2	Subdivide land adjacent to a road in a Transport Zone 2

APPLICATION DETAILS

The applicant for the permit is:	M.J.Reddie Surveys Pty Ltd
Application number:	T240381

You may look at the application and any documents that support the application at the office of the Responsible Authority:

Cardinia Shire Council, 20 Siding Avenue, Officer 3809.

This can be done during office hours and is free of charge.

Documents can also be viewed on Council's website at cardinia.vic.gov.au/advertisedplans or by scanning the QR code.



HOW CAN I MAKE A SUBMISSION?

This application has not been decided. You can still make a submission before a decision has been made. The Responsible Authority will not decide on the application before:

30 May 2025

WHAT ARE MY OPTIONS?

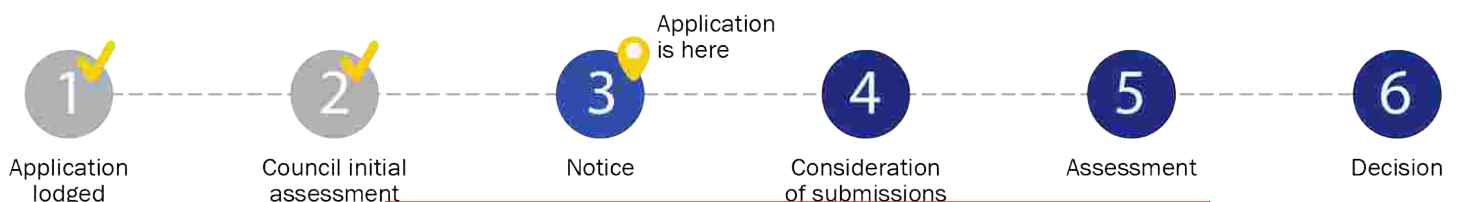
Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

If you object, the Responsible Authority will notify you of the decision when it is issued.

An objection must:

- be made to the Responsible Authority in writing;
- include the reasons for the objection; and
- state how the objector would be affected.

The Responsible Authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.





ePlanning

Application Summary

Portal Reference: A32426XU

Basic Information

Proposed Use: 2 Lot subdivision
Current Use: Existing dwelling and shed onsite
Site Address: 105 Woolf Yallock Road Cockatoo 3781

Covenant Disclaimer

Does the proposal breach, in any way, an encumbrance on title such as restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope? No such encumbrances are breached

☐ Note: During the application process you may be required to provide more information in relation to any encumbrances.

Contacts

Type	Name	Address	Contact Details
Applicant	M.J.Reddie Surveys Pty Ltd	PO BOX 268, berwick VIC 3806	W: 9707-4117
Owner	Richard Joseph (Reddie)	105 Woolf Yallock Road, Cockatoo VIC 3781	
Preferred Contact	M.J.Reddie Surveys Pty Ltd	PO BOX 268, berwick VIC 3806	W: 9707-4117

Fees

Regulation Fee Condition	Amount	Modifier	Payable
9 - Class 18 To subdivide land into two lots	\$1,453.40	100%	\$1,453.40
Total			\$1,453.40

Documents Uploaded

Date	Type	Filename
06-08-2024	Subdivision Plan	24-05-427 (PRELIM).pdf
06-08-2024	Explanatory Letter	Form 1.pdf
06-08-2024	Additional Document	Clause 56.pdf
06-08-2024	Additional Document	24-05-427 (SA).pdf
06-08-2024	Additional Document	Title (Full).PDF



Civic Centre
20 Siding Avenue, Officer, Victoria

Council's Operations Centre (Depot)
Purton Road, Pakenham, Victoria

Postal Address
Cardinia Shire Council
P.O. Box 7, Pakenham VIC, 3810

Email: mail@cardinia.vic.gov.au

Monday to Friday 8.30am–5pm
Phone: 1300 787 624
After Hours: 1300 787 624
Fax: 03 5941 3784

☐ Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit.



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Request to amend a current planning permit application

This form is used to request an amendment to an application for a planning permit that has already been lodged with Council, but which has not yet been decided. This form can be used for amendments made before any notice of the application is given (pursuant to sections 50 / 50A of the *Planning and Environment Act 1987*) or after notice is given (section 57A of the Act).

PERMIT APPLICATION DETAILS

Application No.:	T240381
Address of the Land:	105 Woori Yallock Road, Cockatoo 3781

APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	Reddie Surveys
Address:	21 Olive Avenue, Harkaway 3806
Phone:	97074117
Email:	luke@reddiesurveys.com.au

AMENDMENT TYPE

Under which section of the Act is this amendment being made? (select one)	
Section 50 – Amendment to application at request of applicant before notice:	<input type="checkbox"/>
Section 50A – Amendment to application at request of responsible authority before notice:	<input checked="" type="checkbox"/>
Section 57A – Amendment to application after notice is given:	<input type="checkbox"/>

AMENDMENT DETAILS

What is being amended? (select all that apply)		
What is being applied for <input checked="" type="checkbox"/>	Plans / other documents <input type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
Amend the current proposal to include subdivision of land adjacent to a road in		
Transport Zone 2, as requested by Cardinia Council RFI		

Specify the estimated cost of any development for which the permit is required:		
Not applicable <input type="checkbox"/>	Unchanged <input checked="" type="checkbox"/>	New amount \$

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.	
Name:	
Signature:	
Date:	10/09/2024

LODGEMENT

<p>Please submit this form, including all amended plans/documents, to mail@cardinia.vic.gov.au</p> <p>You can also make amendments to your application via the Cardinia ePlanning Portal at https://eplanning.cardinia.vic.gov.au/</p> <p>If you have any questions or need help to complete this form, please contact Council's Statutory Planning team on 1300 787 624.</p>
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IMPORTANT INFORMATION

<p>It is strongly recommended that before submitting this form, you discuss the proposed amendment with the Council planning officer processing the application.</p> <p>Please give full details of the nature of the proposed amendments and clearly highlight any changes to plans (where applicable). If you do not provide sufficient details or a full description of all the amendments proposed, the application may be delayed.</p> <p>No application fee for s50/s50A requests unless the amendment results in changes to the relevant class of permit fee or introduces new classes of permit fees. The fee for a s57A request is 40% of the relevant class of permit fee, plus any other fees if the amendment results in changes to the relevant class (or classes) of permit fee or introduces new classes of permit fees. Refer to the <i>Planning and Environment (Fees) Regulations 2016</i> for more information.</p> <p>The amendment may result in a request for more under section 54 of the Act and/or the application requiring notification (or re-notification). The costs associated with notification must be covered by the applicant.</p> <p>Council may refuse to amend the application if it considers that the amendment is so substantial that a new application for a permit should be made.</p> <p>Any material submitted with this request, 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 <i>Planning and Environment Act 1987</i>.</p>
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Address of the Land:	105 Woori Yallock Rd Cockatoo

APPLICANT DETAILS

Name:	[REDACTED]
Organisation:	M J Reddie Surveys
Address:	21 Olive Avenue, Harkaway, 3806
Phone:	97074117
Email:	luke@reddiesurveys.com.au

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What is being applied for <input type="checkbox"/>	Plans / other documents <input checked="" type="checkbox"/>	Applicant / owner details <input type="checkbox"/>
Land affected <input type="checkbox"/>	Other <input type="checkbox"/>	
Describe the changes. If you need more space, please attach a separate page.		
Proposed crossover has been added to lot 2 of the Plan of subdivision at the request of the department of transport and planning		

Specify the estimated cost of any development for which the permit is required:		
Not applicable <input checked="" type="checkbox"/>	Unchanged <input type="checkbox"/>	New amount \$

DECLARATION

I declare that all the information in this request is true and correct and the owner (if not myself) has been notified of this request to amend the application.	
Name:	
Signature:	
Date:	20/03//2025

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

Page 1 of 1

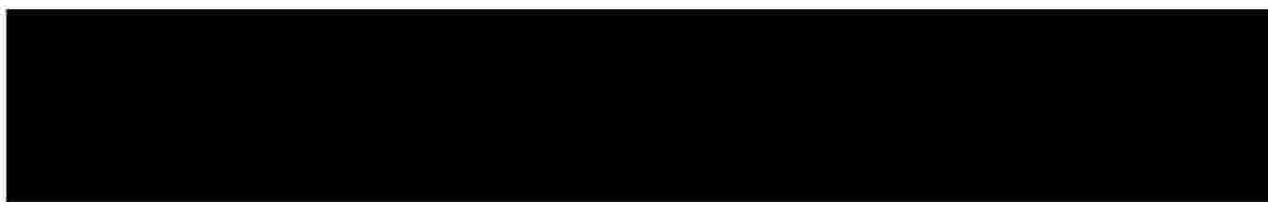
VOLUME 05121 FOLIO 033

Security no : 124114789147R
Produced 08/05/2024 01:11 PM

LAND DESCRIPTION

Lot 1 on Title Plan 402709X.
PARENT TITLE Volume 04305 Folio 962
Created by instrument 1263950 03/05/1926

REGISTERED PROPRIETOR



ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP402709X FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

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

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

Street Address: 105 WOORI YALLOCK ROAD COCKATOO VIC 3781

DOCUMENT END

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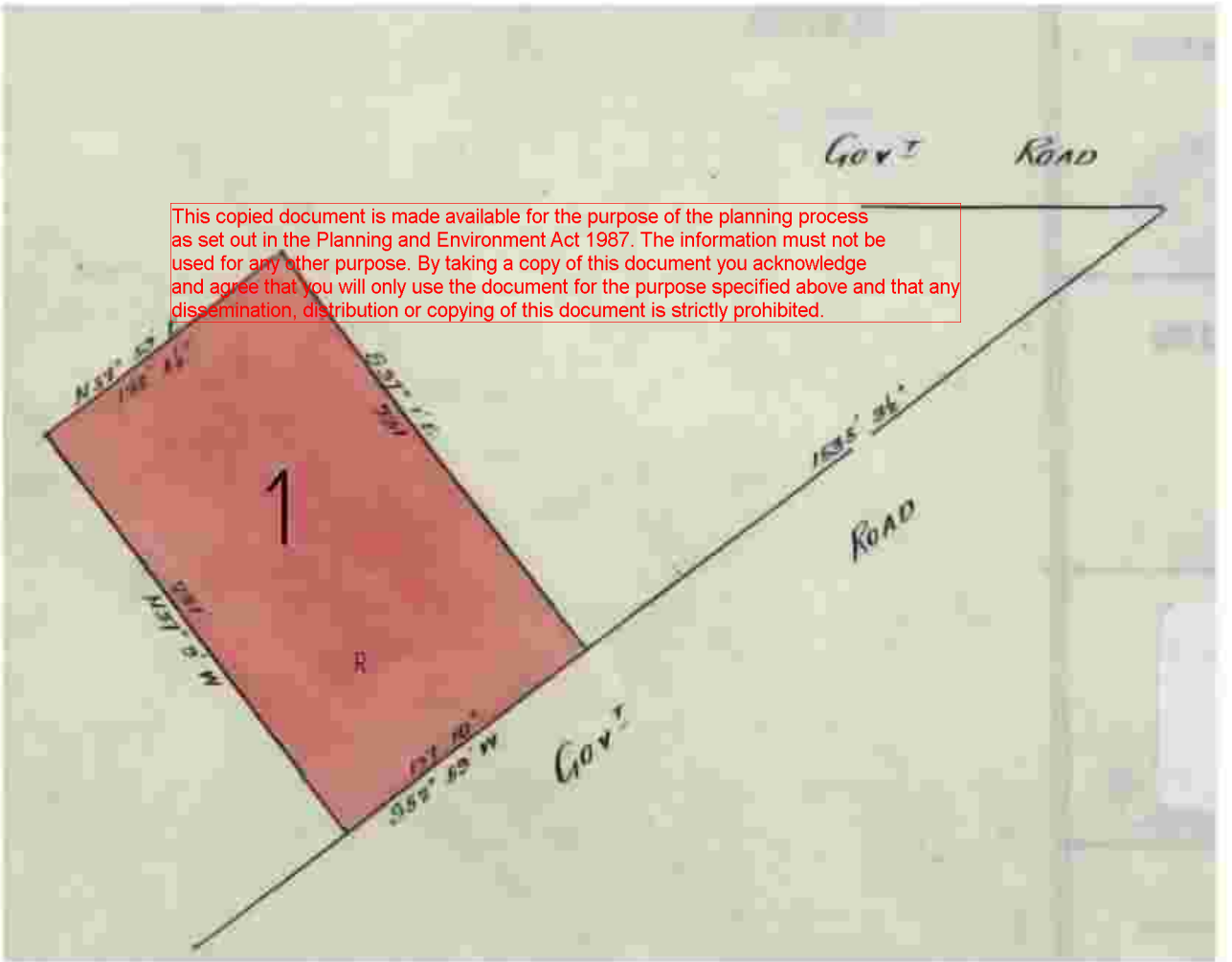
Document Type	Plan
Document Identification	TP402709X
Number of Pages (excluding this cover sheet)	1
Document Assembled	08/05/2024 13:11

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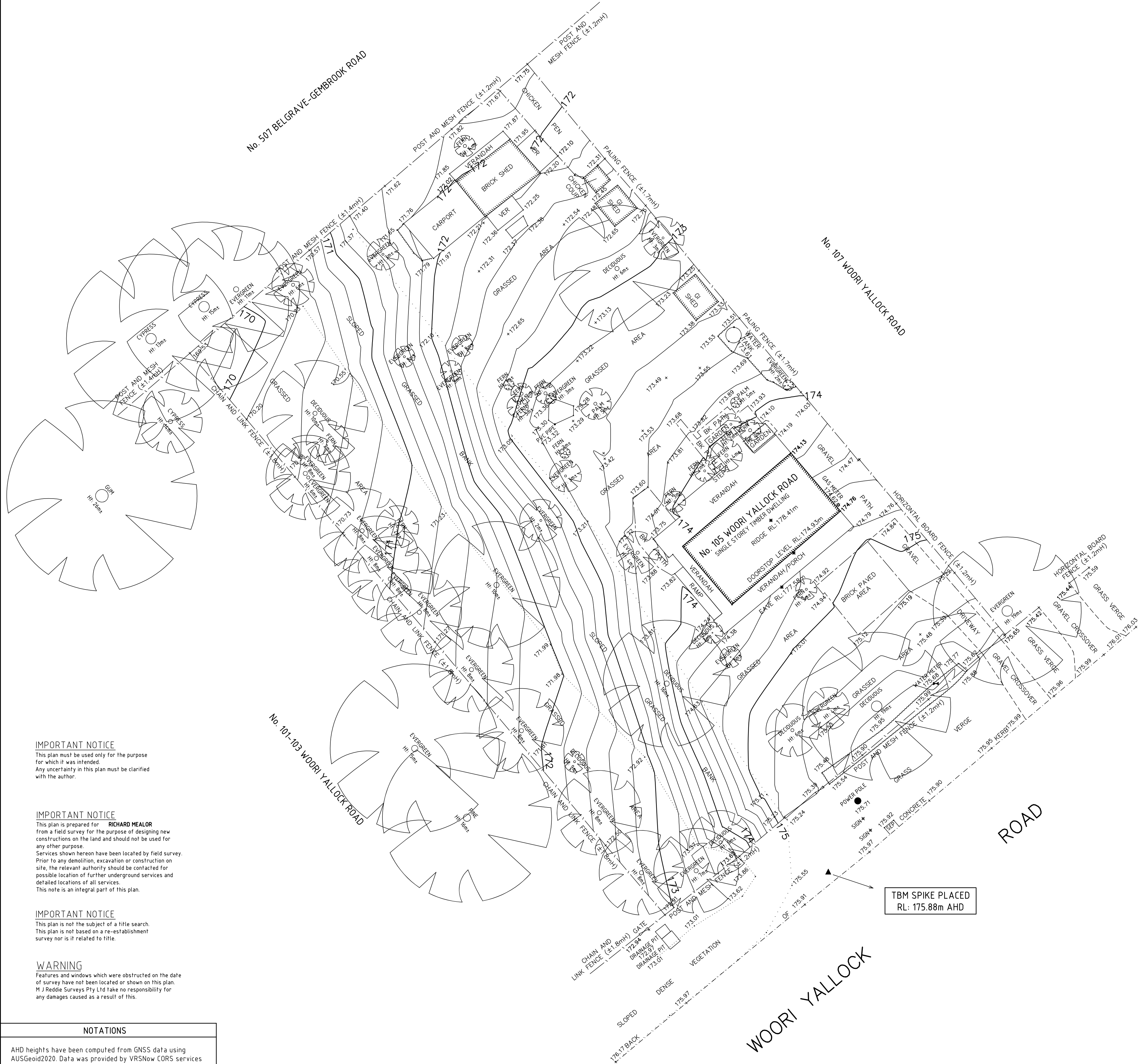
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TITLE PLAN		EDITION 1	TP 402709X						
Location of Land Parish: GEMBROOK Township: Section: Crown Allotment: 127E(PT) Crown Portion: Last Plan Reference: Derived From: VOL 5121 FOL 033 Depth Limitation: NIL		Notations ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Description of Land / Easement Information <i>All that piece of Land, delineated and coloured</i> red on the map in the margin being part of Crown Allotment One hundred and----- twenty-seven ² Parish of Gembrook County of Evelyn - Together with a right of---- carriage way over the road colored brown on Plan of Subdivision No.7753 lodged in - the Office of Titles- - - - -		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND: VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 14/04/2000 VERIFIED: A.D.							
		COLOUR CODE R = RED							
 <p>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</p>									
<table border="1"><thead><tr><th colspan="2">TABLE OF PARCEL IDENTIFIERS</th></tr></thead><tbody><tr><td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1982</td></tr><tr><td colspan="2">PARCEL 1 = CA 127E (PT)</td></tr></tbody></table>				TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1982		PARCEL 1 = CA 127E (PT)	
TABLE OF PARCEL IDENTIFIERS									
WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1982									
PARCEL 1 = CA 127E (PT)									
LENGTHS ARE IN FEET & INCHES		Metres = 0.3048 x Feet Metres = 0.201168 x Links							
		Sheet 1 of 1 sheets							

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IMPORTANT NOTICE

This plan must be used only for the purpose for which it was intended. Any uncertainty in this plan must be clarified with the author.

IMPORTANT NOTICE

This plan is prepared for **RICHARD MEALOR** from a field survey for the purpose of designing new constructions on the land and should not be used for any other purpose. Services shown hereon have been located by field survey. Prior to any demolition, excavation or construction on site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services. This note is an integral part of this plan.

IMPORTANT NOTICE

This plan is not the subject of a title search. This plan is not based on a re-establishment survey nor is it related to title.

WARNING

Features and windows which were obstructed on the date of survey have not been located or shown on this plan. M J Reddie Surveys Pty Ltd take no responsibility for any damages caused as a result of this.

NOTATIONS

AHD heights have been computed from GNSS data using AUSGeoid2020. Data was provided by VRSNow CORS services on 3/02/2025. Heights have not been calibrated on to permanent marks.

Level datum: AHD

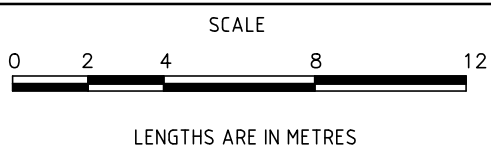
Levels shown thus: x 173.22

Contour interval: 0.2m

POSTAL ADDRESS: 105 WOORI YALLOCK ROAD, COCKATOO, 3781

Date of survey: 3/02/2025

PLAN OF FEATURE SURVEY



ORIGINAL SCALE 1:200 SHEET SIZE A1

NUMBER OF SHEETS IN PLAN 1
NUMBER OF THIS SHEET 1

SURVEYORS REF 24-05-427
VERSION 1
FILE AR

LEGEND

- | | | | |
|--------------------|--------------------|--------------------|---------------|
| ● ELECTRICITY PIT | ✕ GAS METER | Ⓜ PHOTO POINT | ⛶ WATER METER |
| ● ELECTRICITY POLE | ■ GAS VALVE | ▲ T.B.M. | ▼ TAP |
| ● ELECTRICITY POLE | ⊙ LIGHT/LIGHT POLE | △ INSTRUMENT POINT | ⛶ GATE |
| ● AND LIGHT | ⊙ SIGN | Ⓜ P.M. | ⛶ TELSTRA PIT |
| Ⓜ FIRE HYDRANT | ⊙ SEWER PIT | | Ⓜ TREE |
| Ⓜ SEWER INSP. PT. | ■ GRATED PIT | | |

M. J. Reddie Surveys Pty Ltd

ABN 49 005 965 257

1 Horner Street, Beaconsfield. 3807

P.O. Box 268, Berwick. 3806

Phone (03) 9707 4117 Fax (03) 9707 4428

PLAN OF SUBDIVISION				EDITION		PS 924532N	
<div>LOCATION OF LAND</div> <div>PARISH: GEMBROOK</div> <div>TOWNSHIP:</div> <div>SECTION:</div> <div>CROWN ALLOTMENT: 127E (PART)</div> <div>CROWN PORTION:</div> <div>TITLE REFERENCES: VOL 5121 FOL 033</div> <div>LAST PLAN REFERENCE/S: LOT 1 ON TP 402709X</div> <div>POSTAL ADDRESS: 105 WOORI YALLOCK ROAD (At time of subdivision) COCKATOO 3781</div> <div>MGA2020 CO-ORDINATES E 367 660 (of approx centre of land N 5 801 245 in plan) ZONE: 55</div>				<div>This copied document is made available for the purpose of the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you acknowledge and agree that you will only use the document for the purpose specified above and that any dissemination, distribution or copying of this document is strictly prohibited.</div>			
VESTING OF ROADS AND/OR RESERVES				NOTATIONS			
IDENTIFIER		COUNCIL/BODY/PERSON		DEPTH LIMITATION: Does not apply			
NIL		NIL					
NOTATIONS				<div>WARNING</div> <div>TOWN PLANNING PLAN ONLY</div> <div>NOT FOR DETAILED DESIGN</div> <div>SEE IMPORTANT NOTICES</div>			
<div>SURVEY:</div> <div>This plan is/is not based on survey.</div> <div>STAGING:</div> <div>This is/is not a staged subdivision</div> <div>Planning Permit No. -</div> <div>This survey has been connected to permanent marks No (s). -</div> <div>In Proclaimed Survey Area No. -</div>							
EASEMENT INFORMATION							
LEGEND A-Appurtenant Easement E-Encumbering Easement R-Encumbering Easement (Road)							
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of			
			<div>IMPORTANT NOTICE</div> <div>This plan must be used only for the purpose for which it was intended. Any uncertainty in this plan must be clarified with the author.</div> <div>IMPORTANT NOTICE</div> <div>This plan has been prepared for town planning purposes only and must not be used for any other purpose.</div>	<div>WARNING</div> <div>PRELIMINARY PLAN ONLY</div> <div>THIS IS A PHOTO COPY OF AN UNREGISTERED PLAN. This plan was prepared to be sealed by the Local Authority and to be registered by the Registrar of Titles. As alterations beyond the control of the surveyor may be required by the Local Authorities or the Registrar of Titles or other persons when the original is finally presented for registration, M. J. Reddie Surveys Pty Ltd can accept no liability for any loss or damage howsoever arising, to any person or corporation who may rely on this plan for any purpose. The original of this plan remains the property of M. J. Reddie Surveys Pty Ltd and copies of such plan made prior to registration must not be produced without this note which is an integral part of this plan prior to registration.</div>			
<div>M. J. Reddie Surveys Pty Ltd</div> <div>ABN 49 005 965 257</div> <div>1 Horner Street, Beaconsfield. 3807</div> <div>P.O. Box 268, Berwick. 3806</div> <div>Phone (03) 9707 4117 Fax (03) 9707 4428</div>		REF: 24-05-427		FILE: KMH830		ORIGINAL SHEET SIZE: A3	SHEET 1 OF 3
				LUKE M. REDDIE / VERSION 2			



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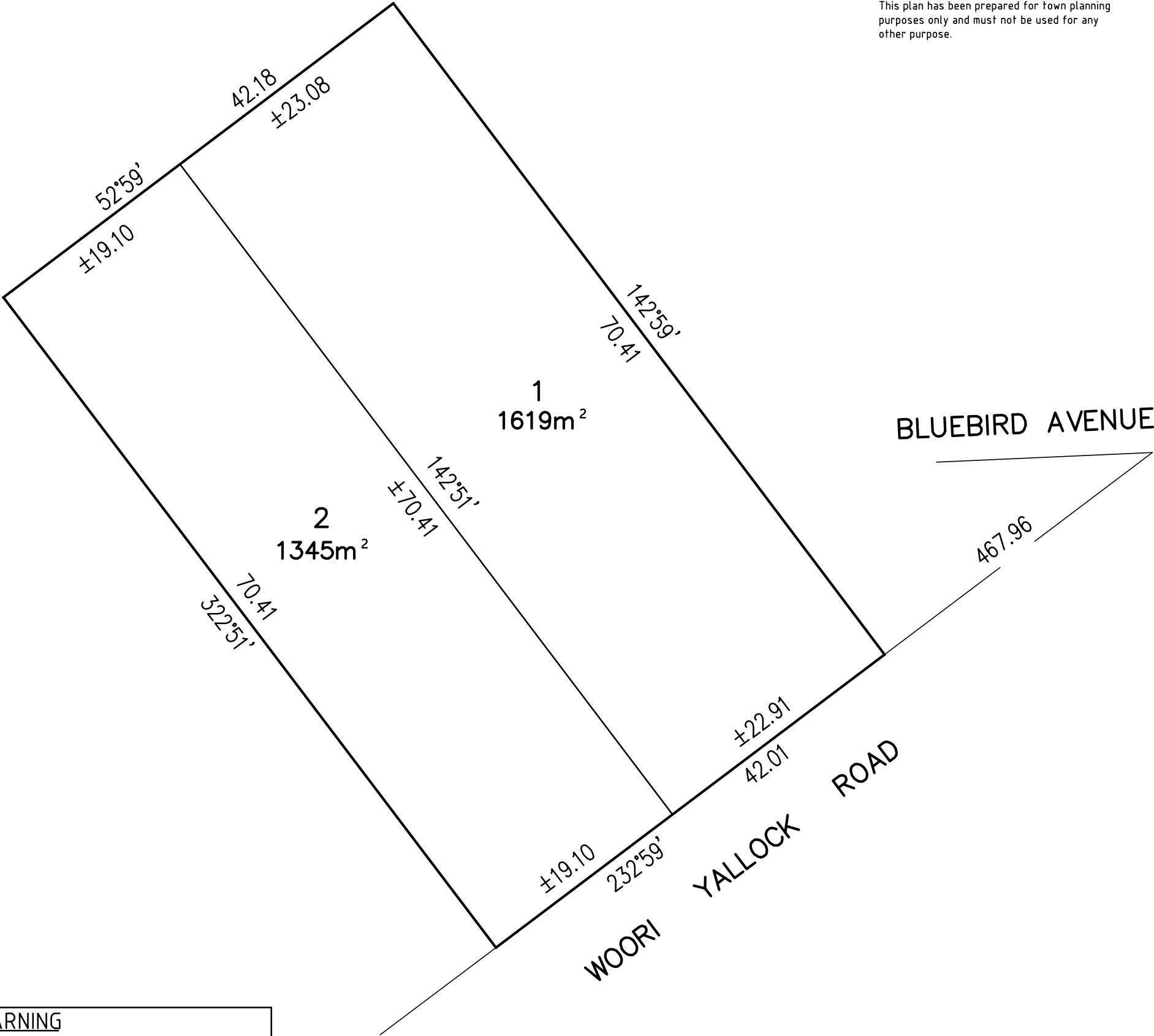
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WARNING
TOWN PLANNING PLAN ONLY
NOT FOR DETAILED DESIGN
SEE IMPORTANT NOTICES

M. J. Reddie Surveys Pty Ltd
ABN 49 005 965 257
1 Horner Street, Beaconsfield. 3807
P.O. Box 268, Berwick. 3806
Phone (03) 9707 4117 Fax (03) 9707 4428

SCALE
1:400

0 4 8 16 24
LENGTHS ARE IN METRES

ORIGINAL SHEET
SIZE : A3

SHEET 2

LUKE M. REDDIE / VERSION 2

CREATION OF RESTRICTION

THE REGISTERED PROPRIETORS OF THE BURDENED LAND COVENANT WITH THE REGISTERED PROPRIETORS OF THE BENEFITED LAND AS SET OUT IN THE RESTRICTION WITH THE INTENT THAT THE BURDEN OF THE RESTRICTION RUNS WITH AND BINDS THE BURDENED LAND AND THE BENEFIT OF THE RESTRICTION IS ANNEXED TO AND RUNS WITH THE BENIFITED LAND

LAND TO BENEFIT: LOT 1 ON THIS PLAN

LAND TO BE BURDENED: LOT 2 ON THIS PLAN

DESCRIPTION OF RESTRICTION:

THE REGISTERED PROPRIETOR OR PROPRIETORS FOR THE TIME BEING OF ALL LOTS ON THIS PLAN OF SUDIVISION SHALL NOT:

1. CONSTRUCT ANY DWELLING OR GARAGE OUTSIDE THE AREA SHOWN CROSS HATCHED ON THE PLAN IN THE SCHEDULE HEREUNDER WITHOUT THE WRITTEN CONSENT OF THE RESPONSIBLE AUTHORITY.

IMPORTANT NOTICE

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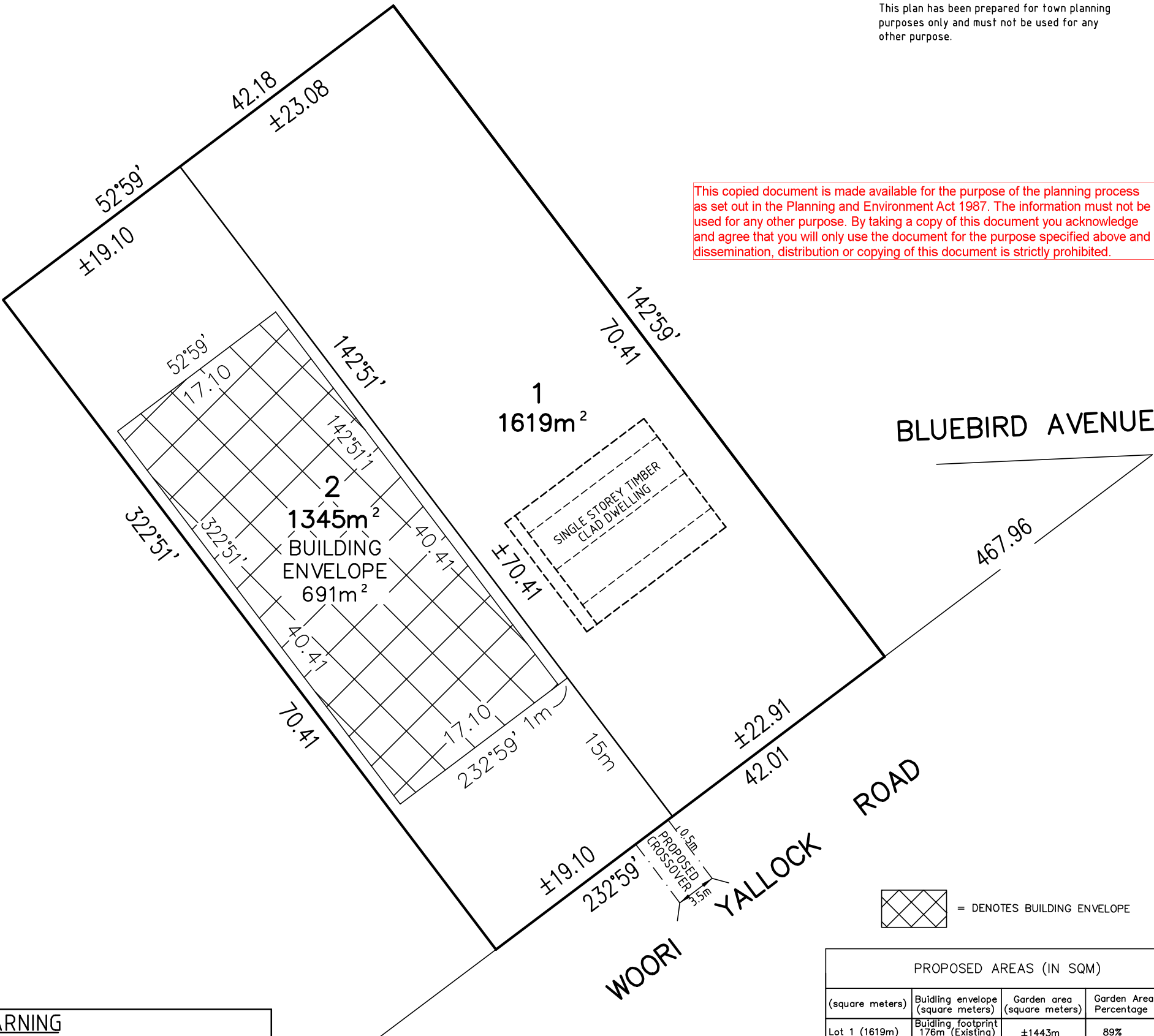
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 = DENOTES BUILDING ENVELOPE

PROPOSED AREAS (IN SQM)			
(square meters)	Buidling envelope (square meters)	Garden area (square meters)	Garden Area Percentage
Lot 1 (1619m)	Buidling footprint 176m (Existing)	±1443m	89%
Lot 2 (1345m)	Buidling envelope 691m	±654m	49%

WARNING
TOWN PLANNING PLAN ONLY
NOT FOR DETAILED DESIGN
SEE IMPORTANT NOTICES

M. J. Reddie Surveys Pty Ltd
ABN 49 005 965 257
1 Horner Street, Beaconsfield. 3807
P.O. Box 268, Berwick. 3806
Phone (03) 9707 4117 Fax (03) 9707 4428

SCALE
1:400

LENGTHS ARE IN METRES

LUKE M. REDDIE / VERSION 2

ORIGINAL SHEET
SIZE : A3

SHEET 3

CLAUSE 56 –SUBDIVISION ASSESSMENT

M.J Reddie Surveys
105 Woori Yallock Road Cockatoo

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105 Woori Yallock Road

2 Lot Subdivision

1.0 Introduction

This submission has been prepared in support of an application to subdivide the land know as 105 Woori Yallock Road Cockatoo into 2 lots.

In the course of preparing this report the proposal has been assessed against the relevant town planning controls and policies contained within the Cardinia Planning Scheme.

Parcel Details	Lot 1 on TP402709		
Planning Controls	ZONE:	Neighbourhood Residential Zone Schedule 1	
	OVERLAYS:	Design and Development Overlay – Schedule 2	
		Vegetation Protection Overlay – Schedule 2	
		Bushfire Management Overlay – Schedule 2	
Development Proposal	TOTAL SITE AREA:	Approx. 2964 sq meters	
	SUBDIVISION AREA:	Proposed Lot 1	1345sqm
		Proposed Lot 2	1619sqm
Planning Permit Trigger	Subdivide Land - Clause 32.09-3, Clause 44.06-2.		

2.0 SITE AND CONTEXT DESCRIPTION

Site Conditions

The site is currently located Woori Yallock Road. There is currently an existing dwelling on lot 1 with associated sheds and a proposed building envelope for lot 2. Lot 2 is vacant undeveloped land.

See below aerial photography of the site configuration



Surrounding Area

The surrounding area can be characterised as residential in all directions occupied by a mixture of single dwellings and associated outbuildings.

Woori Yallock Road feeds onto Belgrave – Gembrook Road. Both roads have been substantially developed. The 2 lot subdivision will suit the neighbourhood character well with the majority of the houses in the street a similar size to that proposed.

3.0 PROPOSAL

The proposal seeks to subdivide the site into 2 lots, proposed lot 1 has an existing house on it while lot 2 has a building envelope. See Plan of Subdivision PS924532N prepared by M.J.Reddie Surveys Pty Ltd.

- Lot 1 (existing dwelling) would have a frontage to Woori Yallock Road of 22.91m with an area of 1613 square meters
- Lot 2 would have a frontage to Woori Yallock Road of 19.10m, yielding an overall site area of 1351 square meters.

A full set of plans showing the proposed Plan of Subdivision and Design Response is provided.

4.0 PLANNING CONTROLS

The subject site is included in the Neighbourhood Residential Zone and is affected by multiple overlays.

Neighbourhood Residential Zone

The “purposes” of the Neighbourhood Residential Zone are:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To recognise areas of predominantly single and double storey residential development.*

- *To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

Pursuant to Clause 32.09-3 of the Cardinia Planning Scheme, a permit is required to subdivide land. The schedule to the zone does not specify a minimum lot size.

The Decision Guidelines of the Neighbourhood Residential Zone applicable to this proposal are:

General

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of this zone.*
- *The objectives set out in the 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.*

Response:

The proposed subdivision will result in additional infill housing supply in Cockatoo, whilst making use of existing infrastructure. The subdivision will implement a workable drainage scheme, provide access to existing walking/cycling paths for future occupants and will have convenient access to all necessary amenities and services currently available in Cockatoo. The subdivision meets the requirements set out in the Neighbourhood Residential Zone. It also respects the neighbourhood character of the area. Majority of lots within the vicinity are around the 1000sqm to 1500sqm mark.

Bushfire Management Overlay

The purpose of the overlay is to

- Implement the Municipal Planning Strategy and the Planning Policy Framework.
- To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.

- To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
- To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level

RESPONSE:

If required by council or the CFA a bushfire management report will be completed and any other supporting documents need as per clause 44.06.

Design and Development Overlay

The design objectives of the DDO2 are:

- To retain and protect the special character of the hills townships.
- To maintain the diversity in lot sizes and ensure that subdivision of land has regard to the existing subdivisional characteristics of the area.
- To ensure that the location and design of buildings protects and enhances the character and natural environment of the area and does not cause detriment to surrounding residents.
- To ensure that any development has regard to the environmental features and constraints of the land.

RESPONSE:

The subdivision can include a restriction that only allows the building to be built out of materials that respect the appearance of adjacent buildings, streetscape and the Puffing Billy Corridor. The large setback of 15m from Woori Yallock Road will allow for deep soil planting and will reduce the appearance of any dwellings from the street. It will also contribute in protecting the special character of the hills township and protection the existing vegetation.

The proposed building envelope also provides good solar access to the adjoining properties.

Significant Landscape Overlay

The purpose of the Significant Landscape Overlay are:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To identify significant landscapes.
- To conserve and enhance the character of significant landscapes.

Vegetation Protection Overlay

The purposes of the VPO are:

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

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- To protect areas of significant vegetation.
- To ensure that development minimises loss of vegetation.
- To preserve existing trees and other vegetation.
- To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance.
- To maintain and enhance habitat and habitat corridors for indigenous fauna.
- To encourage the regeneration of native vegetation.

RESPONSE:

The subdivision, with its large setbacks, will allow for more garden area and increased planting. The subdivision will make use of re-planting vegetation and using the large front yard setback to help plant a vegetation buffer. This will promote the scenic corridor for the Puffing Billy Tourist Railway. The building will also meet the objectives of these guidelines. These large set backs will also allow for deep soil planting. When a new dwelling is proposed, a landscape plan can support the application to ensure adequate vegetation regrowth. A arborist report can also be supplied to ensure that all measures are taking into account to protect native vegetation.

Cockatoo Township Strategy

The Cockatoo Township Strategy clearly states a need for an increase in housing to accomadate the projected increase of population. With minimal development sites capable of subdividing, the land in question will help meet these projections by completing a subdivision that meets the requirments of the planning scheme and is appropriate for development. The startegy states “*A rural country community with contained residential development*”, the propsal contains residential development in an area which is already developed, within close proximity to Cockatoo main street and close proximity to shops, schools and public transport. The subdivision also has a large site coverage to allow for screen planting and revegetation.

The land is within close proximity to key facilities and infrastructre including:

- Cockatoo Town Centre
- Alma Treloar Reserve
- Cockatoo Creek
- Cockatoo Primary School
- The 695 bus route
- Wrights Forest and,
- Cockatoo Recreation Reserve

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The 15m setback can be used as a vegetation buffer to maintain the look of the hills. The two lots also have large garden area percentages, with lot 1 having 89% and lot 2 having 49%.

5.0 PLANNING POLICY FRAMEWORK

Planning Policy Framework

The locational attributes for an increase in density accords with the general thrust of the Planning Scheme's policies as set out in the PPF. These policies encourage urban consolidation to accommodate for a variety of living arrangements and to respond to market demand for housing. The issue surrounding urban consolidation is the balancing of the 'status quo' against the various government policies, which clearly contemplate change in order to achieve broader urban consolidation benefits on a subject land such as this. The attributes of the site lend the property to a marginal increase in density and, ultimately, a change in built form to that currently found on the subject site. The proposal provides a residential subdivision which will result in appropriate family sized housing in an area where a level of change is clearly contemplated, within close proximity of a number of key facilities including shops, schools, major transport corridors and public open space.

It is clear that the subject site is in an area that can accommodate a modest level of change and increase in dwelling density as sought by urban consolidation principles whilst balancing the planning matters of neighbourhood character, built form outcomes and external amenity. It is submitted that the proposal achieves this balance within the existing residential area of Cockatoo, incorporating an appropriate subdivision design that can reflect built form within the area, whilst increasing dwelling density and diversity and also ensuring amenity is maintained to adjoining and surrounding properties.

The subdivision will create additional residential development within a well serviced area with existing community facilities including road networks, public transport connectivity and open space.

Furthermore, the following is highlighted:

- As encouraged by the PPF the subject land is located in a residential area that is well serviced by various forms of social and physical infrastructure including public transport, commercial areas, parkland, schools and public transport. The proposed subdivision makes greater use of the land that is available on the subject land and concentrates development in an established residential area without adversely affecting surrounding properties or services.
- The proposal provides for a modest increase in the diversity of housing in this area.
- The proposal is generally consistent with the PPF as it:
 - Is generally well-designed in compliance with Clause 56 - ResCode.
 - Improves housing choice and diversity in the area.
 - Makes more efficient use of existing infrastructure and services.

It is submitted that the proposal is an example of development encouraged by State Planning Policy within the established urban area to reduce the pressure for fringe development.

The proposed development is compatible with the Municipal Strategic Statement. The MSS clearly states that there is a growing need for a variety of dwelling types to cater for a changing population, with diversity in housing options a key element in catering for the various life cycles of residents. Furthermore, we note the following;

- It will facilitate an increase in population that is encouraged within a residential area.
- It will contribute to supporting and combating the predicted population growth within the municipality and changes of housing preferences of the population.
- It will provide a range of housing choice to meet the diverse needs of the community.
- It will not unduly affect the environmental or drainage features of the site and its surrounds.
- It will provide a form of housing with access to facilities and services.

The proposed subdivision responds to the objectives of the MSS by managing the consolidation of urban growth within a residential setting which complements the existing residential character of the area and by conserving and enhancing a highly valued landscape within the municipality.

The proposal is submitted to have due regard to relevant planning issues affecting the hills which includes protection of the canopy tree character. As is evident in the submission, the proposal has sought to protect existing trees on neighbouring properties, whilst contributing to the diversity of housing choice for Cardinia's residents and providing for an intensification of development which meets the increased demand for housing.

6.0 GENERAL AND PARTICULAR PROVISIONS

Clause 52.01 — Public Open Space Contribution and Subdivision

This policy states that if a person wishes to subdivide land a contribution to the council for public open space in an amount specified schedule to this clause must be made. Clause 52.01 states that a public open space contribution may be made only once for any of the land to be subdivided.

It is acknowledged that a public open space contribution has not been made on the land previously and will not need to be made (in accordance with Clause 52.01) should a permit issue for the subdivision.

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Clause 56 – Residential Subdivision

See **Appendix A** of this report for a full assessment against the relevant standards of Clause 56 (Residential Subdivision):

Clause 65.02 - Decision Guidelines

With regard to this clause, the following comments are made:

Approval of an application or plan, states that 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.*

Assessment Summary

Clause 65 does not introduce any additional decision making criteria that has not been considered as part of the applicable planning controls. The proposed subdivision is in accordance with all relevant decision guidelines of Clause 65 of the Cardinia Planning Scheme. With regard to this clause, the following comments are made:

- The land is suitable for subdivision.

- The proposed development and future use of the land is entirely consistent with the existing and proposed development of the land and nearby land.
- Cardinia's strategic policies specifically designated this area as residential.
- It is considered that the proposed subdivision design is responsive to the shape of the land and the natural constraints of the land.

Clause 66.01 – Referrals and Notice Provisions

The provisions of Clause 66.01 set out the types of applications which must be referred under Section 55 of the Act or for which notice must be given under Section 52(1) (c) of the Act.

Specifically, an application for a two-lot subdivision must include mandatory conditions as set out in Clause 66.01.

7.0 CONCLUSION

The applicable planning scheme provisions outlined above are supportive of the proposed residential subdivision. The subdivision has been designed in accordance with the State and Local Planning Policy Framework and in accordance with the requirements of the zoning and overlay controls which have been set out above. The proposed development will provide for additional allotments for the establishment of future housing within the municipality. The increase in the total number of allotments will assist in catering for those seeking to reside in the municipality, while providing for diversity to accommodate the varying housing needs. The proposed subdivision will ensure that the values of the area will not be compromised. The size of the allotments will not only provide for the establishment of residential dwellings but will also provide ample opportunities for the establishment of landscaping and revegetation which will complement the area.

For the reasons discussed above, we respectfully submit that the proposal should be supported and that a Planning Permit for this proposal be issued

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Clause 56 Assessment

Clause 56.03 - Liveable and Sustainable Communities		
<p>Clause 56.03-5</p> <p>Neighbourhood character objective</p> <ul style="list-style-type: none"> To design subdivisions that respond to neighbourhood character. 	<p>Standard C6</p> <p>Subdivision should:</p> <ul style="list-style-type: none"> 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. 	<p>Complies</p> <p>A subdivision site and context description and design response plan have been provided as part of this application, as well as a detailed written description within the accompanying town planning submission, outlining the existing conditions of the subject site as well as its surrounding environs.</p>
<p>Clause 56.04-2</p> <p>Lot area and building envelopes objective</p> <ul style="list-style-type: none"> 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 	<p>Standard C8</p> <p>Lots of between 300 square metres and 500 square metres should:</p> <ul style="list-style-type: none"> 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 	<p>Complies</p> <p>A building envelope has been provided for lot 2 and fulfils the minimum requirements of standard C. Lot 1 has an existing dwelling on it.</p>

and the retention of significant vegetation and site features.	<p>by 15 metres, or 9 metres by 15 metres if a boundary wall is nominated as part of the building envelope.</p> <p>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.</p>	
<p>Clause 56.04-3</p> <p>Solar orientation of lots objective</p> <ul style="list-style-type: none"> To provide good solar orientation of lots and solar access for future dwellings. 	<p>Standard C9</p> <p>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:</p> <ul style="list-style-type: none"> 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. 	<p>Complies</p> <p>Given the lot size, the site is considered to have appropriate solar orientation for the existing dwellings.</p>

<p>Clause 56.04-5</p> <p>Common area objectives</p> <ul style="list-style-type: none"> • 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. • 	<p>Standard C11</p> <p>An application to subdivide land that creates common land must be accompanied by a plan and a report identifying:</p> <ul style="list-style-type: none"> • 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. 	<p>Complies</p> <p>No common property is proposed for the subdivision.</p>
<p>Clause 56.06-8</p> <p>Lot access objective</p> <ul style="list-style-type: none"> • To provide for safe vehicle access between roads and lots. 	<p>Standard C21</p> <p>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 should be provided via rear or side access lanes, places or streets. The design and construction of a crossover</p>	<p>Complies</p> <p>Access to lot 1 will remain unchanged from Woori Yallock Road. A proposed new crossover will need to be constructed to service lot 2 to the satisfaction of council.</p>

	should meet the requirements of the relevant road authority.	
Clause 56.07 - Integrated Water Management		
Clause 56.07-1 Drinking water supply objectives <ul style="list-style-type: none"> • 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: <p>Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.</p> <p>Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.</p>	Complies The site currently enjoys access to reticulated water. The owner will enter into an agreement with South East Water for the provision of water supply to each lot.
Clause 56.07-2 Reused and recycled water objective <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Human Services. • Provided to the boundary of all lots in the subdivision where required by the relevant water authority. 	Complies The size of the subdivision and the number of lots involved is too small to implement any recycled water supply. <p>The use of water tanks and other water saving measures can be implemented into any future development.</p>

<p>Clause 56.07-3</p> <p>Waste water management objective</p> <ul style="list-style-type: none"> 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. 	<p>Standard C24</p> <p>Waste water systems must be:</p> <ul style="list-style-type: none"> 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 any relevant approved domestic waste water management plan. <p>Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant sewerage authority.</p>	<p>Complies</p> <p>Reticulated waste water (sewer) is currently available to the site. The owner will enter into an agreement with South East Water for the provision of sewer to each lot</p>
<p>Clause 56.07-4</p> <p>Urban run-off management objectives</p> <ul style="list-style-type: none"> 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 	<p>Standard C25</p> <p>The urban stormwater management system must be:</p> <ul style="list-style-type: none"> 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 urban run-off is proposed. Designed to meet the current best practice performance objectives for stormwater 	<p>Complies</p> <p>Stormwater management and outfall will be to the satisfaction of the Council as required via any permit conditions the Council implements.</p> <p>The storm water discharged from hard standing or impervious surfaces is minimal compared to the size of the property.</p>

<p>stormwater runoff and protect the environmental values and physical characteristics of receiving waters from degradation by urban runoff.</p>	<p>quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended.</p> <ul style="list-style-type: none"> Designed to ensure that flows downstream of the subdivision site are restricted to predevelopment levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts. <p>The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design. For all storm events up to and including the 20% Average Exceedence Probability (AEP) standard:</p> <ul style="list-style-type: none"> 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. <p>For storm events greater than 20% AEP and up to and including 1% AEP standard:</p> <ul style="list-style-type: none"> 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 	
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	<p>to flooding meet the safety criteria $da V_{ave} < 0.35 \text{ m}^2/\text{s}$ (where, da = average depth in metres and V_{ave} = average velocity in metres per second).</p> <p>The design of the local drainage network should:</p> <ul style="list-style-type: none"> • Ensure run-off 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, run-off 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 runoff in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs. <p>Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.</p>	
<p>Clause 56.08 - Site Management</p>		

<p>Clause 56.08-1</p> <p>Site management objectives</p> <ul style="list-style-type: none"> 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 re-use of materials from the site and recycled materials in the construction of subdivisions where practicable. 	<p>Standard C26</p> <p>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:</p> <ul style="list-style-type: none"> Erosion and sediment. Dust. Run-off. Litter, concrete and other construction wastes. Chemical contamination. Vegetation and natural features planned for retention. <p>Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.</p>	<p>Complies</p> <p>The level of construction on site is considered minimal for the 2 lot subdivision other than the relocation of services that may be required.</p> <p>It is considered that the standard can be satisfied via a condition on permit requiring the submission of an Environmental Management Plan.</p>
<p>Clause 56.09 - Utilities</p>		
<p>Clause 56.09-1</p> <p>Shared Trenching Objective</p> <ul style="list-style-type: none"> To maximise the opportunities for shared trenching. To minimise constraints on 	<p>Standard C27</p> <p>Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.</p>	<p>Complies</p> <p>Most of the infrastructure is existing, however, where possible shared trenching on the site will be conducted. Detailed design plans will be prepared prior to works commencing.</p>

landscaping within street reserves.		
<p>Clause 56.09--2</p> <p>Electricity, telecommunications and Gas Objective</p> <ul style="list-style-type: none"> • To provide public utilities to each lot in a timely, efficient and cost effective manner. • To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources. 	<p>Standard C28</p> <p>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.</p> <p>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.</p> <p>Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.</p>	<p>Complies</p> <p>The proposed subdivision will have access to all services presently enjoyed by other properties in this area. The owner will be required to enter into an agreement with the relevant service providers for the provision of such services.</p>

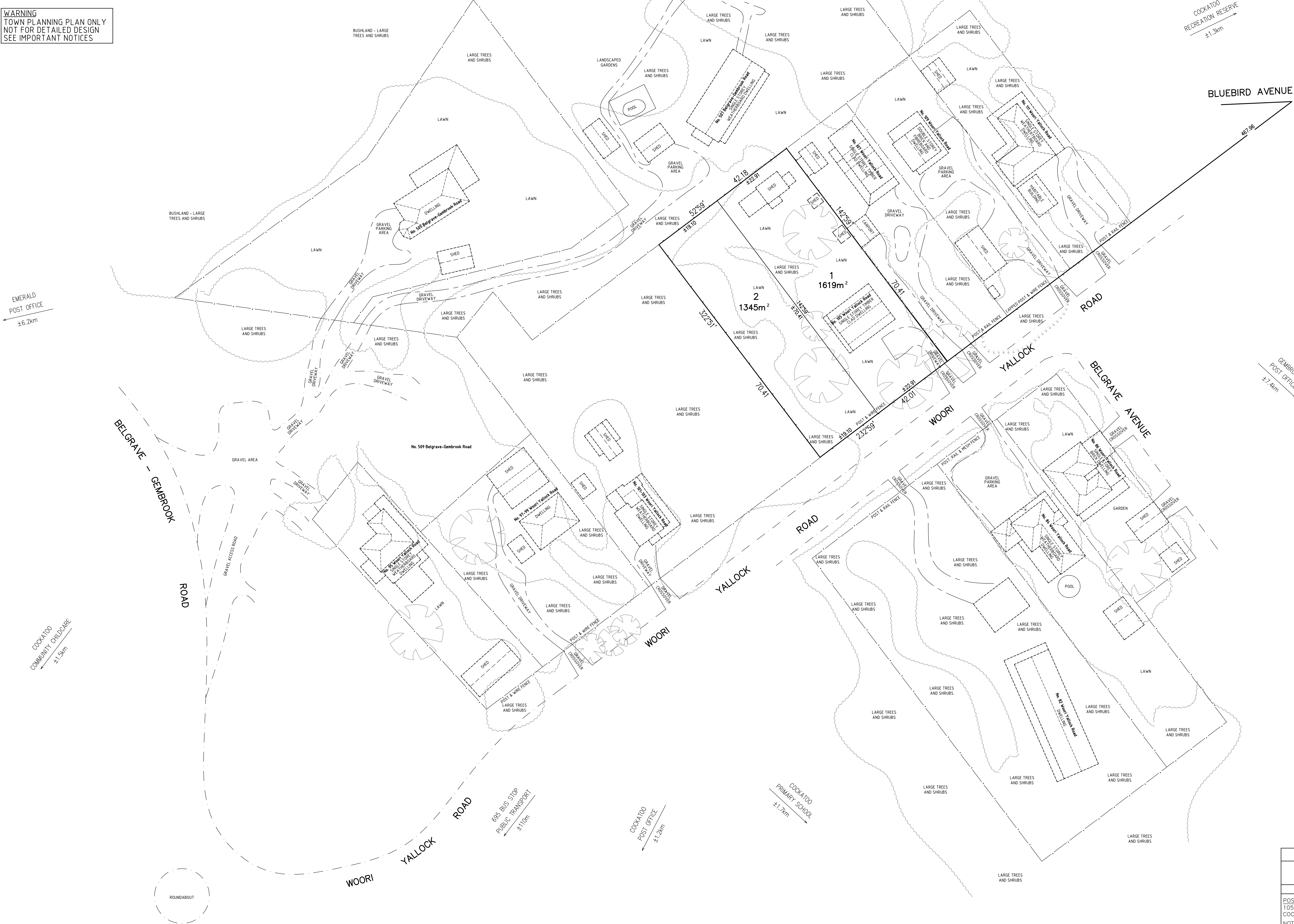
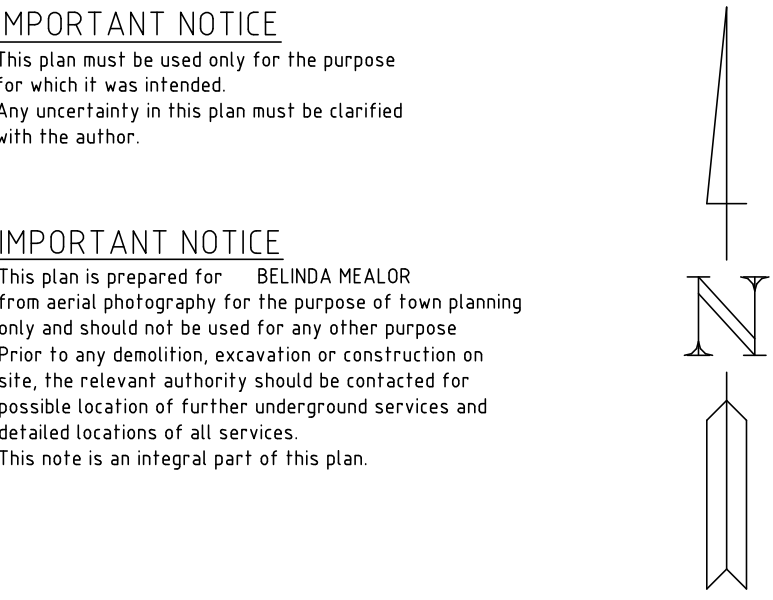
WARNING
Position of boundaries shown
is **APPROXIMATE ONLY**.
This plan is not the result of a title
re-establishment survey.
This plan is not the subject
of a title search.

IMPORTANT NOTICE
This plan must be used only for the purpose
for which it was intended.
Any uncertainty in this plan must be clarified
with the author.

IMPORTANT NOTICE
This plan is prepared for BELINDA PEALOR
from aerial photography for the purpose of town planning
only and should not be used for any other purpose.
Prior to any demolition, excavation or construction on
site, the relevant authority should be contacted for
possible location of further underground services and
detailed locations of all services.
This note is an integral part of this plan.

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NEIGHBOURHOOD AND SITE DESCRIPTION PLAN			
NOTATIONS		No. OF SHEETS IN PLAN 1	No. OF THIS SHEET 1
POSTAL ADDRESS: 105 Woori Yallock Road COCKATOO 3781		<div>0481624</div> <div>SCALE</div> <div>LENGTHS ARE IN METRES</div>	ORIGINAL SHEET SCALE SIZE A0
NOTE: See certificate of title for easement and Title details			
NOTE: This plan has been created from aerial photography and should be used for Town Planning purposes only		M. J. Reddie Surveys Pty Ltd ABN 49 005 960 257 1 Horner Street, Beaconsfield. 3807 P.O. Box 258, Berwick. 3806 Phone (03) 9707 4117 Fax (03) 9707 4428	

Standard C6

- *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.*

The current neighbourhood character on the street are lot sizes of approximately 1400sqm with some larger lots and some smaller lots. The current lot is underdeveloped compare to the surround lots. The lot is 2964sqm with the 3 lots to the north-east all 1416sqm lots. The new subdivision will not adversely affect the neighbourhood character of the area as the lots proposed are consistent with what is already in the street.

- *Respond to and integrate with the surrounding urban environment.*

As discussed above, the current lot is underdeveloped compared to the surrounding lots.

- *Protect significant vegetation and site features.*

There is minimal significant vegetation onsite. All vegetation are minor garden bushes which hold no significant value. No native vegetation will be removed for the subdivision. The large garden areas (lot 1 89% & lot 2 49%) will allow for deep soil planting once the subdivision is complete. The existing lot already has a garden and some major vegetation that will not be impacted in the subdivision.

Standard C8

- *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.*

The proposed envelopes meet the requirements of A10 and A11 and are 1m off the existing and proposed boundary.

Standards A12 and A15 apply to the development of the dwelling. When the development of the dwelling occurs the design will include detailed drawings of how these standards are met. If required by council a restriction can be put on the plan of subdivision to enforce this.

- *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*

Solar access, easements and vegetation have all been taken into account with the design on the building envelope. The minor garden vegetation on site holds no significant value and new plants and vegetation can be replanted with the large garden area proposed.

Standard C9

- *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.*

The current design respects the neighbourhood character of the area. With all lots on the street facing the same way. It would be unreasonable to move the proposed boundary line as it would have negative visual impacts from the street.

- *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.*

The current design respects the neighbourhood character of the area. With all lots on the street facing the same way. This design allows for any future solar to be installed.

Standard C27

We have attached the site plan.

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SUBDIVISION (PROCEDURES) REGULATIONS 2011 - SCHEDULE 1
SCHEDULE 1
FORMS

Sub. 1

FORM 1

Regulation 6

Subdivision Act 1988

APPLICATION FOR CERTIFICATION OF PLAN

PART A. [All Applicants complete this Section]

Plan No.: PS 924532N

To: Cardinia Shire Council
Po Box 7 Pakenham VIC 3810

1. Michael Reddie

OE: PO BOX 268
Berwick, 3806

Telephone: 9707 4117

apply to have the attached:

☒ PLAN OF SUBDIVISION

*PLAN OF CONSOLIDATION

*PLAN OF CREATION/REMOVAL/VARIATION OF EASEMENT/RESTRICTION

certified under the Subdivision Act 1988

and to have advice of street numbers allocated

1. 105 Woolf Yallock Rd Cockatoo

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anything requiring the unanimous resolution of the members of the owners corporation under Division 3 of Part 5 of the Subdivision Act 1988 or an order of the Victorian Civil and Administrative Tribunal under section 34D of the Subdivision Act 1988?

*YES [provide details] *NO

If 'YES', have the members of the affected owners corporation passed a unanimous resolution to proceed with the alterations shown on the attached plan?

*YES *NO

If 'NO', has the Victorian Civil and Administrative Tribunal made an order under section 34D of the Subdivision Act 1988?

Sub. 1

*YES *NO

Signed:

[Name and position of applicant]

IF THE APPLICANT IS NOT THE OWNER, the owner must provide written consent under section 5(5) of the Subdivision Act 1988 —

(a) if the application is made in paper form by signing the following—

I/We consent to the applicant submitting this plan to the Council for certification.

Signed



Bushfire Management Assessment:
2-Lot Subdivision and Proposed Dwellings
105 Woori Yallock Road Cockatoo
4 October 2024

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Report:	Bushfire Management Statement: 1 View Street, Upwey
Report no:	24062
Author / Contact:	Karen Blancas Mejia / Greg James 0459 020 061 info@rangesconsulting.com
Date:	4 October 2024
Prepared for:	Reddies Surveys

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1 Introduction

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This Bushfire Management Statement is prepared in accordance with clause 44.06 Bushfire Management Overlay outlined in the Cardinia Shire Council Planning Scheme.

Site Details

Subject Site:	105 Woori Yallock, Cockatoo
Overlays:	Bushfire Management Overlay (BMO2) Design and Development Overlay (DDO2) Vegetation Protection Overlay (VPO2)
Zoning:	Neighbourhood Residential Zone (Schedule 2) – (NRZ1)

Summary of Proposal

Development Plan:	2 lot subdivision and building envelope
Application Pathway	Pathway 3
Construction	BAL 29 for new dwellings
Defendable Space:	50m or to the property boundary (shared between Lot 1 and 2)
Water Supply and Access:	10,000 litre water tank is required for each lot. CFA fittings not required.

Site Description

Site Dimensions:	Refer to Attachment 1 Site Plans
Site Area:	2,972m ² (Lot 1 = 1,619 m ² , Lot 2 = 1,345 m ²)
Buildings and Works	Subdivision into 2 Lots with the addition of a new dwelling in Lot 2

Application Requirements

This application is to address 'Pathway 3' requirements including:

- A bushfire hazard site assessment including a plan that describes the bushfire hazard within 150 metres of the proposed development. The description of the hazard must be prepared in accordance with Sections 2.2.3 to 2.2.5 of AS3959:2009 Construction of buildings in bushfire prone areas (Standards Australia).
- A bushfire hazard landscape assessment including a plan that describes the bushfire hazard of the general locality more than 150 metres from the site. Photographs or other techniques may be used to assist in describing the bushfire hazard. This requirement does not apply to a dwelling that includes all of the approved measures specified in Clause 53.02-1.
- A bushfire management statement describing how the proposed development responds to the requirements in this clause and Clause 44.06. If the application proposes an alternative measure, the bushfire management statement must explain how the alternative measure meets the objective.

2 Bushfire Hazard Assessment

A site investigation was undertaken on 26 September 2024 to determine the vegetation types within 150 metres of the development site. Plan 1 of Appendix 1 shows the hazard vegetation types within 150 metres of the property boundary. Classification of vegetation types is consistent with definitions in AS-3959 Construction of buildings in Bushfire Prone Areas.

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2.1 Assessment Area

The development site is surrounded by residential properties throughout most of the 150m assessment area (~55%). The remaining area is classified as forest vegetation, located north and south of the property (35%) and grassland (10%) at the northeast.

The table below provides a summary of vegetation types and slopes in all directions concerning the property and the following page provides descriptions of these vegetation types.

Table 1. Vegetation Types within 150 metres

Vegetation (within 150m of the site)				
	Hazard 1	Hazard 2	Hazard 3	Hazard 4 - Modified
	Low Threat <input type="checkbox"/>	Low Threat <input type="checkbox"/>	Low Threat <input type="checkbox"/>	Low Threat <input type="checkbox"/>
	Modified <input type="checkbox"/>	Modified <input type="checkbox"/>	Modified <input type="checkbox"/>	Modified <input checked="" type="checkbox"/>
	Forest <input checked="" type="checkbox"/>	Forest <input type="checkbox"/>	Forest <input checked="" type="checkbox"/>	Forest <input type="checkbox"/>
	Woodland <input type="checkbox"/>	Woodland <input type="checkbox"/>	Woodland <input type="checkbox"/>	Woodland <input type="checkbox"/>
	Scrub <input type="checkbox"/>	Scrub <input type="checkbox"/>	Scrub <input type="checkbox"/>	Scrub <input type="checkbox"/>
	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>	Rainforest <input type="checkbox"/>
	Grassland <input type="checkbox"/>	Grassland <input checked="" type="checkbox"/>	Grassland <input type="checkbox"/>	Grassland <input type="checkbox"/>
Effective Slope (under classified vegetation)	Upslope/Flat <input type="checkbox"/>	Upslope/Flat <input checked="" type="checkbox"/>	Upslope/Flat <input checked="" type="checkbox"/>	Upslope/Flat <input checked="" type="checkbox"/>
	Downslope	Downslope	Downslope	Downslope
	>0 to 5 ° <input checked="" type="checkbox"/>	>0 to 5 ° <input type="checkbox"/>	>0 to 5 ° <input type="checkbox"/>	>0 to 5° <input type="checkbox"/>
	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>	>5 to 10° <input type="checkbox"/>
	>10° to 15° <input type="checkbox"/>	>10° to 15° <input type="checkbox"/>	>10° to 15° <input type="checkbox"/>	>10° to 15° <input type="checkbox"/>
	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>	>15 to 20° <input type="checkbox"/>
	>20° <input type="checkbox"/>	>20° <input type="checkbox"/>	>20° <input type="checkbox"/>	>20° <input type="checkbox"/>
Distance to Vegetation	33m	81m	33m	All directions, including the property

2.2 Vegetation Classification

The 3 types of vegetation classes occurring within the 150-metre assessment area are described below.

Forest

Forest vegetation occurs in two large areas to the North and South from the property, both areas extending beyond the 150m assessment area. Hazard 1, is forest vegetation to the North situated in public land surrounding the Cockatoo Creek, extending ~2.32 Ha, with around 0.6 hectares in the 150 assessment area. This area occurs 33m from the study site (Fig. 1 and 3). Hazard 2 is 33m south of the subject site (Fig. 2) and is located in private property.

The vegetation supports a mature stringy bark and ribbonbark canopy and a variety of life forms such as understorey trees, tree ferns, grasses. Furthermore, the soil is covered by a variety of organic matter such twigs, logs, and leaf litter.

Grassland

Hazard 2 is Grassland vegetation occupies ~10% of the 150m assessment area. Although located in private property and the condition at first impression could be classified as a low threat, the maintenance could not be considered guaranteed, therefore it is considered Grassland in accordance with AS-3959.

Modified

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Modified vegetation refers to vegetation that differs from standard hazard vegetation (e.g., forest and grassland) in that it may contain significant fuel loads but its continuity and structure is altered due to urban development and a partially managed understorey, furthermore, commonly founding a mix of exotic plant species and some native vegetation.

Modified vegetation was observed to be contiguous within the title boundary, as well within the neighbouring properties over Woori Yallock Road and Belgrave Avenue, completely surrounding all aspects of the site of study. Modified vegetation accounts for ~55% (5.4 Ha) of the 150m assessment area and extends further beyond the 150m especially South from the property. (Refer to figure 3 - 6).



Figure 1. Forest vegetation, North from the property further 150m assessment.



Figure 2. Forest vegetation, South facing the site of study



Figure 3. Modified vegetation facing North, with Forest vegetation 33m from the site.



Figure 4. Modified vegetation facing East from the property boundary.



Figure 5. Modified vegetation within adjacent properties on Belgrave Avenue.



Figure 6. Modified vegetation at the study site.

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3 Bushfire Hazard Landscape Assessment

The Landscape Hazard Assessment describes potential bushfire risks beyond 150 metres including Landscape typology, fire history, potential bushfire behaviour and evacuation options.

Plan 2 shows that while much of the local area is dominated by residential properties, although large, forested lands or open grasslands persist within ~4km of the subject site. Significant forested areas include Cockatoo Creek Water Frontage to the North and Southwest, Puffing Billy and Cultural Features Reserve from the South, and Wright Forest Bushland Reserve West of the site subject, and other small reserves to the West.

3.1 Fire History

While the areas within 150m of the subject site could be deemed a low fire risk, The 1983 Ash Wednesday impacted and devastated the surrounding townships and pastures.

Prescribed burns have been implemented on public land at Wright Forest Bushland Reserve in recent years (2000-2022) to reduce fuel loads. This reserve is located just over 250 meters from the subject site to the West. The frequency of these burns are likely to alleviate fire threat to neighbouring properties over various fire seasons. However, fuel reduction burns are generally only effective in the first five years following a burn and there have been no controlled burns in the last 10 years within 1.5km of the site

From the East, there are substantial hectares of private property, which from aerial view appears as forest vegetation and fuel management is unknown.

3.2 Access to Refuge and Emergency Services

Map 2 shows 2 designated 'Neighbourhood Safe Places' (NSP): Cockatoo Mountain Road Reserve Indoors Sports Complex and Emerald Worrell Reserve Oval. An NSP is an area or premises that may, as a last resort, provide some sanctuary from the threat of fire and it is fortunate that there are options available in the local area.

The most appropriate refuge would depend on the location of the bushfire and its direction of travel. Cockatoo Mountain Road Reserve Indoors Sports Complex occurs within 1.3 km of subject site, and Emerald Worrell Reserve Oval occurs 5.6 km. Although local NSP's potentially provide an option for safety, no NSP should not be relied upon given the unpredictable nature of fire.

The Cockatoo Fire Station is situated at 750 metres away located at Pakenham Road. Furthermore, Emerald Fire Station is situated 5.6 km away from the subject site. This demonstrates that emergency services and facilities are well resourced in the local area.

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3.3 Landscape Typology

The Technical Guide to Planning Permit Applications in the Bushfire Management Overlay (DELWP 2017) outlines 4 Landscape Types ranging from Landscape Type 1 (low risk) to Landscape Type 4 (extreme) as outlined below.

Landscape Type	Description
Type 1	<ul style="list-style-type: none"> – There is little vegetation beyond 150 metres of the site (except grasslands and low-threat vegetation). – Extreme bushfire behaviour is not possible. – The type and extent of vegetation is unlikely to result in neighbourhood scale destruction of property. – Immediate access is available to a place that provides shelter from bushfire.
Type 2	<ul style="list-style-type: none"> – The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site. – Bushfire can only approach from one aspect and the site is located in a suburban, township or urban area managed in a minimum fuel condition. – Access is readily available to a place that provides shelter from bushfire. This will often be the surrounding developed area.
Type 3	<ul style="list-style-type: none"> – The type and extent of vegetation located more than 150 metres from the site may result in neighbourhood-scale destruction as it interacts with the bushfire hazard on and close to a site. – Bushfire can approach from more than one aspect. – The site is located in an area that is not managed in a minimum fuel condition. – Access to an appropriate place that provides shelter from bushfire is not certain.
Type 4	<ul style="list-style-type: none"> – The broader landscape presents an extreme risk. – Evacuation options are limited or not available.

The local landscape character surrounding the proposed development is best described as Landscape Type 3. It is possible that a fire can come from any direction. Despite fuel management of nearby public land, other closer forested areas are not managed, including private property nearby

In the event of emergency evacuations, access to areas of refuge remain reasonably certain within nearby townships. In summary, the landscape risks pose some threat to development on the property and an integrated plan to mitigate bushfire risks is required including:

- a suitable standard of construction for dwellings in accordance with AS-3959.
- designated defendable space
- water supply

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4 Bushfire Management Statement

This section describes how the proposed development responds to the requirements of *Bushfire Planning* outlined Clause 53.02-3 (Pathway 1) of the Cardinia Shire Council.

4.1 Definition of objectives and measures

Four key provisions are outlined in Clause 53.02 to fulfil the purpose of *Bushfire Planning*:

- a) **Objectives.** An objective describes the outcome that must be achieved for a completed development.
- b) **Approved measures (AM).** An approved measure meets the objective.
- c) **Alternate measures (AltM).** An alternative measure may be considered where the authority responsible is satisfied that the objective can be met. The authority responsible may consider other unspecified alternative measures.
- d) **Decision guidelines.** The decision guidelines set out the matters that the responsible authority must consider before deciding on an application, including whether any proposed alternative measure is appropriate.

As outlined below, the proposed development can achieve all the objectives of *Bushfire Planning* with application of 'approved measures'.

4.2 Landscape, Siting and Design Objectives

Approved Measures (Clause 53.02)

AM 2.1 The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.

AM 2.2 - A building is sited to ensure the site best achieves the following:

- The maximum separation distance between the building and the bushfire hazard.
- The building is in close proximity to a public road.
- Access can be provided to the building for emergency service vehicles.

Response to objectives (2.1 – 2.2)

The act of subdivision complies with approved measures given the distance from classified vegetation. The subject site is in close proximity to a public road and is accessible by emergency service vehicles.

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Approved Measures (Clause 53.02)

AM 2.3 - A building is designed to be responsive to the landscape risk and reduce the impact of bushfire on the building.

Response to objective 2.3

The proposed development will be designed and built to comply with recommended BAL 29 construction standards based on modified and forest vegetation being the prevailing threat.

4.3 Subdivision Objectives (AM 5.1 – Part A)

Objectives

An application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows:

- A building envelope for a single dwelling on each lot that complies with AM 2.2 and provides defensible space in accordance with:
 - I. Columns A or B of Table 2 to Clause 53.02-3 for a subdivision that creates 10 or more lots; or
 - II. Columns A, B or C of Table 2 to Clause 53.02-3 for a subdivision that creates less than 10 lots.

Response to Objectives

The two lot subdivision and new dwellings will be constructed in accordance with the current bushfire regulations (Table 2 of clause 53.02).

The table below outlines the relevant Bushfire Attack Level (BAL) for new dwellings and defensible space based on the vegetation within 150 metres.

Direction	North	South	East	West
Vegetation Type	Forest	Forest	Modified	Modified
Slope	Flat/Downslope	Upslope	Flat	Flat
Degrees	<4°	9°	na	na
Distance	33m	33m	Contiguous	Contiguous
BAL Options				
Defendable Space for BAL 12.5	57	48	na	na
Defendable Space for BAL 19	43	35	na	na
Defendable Space for BAL 29	32	25	50m or to PB*	50m or to PB*

* PB – Property Boundary

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The table above demonstrates that BAL 29 defensible space complies in all directions from the proposed building envelope. Future development requires a defensible space to the property boundary and a minimum BAL 29 construction standard for a new dwelling.

4.4 Subdivision Objectives (AM 5.1 – Part B)

Objectives and Responses

Objective A. Defendable space wholly contained within the boundaries of the proposed subdivision.

Objective B. Defendable space may be shared between lots within the subdivision. Defendable space for a lot may utilise communal areas, such as roads, where that land can meet the requirements for defendable space.

Objective C. Vegetation management requirements in accordance with Table 6 to implement and maintain the defendable space required under this approved measure.

Response: Although both lots are small, defendable space to the property boundary is appropriate given that forest vegetation is at least 32m away. Defendable space must be shared between the two lots in order to comply with bushfire management objectives. Vegetation management will require tree removal, management of understorey and limitations on future planting.

4.5 Defendable Space within the Property

Plan 3 provides the *Defendable Space Assessment* where forest vegetation occupies small areas within 50m of the property boundary. The vegetation within both lots will need to be managed in order to comply with vegetation management objectives outlined in the *Bushfire Management Plan* (Plan 4 of Appendix 1). Any future planting and landscaping must also comply with the defendable space standards specified in the *Bushfire Management Plan*.

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4.6 Water Supply (AM 1.3)

Requirement:

The building is provided with a static water supply for firefighting and property protection purposes as specified in Table 4 to Clause 53.02-3.

The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for firefighting watersupplies.

Lot Size (m ²)	Hydrant Available	Capacity (litres)	Fire Authority Fittings and Access Required
Less than 500	Not Applicable	2,500	No <input type="checkbox"/>
500 – 1000	No	5,000	No <input type="checkbox"/>
500 – 1000	No	10,000	Yes <input type="checkbox"/>
1001 and above	Yes	10,000	Yes <input checked="" type="checkbox"/>

Note: Fittings must be in accordance with the published requirements of the relevant fire authority

Response:

Lot 1 is 1,619m² and Lot 2 is 1,345m², therefore a 10,000 litre water tank and CFA approved fittings are required for all new dwellings within each lot

4.7 Access Requirements

Requirement:

Vehicle access is designed and constructed as specified in Table 5 to Clause 53.02-3 as duplicated below.

Column A	Column B
A1 - Length of access is less than 30 metres	There are no design and construction requirements if fire authority access to water supply is not required under AM 1.3
A2 - Length of access is less than 30 metres	Where fire authority access to the water supply is required under AM1.3 fire authority vehicles must be able to get within 4 metres of the water supply outlet

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Column A	Column B
A3 - Length of access is greater than 30 metres	<p>The following design and construction requirements apply:</p> <ul style="list-style-type: none"> – All weather construction – A load limit of at least 15 tonnes – Provide a minimum trafficable width of 3.5 metres – Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically – Curves must have a minimum inner radius of 10 metres – The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres – Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle

Response:

The driveway access to the dwelling on Lot 1 is 24 metres, and while there is not an official driveway plan for Lot 2, the distance to the road and a possible dwelling is an estimated ~22 metres. However future development may include driveways of 30 metres or more, the design and construction requirements for vehicle access should comply with A3 Standards in the table above. It is also appropriate to provide appropriate standards for access to allow fire authority access to the water supply for each lot.

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4.8 Conclusion

The proposed subdivision will not compromise or increase bushfire risk to the proposed new dwellings on the subject site providing the additional bushfire mitigation measures are applied to both lots:

Lot 1 and 2

- A 10,000 litre water tank with fire authority fittings
- defensible space implemented to the entire property.
- The new dwelling must be constructed to BAL 29

The Bushfire Management Plan (Appendix 1- Plan 4) is intended to be the formal plan to be endorsed as a part of the permit. The plan includes all anticipated permit conditions in relation to the BAL construction standard, defensible space and water supply.

Hazard identification, defensible space distances and construction requirements have been determined in line with AS3959 and Bushfire Planning (Clause 53.02 of the planning scheme). The underlying modelling used to determine the defensible space distances for various construction standards are precautionary, however they still have limitations. Therefore, the recommended BAL rating and defensible space distances detailed within this report provide no guarantee of absolute protection under a bushfire attack. Rather, it provides the most appropriate recommendation for construction within the subject site. It is recommended that the occupants independently assess their own risk and develop a bushfire protection plan that is not solely reliant on the dwelling's resilience to a bushfire.

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5 References

CFA (2014B) Standard Permit Conditions Bushfire Management Overlay. Country Fire Authority, Victoria.

CFA (2014b) Water Supply Requirements (Bushfire Management Overlay). Country Fire Authority, Victoria.

CFA (2014c) Access Requirements (Bushfire Management Overlay). Country Fire Authority, Victoria.

DELWP (2017). Technical Guide: Planning Permit Applications Bushfire Management Overlay. Department of Environment, Land, Water and Planning, Melbourne, Victoria.

DELWP (2018) Bushfire State Planning Policy Amendment VC140 - Practice Note 68. Department of Environment, Land, Water and Planning, Melbourne, Victoria.

Standards Australia (2018) Australian Standard – Construction of buildings in bushfire prone areas.

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Plan 1 - Site Hazard Assessment

105 Woori Yallock Road Cockatoo

- Cockatoo Creek Reserve
- Title Boundary
- 150m Assessment Area
- Development Layout
 - Building envelope
 - Lot boundary
 - Existing Dwelling
- AS-3959 Vegetation Types
 - Modified
 - Forest
 - Grassland
- Measurements (Landscape)
 - Degrees (Arrows Point Upslope)
 - Distance
 - Elevations

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Date: 03 October 2024
Created by: [Redacted]
Map Program: QGIS 3.34

1:1,395
Scale (A3)

0 10 20 m





Plan 2 - Landscape Hazard Assessment

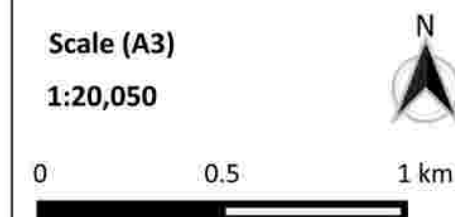
105 Woori Yallock Road
Cockatoo

- Subject Site
- Locality Boundary
- Fire History**
 - 1900-1970
 - 1970-2000
 - 2000-2020
- Fire station
- Neighbourhood safer place

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Date: 27 September 2024
Created by:
Map Program: QGIS 3.34

Scale (A3)
1:20,050



Plan 3 - Defendable Space Assessment

105 Woori Yallock Road Cockatoo

-  Title Boundary
-  Modified
-  Forest
-  Defendable Space
-  Building envelope
-  Lot boundary
-  Existing Dwelling
-  Distance

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Date: 03 October 2024

Created by [REDACTED]

Map Program: QGIS 3.34

Feature Survey Provided
by Reddies Surveyors

Scale (A3)
1:550

0 10 20 m



RANGES
Environmental 

info@rangesconsulting.com

Plan 4 - Bushfire Management Plan

105 Woori Yallock Road Cockatoo

Construction Standards

All new dwellings are to be designed and constructed to a minimum AS-3959 Bushfire Attack Level of BAL 29

Defendable Space

Defendable Space to be provided to a distance of 32 around the proposed building/or to the property boundary, (whichever is less) where vegetation is managed in accordance with the following requirements:

- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 5 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.

Water Supply

10,000 litres of effective water supply for firefighting purposes must be provided and meet the following requirements

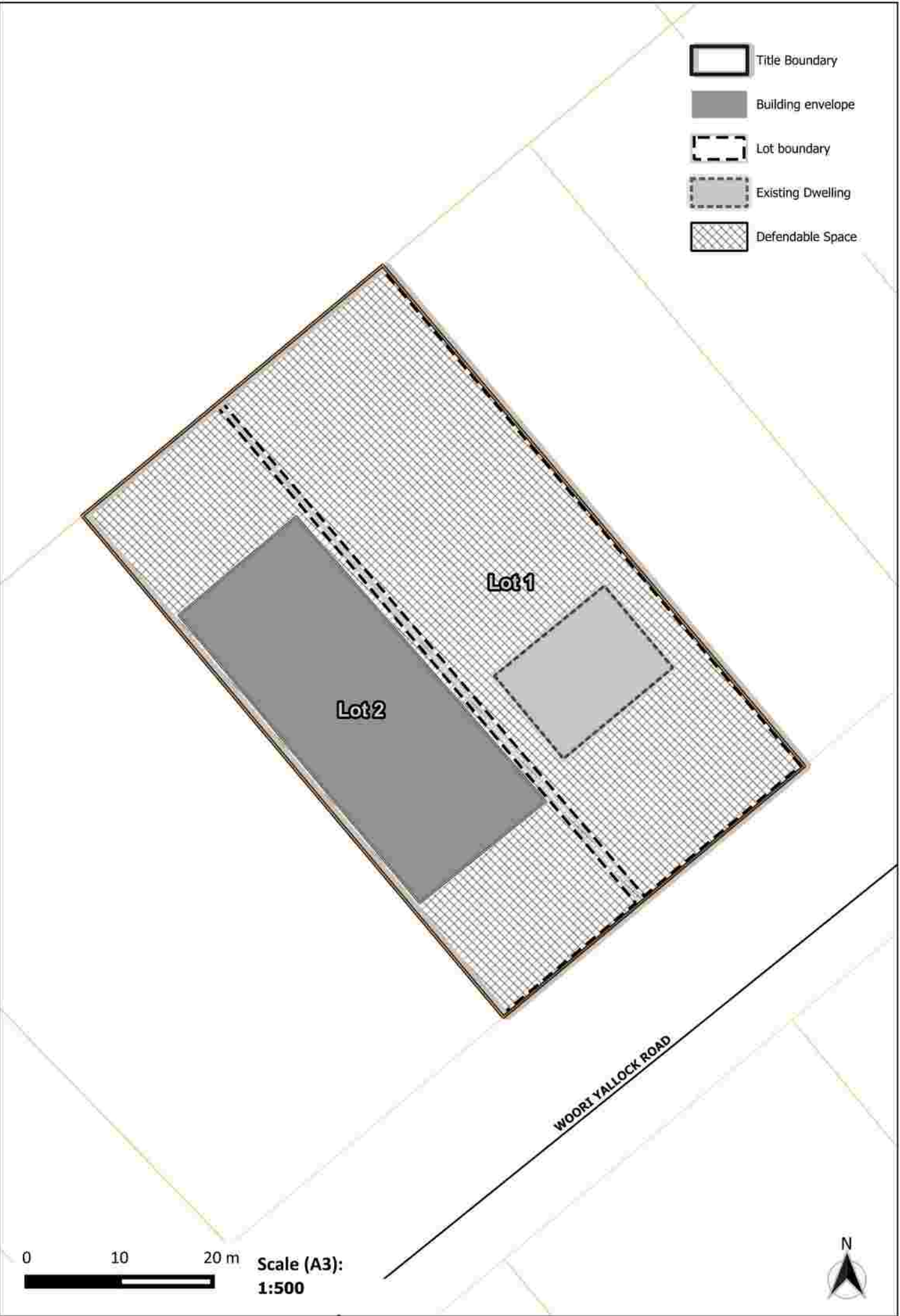
- Is stored in an above ground water tank constructed of concrete or metal.
- All fixed above-ground water pipes and fittings required for firefighting purposes must be made of corrosive resistant metal.
- Include a separate outlet for occupant use.
- Incorporate a ball or gate valve (British Standard Pipe (BSP) 65mm) and coupling (64 mm CFA 3 thread per inch male fitting).
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4m of the accessway and be unobstructed.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of CFA must be provided.
- Any pipework and fittings must be a minimum of 65 mm (excluding the CFA coupling).

Access

The following design and construction requirements apply:

- All-weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metres on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 metres.
- The average grade must be no more than 1 in 7 (14.4%) (8.1°) with a maximum grade of no more than 1 in 5 (20%) (11.3°) for no more than 50 metres.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.

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Attachment 1 – Site Plans

Subdivision Plans by M.J Reddie Surveys are provided on the following page.

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